

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

RECEIVED

DEC 27 1993

NATIONAL
REGISTER

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 an 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 1 Bay Street

other names/site number Bay Village

2. Location

street & number 1 Bay Street N/A not for publication

city or town Boston N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02116

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Judith B. McDonough 12/22/93
Signature of certifying official/Title Judith B. McDonough Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State of 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 the 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

Date of Action

Patricia W. Andrews

2/9/94

1 Bay Street

Suffolk County, Massachusetts

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(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

1

buildings

sites

structures

objects

1

Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC: federal

Materials

(Enter categories from instructions)

foundation brick

walls brick

roof asphalt

other

Narrative Description

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

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National Park Service

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Continuation Sheet

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1 Bay Street
Boston (Suffolk County)
Massachusetts

7. DESCRIPTION

One Bay Street is a 2 1/2 story brick Federal style cottage 20 feet wide, 20 feet deep, and 25 feet tall from street level to the peak of its gable. The house sits on a brick foundation and is free standing with four walls constructed of red brick.

The front elevation is two bays wide with a small window at basement level, a recessed entry and window at the parlor level and two windows at the second floor level. The first floor window is a wood double hung with twelve-over-twelve sash, while the second floor windows are double hung with six-over-six sash. All facade windows have louvered blinds and soldier courses comprising the lintels. The sills are unadorned sandstone. Although the windows are of a standard size for rowhouses, they appear larger in this small scale facade. The recessed entry is wood constructed with a granite step at street level and a staircase of six wooden steps leading to the front door. The door is six-panelled with corresponding panels in the solid, wood entry surround. The side walls of the vestibule are also designed with a corresponding recessed panel design set within an arched opening.

The south (side) elevation is solid brick with one small window at the attic story. A chimney with two clay chimney pots is set slightly to the right of the roof ridge line. There are also two, six-over-six double hung windows at the basement level.

The east (rear) elevation is two bays wide with a single door at the basement level. The a twelve-over-twelve double hung window is located at the first floor level, adjacent to a six-over-six double hung window. Both windows at the second floor level are six-over-six and double hung.

The north (side) elevation is a solid brick wall with no fenestration and is set quite close to the adjacent property at 56 Fayette Street.

The gabled roof, although originally slate, is now clad in asphalt shingles. In 1958, when it appears the roof was first re-shingled, a small skylight was installed on the front slope aligning with the right window bay. An eighteen foot wide shed dormer with a window pattern similar to that of the second floor rear elevation, was constructed in 1991.

The interior of the cottage boasts four rooms, one on each floor. All rooms have flat plaster walls. With the exception of the kitchen, the floors are wood. All levels show the sloping of a settled structure. Cut moldings suggests that the house may not have been plumb when constructed. Alternatively, the moldings may have been replaced as a result of the structure being raised above water level in 1868.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section number 7 Page 2

1 Bay Street
Boston (Suffolk County)
Massachusetts

The basement houses the kitchen, with a stone floor and a single glazed door to the rear yard. A small entry hall on the first floor opens onto the livingroom. The 20' X 14' room retains a surprisingly spacious feel due to the large windows on each end. A small fireplace with a simple wooden mantel located on the south wall serves as the room's focal point. Ogee picture molding and flat baseboards serve as the only other ornament.

The narrow stairway against the north wall of the cottage leads to the second floor and the master bedroom. The bathroom has been enlarged in the 20th century, and a closet was added in 1991. The third floor was originally a rectangular room with a low, pitched ceiling. A small bathroom was added to this level in 1991 with the construction of the shed dormer.

Of simple masonry and frame construction, the house is an excellent example of simple, affordable housing with careful, yet simple detailing. Although somewhat altered in the recent past, the cottage retains all of its primary features, any alterations being to the rear of the building or the interior, and all being sensitive to the character and scale of the structure.

The lot at 1 Bay Street comprises approximately 659 square feet in a shortened "L" configuration. The house is located inches from the front property line and occupies the width of the lot frontage. The rear lot line runs approximately 4 feet from the house for half its width. The rear yard is roughly a rectangle of 10 feet by 18 feet. Apparently, no permanent outbuilding ever existed on this lot.

