

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUL 21 1987

date entered AUG 20 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The New Riding Club

and/or common same

2. Location

street & number 52 Hemenway Street

N/A not for publication

city, town Boston

N/A vicinity of

state Massachusetts

code 025

county Suffolk

code 025

3. Classification

Category

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

Ownership

☐ public
☒ private
☐ both

Public Acquisition

☐ in process
☐ being considered

Status

☒ occupied
☐ unoccupied
☐ work in progress

Accessible

☐ yes: restricted
☐ yes: unrestricted
☒ no

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military☐ museum
☐ park
☐ private residence
☐ religious
☐ scientific
☐ transportation
☒ other: social

4. Owner of Property

name (A) The News Limited Partnership
(B) Badminton and Tennis Clubstreet & number (A) 597 Tremont Street
(B) Hemenway Street

city, town Boston

N/A vicinity of

state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deeds

street & number Suffolk County Courthouse

city, town Boston

state Massachusetts

6. Representation in Existing Surveys

title Inventory of Historic Assets of the Commonwealth of Massachusetts
BLC Survey of The Fenway has this property been determined eligible? ☐ yes ☒ nodate 1984 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commission and Boston Landmarks
Commission, City Hall

city, town Boston

state Massachusetts

7. Description

The New Riding Club, Boston, Massachusetts

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The New Riding Club building, Boston, stands at the southeast corner of Hemenway and Norway Streets in an area of early twentieth century apartment buildings. The Tudor Revival/Queen Anne style building occupies all of its lot, which slopes south and eastward, creating an above-ground basement at the rear (south).

The building possesses two facades (north and west elevations) that are faced with tan brick above a red brick basement, while rear elevations (south and east) are faced with common red brick. Trimmings consist of red brick (facades only) and rock-faced sandstone. The structure is enclosed by a flat roof, the north and west elevation of which are steeply pitched roofs broken by numerous gables trimmed with half-timbering and rough, pebbled stucco. On its west slope, the pitched roof has three major gables set over projecting pavilions at the lower stories; between the south and center gables is a single dormer enclosed by three small gables. Between the center and north gables is a single gabled dormer. All facade gables are decorated with ornamental half-timbering with stuccoed panels. The north elevation has a wide central dormer with three gables; flanking the center are two smaller dormers set halfway up the plane of the roof. A corbelled brick cornice encircles the building at the head of the second story on the facades and at the roofline on the rear elevations.

Windows are a symmetrically placed and vary in size and configuration; individual sash units are wood-frame ranging from 1/1 to 20/20. All windows in masonry openings have sandstone sills; those on the two facades also have rock-faced sandstone lintels.

The principal facade (west elevation) faces Hemenway Street and is nearly symmetrical about a central three-bay pavilion. The central pavilion (2 1/2 stories) is flanked by a two-bay section (north, 2 stories) and a three-bay section (south, 2 stories), which terminate in identical end pavilions (2 1/2 stories). The corners of the pavilions are trimmed with red brick forming quoins, as are window openings.

The central pavilion is symmetrically arranged, containing an arched entry with a panelled doorway and two tripartite windows (1/1) at the first story, a group of five windows (1/1) flanked by two sets of double windows (1/1) at the second story, and a group of three windows (20/20) in the gable. End pavilions are identical, each containing three arched windows (3/3) at the first-story, a group of four windows (12/12) with six-pane transoms in a corbelled bay at the second story and an oriel with diamond-pane casements in the gable. Between the central and south pavilions, the elevation contains three evenly spaced windows (6/6) at the first story and a projecting gabled dormer with three windows (20/20) at the second story. Near the ridge of the roof are two shed dormers, each with five-pane lights.

continued

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

The New Riding Club, Boston, Massachusetts

Continuation sheet

Item number

7

Page

1

The north elevation faces Norway Street and is nearly symmetrical around a projecting central pavilion (one story) flanked by four-bay sections (east, four stories and west, 2 1/2 stories). Masonry and gable details resemble those of the principal facade, although somewhat simplified. The central pavilion contains three arched windows (two stories high) flanked by a pair of narrow rectangular windows (blocked), which rise from the basement to a stringcourse at the base of the second story; above are three half-timbered gables each of which contains tripartite windows (blocked). West of the central pavilion at the first story are paired window (9/9) flanked by two narrow windows (blocked). At the west end of the elevation, a modern garage door has been installed at an original doorway. West of the central pavilion at the second story are four windows (4/4); at the attic is a half-timbered dormer with three windows (15/15) and two gables. The section east of the central pavilion is identical to the foregoing description except at the first story where this section has two sets of paired windows (blocked) and, at the elevation's east end, two sets of square light (blocked).

