

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:
Massachusetts

COUNTY:
Suffolk

FOR NPS USE ONLY
ENTRY NUMBER

MAY 1

1. NAME

COMMON:

Custom House District

AND/OR HISTORIC:

2. LOCATION 9th Congressional District

STREET AND NUMBER:

CITY OR TOWN:

Boston

STATE

Massachusetts

CODE

025

COUNTY:

Suffolk

C

02

3. CLASSIFICATION

CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBILITY TO THE PUBLIC
☒ District	☐ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site	☐ Structure	☐ Private	☐ In Process	☒ Unoccupied	☒ Restricted
☐ Object	☒ Both	☐ Being Considered		☒ Preservation work in progress	☐ Unrestricted
PRESENT USE (Check One or More as Appropriate)					
☐ Agricultural	☒ Government	☐ Park	☐ Transportation	☐ Comments	
☒ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	APR 5 1973	
☐ Educational	☐ Military	☐ Religious		NATIONAL REGISTER	
☒ Entertainment	☐ Museum	☐ Scientific			

4. OWNER OF PROPERTY

OWNER'S NAME:

public and private

STREET AND NUMBER:

CITY OR TOWN:

Boston

STATE:

Massachusetts

CODE

025

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

Registry of Deeds

STREET AND NUMBER:

Suffolk County Courthouse

CITY OR TOWN:

Boston

STATE

Massachusetts

CODE

025

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

Historic American Building Survey Mass. -125, -789 [continued]

DATE OF SURVEY: 1935

☒ Federal

☐ State

☐ County

☐ Local

DEPOSITORY FOR SURVEY RECORDS:

Library of Congress

STREET AND NUMBER:

CITY OR TOWN:

Washington

STATE:

D.C.

CODE

STATE:
Massachusetts

COUNTY:
Suffolk

FOR NPS USE ONLY
ENTRY NUMBER
MAY 1 1973

DATE

SEE INSTRUCTIONS

(Check One)			
☒ Excellent	☒ Good	☒ Fair	☒ Deteriorated
(Check One)		(Check One)	
☒ Altered		☒ Unaltered	
		☐ Moved	☒ Original Site



THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Custom House District of 15.9 acres includes the property within a beginning at #1 Faneuil Hall Square turning south on Merchants Row block, turning east on Chatham Street, turning south on Commercial Street, turning east on State Street, turning south at the central artery John F. Fitzgerald Expressway continuing along the artery to High Street, continuing west on High Street to northwest on Battery March, turning east on Kilby Place, turning north at the back lot line of #30 Kilby Street, turning west on Bangs Alley, turning north at the back lot line of #15 Broad Street, and west of #99 State Street, turning west on State Street and north to the side lot line of #74 State Street, including back lot line of #10 Merchants Row and #1 Faneuil Hall Square.

The Custom House District is an exhibit of mixed commercial architecture reflecting Boston's development as a major mercantile city. Originally, State and its extension, Long Wharf, plus Kilby and Battery March were the streets which converged with the early wharves and their scattering of small buildings. State Street, existing since Boston's founding, was extended to Long Wharf in 1710. This street and active pier formed the main link from the waterfront to Washington Street, the central axis to the neck. Chatham Street was laid in 1825 as part of the Quincy Market development to improve market facilities at Faneuil Hall. The resulting six new streets lined with stores and warehouses held the over-flow of goods from Merchant's Row (laid in 1708).

In 1805 the Broad Street Association led by Uriah Cotting, with Charles Bulfinch as planner, began a development which altered the colonial waterfront both north and south of Long Wharf. By a land fill operation south of Long Wharf, they organized a street pattern dominated by two wide streets, Broad and India, which generally followed the contours of the harbor and were crossed by smaller access streets. Combined with the contiguous areas of the Markets and Faneuil Hall and the financial center on State Street, this expanded district became the center of Boston's merchant energies through the early years of the 19th century.

MAJOR STRUCTURES

The oldest buildings (c. 1810) in this district are #5, 7, 63-73, 64-70, 72, 102 Broad Street and #175 Milk Street(1). These Federal style buildings are the remnants of those erected from the design of Bulfinch for the Broad Street Association. Each building is of brick and was originally 4 stories in height with flared lintels, the 4th story windows being characteristically smaller and square. The cornice was a simple brick imitation of dentils and a string course of stone separated the stories. Originally the street level consisted of a central doorway flanked by two windows. Hipped roofs topped the edifices. Although significant alterations to window openings, ground floors, and roof lines have occurred, the Federal style and scale is still clearly preserved.