The tiny cottage on Bay Street is the sole survivor on a once fully residential street. During the 1830s and 1840s, ten residences were built on a narrow lane laid out by Ephraim Marsh in 1833. Four brick houses occupied the east side of Bay Street, number 1 being the only house facing Bay on the south side of Fayette Street. Six frame houses lined the west side of Bay Street. The northern portion of Bay Street, across Fayette, was taken by eminent domain in 1908 for the construction of the Abraham Lincoln School. The school project resulted in the loss of three brick and five frame houses. Sometime between 1912 and 1920, the last frame structure, facing 1 Bay Street, was demolished.

Surprisingly, the east side of Bay Street south of Fayette appears to retain much of its contextual integrity. Number 1 Bay Street continues to occupy the end lot, and its neighbor to the north is a brick rowhouse facing Fayette Street. Much of the brick sidewalks, granite curbs, and cobbled street appear to be original to the City's 1868 improvement project.

(continued)

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1 Bay Street
Boston (Suffolk County)
Massachusetts

The "tiniest house" in Boston, on what may be the tiniest street in Boston, is a diminutive representation of the simple elevations seen throughout Bay Village. The typical Bay Village house is a two or three story brick rowhouse, three bays wide and built to the front property line. Entrance vestibules are typically recessed and panelled and located to the side of the facade. Gabled roofs might have single, double, or continuous dormers. Number 1 Bay Street's neighbors on Fayette Street are also federal brick rowhouses, accented by arched entries, flared lintels, and brick cornices. Houses on nearby streets (such as Melrose and Church) show the transition to Greek Revival, with narrower proportioned windows and flat entrance lintels. Further north, the characteristic residential houses are mixed with 20th century commercial structures whose designs maintain the overall scale of the neighborhood.

The dwellings in the Bay Village area are most often attributed to the builders of Beacon Hill homes. Certainly, the development of Bay Village paralleled that of "The Hill". The consistent use of similar, yet unarticulated, materials and building elements brings the intimate scale and dignified character of Beacon Hill to the amiable, if less grand, residential enclave of Bay Village. Constructed for the working class, the Bay Village residences reflect the tastes and fashion of Beacon Hill, in a smaller, simpler scale.

Archaeological Description

While no sites have been recorded on the property, it is possible that sites are present. Six prehistoric sites have been recorded in the general area (within one mile). The physical characteristics of the property, during the historic period prior to filling, were not favorable for most types of prehistoric sites. The area originally consisted of mud flats caused by tidal flow from the Back Bay. These characteristics are favorable for sites such as Native fishweirs similar as that which has been recognized nearby at the Boylston Street Fishweir Site (19-SU-16). While difficult to locate, a distinct possibility exists that this type of site may be present on the property under filled soils. Submerged habitation site may also be present which pre-date potential fishweirs.

Construction of a dike on the mud flats and subsequent filling after 1825 indicates potential for historic period survivals after that date. Construction of the house in 1830, which covers 60% of the small lot, and the Church Street Improvement project of 1868 have significantly disturbed the entire district. These factors indicate the potential for significant historic survivals is low.

(end)

Name of Property

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 a 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**Bibliography**

(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

Period of Significance

1830 - 1943

Significant Dates

1830

1868

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Benjamin & Joshua Bosworth

Primary location of additional data:

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

Name of repository:

Boston Landmarks Commission

1 Bay Street
Name of Property

Suffolk County, Massachusetts
County and State

10. Geographical Data

Acreage of Property 650 Square feet

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 9 3 2 9 6 0 0 4 6 9 0 2 8 0
Zone Easting Northing
2

3
Zone Easting Northing
4
☐ 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 Diana Prideaux-Brune, Boston Landmarks Commission with Betsy Friedberg, NR Director, MHC
organization Massachusetts Historical Commission date December 1993
street & number 80 Boylston Street telephone (617) 727-8470
city or town Boston state MA zip code 02116

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 SHPO or FPO.)

name William P. Coues
street & number 1 Bay Street telephone (617) 426-8127
city or town Boston state MA zip code 02116

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 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 Projects (1024-0018), Washington, DC 20503.

