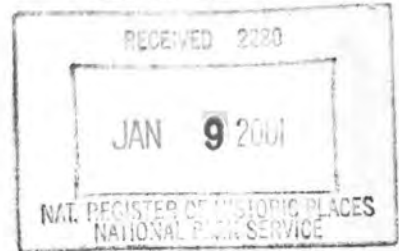


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **BRIGHTON CENTER HISTORIC DISTRICT**

other names/site number

2. Location

Academy Hill Rd., Chestnut Hill Ave., Dighton, Elko, Henshaw, Leicester, Market,
street & number **Washington & Winship Sts.** not for publication

city or town **BOSTON (BRIGHTON)** vicinity

state **MASSACHUSETTS** code **MA** county **SUFFOLK** code **025** zip code **02135**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon
Signature of certifying official/Title Brona Simon

1/5/01
Date

Massachusetts Historical Commission, Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain):

Signature of the Keeper

Patrick Andrews

Date of Action

2/20/2001

Brighton Center HD

Name of Property

Suffolk, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☒ public-local
☐ public-State
☐ public-Federal

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

37

16

building

1

sites

structures

objects

38

16

Total

Number of contributing resources previously listed in the National Register

2 (Congregational Church and parsonage – 1997)

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business, financial institution,

Professional, specialty store, restaurant

DOMESTIC: hotel, multiple dwelling

FUNERARY: cemetery

INDUSTRY: manufacturing facility

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: business, professional,

financial institution, specialty store, restaurant

DOMESTIC: multiple dwelling

FUNERARY: cemetery

RELIGIOUS: religious structure

SOCIAL: meeting hall, civic

7. Description

Architectural Classification

(Enter categories from instructions)

MID 19th CENTURY: Greek Revival

LATE VICTORIAN: Italianate, Gothic, Queen Anne

Second Empire

Materials

(Enter categories from instructions)

foundation Stone brick

walls Brick stone weatherboard

roof asphalt

other concrete (facades, trim)

copper (cladding)

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.

6. Function or use (continued)

Historic uses (con't)

Government: courthouse
correctional facility
post office
fire station

Religious: religious structure
Education: school

Current functions (con't.)

Government: correctional facility
courthouse

Education: school

(end)

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Boston (Brighton) (Suffolk Co.), Mass.

7. Architectural classification (cont.)

Late 19th and 20th Century Revivals: Colonial Revival, Classical RevivalLate 19th and Early 20th Century Movements: Chicago

Modern movement: Moderne, Art Deco

Other: Tapestry Brick

Narrative Description

Brighton Center is the commercial center serving the Brighton neighborhood, which is an urban community located in the northwest corner of Boston. Lying just west of Boston's Allston section, Brighton borders the towns of Brookline (south), and Watertown (north), and the city of Newton (west). The Brighton Center Historic District includes the community's commercial and municipal core along Washington and Market Streets, Chestnut Hill Avenue, Academy Hill Road, and Henshaw, Leicester, Dighton and Winship Streets. The heart of the community lies at the intersection of Washington and Market streets. Residential streets dominated by multi-family dwellings surround the district.

The district is a well preserved collection of historic resources that includes 56 buildings and a cemetery (which includes a contributing stone wall) dating from 1765 to the 1940s. Resources in the district document Brighton's development from a rural agricultural village to an urban community of homes, businesses and municipal services. Construction since 1950 has been limited so that the historic character of the streetscapes remains. The district is roughly cross-shaped, with five major resources serving as anchors: the Brighton Evangelical Congregational Church (NR 1997) is located at the west end of the district; the District 14 police station at the east end; the Brighton Municipal Courthouse and Winship School at the south end; and the Market Street Burial Ground at the north. Most of the major commercial buildings line Washington Street, while the municipal and civic structures tend to be along the Chestnut Hill Avenue/Market Street axis. Although the focus of this nomination is the commercial and municipal resources, there are five residential buildings included because their location, scale and style are more closely associated with the commercial streetscapes than with the outlying residential areas.

Resources in the district represent development in Brighton from the mid 18th century to the present, the oldest resource being a small burial ground. The only other 18th century resource is a church parsonage. Over half the buildings in the district were constructed in the first half of the 20th century, while lesser numbers of buildings date from the 19th. A wide range of architectural styles are represented in Brighton Center, including Greek Revival, Italianate, Victorian Gothic, Queen Anne, Tapestry Brick, Colonial Revival, Chicago Style, Art Deco, and Modern.

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There is no dominant architectural style in the district, but rather streetscapes intermixed with buildings representing designs of the various styles noted. As with the neighboring village of Allston, Brighton stands out among Boston's commercial centers as one of the more intact historic collections.

A wide variety of building materials were used in the district. Most structures were constructed of brick (in varying colors) although there are several wood-frame structures and a few of stone. With only two exceptions, buildings in the district do not exceed three stories and typically occupy a large portion of their small lots. Nearly all buildings meet the public sidewalks, leaving no setback. Alterations over the years have been minimal, primarily limited to storefront renovations and window or door replacement. Ten historic buildings were categorized as noncontributing due to significant alteration; the only other noncontributing structures are six buildings constructed after 1950.

HISTORIC SITES

The only historic resource in the district that is not a building is the **Market Street Burial Ground** (1764- map #20 - photo #12) at the north end of the district. The burial ground is located on a relatively small parcel of land (18,000 sq. ft.) that slopes upward toward the center of the lot. Along the Market Street border is a low stone wall topped by cyclone fencing, the same fence that surrounds the entire cemetery. There is little in the way of vegetation aside from, several large mature trees that line the north, east and south edges of the site.

COMMERCIAL ARCHITECTURE

Greek Revival

The two earliest surviving buildings in the district were designed in the Greek Revival style. **Agricultural Hall** (356-60 Washington Street - 1819 - map #43 -photo #4) was built as an exhibition hall for the Brighton Fair and Cattle Show (at the head of Dighton Street within the district boundaries). It was moved to its present site around 1845. The 1819 construction date is a bit early for the Greek Revival detailing so it may be that these features were added later, possibly when it was moved. Facing Washington Street, this structure has a pedimented gable with a deep cornice and wide frieze; the same prominent cornice runs along the roofline at all other elevations as well. Later first-floor storefront additions were common along Washington Street as the character of the street shifted towards commercial uses. The same is true of the **Rockland House** (338 Washington Street - c. 1874 - map #39), which exhibits elements of both the Greek Revival and Italianate styles. It has a front-facing pedimented gable and wide paneled cornerboards. This corner building has a prominent cross gable at the Academy Hill Road elevation. The gables and eaves are finished with a deep box cornice with a wide frieze.

(continued)

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Boston (Brighton) (Suffolk Co.), Mass.Section number 7 Page 3

Italianate style features include two bay windows at the Washington Street façade and a second-story porch with a turned balustrade at the Academy Hill Road elevation.

Italianate

Two buildings in the district represent the Italianate style. The **Corcoran Building** (394 Washington Street – c. 1870 – map #52, photo #5) is typical of the wood-frame Italianate commercial structures that were common in the 1860s and 1870s. This three-story structure has a storefront at the first floor, a wide bracketed cornice, and prominent cornerboards and window trim. Just to the east is **388 Washington Street** (c. 1870 – map #50 – photo #5), a three-story masonry building designed in the Italianate style. It also has a first-floor storefront and bracketed cornice and retains its overall Italianate character despite the fact that the window openings were partially infilled and the principal elevations finished with stucco; the projecting masonry sills are still visible.

Queen Anne

Among the most highly ornamented structures in the district are four Queen Anne style buildings. The four-story **Washington/Rourke Building** (363-65 Washington Street – 1905, 1907 – map #45 – photo #11) is a high style commercial/residential block that was built in two phases and stands at the prominent intersection of Washington and Market Streets. Its three-story corner turret with domical roof dominates the streetscape. Above its c. 1930s storefronts, the building is constructed of brick trimmed with limestone and pressed metal elements. Other notable features include a bracketed cornice, arched fourth floor windows, and stained glass transoms (second floor windows). Adjoining the Washington/Rourke Building is the former **Imperial Hotel** (418-22 Washington Street – c. 1907 – map #24 – photo #11), which appears to have been constructed at the same time as the Washington/Rourke building and shares its design details. Nearby is the **Nagle Building** (300-10 Washington Street – 1892- map #28 – photo #2), another fine example of a Queen Anne commercial/residential block. This building also features a corner turret sheathed with embossed copper. The façade has three bow windows with decorated copper sheathing. This four-story brick building is trimmed with brownstone, in the form of a continuous lintel above the storefronts, quoins, lintels and sills. A continuous brownstone lintel runs across the façade above the storefronts. **Warren Hall** (329-337 Washington Street – 1879 – map #37 – photo #3), one of the larger commercial blocks in Brighton Center, is ornamented with stylized Victorian detailing. Its imposing brick façade is three stories high and seven bays wide with arched windows. The main entry to the upper floor is recessed in a central arch, flanked by storefronts. These are separated by wide pilasters rising to meet brick pilasters, which separate the bays above. The roofline is defined by a pressed metal cornice resting on brick corbelling. On a much smaller scale, the **Davis Bakery Building** (328 Washington Street – c. 1887 – map #36 – photo #13) is only three stories tall, two bays wide, and exhibits a more restrained use of Queen Anne detailing. Above the modified storefront the façade is constructed of orange-toned

(continued)

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brick trimmed with brownstone sills and lintels. A two story copper bay window and highly ornamented copper cornice decorate the façade. The only wood-frame commercial building of this style is the three-story structure at **382-86 Washington Street** (1896 – map #49 – photo #5). The most notable features here are three two-story oriel windows (two at the façade and one at the west elevation) and a prominent cornice with modillions. There may be additional historic fabric beneath the modern siding.