Central Wharf(2) at 146-176 Milk Street (1819) consisted of a row of 54 brick stores down the center of a wharf and formed the continuation of Milk Street. Surviving today are only eight of the original fifty-four units. Like the other Federal-style buildings in this district, each unit consisted of 4 stories, three bays with two six over six pane sashes flanking a central doorway at street level and capped by a hipped roof.

[continued]

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bacon, (Edwin M.), Bacon's Dictionary of Boston. Boston, 1886

Boston Street Commissioners. Record of Streets, Alleys, Places, etc., in the City of Boston. 2nd ed. Boston, 1910.

Herndon, Richard. Boston of To-Day. Boston, 1892.

Shurtleff, Nathaniel Bradstreet. A Topographical and Historical Description of Boston. Boston, 1870.

[continued]

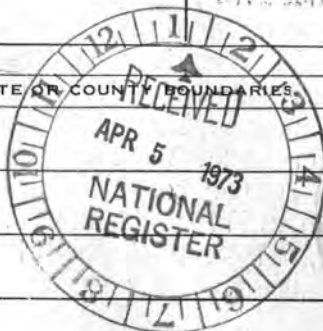
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE			
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	42° 21.34.79	71° 03 23.93	0		
NE	42° 21.34.79	71° 03 07.87	0		
SE	42° 21.23.07	71° 03 07.87			
SW	42° 21.23.07	71° 03 23.93			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 15.9

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES:

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE:
Carol Todreas, Deborah Gott-lin for Elizabeth Amadon, State Survey Director

ORGANIZATION: Massachusetts Historical Commission

DATE: February 1973

STREET AND NUMBER:
40 Beacon Street

CITY OR TOWN: Boston

STATE: Massachusetts

CODE: 025

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name: John F. W. Darrin
Secretary of the Commonwealth and
Chairman, Massachusetts Historical
Title: Commission

March 30, 1973

Date

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

Robert M. Urey
Chief, Office of Archeology and Historic Preservation

Date: 5/11/73

ATTEST:

W. S. Muntz
Keeper of The National Register

Date: 5 9 73

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☒ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☒ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Philosophy | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | ☐ Science | |
| ☐ Agriculture | ☐ Invention | ☐ Sculpture | |
| ☒ Architecture | ☐ Landscape | ☐ Social/Humanitarian | |
| ☐ Art | ☐ Architecture | ☐ Theater | |
| ☒ Commerce | ☐ Literature | ☐ Transportation | |
| ☐ Communications | ☐ Military | | |
| ☐ Conservation | ☐ Music | | |



STATEMENT OF SIGNIFICANCE

The Custom House district is significant as an example of foresighted urban planning, by the Broad Street Associates, which allowed for the evolution of a district of commercial architecture reflective of a continually growing and prosperous mercantile Boston.

The Federal style buildings on Broad and Milk Streets are the sole surviving examples of the planned effort by Charles Bulfinch to create order for waterfront commerce. Building requirements were specified and adhered to for the sake of unity and the cohesive pattern of this development can still be observed. The small scale, mass, and fenestration of the Federal style is particularly noteworthy in this district where later more monumental styles are interwoven.

Central Wharf built by 1819 is the only remaining brick structure that exemplifies the architecture of Boston's early eighteenth century wharves. Similar to Bulfinch's India Wharf (demolished by 1968) and the other Federal-style buildings in this district, Central Wharf is easily distinguished in McKinley Square - beside the monumental granite edifices in view.

Built by Ammi B. Young between 1834-47 the Custom House on the corner of India and State Streets was originally at the water's edge, an ideal location for its use. With inspiration from classical Greece, the revival style was found to be an appropriate architectural form to express the confidence and dignity of an emerging Boston. As a Federally-owned building, it was not bound by the city's 125' height restriction, and, thus, when the tower was added, between 1913 and 1915, it became the first skyscraper in Boston.

The Grain and Flour Exchange, designed by Shepley, Rutan and Coolidge in 1890-92, commands the area of McKinley Square. Its rounded massing provides a striking contrast in scale, form and character to the other brick and granite buildings. This structure is one of the fine examples of Romanesque Revival architecture in the city of Boston.

Granite structures were the pride of mid-nineteenth century Boston. The new technology for transporting large blocks of granite catalyzed the change in scale of commercial buildings. Small brick warehouses and wharf buildings gave way to monumental blocks of granite. Economy of detail in these buildings places greater emphasis on the massive form. Granite warehouses were built in great numbers from the 1820's to 1860's, but only a few survive to reflect the power and prosperity of this mercantile port.