The east elevation (rear) faces an alley (Whipple Street) and is built of common brick. Most of this elevation, set on a slope, is four low stories high, having been designed as a stable. South of the gable (northeast corner of the building), this elevation is 29 bays long with evenly spaced windows, one per bay. All but three 3/3 windows and one 6/6 window at the second story are blocked. The gabled section of this elevation contains six unevenly spaced windows. At the south end, a wide opening has been cut for a garage door, while next to it a similar modern door has been installed in an original opening. Near the center of this elevation are two more large plywood doors set in original openings with arched heads. Toward the north end are four large blocked windows, one of which appears to have been cut in the twentieth century as a door.

The south elevation is largely concealed from street view, having a party wall at its first story. Upper stories are dominated by five arched windows (blocked) that are two stories high; at the east corner, a broad, segmental arch (blocked) now contains a door. Paired rectangular windows (blocked) are set in segmental arches arranged asymmetrically at the second, third, and fourth stories. Finishes are unornamented, resembling those of the east elevation.

The former New Riding Club building is divided internally into unequal thirds consisting of clubrooms, changing rooms and storage areas (west), an open riding ring now used as tennis courts (center), and a former stable (east). The former riding ring occupies the largest part of the structure and is separated from clubrooms by a wood-and-glass partition, while the former stable is separated from the rest of the building by a brick firewall originally pierced by two internal doors at the level of the ground floor.

continued

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

**National Register of Historic Places
Inventory—Nomination Form**

The New Riding Club, Boston, Massachusetts

Continuation sheet

Item number

7

Page

2

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date entered

Between 1934 and 1985 the entire structure was owned by the Badminton and Tennis Club, which used only the former riding ring and clubrooms. Unable to find a use for the former stable since 1937, the Badminton and Tennis Club sold that portion of the structure (east of the fire wall) to the Old Mews Limited Partnership for rehabilitation in 1985. During the course of the subsequent certified rehabilitation, work was performed on the stable only, and included the removal and replacement of existing floorings, infill of the firewall between the stable and tennis club area, and removal of the horse ramp at the north end of the structure. Contemporary residential units were then constructed. The other sections of the building remain unchanged from their condition prior to the stable's adaptive reuse to apartments. The riding ring, enclosed by a wooden rail, now holds tennis courts. The clubhouse dressing rooms continue to serve their original purpose; their beaded tongue and groove moldings survive.

8. Significance

The New Riding Club, Boston, Massachusetts

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☒ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1891-1892 **Builder/Architect** Willard T. Sears

Statement of Significance (in one paragraph)

The New Riding Club Boston, and its attached stable possess significance as a well-preserved example of Tudor Revival/Queen Anne style architecture as well as historical associations with a prominent Boston architect and with a Boston social club. The New Riding Club retains integrity of location, design, setting, materials, workmanship, feeling and association and meets criteria A and C of the National Register on the local level.

An outstanding and rare local example of half-timbered Tudor Revival/Queen-Anne style architecture, the New Riding Club preserves nearly all the elements of its original design, including half-timbering, projecting gables, sandstone sills and lintels, red brick quoins, and beltcourses. The New Riding Club was built on a site previously occupied by a brick industrial building owned by the Boston Water Power Company when the area around Hemenway Street (then Parker Street) was part of the Gravelly Point cross dam/mill complex. Restrictions on the development of the site for a riding club and horse stable were specified by deed to insure that no entrance for horses or vehicles be erected on Parker Street (former name of Hemenway Street) and that the southerly wall of the building be erected within one year of September 21, 1891. The club apparently was not completely finished for several years, and although the Boston Directory for 1892 lists The New Riding Club, the organization's by laws of 1895 suggest that the building was still under construction. Built in 1891-1892, the club building was designed by Willard T. Sears (1837-1920), at that time a principal with Charles A. Cummings, of the prominent Boston architectural firm of Cummings and Sears. Sears first worked in Boston in the 1850s in the office of Gridley J. F. Bryant. In the early 1860s, he formed a partnership with Cummings, which continued until Cummings' retirement in 1895. Like other Boston firms of the 1870s, Cummings and Sears was active in the reconstruction of downtown Boston following the 1872 fire. Included among Sears' best-known designs are the Chapel in Mount Auburn Cemetery, Cambridge, and the Isabella Stewart Gardner House (now the Gardner Museum). A major contracting firm in the Boston area, Woodbury and Leighton, the builders of the New Riding Club, were in charge of the construction for several landmark buildings in Boston including the Boston Public Library, First Church of Christ Scientist (Renaissance Revival Building), the International Trust Building, and the Boston YMCA.