Revival Styles

The Colonial Revival style was used in the design of a small number of buildings in the district, among them the **Sullivan & Moulton Block** (1-9 Henshaw Street – 1926 – map #16 – photo #14). This single-story brick commercial block has a curved façade and stylized decoration. Storefronts are separated by brick piers, above which a low parapet tops the building. The parapet is decorated with a central scroll pediment, festoons, and bas-relief balustrades. A more literal translation of Colonial design is found at the **National Shawmut Bank** (413 Market Street – 1946—map #23). This one-story brick building has a central main block with Tuscan columns, a prominent cornice with dentils, a recessed entry flanked by tall arched windows and a hip roof with a cupola. Two wings extend to either side of the main block and are topped by wood balustrades. The only other building in the district that represents a revival style is the **Glynn Building** (362-64 Washington Street – 1920—map #44). This three-story brick commercial block exhibits highly stylized Georgian Revival elements, including splayed brick lintels with keystones and a stepped parapet at the Washington Street façade.

Tapestry Brick

There are two small commercial buildings in the district that could be categorized as Tapestry Brick style, the **Hardy & Streeter Building** (345 Washington Street – 1915—map #41) and the **Greenleaf Block** (311-13 Washington Street – c. 1912—map #31 – photo #3). Both are two-story structures with storefronts at the first floor and a large band of windows at the second floor. They are characterized by use of brick and stone to create geometric patterns across the façade. The Hardy & Streeter Building is notable for the use of green marble panels.

Modernist

Two of the contributing resources in the district are distinctly modern in their design. The **Post Office Building** (332-34 Washington Street – 1939—map #38) is a two-story structure with a façade of buff-colored brick. Its streamlined design is devoid of ornamentation. Broad brick piers divide the façade into five bays, which are filled with large areas of glazing. The **First National Bank of Boston** (5-7 Chestnut Hill Avenue – 1941 – map #7) is a single-story brick and

(continued)

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concrete building with a projecting entry bay and no architectural decoration. The only fenestration at the façade, aside from the entry, is a large multi-pane tripartite window.

MUNICIPAL AND INSTITUTIONAL ARCHITECTURE

Municipal/Civic Buildings

The two most highly articulated buildings in Brighton Center are the **Brighton Municipal Courthouse** (52 Academy Hill Road – 1925—map #29 – photo #1) and the **District 14 Police Station** (301 Washington Street – 1893—map #6 – photo #7). The Classical Revival style courthouse is constructed of fine cut ashlar trimmed with carved limestone and is topped by an ornate cupola. The focal point of the façade is a tall temple-front entry pavilion with Corinthian columns, modillions, festoons, and a medallion. The pavilion shelters three tall entries topped by pediments and containing carved wood double doors. Rising from the center of the roof, behind the entry pavilion, is an ornate two-tiered cupola decorated with urns and finials. The police headquarters was designed in the Georgian Revival style and is constructed of light-colored brick trimmed with terra cotta ornament. The central bay of its two-story façade features a Palladio window, molded belt courses, a cornice with heavy modillions, and a frieze punctuated by oculi. Although the original stone entry pavilion was replaced, it was done in a manner sensitive to the building's historic character.

Two of the more prominent landmarks in Brighton Center are the **Winship School** (54 Dighton Street – 1899 -- map #13 – photo #8) and the former **Bennett School** (29 Chestnut Hill Avenue – 1873—map #14 – photo #10). The former was built as a two-story Classical Revival style structure and was enlarged in 1923 with the addition of the third floor. Despite the addition, the building retains its original character as the result of its prominent Classical Revival ornamentation. This brick building with limestone trim has many notable features, including a monumental entry pavilion with Tuscan columns and a balustrade, rusticated quoins, arches with keystones at the second floor windows, a compound cornice with dentils, and multiple belt courses. The Bennett School, now a Jewish Orthodox Center, was designed in the Victorian Gothic style and constructed of red brick trimmed with sandstone. The only building of this style in the district, it has a central projecting bay topped with a battlemented parapet. The first floor has pointed arch windows with stone heads, while second floor windows are topped by segmental arches. Above that, stone medallions are spaced along the parapet. Several stone belt courses circumscribe the building.

Religious Architecture

There is only one church within the district, the **Brighton Evangelical Congregational Church** (404-10 Washington Street – 1922 – map #54 – photo #6). It stands at the westernmost end of the

(continued)

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district and was individually listed on the National Register in 1997. Designed in the Colonial Revival style, the church has a full height pedimented entry portico with fluted Tuscan columns supporting a simple but deep entablature. Atop the church is a steeple with a clock in the base and arched openings above, which are framed by pedimented surrounds.

RESIDENTIAL BUILDINGS

There are five major residential buildings in the district, all of which are multi-family apartment houses. Two of the five, the **Samuel Smeed Apartments** (5-7 Leicester Street - 1912 - map photo #9) were constructed as three-story row house blocks with stylized Georgian Revival detailing. The Leicester Street property consists of two attached row houses, each with three units. The façade has a cast-concrete base scored to look like ashlar; paneled pilasters separate the entries. Upper floors are faced with orange brick and trimmed with cast concrete sills and lintels. The façade is topped by a full metal cornice with brackets and dentils. The Fidler & Gordon Apartments are made up of four adjoining brick row houses, each containing three apartment units. Here the façade is constructed of buff-colored brick trimmed with stone. Each of the four main entries retains the original doors with oval lights and is framed by fluted pilasters supporting a simple entablature. Lintels above the second story windows have keystones, while those at the third floor have simple flat heads. The façade is finished with a very tall corbelled brick cornice. The only wood-frame apartment building, one of only a few wood-frame buildings in the district, is the **Marion Building** (28-34 Academy Hill Road - 1893 - map #4). This Queen Anne style building has a complex roof, typical of this style, with two projecting cross gables at the façade. It is currently sheathed with modern shingles but retains the major elements of its original design, including pent eaves, bay windows, porches with short Tuscan columns, and dormers. The largest of the multi-family dwellings is the **Rotman & Shapiro Apartments** (2-10 Elko Street - 1925 - map #15 - photo #14), which stands at the easternmost end of the district. This three-story brick apartment building has streamlined Colonial Revival detailing, including molded belt courses, keystones above windows, a stepped parapet with shield medallions, and rusticated brickwork at the first floor. The final residential building is the **Standard Investment Corporation Apartments** (4 Leicester Street - 1925 - map #18), a three-story brick structure with Colonial Revival style features. Its small four-bay façade has a central entry flanked by stone pilasters supporting a full pediment. The paired and tripartite windows are topped by brick lintels with keystones and the roofline is finished with a low brick parapet above a molded cornice.

(end)

Brighton Center HD
Name of Property

Suffolk, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1765-1950

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

SEE DISTRICT DATA SHEET

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Boston Landmarks Commission

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8. STATEMENT OF SIGNIFICANCE

The Brighton Center Historic District possesses integrity of design, location, setting, materials and workmanship, and is significant for its association with the development of Brighton from a rural agricultural village to a regional center for the cattle industry and ultimately to a thriving urban neighborhood. The surviving historic resources catalogue Brighton's rich history and remain a cohesive collection of commercial, municipal, religious, and residential buildings that represent development in Brighton from the mid-18th through the mid-20th centuries. The district further attains significance as an intact collection of buildings representing a full range of architectural styles. The Brighton Center Historic District is of local significance and meets Criteria A and C for listing in the National Register of Historic Places.

EVOLUTION OF POLITICAL BOUNDARIES

The area now known as Brighton sits in the northwest corner of Boston, with the Charles River as its northern boundary, the city of Newton to the west, and the town of Brookline to the south. Earliest settlement dates to around 1630 following the establishment of the towns of Boston, Cambridge and Watertown along the Charles River. Brighton was initially part of Watertown but was transferred to Cambridge around 1634, along with all other land south of the river to serve as grazing land. Permanent settlement in Brighton, then known as Little Cambridge, did not occur until about 1647. The small agricultural village was slow to develop and was characterized by scattered farmhouses through the second half of the 17th century. By 1688 there were still only 27 house lots, too few to even justify having their own church – residents of Little Cambridge had to travel to the center of Cambridge (now Harvard Square) to attend church services or any other community assembly. In 1688 the town of Newton was set off from Cambridge, leaving Little Cambridge as the only part of the town south of the Charles River.