[continued]

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES

INVENTORY - NOMINATION FORM

Boston,
Custom House District

(Continuation Sheet) #1

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

MAY 11 1973

(Number all entries)

6. Boston Landmarks Commission Survey
1972 Local
Boston Redevelopment Authority
City Hall
Boston, Massachusetts 025



7. Continued

Presently, ground floor alterations and additional floors on several units exist, yet the original window pattern, brick, and general scale are still retained.

The Custom House(3) at McKinley Square is a prime example of the Greek Revival style. Basically a version of a Doric temple, the longitudinal axis is crossed by a truncated axis with the crossing originally covered by a saucer dome. A giant Doric colonnade surrounds the two story granite structure which is set on a high basement. Under the pedimented gable ends, entrance is reached by a flight of steps. The design was altered earlier in this century when its dome was removed, and a 16 story office tower was constructed.

Opposite the Custom House is the Flour and Grain Exchange(4), 177 Milk Street, illustrating the medievalizing trend in later Victorian architecture. Its blunt rounded granite facade and steep conical roof give the structure a picturesque silhouette as well as indicating its massive volume. The fenestration is arranged under connecting three story arches to emphasize the trading floor. String courses at each floor level provide a horizontal emphasis contrasting the vertical thrust of the windows which is continued in the peaked dormer windows, which creates a coronet around the roof cone.

The State Street Block(5), 177-199 State Street, designed by Gridley J. F. Bryant (1858) is a massive structure of dark rough-hewn granite. Granite ornamentation is severe and limited to the keystones of the segmental-arched windows, plain string courses, and the heavy bracketed cornice. On the McKinley Square facade, the cornice breaks into an arched pediment under which a decorative globe of the world is mounted. Although the Block was truncated by demolition of the majority of its bays and some roof and ground floor alterations have occurred, the monumental character of the building is preserved.

The mixed commercial fabric of this district is further enhanced by several structures illustrating later Victorian architectural style.

Two rough-hewn granite-faced buildings remain at #50 (c. 1860) and 109 Broad Street (1870)(6). Both display mansard roofs and string courses between stories. #50 Broad Street has a more consciously decorative use of granite in the corbelled cornice, bracketed lintels, and on the ground floor, arched keystone window frames. #109 Broad Street has segmental arched windows still intact on the upper floors, but ground floor alterations obscure the original openings.

#99 Broad Street (1854) and the Pond Building (1854)(7) at #1 Faneuil Hall Square are noteworthy examples of slab-granite construction. The huge flat surfaced blocks are interrupted only by the tabulated window and door openings. note: The Pond Bldg. has been destroyed by fire. See SHPO letter dated 6/16/80.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

Boston,
Custom House District (Continuation Sheet) #2

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 1 1975

(Number all entries)

7. Continued

The Chadwick Lead Works 176-184 High Street(8). Designed by William G. Preston in 1887 with a functional lead drop tower, it is a leading example of commercial architecture in Boston after the fire of 1872. It is a brick structure with brownstone and terra cotta ornamentation, and large round headed arches containing pairs of windows.

The Harvard Club, 22 Batterymarch(9). This handsome French Renaissance Revival edifice was designed by Ball and Dabney in 1893. It is a brick building with a stone ground floor decorated with keyed voussoir arches and paired windows above outlined by a narrow stone molding.

114 State Street(10). This cast-iron commercial building, circa 1860, with arcaded fenestration is the only one of its kind in the district. The ground floor has been altered radically.

8. Continued

The Custom House district is an architectural environment of great heterogeneity in form, scale, materials, and styles. Constructed through a century, the changing techniques and attitudes of development are reflected in the variety of plot sizes and building scales. Yet, the transitions between the juxtaposed forms are successful. The broad base and height of the twentieth century Batterymarch Building does not disturb the solidity of the granite warehouses. The fanciful treatment of the many Italianate structures balances the reserve of the small Federal style brick buildings. A combination of textures and colors can be found in a single building such as those facing Water Street at Liberty Square, or in a complete street scape such as Merchants Row. This variety when set upon an irregular street pattern creates many strong spaces of surprising contrast and a system of well-defined vistas. This district of commercial architecture, which honors mercantile Boston, is a delicately balanced yet successful mixture.