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1 Bay Street
Boston (Suffolk County)
Massachusetts

8. SIGNIFICANCE

Number 1 Bay Street retains integrity of location, design, setting, materials, workmanship, feeling and association and meets Criteria C of the National Register of Historic Places as a structure that embodies distinctive characteristics of a type and period of construction and that possesses high artistic value. Notable as "the tiniest house in town," the brick Federal cottage represents a small scale, simplified version of the grand homes of Beacon Hill built for the artisan and laborer. It embodies an adaption of high style fashion to meet the limited finances of the working classes, and exemplifies the type of residential construction found in the Bay Village district. It is the last remaining structure on a street which once boasted ten brick and frame residences.

When first incorporated in 1630, the City of Boston consisted of the Shawmut Peninsula surrounded by water, bogs, and marshes, and attached to the mainland by a narrow strip of land (where Washington Street runs today [Fig. 1]). The Bay Village area consisted of mud flats caused by tidal flow from the Back Bay.

In 1825, the Boston City Council authorized the construction of a dike on the flats, starting at a point near Baldwin Mills and running in a direct line to Fayette Street (Fig. 2). The "Mill Dam" resulted in drainage of the flats and creation of buildable land to be known as the Church Street District. Fayette and Piedmont Streets were the first to be laid out in 1824, followed by Melrose (originally Marion) and Winchester (originally South Cedar) in 1825, Knox Street in 1830, Bay Street in 1833, and Church Street in 1835.

The entire Church Street District was the target of a decade-long public project begun in 1868 by the City of Boston. The original district sewer system had drained into the basin of the Back Bay. In 1861, the Water Power Company began to fill the flats of Back Bay, which "rendered this sewer at the present time almost worthless". The problem was brought before the City Council in 1863, and special powers of eminent domain were granted by the Commonwealth in 1867. In a decision to avoid the demolition of all structures in the district and the relocation of 2,528 persons and 24 businesses, the Boston City Council voted in 1868 to approve the taking of 457 dwellings and 24 commercial buildings, raising all structures 18 feet above mean low water, and selling of the properties back to all original owners who desired it (Fig. 3).

The earliest residences of the Church Street District, now known as Bay Village, were housewrights, painters, tailors, tinplate workers, tollgathers, cabinetmakers, sail makers, paper hangers, salt merchants, pianoforte makers and organ builders. The tradition of worker class residents continued through most of the district's

(continued)

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1 Bay Street
Boston (Suffolk County)
Massachusetts

history. An 1868 City Report on the Church Street District noted "The average value of the dwelling houses is about \$2,500. This location is well adapted to the wants of the class who occupy it. It is not needed now, and there is little prospect that it will ever be needed for business purposes or expensive residences."

In the 1920s, the area became known for its speakeasies and bordellos. Actors, musicians and entertainers began moving to the area with the growth of the Theater District to the north. Entertainment-related activities began cropping up within the district, and although remaining primarily residential, Bay Village has served as a center for film distribution companies.

Recent years have seen a gentrification of the area. The privacy and quiet of the district, its central location and proximity to the theater district have attracted new residents. In 1983, Bay Village was designated a local historic district under Massachusetts General Laws, Chapter 40C.

The architecture of Bay Village is marked by simple elevations, uniform height and setback, and minimal ornamentation. The construction of Bay Village houses coincides with the development of Beacon Hill. Many of the craftsmen working on "The Hill" were also the builders and residents of Bay Village homes. The Bay Village house reflects a smaller, simplified version of the Beacon Hill aesthetic.

As early deeds restricted height and building materials, the buildings combine to a consistent and harmonious whole. The Federal and Greek Revival styles are represented in Bay Village, with some later examples of the Art Deco style in commercial structures built in the 20th century, primarily for the movie distribution industry.

Number 1 Bay Street is the only house remaining on the narrow lane laid out by Ephraim Marsh in 1833. Marsh is best remembered for his land speculation and his services as contractor to many Beacon Hill homes. Marsh lived at the corner of Pleasant (now Broadway) and Fayette Streets and bought much land in Bay Village for speculation: building houses and subsequently selling them. The property at 1 Bay Street was originally part of a lot sold to Benjamin and Joshua Bosworth, housewrights and organ builders, for \$1,716 in 1828. The Bosworths divided the property into two lots, built a brick dwelling on the smaller portion, and sold the lot and building back to Marsh one year later for \$1,700.