Washington and Market Streets, which now mark the center of the historic district, were among the earliest roadways in the area. Little Cambridge remained an agricultural community with sparse settlement in the 18th century and growth was steady but slow. In the period between 1690 and 1790 the number of residents only grew from 125 to 350. By 1722 there were, however, a sufficient enough number of families to warrant establishment of a school in Little Cambridge, near the northeast corner of Washington and Market Streets. In the early 18th century residents also began to voice discontent with having to travel to Cambridge for church services and other town functions. In 1734 a petition was granted to allow religious services to be held in Little Cambridge during the winter months, relieving them of the arduous trip in the cold weather. It is believed that the first local church services were conducted in a deserted farmhouse at the east end of Little Cambridge, in what is now the Allston neighborhood. Not until 1744 was the first meetinghouse constructed; it stood near the schoolhouse (at the center of what is now the

(continued)

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historic district). It is important to note that this church was considered an annex to the First Church of Cambridge rather than an independent parish. Although the **Market Street Burial Ground**, (map #20 – photo #12) located just north of Washington Street, was established in 1764, it was not until 1784 that an independent church was set up in Little Cambridge, after nearly 30 years of struggling to achieve separation. John Foster was the first minister to serve the new church. He and his wife, author Hannah Foster, lived in the parsonage at 4-10 Academy Hill Road (c. 1780).

Having been given a taste of independence, it was not long before the residents of Little Cambridge began considering establishment of a separate town. The desire for independence was compounded by continued dissatisfaction with the local government in Cambridge and lack of convenient access to the town center. In 1806 Little Cambridge petitioned for incorporation as a town, citing several reasons, including growing differences between their community and other sections of Cambridge, which had become more populated and influential in town politics. Independence was granted and in 1807 the town of Brighton was established. By that time a significant cattle industry, New England's largest, had developed at Brighton Center. The cattle industry dominated all aspects of community life for roughly a century. By the 1870s the industry was in decline and land in Brighton Center became more valuable as building lots. With growing local problems, not the least of which were political unrest and local debt, Brighton was annexed to the city of Boston in 1874, part of a predominate trend for the city in the late 19th century.

THE CATTLE ERA

One of the most important events to impact the development of Brighton occurred in 1775 when the Little Cambridge Cattle Market was established. Almost overnight the quiet agricultural village was transformed to a bustling commercial center. The cattle industry was initiated by the father and son team of Jonathan Winship Sr. and Jr., who began supplying meat to the Continental army headquartered in Cambridge. They set up a slaughterhouse near the present intersection of Chestnut Hill Avenue and Academy Hill Road. Farmers from around the region herded livestock to Brighton Center to sell. Shortly thereafter additional slaughterhouses were established, as were tanneries and various other manufactories that processed cattle byproducts. The Winships became the wealthiest family in Little Cambridge, constructing a large mansion at the east end of Washington Street, where the police station currently stands. The elder Winship died in 1784, leaving his son to become the largest meat packer in the state by 1790. Following the war, the cattle industry continued to flourish in Little Cambridge, with Boston as its principal market.

Community life was dominated by the industry, especially on market days when cattlemen, horse dealers, and peddlers of all sorts made their pilgrimage to Little Cambridge. Hotels, banks and

(continued)

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Continuation Sheet

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Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.

other services were opened to support the cattle industry, with the focus of development along Washington Street near Market Street. The most significant of these businesses was the 200-room Cattle Fair Hotel (1830), which stood on the northwest corner of Washington and Market Streets. The extensive stockyards were situated behind the hotel. Between 1816 and 1836 the community hosted the Brighton Fair & Cattle Show, the largest of its kind in the state. Fairgrounds were established by the Massachusetts Society for Promoting Agriculture on "Agricultural Hill" (at the head of the present Dighton Street). **Agricultural Hall** (1819 – Map #43—photo #4), originally built on the site as an exhibition hall, was moved to 356-60 Washington Street c. 1845 and survives as the only major landmark directly associated with the cattle industry.

By 1860 Brighton's population had grown to 3,375 and the town included roughly 40 slaughterhouses, located primarily at the east end of Washington Street (east of Cambridge Street) and south of the center in the Chestnut Hill Avenue/Foster Street area. In addition, there were numerous facilities producing tallow oil, lampblack, varnish, whips, bone fertilizer and other byproducts. By 1860 slaughterhouses alone provided over 200 jobs and produced over \$4 million in meat and animal by-products, including beef, pork, mutton, veal, lard hides, pelts and tallow. (Marchione, Bull in the Garden, p. 73)

In the 19th century Brighton cattlemen attained significant wealth coupled with powerful influence in local politics. Scattered around the commercial center, these prosperous residents constructed fine homes on substantial house lots. Aggrieved by the lack of sufficient transportation and access routes, among other things, it was the influential cattle dealers who spearheaded the movement to create the independent town of Brighton in 1807.

Although the local economy was strong and the community was growing, there were downsides to the cattle industry, not the least of which was its impact on public health. Problems such as contaminated waterways, air pollution, and disposal of unused portions of the animals were a continuous source of concern. By the late 1860s a growing number of deaths were being blamed on the unsanitary conditions.

The reputation of the industry was further tarnished in the 1870s after establishment of the controversial Butcher's Slaughtering and Melting Association, which was granted exclusive slaughtering rights within a six-mile radius of Boston. In 1872 all of Brighton's slaughterhouses were consolidated at a new facility, known as the Brighton Abattoir, in North Brighton alongside the Charles River (between the North Beacon and Arsenal Street bridges). In 1881 stockyards were moved from Brighton Center to North Brighton. Although the Abattoir provided a means to reduce health concerns in the town, it also gave Brighton a monopoly in the slaughtering business, causing much resentment. The Brighton cattlemen were criticized for local political maneuvering as well, being accused of controlling local government and swindling town

(continued)

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Boston (Brighton) (Suffolk Co.), Mass.

revenues. These accusations had serious impact at a time when Brighton was greatly in debt, with spending dramatically exceeding income. In 1870 the town's debt totaled \$89,000; four years later it had risen to \$713,000. This had a significant impact on the decision to annex Brighton to Boston in 1874. The town's debts would be assumed by the city and city resources could be called upon to bring transportation and other improvements to Brighton.

After 1880 the local cattle industry suffered steady decline. In addition to problems relating to public health and politics, the local industry was feeling the pressure of increased competition after refrigerated railroad cars were introduced in the previous decade, making long distance meat shipping possible. In the late 19th century the industry shifted toward production of kosher meat, which had to be consumed within 72 hours of slaughter. The Abattoir continued to function until 1956 although with much less impact on Brighton in the 20th century than previously.

Up until about 1875 the streetscapes of Brighton Center still reflected the town's cattle era. Although the Abattoir had been built three years earlier, the stockyards still occupied most of the block bounded by Market, Washington, Bennett and Parsons Streets. At the front of the lot stood the monumental Cattle Fair Hotel. East of Market Street along the north side of Washington stood the Unitarian Church (at the corner of Market Street), several houses, the Town Hall, a tavern and a large hotel (the former Winship estate). The south side was more densely built up. The Congregational Church anchored the west end of the commercial stretch. Between Winship Place (now Dighton Street) and Rockland Street (now Academy Hill Road) nearly all lots were occupied; among the series of small commercial buildings were two banks and a hotel. Between Rockland and Winship Streets development was somewhat less dense but most of the buildable area was occupied by several houses and a few commercial buildings. A hotel stood at the east end of the commercial stretch, at the corner of Winship Street. Residential development was still very scattered north of Washington Street but streets and house lots were already being laid out. South of Washington Street, around the Chestnut Hill Avenue/Academy Hill Road intersection, was the public library, three schools (including the high school), and a large number of houses. Typically, those houses furthest from Washington Street were larger and sat on bigger lots; many were built by the prosperous cattlemen.

Three of the commercial buildings in the district predate 1875 and were the last to be constructed before Brighton's commercial district began to take on a more urban appearance. The **Rockland House** (338 Washington Street - c. 1874 - map #39) was a hotel operated by John A. Lee, a prominent figure in local politics in the late 19th century, serving on the Boston Board of Aldermen. The building later housed the drug store of John Picone. The building at **388 Washington Street** (c. 1870 - map #50 - photo #5) is among the earliest masonry building of its type in the district. By 1875 it was owned by Dr. Augustus Mason and later by William H. Monroe, a wealthy cattle dealer and real estate developer, who retained the property until c. 1920.

(continued)

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Boston (Brighton) (Suffolk Co.), Mass.

The **Corcoran Building** (394 Washington Street – c. 1870 – map #52 – photo #5) appears to have been erected for James Corcoran, who leased commercial space at the first floor and apartments above. Corcoran died around 1905 leaving the property to his heirs who retained it until about 1920. The earliest known tenants (from 1930) are tailor Samuel Bornstein and the O'Donnell auto accessories store.