9. Continued

Thwing, Arnie Haven. The Crooked and Narrow Streets of the Town of Boston. Boston, 1920.

Whitehill, Walter Muir. Boston: A Topographical History. Rev. ed., Cambridge, 1968.

Winsor, Juston, ed. Memorial History of Boston. 4 vols. Boston 1881-1886.



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Massachusetts	
COUNTY: Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Custom House	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: South side of State Street, between India Street and McKinley Square			
CITY OR TOWN: Boston			
STATE Massachusetts	CODE	COUNTY Suffolk	CODE

3. CLASSIFICATION			
CATEGORY (Check One)		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☒ Public		☒ Occupied	Yes:
☐ Site ☐ Structure ☐ Private		☐ Unoccupied	☐ Restricted
☐ Object ☐ Both		☐ Preservation work in progress	☒ Unrestricted
			☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Government	☐ Transportation	☐ Comments	
☐ Commercial ☐ Industrial	☐ Private Residence		
☐ Educational ☐ Military	☐ Religious		
☐ Entertainment ☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY			
OWNER'S NAME: U.S. Government, Regional Director, General Service Administration, Public Building Service			
STREET AND NUMBER: Post Office and Court House			
CITY OR TOWN: Boston	STATE: Massachusetts	CODE	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Registry of Deeds, Suffolk County			
STREET AND NUMBER: Pemberton Square			
CITY OR TOWN: Boston	STATE: Massachusetts	CODE	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Historic American Buildings Survey (1 copy of print, prior to 1860).			
DATE OF SURVEY: ☒ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS: Division of Prints and Photographs, Library of Congress			
STREET AND NUMBER:			
CITY OR TOWN: Washington	STATE: D. C.	CODE	

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Massachusetts	
COUNTY: Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Custom House	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: South side of State Street, between India Street and McKinley Square			
CITY OR TOWN: Boston			
STATE: Massachusetts	CODE	COUNTY: Suffolk	CODE

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☒ Public ☐ Private ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☒ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☒ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☐ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____ _____ ☐ Comments _____ _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: U.S. Government, Regional Director, General Service Administration, Public Building Service			
STREET AND NUMBER: Post Office and Court House			
CITY OR TOWN: Boston	STATE: Massachusetts	CODE	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Registry of Deeds, Suffolk County			
STREET AND NUMBER: Pemberton Square			
CITY OR TOWN: Boston	STATE: Massachusetts	CODE	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Historic American Buildings Survey (1 copy of print, prior to 1860).			
DATE OF SURVEY: ☒ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS: Division of Prints and Photographs, Library of Congress			
STREET AND NUMBER:			
CITY OR TOWN: Washington	20540	STATE: D. C.	CODE

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION

☒ Excellent☐ Good☐ Fair☐ Deteriorated☐ Ruins☐ Unexposed

(Check One)

(Check One)

☒ Altered☐ Unaltered

(Check One)

☐ Moved☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Boston Custom House (as originally built) is a two-story-over-elevated-basement granite ashlar structure, with giant Doric peristyle and porticos, and a Roman saucer dome. Constructed of Quincy granite, the building has a cruciform plan, with one short and one long axis. The monumental order carries through the whole height of the edifice and is crowned by a simple gabled roof with four pediments. At the intersection of the cross arms there is a large rotunda with a second story gallery, and over this a low Roman saucer dome about 50 feet in diameter (originally expressed on the outside but now concealed within a tower added in 1915), and lighted by a stained glass skylight.

The building is 137½ feet long (north-south) and 73½ feet wide. Pedimented porticos, each 66½ feet wide, project 10 feet from the centers of the east and west elevations. Two stone stairs, 66½ feet in width and projecting another 18½ feet, originally lead up to the two porticos. The original stair on the east elevation however, has been removed. Rising from the elevated basement and extending completely around the building are 32 two-story-high monolithic granite Doric columns. Set between the piers of the windows and on the two porticos, these fluted columns are 5 feet 4 inches in diameter at the base, 29 feet in height, and support the Doric entablature that forms the cornice. The windows and doors have flat arches.

As completed in 1847, the structure had a total of about 30 rooms. The subbasement was used for the storage of coal and for the steam-heating plant; the elevated basement was utilized for the storage of goods, and the upper two floors contained offices for the customs officers.

The major space in the building is the central Grand Room or Rotunda of the principal or first story, located at the crossing of the arms. Measuring about 63 by 59 feet in size, this room has a second-story gallery, and a circle of 12 Corinthian marble columns, 29 feet high and three feet in diameter at the base, set around the walls. The interior finish is in white marble. The 12 columns rise two-stories to support the shallow dome with a stained glass skylight, which is located 62 feet above the first floor level.