The property changed hands frequently until 1839, when it was purchased by a school teacher named Barnum Field, who apparently lived there for over a decade. By the 1860s, Field had become a partner in a commission merchandising house, Thayer, Brigham and Field, and had

(continued)

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Continuation SheetSection number 8 Page 31 Bay Street
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moved from Bay Street. Field maintained ownership and rented the building until the City took the property by eminent domain in 1868. During the Church Street District improvements, the City used a small portion of the lot to widen Bay Street. Ownership of Bay Street was returned to the adjacent property owners upon completion of the improvements.

The property at 1 Bay Street was purchased from the City by Daniel Shea in 1878 for \$1,734.63, taxes and assessments. Shea had owned the adjacent property along Fayette Street, which the City returned to him in consideration of a release of damages for the 1868 taking. These properties remained in family ownership for 36 years.

In 1914, Bertha Quiring took ownership of the properties on Bay and Fayette Streets in an estate transaction. The Quirings resided at 54 Fayette Street and rented the house at 1 Bay Street for 31 years. In 1937, the Quirings rented the house to a bank clerk named Harry Ramsdell. He lived on Bay Street for a year, subsequently moving from one Bay Village house to another for over ten years. In 1945 he and John Migley purchased 1 Bay Street from the Quirings. The house was sold in 1946 and was owned and occupied by a purchasing agent and his wife. The property changed hand fairly by frequently from this time on, and alternated between owner-occupied and rental housing.

Originally, ten dwellings faced Bay Street, which ran for one block on either side of Fayette Street. The east side of the street was lined with four brick houses, the free-standing 1 Bay Street on the south side of Fayette, and three attached houses to the north. Six frame houses lined the west side of Bay Street. All ten dwellings were of similar scale, with uniform height and setback. The block of Bay Street north of Fayette was taken in 1908 by the City of Boston for the construction of the Abraham Lincoln School, resulting in the loss of eight buildings. The single frame house facing 1 Bay Street was demolished sometime between 1912 and 1920, presumably as a result of a Boston and Albany Railroad expansion.

Number 1 Bay Street has long been considered the tiniest house in Boston. Articles in the Boston Globe, Herald and Traveller have expounded the "quaintness" of this tiny residence, and residents of the neighborhood refer to it as "the little house." Illustrated in magazines and included in walking tours, 1 Bay Street has gained a City-wide reputation. The diminutive house is an exceptional example, in miniature, of residences throughout Bay Village, and its location at the end of a narrow cobbled lane is a lasting example of the intimate scale of the modest Bay Village home.

(continued)

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1 Bay Street
Boston (Suffolk County)
Massachusetts

Archaeological Significance

Since Boston was developed at an early date and many prehistoric sites have been destroyed, any surviving sites could be significant. Prehistoric sites in this area can provide important information on coastal subsistence and settlement patterns and how these patterns changed through time as a result of sea level rise. Both fishweir and submerged habitation type sites can provide important data toward, a paler environmental reconstruction of the area during and prior to sea level rise. Fishweir sites can also be an important source of information or fisheries technology during the early historic and prehistoric periods.

While historic archaeological potential is low, early 19th century fills in the area can provide general information on Boston life during that period. Fills can be specialized or the product of certain technologies or refuse form specific socio-economic groups.

(end)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Boston Globe

Boston Herald

Boston Evening Globe. Wednesday, June 17, 1970.

"It's The Tiniest House in Town." Boston Traveler. January 15, 1963.

Frost, Jack. Boston Sketchbook.

Southworth, Susan and Michael, The Boston Society of Architects' A.I.A. Guide to Boston. Chester, CN: The Globe Pequet Press, 1984.

Study Report of the Bay Village Historic District. Boston Landmarks Commission. 1983.

Suffolk County Registry of Deeds

Van Meter, Mary. "Church Street District," Proceedings of the Bostonian Society. 1969.

Whitehill, Walter Muir, Boston - A Topographical History. Cambridge, MA: Belknap Press, 1959.