Resources from the Cattle Era

Aside from Agricultural Hall, very few buildings in the historic district date to the cattle era, most pre-1860 buildings were subsequently replaced. An anomaly in the district is what appears to be a mid-19th century tenement house at **19-21 Chestnut Hill Avenue** (map #10), whose earliest known owner was Jonathan Bergen. The only other building in the district dating from the mid-19th century is a former cannon factory at **55 Henshaw Street** (c. 1846 – map #17) that was moved to Brighton Center (by 1875) from the adjacent Allston neighborhood. In the late 19th century it was used as a blacksmith shop.

DEVELOPMENT AS A STREETCAR SUBURB AND URBAN COMMUNITY

Removal of the slaughterhouses from Brighton Center made the community more livable and freed up large tracts of land for development. The demand for housing was increasing in the 1870s and 1880s as those employed in Boston sought to live in suburban settings. Close proximity to downtown, facilitated by improvements in transportation, made Brighton an attractive location for Boston commuters. In the early 1870s Brighton undertook a number of major public works projects, improving roads, sewerage, parks, street lighting, and municipal buildings. In the late 1870s horse drawn railway service was introduced, encouraging residential development, but service was slow. Not until the late 1880s, when electric streetcar service commenced, did large-scale residential growth become a reality. The main carline in Brighton ran down Washington Street. Residential streets were laid out north and south of the commercial stretch along Washington Street. The larger estates and slaughterhouse lots of the cattlemen were subdivided into house lots. Single and multi-family housing augmented the high-style residences previously constructed during the cattle era. The Victorian houses that characterize Brighton Center's residential streets reflect the late 19th century development.

Along with residential development came the need for expanded services and the market for commercial growth. Although Brighton became less of a fully contained community and more a feeder to downtown after annexation, there remained a need for village businesses to serve the large number of new residents. The Washington/Market Street vicinity, which had historically been the focus of commerce and civic activity, further developed. Removal of the stockyards from behind the Cattle Fair House in 1881 has a significant impact on development in Brighton Center. Additional lots along Washington Street were made available for commercial development. By 1898 Leicester and Surrey Streets were laid out, and the former stockyards

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divided into house lots; more than half the lots had already been developed with single and two-family houses. The hotel remained, but was then known as the Faneuil House.

Larger, more high-style commercial buildings began to replace the earlier structures of fill in empty lots, primarily along Washington Street but also on Market Street, Chestnut Hill Avenue and some of the other secondary streets near their Washington Street intersections. The result being that by 1900 the streetscapes had markedly changed from the cattle era. The small-scale, wood-frame structures that had previously characterized the commercial district became outnumbered by larger masonry (primarily brick) buildings. Through c. 1935 commercial development continued to be carried out at a vigorous rate until all buildable lots in the commercial district were developed and most of the pre-1870 buildings were replaced. One of the largest buildings constructed in the early 20th century was the Egyptian Theatre, which stood at 326 Washington Street, but was replaced by the Elks Lodge in 1961. Most of the remaining large residential estates north and south of the commercial area were subdivided around the turn of the century.

Commercial Resources From the Suburban/Urban Period

The earliest surviving building from this period is **Warren Hall** (329-37 Washington Street – 1879 – map #37 – photo #3). Its imposing brick façade size is notably divergent from the earlier commercial buildings in the district. Constructed by former Congressman and State Senator William W. Warren, the building originally contained stores, offices and a large meeting hall. For many years it was home to Brighton's local newspaper, the *Item*, which was published by George Warren. In 1892 the **Nagle Building** (300-10 Washington Street – map #28 – photo #2) was constructed. It was built for Irish immigrant Eugene Nagle, who operated the Nagle Hotel at the corner of Washington and Winship Streets. The earliest known tenants (from 1930) are Ryan Brothers Fruit, plumber Arthur I. Russell, the Brighton Center Pool Room, and Fannie Dreyer's variety store. The **Davis Bakery Building** (3238 Washington Street – c. 1887 – map #36 – photo #13) was constructed for Charles W. and Frederick A. Davis who operated a bakery here. About 1920 it was sold to Andrew Garanara, but the first floor continued to function as a bakery. The city directory of 1930 lists Peterofsky Brothers and Peter Kaufsky as operating bakeries here. Another commercial building of the period **382-86 Washington Street** (1896 – map #49 – photo #5) appears to have been built for S. H. Seager to replace an older structure owned by cattle dealer James A. Hathaway. Seager's building originally had three commercial spaces at the first floor (one opening onto Harvard Place), and apartments above.

One of the most impressive of the district's 20th century buildings is the **Washington/Rourke Building** (363-365 Washington Street – 1905; 1907 – photo #11 – map #45). Building permit records indicate that the first phase of construction took place in 1905 when Charles E. Holman of Allston constructed a single-story building containing six stories. Holman was later

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United States Department of the Interior
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Boston (Brighton) (Suffolk Co.), Mass.

responsible for developing the adjacent northwest corner of Washington and Market Street. In 1907 the upper floors were added by Celia Urofsky, owner at that time. Also added around 1907 was the adjacent building at **418-422 Market Street** (map #24) now on a separate lot. Together the buildings were known as the Imperial Hotel, a combination of office, commercial and residential space. By 1925 the front portion of the building was known as the Washington Building, while the back remained the Imperial. Among the earliest tenants was Dennis F. Rourke, who leased the corner space and operated a pharmacy here, beginning in 1907. Rourke's Pharmacy was a long-standing landmark in the community and includes an intact early 20th century interior (complete with soda fountain). The Washington Building was acquired by Dennis Rourke's wife Julia in 1922, and passed through the Rourke family until John Rourke's death in 1997 – until that date still being used as a pharmacy.

Among the other notable 20th century commercial buildings is the **Glynn Building** (362-64 Washington Street – map #44). The existing structure was built on the site of a Victorian Gothic commercial block owned by Michael Glynn and operated as a grocery store. Building permit records indicate that the current structure was built as an "addition," indicating that the previous building may have been reconstructed rather than replaced. By 1926 the property was owned by K.M. Glynn. The earliest known tenants (from 1930) are the First National Bank of Boston and jeweler Herman Rosenthal. The **Greenleaf Block** (311-13 Washington Street – c. 1912 – map #31) was built for Luther C. Greenleaf, who was the architect and owner. There were originally three retail spaces on the first floor and offices above. The earliest known occupants (1930) are the First National (grocery) Stores, Inc., and Whittemore, Batchelder Coal Company at the first floor, and dentists William T. Coggan and Thomas H. Connelly at the second floor. **345 Washington Street** (1915 – map #41) was erected for Archibold C. Hardy and Herbert E. Streeter, owners for about ten years. Tenants in 1930 included James J. Callahan (men's furnishings), Charles A. Bean's variety store, and Boston Shoe Repair; while a bowling alley occupied the basement.

Several smaller single-story commercial blocks were also erected in the early 20th century. Among them was the **Dennis Building** (366 Washington Street – 1927 – map #36), which was constructed for Walter J. Dennis and originally contained three stores. By 1930 the tenants were the A & P Tea Company (grocery), Morgan Brothers Creamery, and plumber Andelo Minella. A similar commercial building, located near the eastern end of the district is the **Sullivan & Moulton Block** (1-9 Henshaw Street – 1926 – map #16 – photo #14), which was designed to contain six small stores. Among the buildings constructed on the old Cattle Fair Hotel property was the **Smeed Block** (381-85 Washington Street – 1912 – map #48). Like several others in the district, the building was designed by architect Fred A. Norcross. The owner at the time of construction was Samuel Smeed but by 1916 it had been acquired by Joseph Houlton. Among the earliest tenants were Economy Grocery Stores, Quality Market, Matroni's fish store, and confectioner Peter Zata. A very similar building, also designed by Norcross, is the **M.F. Hill**

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Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.

Block (290-298 Washington Street - 1922 - map #27 - photo #2) which replaced the Nagle Hotel, at the corner of Washington and Winship Streets. It was built for real estate developer Melvin F. Hill and contained five stores. By 1930 occupants included John R. Kinnier's drug store and First National Stores. To the rear of the Hill Block, facing Winship Street is a very small commercial building, the **Pellegrino Building** (1A Winship Street - 1934 - map #55) that was constructed for Donato Pellegrino to hold a single store. At the west end of the district there is a long single-story commercial block, the **Ross Block** (401-405 Washington Street - 1923 - map #53 - photo 13) that was constructed for Dr. I.P. and William P. Ross as a row of ten stores. Constructed on the former site of several houses, the building's occupants in 1930 included clothes presser Israel Tartarhim, Lucan Christopher beauty shop, Mrs. Helen B. Sawyer (baker), Joseph Seler (malt & hops), Brighton Pharmacy, First National grocery store, Kouioumjian Shoe Repair, and Jay Brothers Confectionary. Around 1945 a large modern post office was constructed at the center of the block (407-13 Washington Street).

In the 1930s and 40s a few additional scattered commercial buildings were constructed, typically replacing earlier buildings. These are the last buildings constructed within the period of significance and include the **Post Office Building** (332-34 Washington Street - 1939 - map #38), the **First National Bank of Boston** building (5-7 Chestnut Hill Avenue - 1941 - map #7), the **National Shawmut Bank** (413 Market Street - 1946 - map #23) and the **Antonio Fortucci Filling Station** (25 Chestnut Hill Avenue - 1947 - map #12 - photo #8).