The Fenway area in which the New Riding Club is located began to be developed in the 1890s. Although it had been envisioned as an affluent residential area of large townhouses, by the early twentieth century it was rapidly acquiring a mixture of cultural and educational institutions interspersed with apartment buildings. This pattern of use has remained to the present.

continued

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Boston South

Quadrangle scale 1:25,000

UTM References

A 19 327870 4589970
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The nominated property includes only that property shown as 52 Hemenway Street on Boston Assessors' Map 23N-11E.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Kim Withers Brengle/(Revised by) Christine Scott Beard

organization Architectural Conservation Trust

date March 1987

street & number 45 School Street

telephone 617-523-8578

city or town Boston

state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Valerie Taenage

Executive Director, Massachusetts Historical Commission

title State Historic Preservation Officer

date July 15, 1987

For NPS use only

I hereby certify that this property is included in the National Register

for Delores Byers
Keeper of the National Register

Delores Byers
Keeper of the National Register

date 8/20/87

Attest:

date

Chief of Registration

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

The New Riding Club, Boston, Massachusetts

Continuation sheet

Item number

8

Page

1



The New Riding Club, for which the building was erected, was organized in the autumn of 1891. The building included clubhouse facilities, a stable, and a ring and offered services for the grooming, shoeing, feeding, exercising, and veterinary care of members' horses. Its membership was comprised of socially prominent Bostonians who were able to make use of the club's stables, which were convenient to the new bridle paths through The Fenway. In 1895 members of the New Riding Club included Henry M. Whitney, Robert Treat Paine, A. Lawrence Rotch, and Thomas Bailey Aldrich. Albert G. Baxter (d. 1905), the president of the club lived at 144 Huntington Avenue, near West Newton Street. Early in his career, Baxter worked as Superintendent of the Phoenix Copper Mine at Eagle River, Michigan, and later, was in the lumber manufacturing business in Boston and St. Johns, New Brunswick. Baxter was well known as an avid outdoorsman and was a daily horseback rider. The club remained active until the Depression, when its membership began to diminish. In 1934, the New Riding Club closed and the facilities were sold to the Badminton & Tennis Club, which has occupied the building since. Within the past year a certified rehabilitation of the building has been undertaken.

Archaeological Significance

The New Riding Club building occupies all of its lot, and there is no evidence for the presence of archaeological deposits which meet any of the National Register Criteria of significance.

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

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

The New Riding Club, Boston, Massachusetts
Continuation sheet Item number

9

Page 1

9. Major Bibliographic References

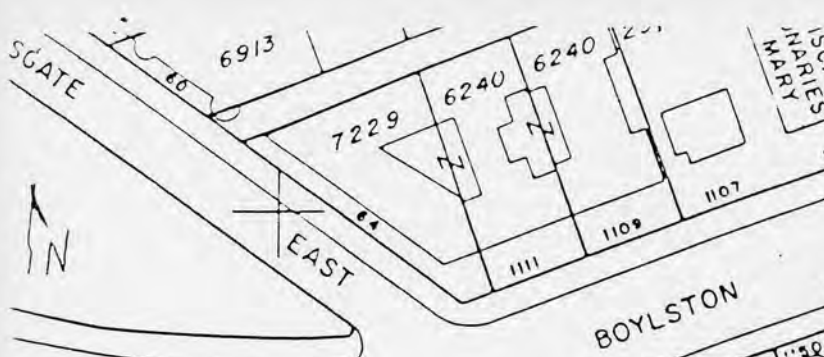
Damrell, Charles S., A Half Century of Boston Buildings. Boston, 1895.

Herndon, Richard, Boston of Today: A Glance at its History and Characteristics. Boston, 1892.