(continued)

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National Park Service

**National Register of Historic Places
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1 Bay Street
Boston (Suffolk County)
Massachusetts

Figures:

1. Boston in the 1640's
2. Plan of Boston 1826
3. Church Street alterations in 1868

(end)

10. GEOGRAPHICAL DATA

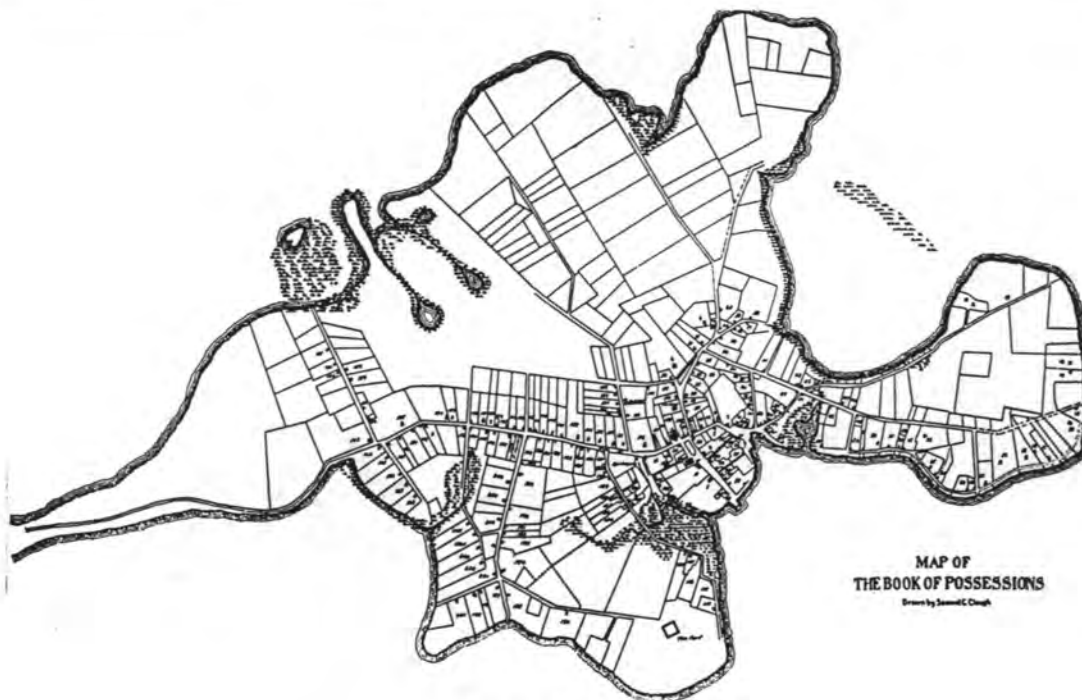
Verbal Boundary Description

The property at 1 Bay Street is bounded by the dimensions as set for parcel number 732 of Ward 5 in the City of Boston Assessor's records.

Verbal Boundary Justification

The boundary conforms to the limits of the legal parcel for 1 Bay Street including the small rear yard. Further, this is the sole remaining residential lot on Bay Street.

(end)



Boston in the 1640's

FIGURE 1
(Whitehill, Page 9)



Church Street alterations in 1868

FIGURE 3
(Whitehill, Page 138)



PLATE II. *Plan of Boston, 1826, engraved and published by Annin & Smith & J. V. N. Throop, from actual survey, with corrections by S. P. Fuller, Surveyor.* Sea Street is located on this map at the extreme lower right of the Boston "thumb," and the Hollis Street Church is seen just south of the *Ward No. 11* inscription, west of which is viewed the Great, or Back Bay flats that were then first being built upon, the harbingers of the Church-street District. Note the Mill Dam, from the foot of Beacon Street, which created the Receiving Basin thus sealing the ultimate fate of the Back Bay. Note also the lack of coordination of the streets as platted between the Church-street District and those of the new South End still to be laid out. The long street (as proposed) running from Beacon Street to Washington Street is close to the line of present-day Arlington Street, bounding the Public Garden on the west. The section between its intersection with Fayette Street to just below Boylston Street (the site of the first and third Providence Rail Road stations) was known as Ferdinand Street, finally laid out in 1863 and "accepted" in 1869. The railroads that were soon to cross the Bay prevented this projected connecting street from ever reaching Washington Street. It was never laid out beyond Fayette Street (and the soon to be extended Tremont Street) at the point variously known as Ferdinand, Castle or Arlington square.

FIGURE 2
(Van Meter, Page 19)

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93001573 Date Listed: 2/9/94

House at 1 Bay Street Suffolk MA
Property Name: County: State:

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.

for Patrick W. Andrus
Signature of the Keeper

2/18/94
Date of Action

=====

Amended Items in Nomination:

A technical correction is made to the nomination to reflect that the nominated acreage is less than one acre. The form is officially amended to include this information.