Residential Resources From the Suburban/Urban Period

Although the bulk of residential construction occurred outside the district, there was some overflow of housing within the commercial district. Houses found in the commercial district are typically larger than those on the surrounding residential streets and most are of masonry construction, in keeping with their neighboring commercial buildings. The only 19th century example is the four-unit **Marion Building** (28-34 Academy Hill Road - 1893 - map #4), which was commissioned by Dr. Horace E. Marion, a physician living on nearby Sparhawk Street in Brighton. The largest of the residential buildings is the **Rotman & Shapiro Apartments** (2-10 Elko Street - 1925 - map #15 - photo #14), a 12-unit building constructed for Max Shapiro and Morris Rotman. Samuel Smeed, owner of the commercial building mentioned above, also built the six-unit building at **5-7 Leicester Street** (1912 - map #19). Another six-family building is the **Standard Investment Corporation Apartments** (4 Leicester Street - 1925 - map #18). Among its earliest tenants were John Durand (post.office clerk), Ellen Reddy (waitress), and baker Helen Sawyer. The **Fidler & Gordon Apartments** (10-16 Chestnut Hill Avenue - 1915 - map #9 - photo #9) is a grouping of for three-family row houses on the former site of the Sacles' stables.

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Boston (Brighton) (Suffolk Co.), Mass.*Municipal and Institutional Resources*

As the population of Brighton increased in the late 19th century, the number and size of its public buildings increased as well. Historically, the town of Brighton provided high quality public schools. As early as 1722 there was a schoolhouse located in the district. Between 1841 and 1843 the town boasted the state's highest per capita spending on public education. In 1841 the high school was opened on Academy Hill Road, just south of the district, and by the 1850s the town had a high school, two grammar schools, and six elementary schools operating. In Brighton Center the grammar school was held in the Town Hall (formerly at the center of the district), while the elementary level classes were held in the high school building. In 1861 a wooden grammar school building, the Bennett Grammar School, was constructed at the head of Dighton Street. The community quickly outgrew this, and a larger **Bennett School** (29 Chestnut Hill Avenue – map #13 – photo #8) was built nearby in 1873. The school was named for Stephen Hasting Bennett, a major benefactor of the town. The older Bennett School building was moved in 1899 to make way for the **Winship School** (54 Dighton Street – map #14 – photo #10), a large elementary school named for J.P.C. Winship, local historian and long-time Boston School Committee member.

Following annexation, the former town hall, which stood at the intersection of Washington and Waldo Terrace, was used as the local police station and municipal courthouse. By the 1890s the rapidly expanding community had outgrown the old town hall. In 1893 the **District 14 Police Station** (301 Washington Street – map #29 – photo #1) was completed. Built on the site of the 18th century Winship estate, the station was designed by Boston City Architect Edmund March Wheelwright, and remains an important architectural landmark. Also noticeable for its grand design is the **Brighton Municipal Courthouse** (52 Academy Hill Road – map #6 – photo #7), erected in 1925 at the south end of the district.

Historically the district was the principal focus of religious activity for Brighton. The only remaining church is the **Brighton Evangelical Congregational Church** (404-10 Washington Street – 1922 – map #54 – photo #6), which was individually listed on the National Register in 1997. This is the third church structure on the site, the first having been erected in 1827 after the split of the Congregational Church. The Unitarian faction retained the older building at the intersection of Washington and Market Street (no longer extant). The 1827 building was replaced in 1867 to accommodate the growing congregation, and the current structure was erected following a devastating fire in 1921.

(end)

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Continuation SheetSection number 9 Page 1Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Atlas of the City of Boston. (Philadelphia: G.W. Bromley, 1909, 1916)

Atlas of the City of Boston (1917)

Building Permit Records – City of Boston, Inspectional Services Department, Documents Room

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_____. Images of America: Allston-Brighton. (Dover: Arcadia Publishing, 1996)

_____. – articles

Boston's First Electric Streetcar Line (Allston-Brighton TAB, 10/20/98)
Commuting in 19th Century Allston-Brighton (Allston-Brighton TAB, 10/6/98)

Hawthorne's Pen Describes Brighton Cattle Trade (Allston-Brighton TAB, 9/22/98)

(end)

Brighton Center HD
Name of Property

Suffolk, MA
County and State

10. Geographical Data

Acreage of Property 15 A.

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 322390 4690640
Zone Easting Northing

2. 19 322550 4690630
Zone Easting Northing

3. 19 322640 4690750
Zone Easting Northing

4. 19 322720 4690730
Zone Easting Northing

x See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christine Beard, Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date January 2001

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number telephone

city or town Brighton state MA zip code 02135

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503. NPS Form 10-900 OMB No. 1024-0018 (Rev. 10-90)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 10 Page 1**Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.****10. GEOGRAPHIC DESCRIPTION****UTM references (cont.)**

E	19	322660	4690620	J:	19	322560 4690320
F:	19	322960	4690620	K:	19	322360 4690390
G:	19	322800	4690500	L:	19	322400 4690500
H:	19	322660	4690490	M:	19	322360 4690510
I:	19	322680	4690370			

Verbal Boundary Description

The boundaries of the Brighton Center Historic District are delineated with a bold dashed line on the attached assessor's map.

Boundary Justification

The boundaries include those structures and sites associated with the development of Brighton's commercial and institutional center between the mid-18th and mid-20th centuries. Residential development occurred largely outside the district and boundaries were typically drawn to exclude residential buildings, although there are several apartment buildings that were included because their scale, design, and materials are more in keeping with the commercial streetscapes.

(end)

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Continuation Sheet**

Section number photo Page 1

**Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.**

PHOTOGRAPHS

Subject: Brighton Center Historic District

Photographer: Christine Beard

Date : November 1998

Location of Negatives: Tremont Preservation Svcs., Topsfield, MA

- Photo 1 District 14 Police Station – 301 Washington Street
View north showing façade (south elevation)
- Photo 2 (L-R) 290-98, 300-10, 312-24 and 326 (with flag) Washington Street
View southwest showing facades (north elevations)
- Photo 3 (R-L) 329-37, 345, and 363-65 Washington Street
View northwest showing facades (south elevations)
- Photo 4 (L-R) 356-60 (Brighton Travel), 362-64, 366, 378, 382-86, 388, 394
404-410 (church) Washington Street
View southwest showing facades (north elevations)
- Photo 5 (R-L) 394, 388, 382-86, 378 and 366 Washington Street
View southeast showing facades (south elevations)
- Photo 6 Ross Block – 401-19 Washington Street and Brighton Evangelical
Congregational Church, 404-410 Washington Street (right)
- Photo 7 Brighton Municipal Courthouse, 52 Academy Hill Road
View east showing façade (west elevation)
- Photo 8 Bennett School, 29 Chestnut Hill Avenue
View northwest showing façade (east elevation)
- Photo 9 (R-L) 10-16 Chestnut Hill Avenue and 8 Chestnut Hill Avenue, 356-60
Washington Street, 363-65 Washington Street
View northeast showing facades (west elevations) of Chestnut Hill Avenue
Properties, side (west) elevations of 356-60 Washington Street, and façade
(south elevation) of 363-65 Washington Street.
- Photo 10 Winship School, 54 Dighton Street
View south up Dighton Street showing façade (north) elevation

(continued)

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Section number photo Page 2

**Brighton Center Historic District
Boston (Brighton) (Suffolk Co.), Mass.**

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- Photo 11 Washington/Roarke Building (right) and Imperial Hotel (left)
363-365. Washington Street and 418-422 Market Street
View northeast showing principal facades (west and south)
- Photo 12 Market Street Burial Ground – Market Street
View southeast showing Market Street side
- Photo 13 389-419 Washington Street
View of facades (south elevations)
- Photo 14 Sullivan & Moulton Block and Rotman & Shapiro Apartments
1-9 Henshaw Street and 2-10 Elko Street
View of Washington Street facades (south elevations)

(end)