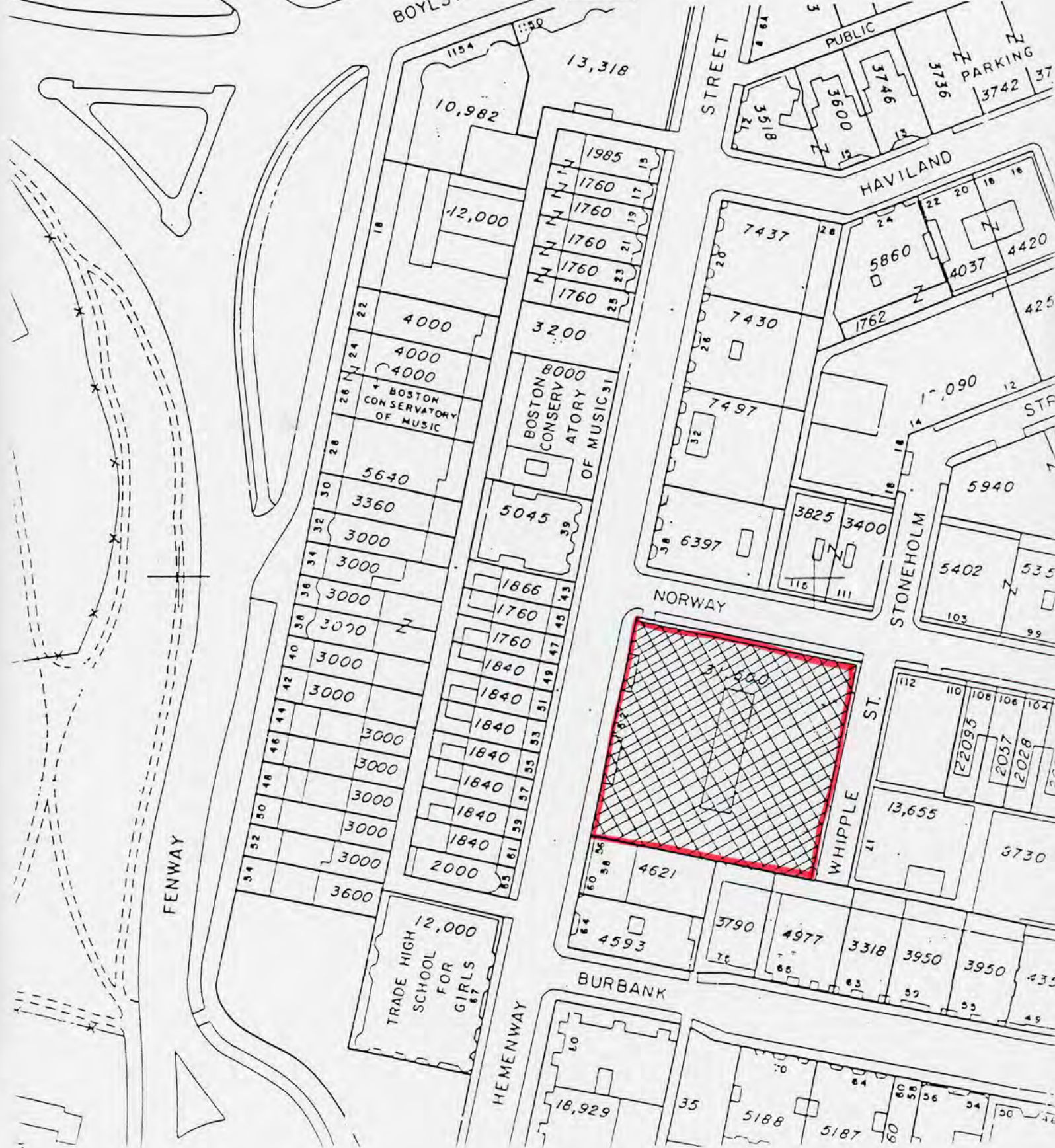
New Riding Club Annual Reports: 1899-1934.

Withey, Henry F., & Elsie Rathburn, Biographical Dictionary of American Architects. L.A., 1970.

Boston Landmarks Commission Building Inventory Form. The Fenway Survey.