The original staircases from the east and west entrance vestibules to the principal floor were from 7 to 15 feet wide, had 7-inch risers, and 11-to-16 inch treads. These staircases were removed and the existing ones built in 1915. The 12 Corinthian columns were also removed at that time but have since been returned. In 1915 the existing small circular well with railing was cut in the formerly solid floor of the principal level to admit light to the rotunda of the basement. The dome and skylight, with the rooms below them, have been lighted with artificial light since 1915.

The building is in excellent condition and is still functioning as a custom house and as a Federal Office building; the Boston Custom House is also open to visitors.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☐ 18th Century

☐ 20th Century

☐ 15th Century

☐ 17th Century

☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1837-1847

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Abor iginal

☐ Education

☐ Political

☐ Urban Planning

☐ Prehistoric

☐ Engineering

☐ Religion/Phi-

☐ Other (Specify)

☐ Historic

☐ Industry

☐ losophy

☐ Agriculture

☐ Invention

☐ Science

☒ Architecture

☐ Landscape

☐ Sculpture

☐ Art

☐ Architecture

☐ Social/Human-

☐ Commerce

☐ Literature

☐ itarian

☐ Communications

☐ Military

☐ Theater

☐ Conservation

☐ Music

☐ Transportation

STATEMENT OF SIGNIFICANCE

Designed by Ammi B. Young and erected in 1837-47, the monumentally-scaled Boston Custom House represented what was probably the most successful of the many attempts made by Greek Revival architects to combine a low Roman saucer dome with a pedimented Greek Doric order. Original too, and as effective as it was rare, is the use of columns instead of the more usual pilasters, or antae, to decorate the piers between the windows. While the original exterior design of the two-story main structure has been preserved largely intact, the dome feature is hidden from view and the overall appearance of the Custom House has been considerably changed by the addition made to the roof in 1911-15 of a 500 foot 29-story office tower.

History

The Boston Custom House was authorized by Act of Congress on March 3, 1836 and the site was secured by purchase on September 13, 1837, for \$180,000. Construction began in 1837 and it took three years to secure the foundations by driving 3,000 piles into the mud. The building was finished except for minor details and occupied on August 1, 1847. Cost of construction, exclusive of the site, was \$884,346.76.

Winning the competition held in 1837, Ammi Burnham Young prepared the plans for the Boston Custom House. The Greek Revival exterior he based on the Grecian Doric order of the Theseion at Athens and the interior on the Corinthian order. His use of single blocks of granite for the shafts of the 32 giant monolithic Doric columns was adapted from Alexander Parris' Quincy Market House, Boston, built in 1825-26.

In 1911-15 a 500 foot tower, designed by Robert Swain Peabody of the firm of Peabody and Stearn, was added to the roof of the original custom house at a cost of \$1,500,000. The 29-story tower is a steel frame building with stone facing. Rectangular in shape, the tower measures about 64 by 72 feet in size from the fourth to the 25th floor level, then is slightly smaller for four more stories, and is topped by a pyramidal roof. The original custom house saucer dome, about 50 feet in diameter, is enclosed in the tower.

In the construction of this tower caissons were driven through the soft clay below the custom house to a gravel-boulder level, 100 feet deep. The tower structure was intended to preserve the external appearance as

SEE INSTRUCTIONS

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STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Custom House, Boston (Continuation Sheet)

(Number all entries)

8. Significance: (1)

much as possible. The interior, however, underwent some alterations. The height of the original custom house in the center, from the basement to the now-concealed dome, was opened by means of a circular well cut in the first floor level, with balcony rails at each level, and the dome and Grand Room of the first or principal story artificially lighted. The staircases from the entrance vestibule to the principal floor and the 12 internal Corinthian columns in the Grand Room were removed and the existing stairs built. The 12 Columns have since been returned to their original locations. In 1950 the tower was modernized at a cost of \$500,000.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Massachusetts	Boston Custom House