**BRIGHTON CENTER NRDIS DATA SHEET
BOSTON (BRIGHTON) (SUFFOLK CO.), MA**

Map	Address	Historic Name/date	Style	Type/Status	Outbuildings	Architect/Builder
1	4-10 Academy Hill Rd.	First Church Parsonage/c. 1780	Altered	B/C		
2	15 Academy Hill Rd.	Former Stables/c. 1885	Altered	B/C		
3	17-27 Academy Hill Rd.	/c. 1940	1 sty. Industrial	B/C		
4	28-34 Academy Hill Rd.	Marion Building/1893	Queen Anne	B/C		Walker & Kimball
5	42 Academy Hill Rd.	Holton Library/c. 1970s	No Style	B/NC		
6	52 Academy Hill Rd.	Municipal Courthouse/1925	Classical Revival	B/C		O'Connell & Shaw
7	5-7 Chestnut Hill Ave.	First Natl. Bank of Boston/1941	Modern	B/C		W.H. Jones & Son
8	8 Chestnut Hill Ave.	/pre 1870s, many addition	Altered	B/NC		
9	10-16 Chestnut Hill Ave.	Fidler & Gordon Apts./1915	Georgian Rev.	B/C		
A	15 Chestnut Hill Ave.	vacant		B/C		
10	19-21 Chestnut Hill Ave.	/mid 19 th century	Vernacular	B/C		
11	24 Chestnut Hill Ave.	Fire House/Municipal Bldg./ 1873/1941/ca. 1985	Altered	B/NC		Abel C. Martin (original)
12	25 Chestnut Hill Ave.	Fortucci Filling Station/1947	Modern	B/C		John Guarino
13	29 Chestnut Hill Ave.	Bennett School/1873	Victorian Gothic	B/C		John Foster Ober
14	54 Dighton St.	Winship School/1899	Classical Revival	B/C		Whitman & Hodd
15	2-10 Elko St.	Rotman & Shapiro Apts./1925	Colonial Revival	B/C		Saul E. Moffie
16	1-9 Henshaw St.	Sullivan & Moulton Block/1926	Classical Revival	B/C		Daniel Cormier
17	55 Henshaw St.	former factory/c. 1846				
18	4 Leicester St.	Standard Invest. Corp. Apts./1925	Classical Revival	B/C		Samuel S. Levy
19	5-7 Leicester St.	Samuel Smeed Apts./1912	Italianate	B/C		Samuel S. Levy
20	Market St.	Market St. Burial Ground/1764		S/C	stone wall (historic)	
21	386-388 Market St.	William Ready Store (386)/1898 Doherty Garage (388)/1925	Altered	B/NC		Muldoon Brothers

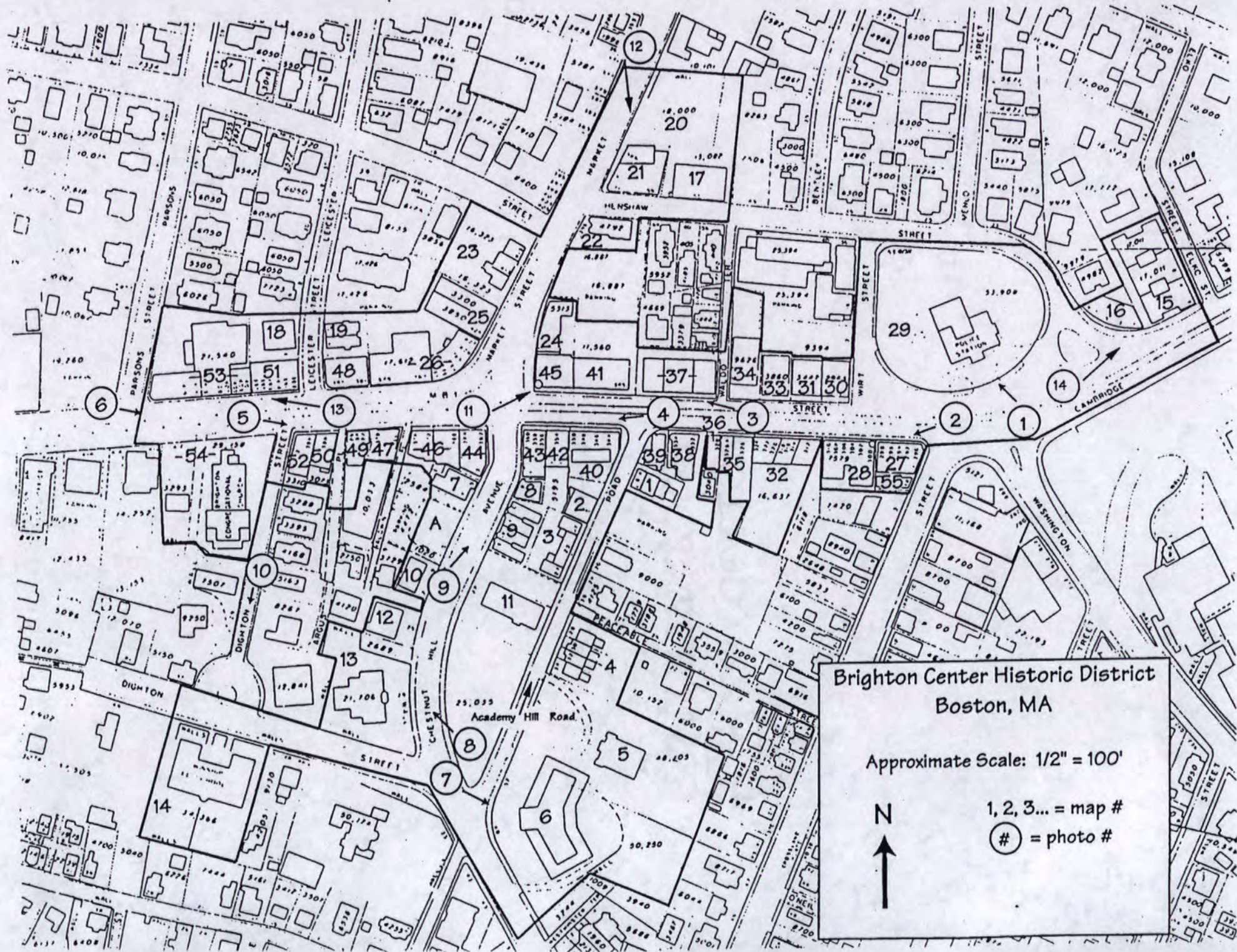
**BRIGHTON CENTER NRDIS DATA SHEET
BOSTON (BRIGHTON) (SUFFOLK CO.), MA**

Map	Address	Historic Name/date	Style	Type/Status	Outbuildings	Architect/Builder
22	396 Market St.	/c. 1970s	None	B/NC		
23	413 Market St.	Natl. Shawmut Bank/1946	Colonial Revival	B/C		
24	418-422 Market St.	Imperial Hotel/c. 1907	Queen Anne	B/C		
25	425 Market St.	/unknown	Altered	B/NC		
26	427-437 Market St. also 367-379 Washington St.	Holman Block/c. 1905	Altered	B/NC		
27	290-298 Washington St.	M.F. Hill Block/1922	Altered	B/C		
28	300-310 Washington St.	Nagle Building/1892	Queen Anne	B/C		
29	301 Washington St.	District 14 Police Station/1893	Georgian Reviv.	B/C		
30	309 Washington St.	National Market Bank/1912	Altered	B/NC		Ralph C. Cutler
31	311-313 Washington St.	Greenleaf Block/c. 1912	Tapestry Brick	B/C		Luther C. Greenleaf
32	312-324 Washington St.	/1986	None	B/NC		Architecture Company Inc.
33	319 Washington St.	/c. 1960s	None	B/NC		
34	321 Washington St.	Knights of Columbus/1975	None	B/NC		Dennis H. Keefe
35	326 Washington St.	Brighton Elk Lodge/1961	None	B/NC		
36	328 Washington St.	Davis Bakery Building/c. 1887	Queen Anne	B/C	garage (1922)	
37	329-337 Washington St.	Warren Hall/1879	Victorian	B/C		John E. Cahill
38	332-334 Washington St.	Post Office Building/1939	Modern	B/C		Carney Goldberg
39	338 Washington St.	Rockland House/c. 1874	Gr. Rev./Ital.	B/C		
40	344-350 Washington St.	/1992	None	B/NC		H. Athanasiadis
41	345 Washington St.	Hardy & Streeter Bldg./1915	Chicago Style	B/C		George N. Meserve
42	354 Washington St.	F.J. Dorr Co. Building/1909;1943	Altered	B/NC		Samuel J. Rantin (1909)
43	356-360 Washington St.	Mass. Society for Promotion of Agriculture (Agricultural Hall)/1819	Greek Revival	B/C		
44	362-364 Washington St.	Glynn Building/1920	Georgian Rev.	B/C		
45	363-365 Washington St.	Washington/Rourke Bldg./1905; 1907	Queen Anne	B/C		Frank C. Cutler
46	366 Washington St.	Dennis Building/1927	Tapestry Brick	B/C		Fred A. Norcross
47	378 Washington St.	/early 29 th century	Altered	B/NC		
48	381-385 Washington St.	Smeed Block/1912	Tapestry Brick	B/C		Fred A. Norcross

**BRIGHTON CENTER NRDIS DATA SHEET
BOSTON (BRIGHTON) (SUFFOLK CO.), MA**

Map	Address	Historic Name/date	Style	Type/Status	Outbuildings	Architect/Builder
49	382-386 Washington St.	/1896	Victorian	B/C		
50	388 Washington St.	/c. 1870	Italianate	B/C		
51	389-397 Washington St.	/1914	Altered	B/NC		
52	394 Washington St.	Corcoran Block/c. 1870	Italianate	B/C		
53	401-419 Washington St.	Ross Block – Post Office/1923; c. 1945	Art Deco; Modern	B/C		Arthur Rosenstein (1923)
54	404 Washington St.	Evangelical Cong. Church/1922	Colonial Rev.	B/NR		Blackall, Clapp & Whittemore
55	410 Washington St.	parsonage/1922	Colonial Rev.	B/NR		Blackall, Clapp & Whittemore
56	1A Winship St.	Pellegrino Building/1934	Art Deco	B/C		

Contributing Buildings	37
Non-Contributing Buildings	16
Contributing Sites	1
Previously listed contributing buildings	2



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 01000088

Date Listed: 2/20/2001

Property Name: Brighton Center Historic District County: Suffolk State: MA

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
Signature of the Keeper

3/2/01
Date of Action

=====

Amended Items in Nomination:

This SLR makes two technical corrections to the registration form. Section 5 of the form lists "public-Federal" as an ownership category. The MA SHPO has confirmed that the building listed as a post office in the inventory no longer serves as a post office and that there are no federally-owned properties in the district. "Public-Federal" is deleted as a category. The form does not contain an acreage figure in section 10; the State has informed us that the district consists of 15 acres.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brighton Center Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 1/09/01 DATE OF PENDING LIST: 1/22/01
DATE OF 16TH DAY: 2/08/01 DATE OF 45TH DAY: 2/24/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000088

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/20/01 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A&C

REVIEWER Patrick Andrews

DISCIPLINE Historian

TELEPHONE _____

DATE 2/20/2001

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

535



District 14 Police Station
301 Washington St.