The New Riding Club
Boston, Massachusetts
Boston Assessors' Map 23N-11E
Scale 1" = 200'
The New Riding Club indicated by cross-hatching



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETNew Riding Club
Suffolk County
MASSACHUSETTSWorking No. JUL 21 1987Fed. Reg. Date: 8/2/88Date Due: 8/20/87 - 9/4/87Action: ☒ ACCEPT 8-20-87☐ RETURN☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



THE NEW RIDING CLUB OF BOSTON
52 HEMENWAY STREET
BOSTON, MASSACHUSETTS

PHOTOGRAPHER: BRIAN PFEIFFER
OCTOBER, 1985
ACT, 45 SCHOOL STREET, BOSTON, MA
PHOTO 1 OF 2

VIEW: LOOKING NORTHEAST AT WEST ELEVATION OF THE
NEW RIDING CLUB



THE NEW RIDING CLUB OF BOSTON
52 HEMENWAY STREET
BOSTON, MASSACHUSETTS

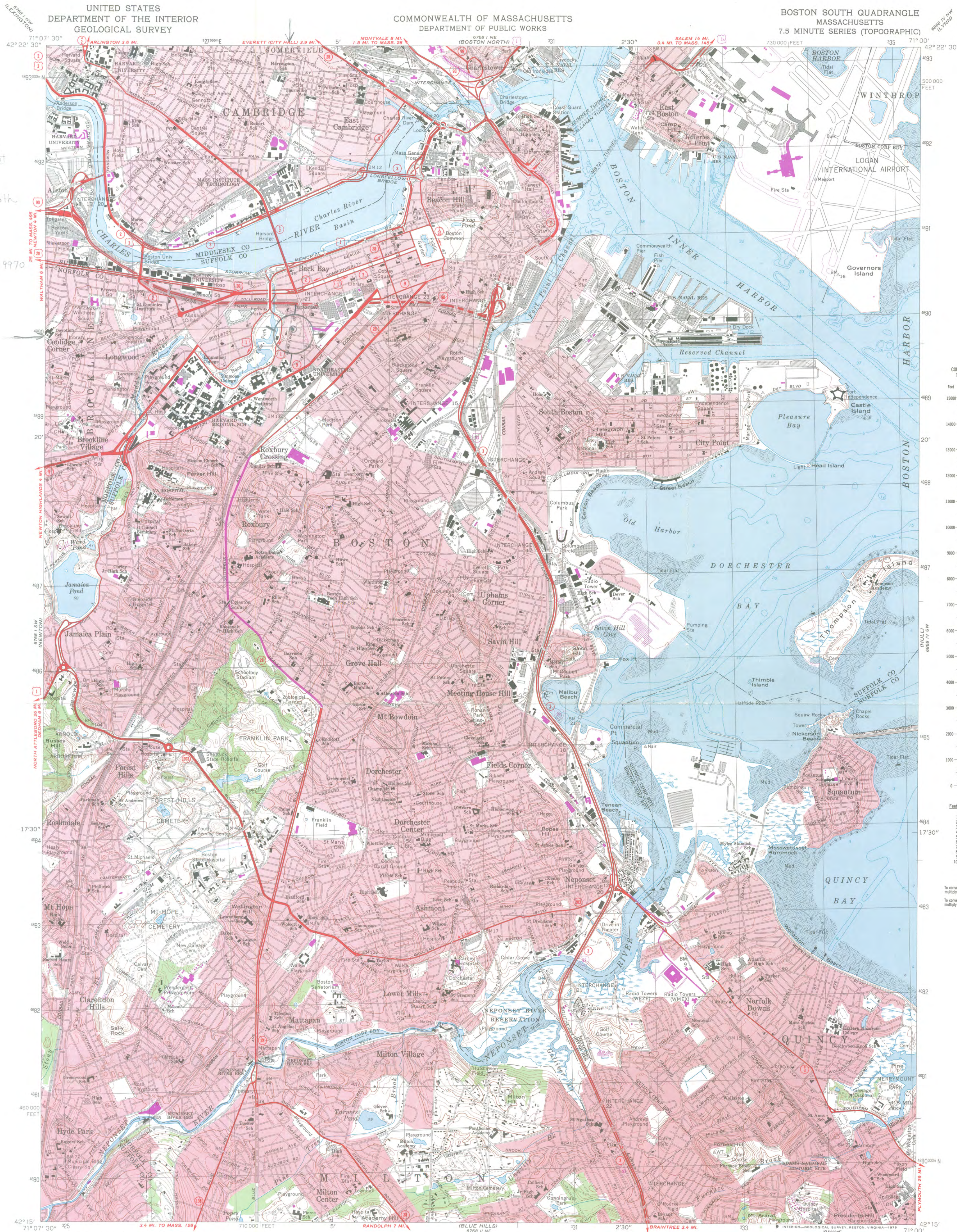
PHOTOGRAPHER: BRIAN PFEIFFER
OCTOBER, 1985
ACT, 45 SCHOOL STREET, BOSTON, MA
PHOTO 2 OF 2