8. References:

Henry-Russell Hitchcock, Architecture, Nineteenth and Twentieth Centuries (Baltimore, 1963), 89 ; Fiske Kimball, American Architecture (Indianapolis, 1928), ; Wayne Andrews, Architecture, Ambition, and Americans (New York, 1955), 144 ; James G. Vanderpool, "Historical Development of Architecture in the U.S.A., 1632-1912" (N.P.S. Ms., 1966), 136; Talbot F. Hamlin, Greek Revival Architecture in America (New York, 1944), 106-07, 345; Massachusetts: A Guide to Its Places and People (American Guide Series) (Boston, 1937), 160-161 ; Henry-Russell Hitchcock, A Guide to Boston Architecture, 1637-1954 (New York, 1954), ; Walter H. Kilham, Boston After Bulfinch, An Account of Its Architecture, 1800-1900, (Cambridge, 1948), ; Christopher Tunnard and Henry H. Reed, American Skyline (Boston, 1955), 144; John Burchard and Albert Bush-Brown, The Architecture of America, A Social and Cultural History (Boston and Toronto, 1961), 96, 264; O. Overby, "Ami B. Young in the Connecticut Valley," Journal of the Society of Architectural Historians XIX #1960, 119-23.

9. Reports and Studies:

Historic American Building Survey: None.

ARCHITECTURES FOR CUSTOM HOUSE TOWER: Robert Swain Peabody (During Theo. Roosevelt
(Started in 1911 and completed in 1915) and was President)
John Goddard Stearn

CUSTOM HOUSE (Bottom) Architecture: Ammi Burnham Young
(Opened in 8-1-1847) (When Andrew Jackson was President)

HISTORY -
OPERATIONAL EVALUATION OF THE BUILDING
U.S. CUSTOM HOUSE

The Custom House in Boston, Massachusetts, is a 29 story masonry building, the base of which was completed and occupied in 1847. A tower was added and occupied in 1915. The concrete foundations of the base were extended considerably when the tower was added and parts of the sub-basement walls are eight or more feet in thickness. The original building was almost entirely concrete and stone, the added tower is a steel frame structure with stone facing.

The original building has a one-story stone base with a central dome approximately 50' in diameter and four low pitched roofs supported by fluted columns two stories high. A ring around the base of the dome was reinforced with steel and steel columns were run down to the basement onto enlarged and reinforced foundations to support the new tower. The tower is rectangular and approximately 64' x 72' from the 4th to the 25th floor level, then slightly smaller for 4 more stories and the whole surrounded by a pyramidal top.

The Custom House is located on State Street in a convenient location for its type of business.

The building is the headquarters for Customs operations in the Region. It is also used for general office purposes by other Government Agencies. The total number of occupants is 373.

The favorite spot from which to see Boston and the surrounding area is the observation tower of the Custom House. Here, nearly 500 feet above the ground, one can see the ocean and many inland points of interest that abound in and around this historic metropolis.

Admission to the 25th Floor observation balcony is free and more than half a million persons ride the fast elevators to the tower yearly. As many as 700 in one day have taken advantage of this opportunity to see the panoramic view of the harbor and the city which is possible only from the top of the Custom House and it has been said unofficially that Mt. Monadnock in New Hampshire and Mt. Katahdin in Maine has been seen through glasses from this elevation.

Every State in the Union and most foreign countries are represented in the guest book which visitors sign. Of the approximately 500,000 who visit the observation balcony each year, only 10 per cent are from Boston.

The Custom House as it appears today was dedicated Jan. 1, 1915. This imposing tower, which is a Boston landmark, was built IN and OVER the base of the original Custom House, opened in August 1847.

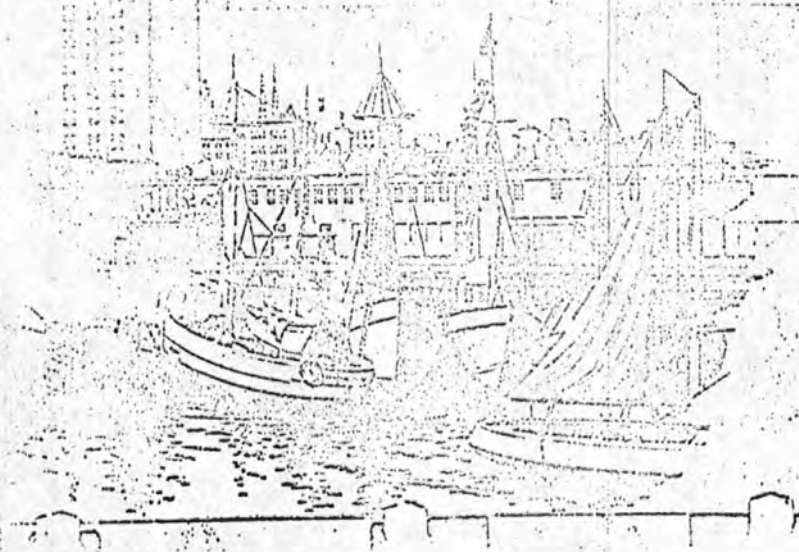
The tower was modernized in 1950 and the cost of installation of new elevators and other improvements totaled \$500,000--one-third of the original cost of the tower constructed in 1915.