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 House at 1 Bay Street
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 12/27/93 DATE OF PENDING LIST: 1/11/94
DATE OF 16TH DAY: 1/27/94 DATE OF 45TH DAY: 2/10/94
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93001573

NOMINATOR: STATE

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 2/9/94 DATE

ABSTRACT/SUMMARY COMMENTS:

*Architecturally significant rare example of a
diminutive early 19th century dwelling with Federal
style details*

RECOM./CRITERIA Accept C
REVIEWER Patrick Andrews
DISCIPLINE Historian
DATE 2/9/94

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

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



11

K264

Plate II (XI)

show garden
crop street

25

1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

PHOTO: THE BOSTONIAN SOCIETY
C. 1958

NEG AT: THE BOSTONIAN SOCIETY
15 STATE STREET
BOSTON, MA
02108

Newspapers and Magazines
PLEASE CREDIT
STEPHEN W. PLIMPTON
899 Boylston Street
Boston 15 - KE 6-2565

LOOKING EAST AT WEST ELEVATION

PHOTO 1 of 4



1 Bay St

9, 13, 15^A (brick) - east side
2, 10, 12, 14, 16, 18 (6 wooden west side)

68%

~~55%~~



Ⓟ
PRIVATE
NO
THRU TRAFFIC
NO PARKING
EXCEPT BY PERMIT

1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

PHOTO BY: DIANA PRIDEAUX-BRUNE
APRIL 1992

NEG. AT: BOSTON LANDMARKS COMMISSION
BOSTON CITY HALL
BOSTON, MA 02108

LOOKING SOUTHEAST AT WEST ELEVATION
PHOTO 2 OF 4

1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

PHOTO BY: DIANA PRIDEAUX-BRUNE
APRIL 1992

NEG. AT: BOSTON LANDMARKS COMMISSION
BOSTON CITY HALL
BOSTON, MA 02108

LOOKING SOUTHEAST AT WEST ELEVATION
PHOTO # 2 OF 4



1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

PHOTO BY: DIANA PRIDEAUX BRUNE
APRIL 1992

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BOSTON CITY HALL
BOSTON, MA 02108

LOOKING EAST AT WEST ELEVATION
PHOTO 3 OF 4

1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

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APRIL 1992

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BOSTON CITY HALL
BOSTON, MA 02108

LOOKING EAST AT WEST ELEVATION (FACADE)
PHOTO # 3 OF 4



1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

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BOSTON, MA 02108

LOOKING WEST AT EAST ELEVATION
PHOTO # 4 OF 4

1 BAY STREET
BOSTON, MA
SUFFOLK COUNTY

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BOSTON, MA 02108

LOOKING WEST AT EAST ELEVATION (REAR)
PHOTO # 4 OF 4

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



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, maintained zone 19.
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 reservations shown on this map.

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
ONTERVALS BETWEEN THE NEAREST 0.5 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE
OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.5 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5275
10	32.8084

To convert meters to feet
multiply by 3.2808

To convert feet to meters
multiply by 0.3048

DECLINATION DIAGRAM

UTM grid convergence
(GN) and 1987 magnetic
declination (MN)
at center of map
Diagram is approximate