VIEW: LOOKING SOUTHEAST AT NORTH ELEVATION OF THE
NEW RIDING CLUB

The New Riding Club
52 Henkenway Street
Boston, MA

Quad Boston South
Scale 1:25000

UTM References:
19T327870/4689970

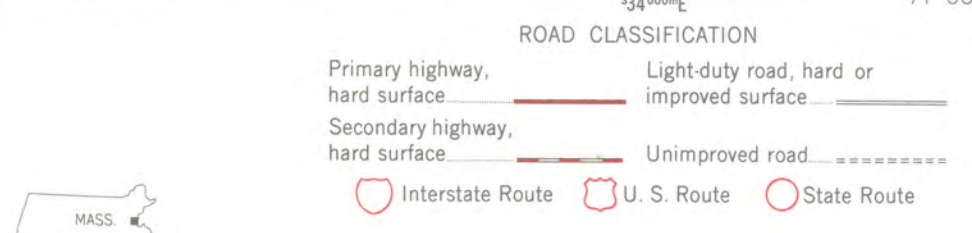
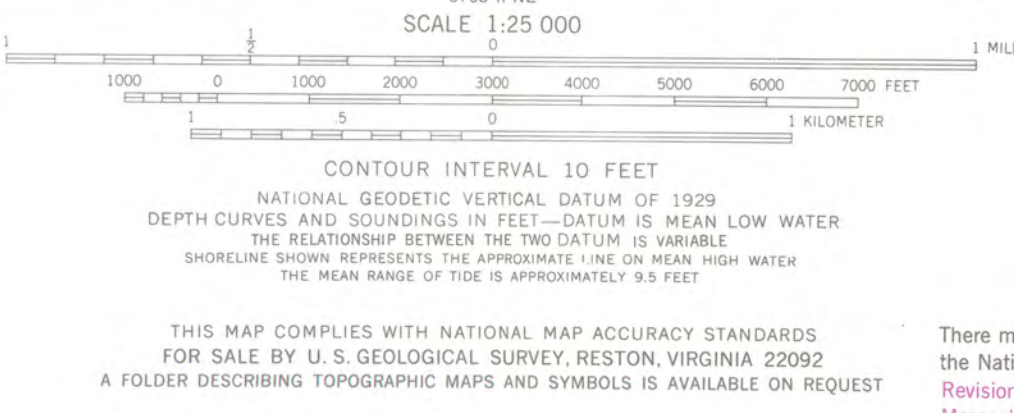
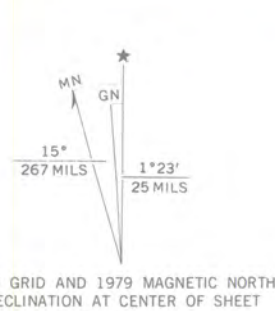


CONVERSION SCALES

Feet	Meters
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14000	4267
13000	4000
12000	3658
11000	3353
10000	3048
9000	2743
8000	2438
7000	2134
6000	1829
5000	1524
4000	1219
3000	914
2000	609
1000	304
500	152
200	61
100	30
0	0

To convert feet to meters multiply by 0.3048
To convert meters to feet multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970
Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1,000-meter Universal Transverse Mercator grid,
zone 19
Boundaries in tidewater areas from information supplied
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



BOSTON SOUTH, MASS.
N4215—W7100/7.5
1970
PHOTOREVISED 1979
AMS 6768 I SE—SERIES V814



P685 548131

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

EC

JUL 21 1987

July 12, 1987

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Two Boston properties are being submitted:

Congress Street Fire Station, 344 Congress Street

New Riding Club, 52 Hemenway Street, HPCA #0618-84-MA-85-0799

Concord, Mott Shaw, Thomas Estate, 317 Garfield Road, HPCA #10297MA

Southbridge, Southbridge Town Hall, 41 Elm Street

Waltham, Lawrence, Phineas House, 257 Trapelo Road

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination form.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

BF/lis

Enclosure