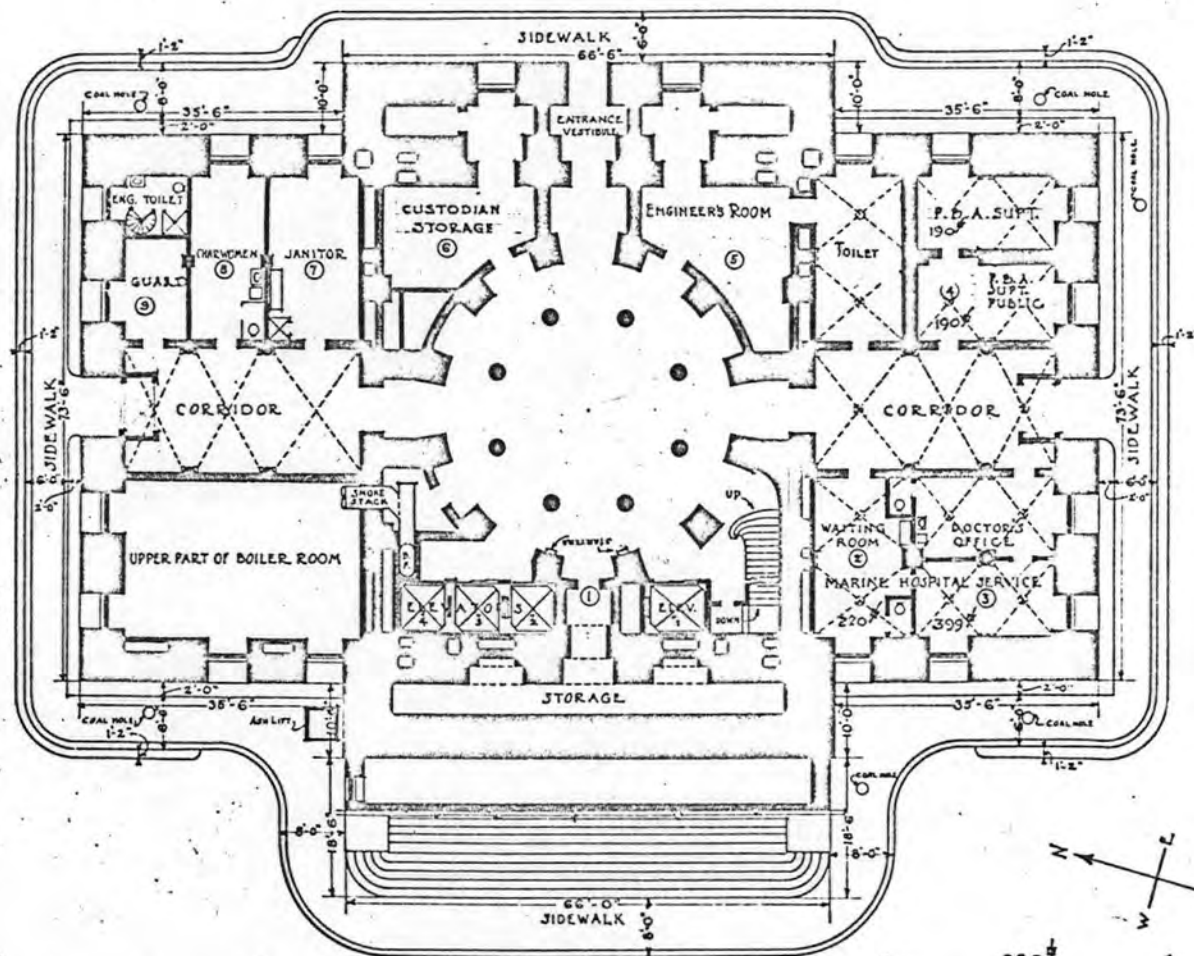
Known to most Bostonians is the Custom House clock. This huge timepiece has been the focal point for incoming workers, and thousands hurrying home at night check the clock to make various trains and buses.