ADJOINING MAPS

1	2	3
4	5	6
7	8	

1 Maynard
2 Boston North
3 Lynn
4 Frammingham
5 Hull
6 Medford
7 Norwood
8 Weymouth

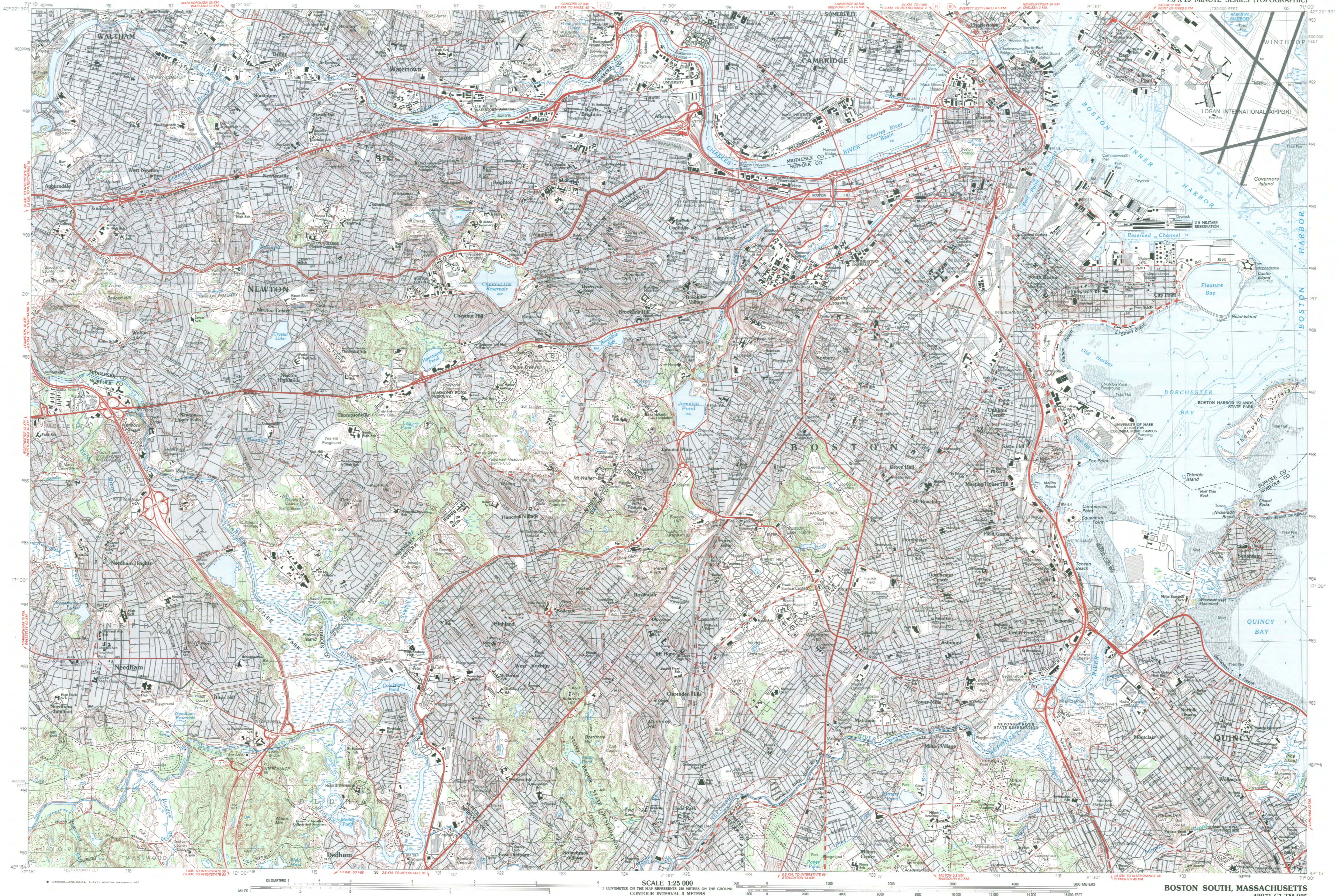
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

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	.....
Footbridge; overpass; underpass	.....
Built-up 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; small park	.....
Land grant with monument; head 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. location monument	.....
Wellhead; water well; spring; head section corner	.....
Mine shaft; prospect; shaft or cave	.....
Control: horizontal station; vertical station; spot elevation	.....
Contour: index; intermediate; supplementary; depression	.....
Distorted surface: strip mine, lava; sand	.....
Soundings; depth curve	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Submerged marsh; marsh; bog; wetland	.....
Land subject to controlled inundation; woodland	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request