Photo 1



ACTION

SOON

ITALIAN COLD
AMERICAN CUTS

Spence-Town
Restaurant

2002 B

(left to right) 290-298, 300-310, 312-324,
and 326 Washington St

Photo 2



(right to left) 329-337, 345, & 363-365 Washington St.

Photo 3



(left to right) 386-388, 382-384, 386, 382-386,
388, 394, & 404-410 Washington St.

Photo 4



(from right) 394, 388, 382-386, 378, 366

Washington St.

Photo 5



Ross Block (401-419 Washington St.) (left)
Brighton Evangelical Congregational Church (404-410 Washington St.) (right)

Photo 6



Brighton Municipal Courthouse
52 Academy Hill Rd.

Photo 7



Let's
Welcome
Moshach
Goodness and Kindness

Go
to
the
Store

BRIGHTON AUTO SERVICE



Bennett School
29 Chestnut Hill Ave.
Photo 8





(from right) 10-16 & 8 Chestnut Hill Ave, &
356-360 & 363-365 Washington St
Photo 9



Winship School
54 Dighton St
Photo 10



Photo 11

WASHINGTON / WARKE BLDG. 363-365 WASHINGTON ST.
IMPERIAL HOTEL 418-422 MARKET ST.



Photo 12

MARKET ST. BURIAL GROUND



Photo 13

389-419 WASHINGTON ST.



SELF SERVICE
LAUNDRY and DRY
CLEANING

BAY STATE
HOME CONSTRUCTION

Linda's Shear Xcitement

Photo 14

1-9 HENSHAW ST - SULLIVAN + MOULTON BLOCK

2-10 ELKO ST. - ROTMAN + SHAPIRO APTS.



Boston South
MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

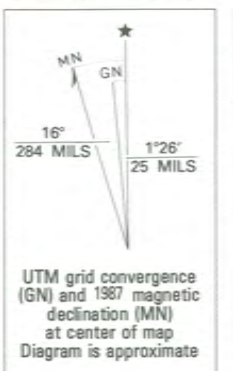
 **GEOLOGICAL SURVEY**

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works.
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies.
Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987.
Supersedes Newton and Boston South 1:25,000-scale maps dated 1970.
Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes.
Projection and 1000-meter grid: Universal Transverse Mercator, zone 19.
10,000-foot grid ticks based on Massachusetts coordinate system, modified zone.
1927 North American Datum.
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks.
There may be private inholdings within the boundaries of the National or State reserves shown on this map.

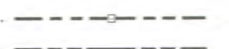
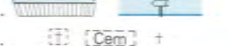
CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SOUNDING SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.3 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS		
Meters	Feet		1	2	3
1	3.281		1	2	3
2	6.562		4	5	
3	9.843				
4	13.124		6	7	8
5	16.405				
6	19.686				
7	22.967				
8	26.248				
9	29.529				
10	32.810				
To convert meters to feet multiply by 3.2808		UTM grid convergence (km) and 180° magnetic declination (MM) at center of map. Diagram is approximate.			
To convert feet to meters multiply by 0.3048					

1 Maynard
2 Boston North
3 Lynn
4 Framingham
5 Hatt
6 Medford
7 Norwood
8 Weymouth

Topographic Map Symbols

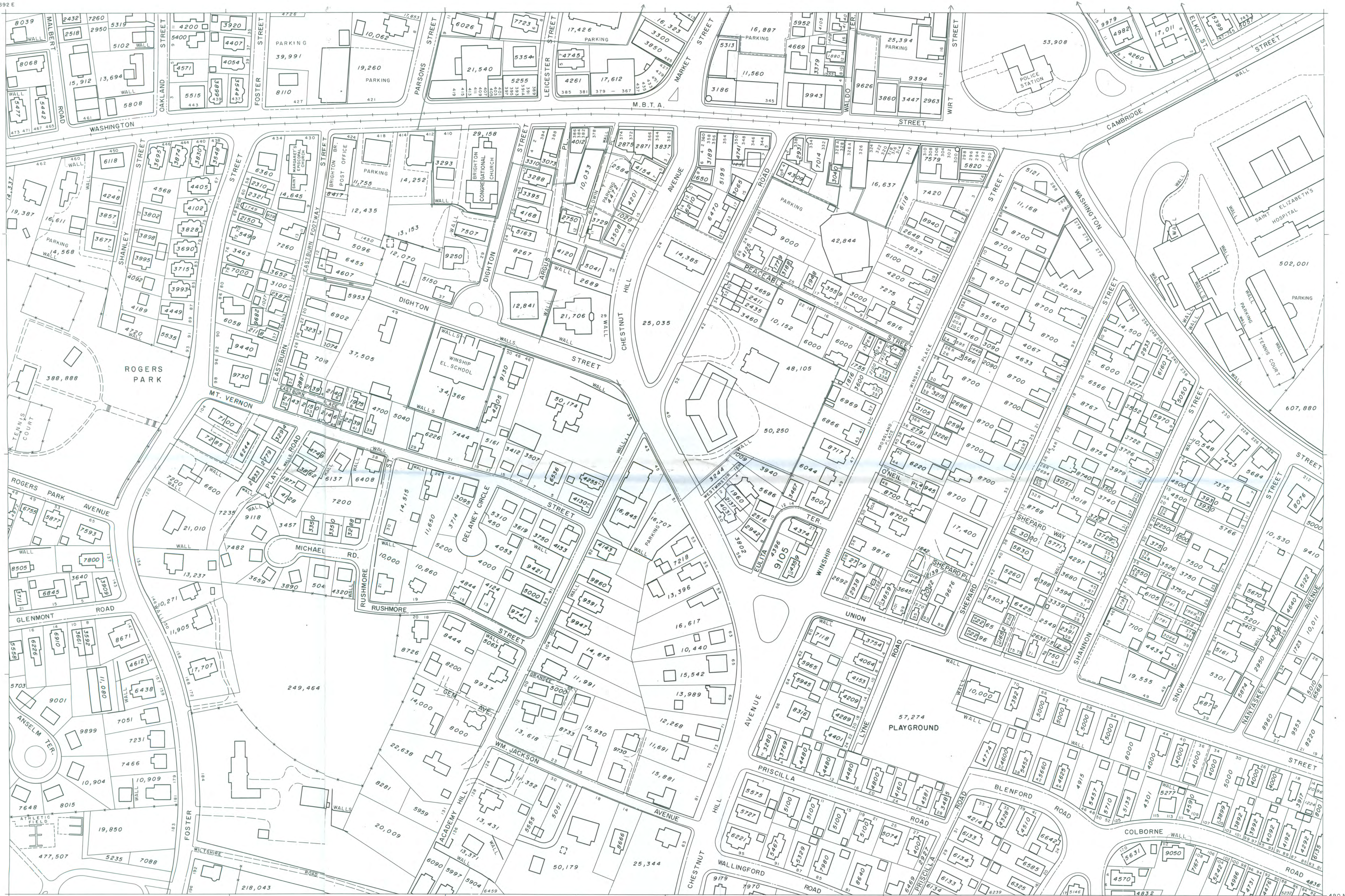
Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate; U. S. State	
Railroad: standard gage; narrow gage	
Bridge: drawbridge	
Ferrybridge; overpass; underpass	
Builtup area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation, land park	
Land grant with monument; found section corner	
U. S. public lands survey: range, township, section	
Range, township, section line: location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery: grave	
Campground; picnic area; U. S. forested monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contour: index; intermediate; supplementary; depression	
Distorted surface: strip mine, lava, sand	
Sounding; depth curve	
Perennial lake and stream; intermittent lake and stream	
Rapids, ledge and small falls; large and small	
Submerged marsh; marsh, swamp	
Land subject to controlled inundation; woodland	
Scrub; mangrove	
Others; vineyard	

A pamphlet describing topographic maps is available on request.

FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY

BRIGHTON CT2 140
BOSTON (SUFFOLK), MA
map 1 of 2



Prepared under the direction of the Boston Redevelopment Authority
Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Lockwood, Kessler & Bartlett, Inc.
Photography by Lockwood, Kessler & Bartlett, Inc., Dec. 1964, Apr. 1965
North American Datum 1927; Vertical Datum Based on Boston City Base
Property Data derived from City of Boston Assessors Plans.

0 100 200 300 400 500 FT.
CONTOUR INTERVAL 5'
500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

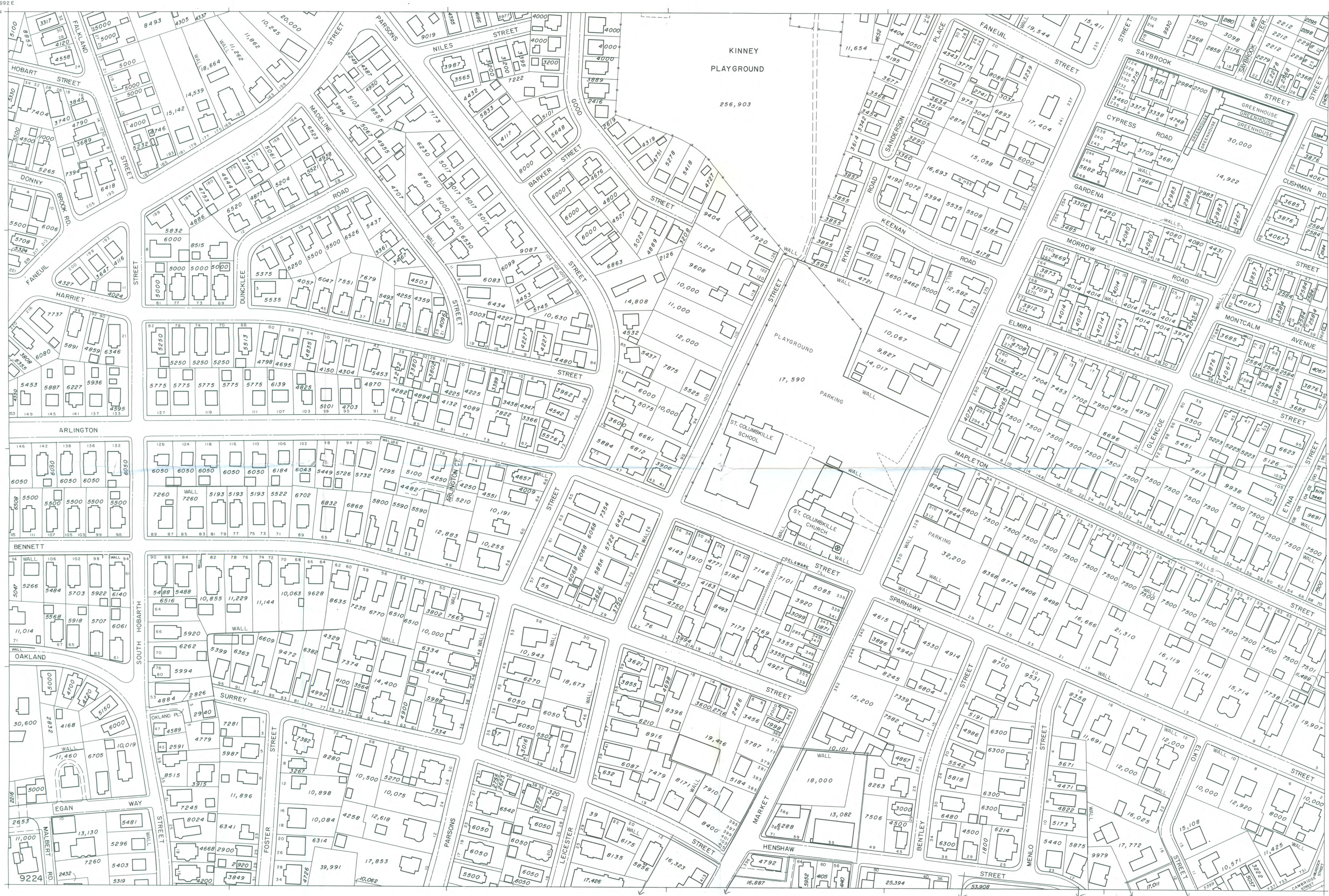
SHEET INDEX

24N-3E	24N-4E	24N-5E
23N-3E	23N-4E	23N-5E
22N-3E	22N-4E	22N-5E

BOSTON
MASSACHUSETTS
1965

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY

BRIGHTON CTR 14D
BOSTON (SUFFOLK), MA
map 2 of 2



Prepared under the direction of the Boston Redevelopment Authority
Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
Mapped by Lockwood, Kessler & Bartlett, Inc.
Photography by Lockwood, Kessler & Bartlett, Inc., Dec. 1964, Apr. 1965
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0 100 200 300 400 500 FT.
CONTOUR INTERVAL 5'
500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM, MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBER ARE OMITTED

SHEET INDEX		
25 N - 3 E	25 N - 4 E	25 N - 5 E
24 N - 3 E	24 N - 4 E	24 N - 5 E
23 N - 3 E	23 N - 4 E	23 N - 5 E

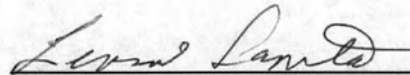
BOSTON
MASSACHUSETTS
1965

RECEIVED

NOV 03 2000

MASS. HIST. COMM

I, Leonard LaPenta, Turstee of Denmar Realty Trust, sole owner of the property located at 25 Chestnuthill Ave, Brighton, Massachusetts, hereby objects to listing the property in the National Register of Historic Places.

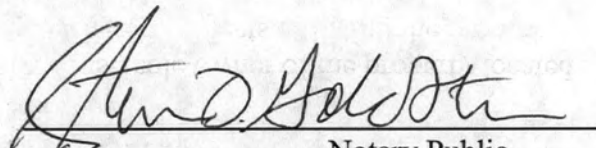

Leonard Lapenta, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

October 26, 2000

Then personally appeared the above named Leonard LaPenta, Trustee and acknowledged the foregoing statement to be his free act and deed, before me,


STEVEN D. GOLDSTEIN Notary Public

My Commission Expires: JUNE 11, 2004



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 5, 2001

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Brighton Center Historic District, Boston (Suffolk Co.), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment. One objection has been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: John Bowman, Chair, Boston Landmarks Commission
Christine Beard, Preservation Consultant
Hon. Thomas M. Menino, Mayor, City of Boston
Jennifer Goold, CLG Coordinator
Brighton Main Streets, 353 Washington Street, Brighton

Author: Patrick Andrus at NP-WASO-NRHE
Date: 2/15/01 1:34 PM
Normal

TO: "Bergen; Phil @ SEC" <Phil.Bergen@sec.state.ma.us> at np--internetSubject: Re: Brighton Center (MA) post office----- Message Contents

Phil: thanks. The form has "Public-Federal" under ownership; I will write a SLR to delete that and to note that the building listed as a Post Office in the inventory no longer is one. I'm sorry I didn't notice when I sent the first message, but there is no acreage figure provided on the form. Can you e-mail me back the figure and I'll add it to the SLR. Finally, the USGS map has 13 utm written in the margin of the map, but the utms are not plotted on the map itself. Would you please redo the USGS map and send it to me and I will switch it for the one we have.

Thanks,

Patrick

Reply Separator

Subject: Brighton Center (MA) post office
Author: "Bergen; Phil @ SEC" <Phil.Bergen@sec.state.ma.us> at np--internet
Date: 2/15/01 11:13 AM

According to the Boston phone book, and a recorded message on their phone line, the Brighton Center Post Office is currently at 424 Washington St., outside the NRDIS boundaries. Both of the other properties referred to as post offices in the nomination are no longer being used for that purpose, and are, I believe, privately owned property.

We purposely cut off the postoffice from the district, as it is in a modern building.

Please let me know if you have further questions on this matter.....

Phil Bergen

Phil Bergen

e-mail: phil.bergen@sec.state.ma.us
617-727-8470

Author: "Bergen; Phil @ SEC" <Phil.Bergen@sec.state.ma.us> at np--internet
Date: 2/20/01 10:10 AM
Normal

TO: Patrick Andrus at NP-WASO-NRHE Subject: RE: Brighton Center (MA) post office-----
----- Message Contents

Brighton Center acreage is c. 15
I have a map in our files already plotted with the various UTM's and will
send that one out today.
Please return the other one directly to my attention @ 220 Morrissey Blvd.,
Boston 02125
Thanks...

Phil Bergen, MHC

-----Original Message-----

From: Patrick_Andrus@nps.gov [mailto:Patrick_Andrus@nps.gov]
Sent: Thursday, February 15, 2001 1:34 PM
To: Bergen; Phil @ SEC
Subject: Re: Brighton Center (MA) post office

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