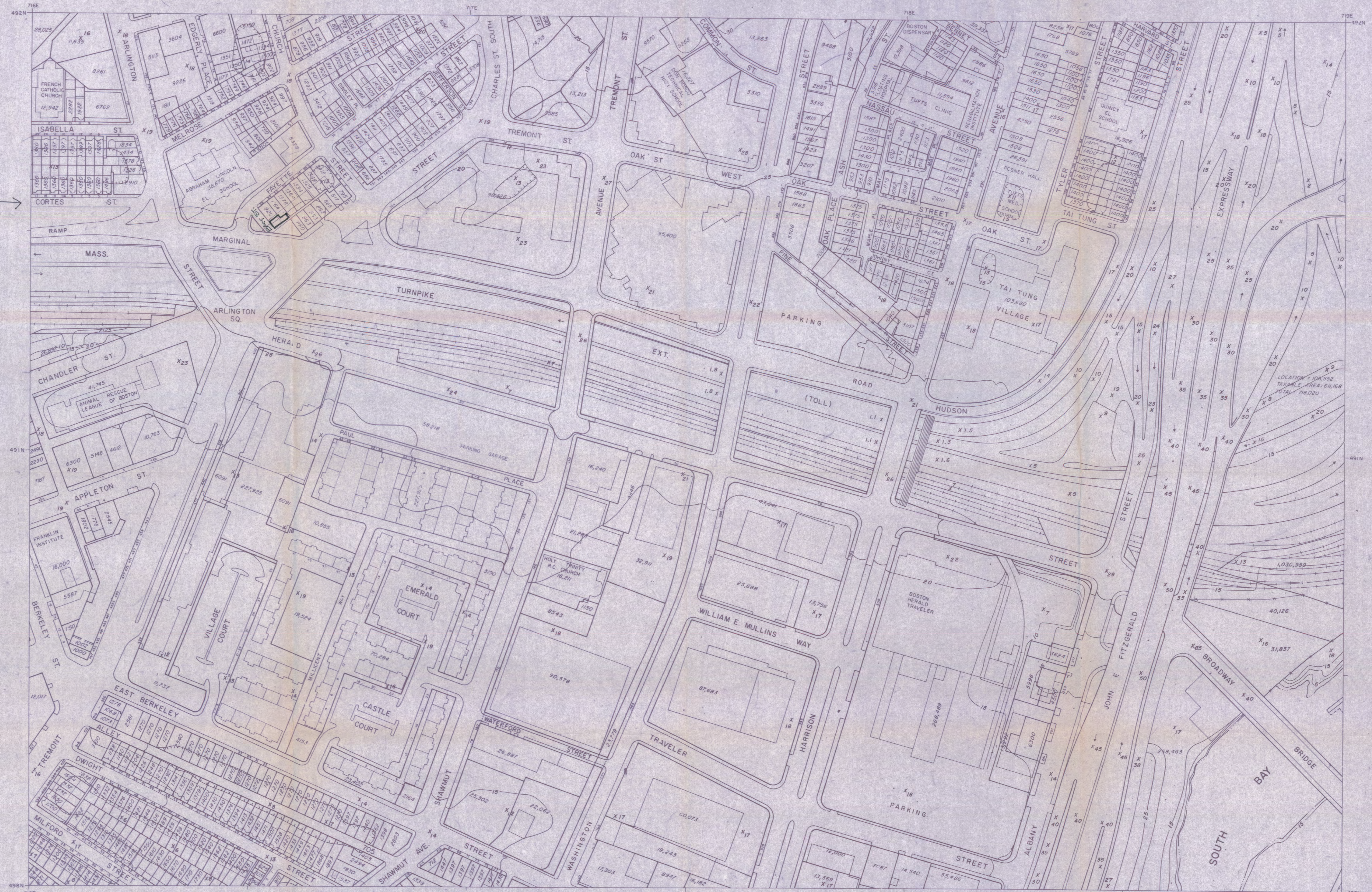
BOSTON SOUTH, MASSACHUSETTS



SCALE 1:25 000
1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
CONTOUR INTERVAL 3 METERS

BOSTON SOUTH, MASSACHUSETTS
42071-C1-TM-025

CITY OF BOSTON
TOPOGRAPHIC AND PLANIMETRIC SURVEY



BOSTON
MASSACHUSETTS
1973
REVISED 1987



December 22, 1993

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

RECEIVED
27
DEC 28 1993
NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed please find the following nomination form:

1 Bay Street, Boston (Suffolk County), Massachusetts, 02116.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Because the city of Boston is a participant in the Certified Local Government program, the owner was notified of pending State Review Board consideration 60-120 days before the meeting and was afforded the opportunity to comment.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: William Coues
Mayor Thomas Menino, City of Boston
Carol Chirico, Boston Landmarks Commission
Diana Prideaux-Brune, Preservation Consultant

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DEC 27 1993