The clock was installed in April, 1916, and at that time was the largest clock in the United States. The dial is 22 feet in diameter, the minute hand is 13 feet, 8 inches long, and the hour hand 10 feet, 8 inches long. The numerals on the dial are three feet tall.

In addition to the offices, devoted to many activities related to Customs, the Custom House is headquarters for the U. S. Coast Guard, the Federal Communications Commission, and branches of the U. S. Department of Agriculture.

The observation balcony is open from 9 a.m. to 11:30 a.m. and from 1:30 p.m. to 4 p.m. during the week. Persons may go to the tower, individually or in groups. "Make it a must on the agenda to visit the Custom House."





BASEMENT PLAN
U.S. CUSTOMS AND MARINE HOSPITAL SERVICE

EXTENSION
UNITED STATES CUSTOM HOUSE
BOSTON MASSACHUSETTS
PEABODY & STEARNS ARCHITECTS BOSTON

SCALE
1/8" = 1'-0"

2

REVISIONS: P.J. CLOONEY 7-12-1950

W.F.V. 5-15-1952

CONNECTED TO 11-4-53

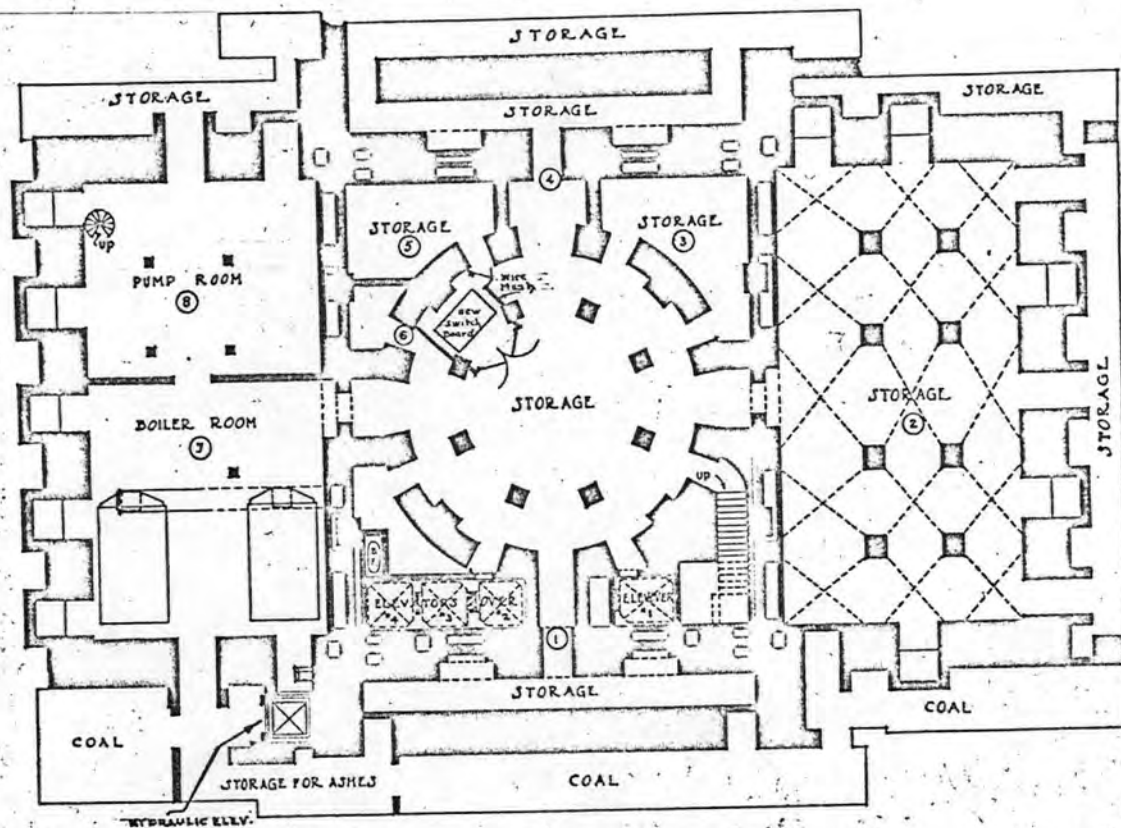
H.F.H.

K.R.U. 3-4-58

W.D.C.

RELINQUISHED TO 10/1/58

Check with 11/15/24-58
#9/44345C. 5-1-58



SUB-BASEMENT PLAN
U. S. CUSTOMS

55,887 NET AVAILABLE SPACE
EXCEPTING BASEMENT

N

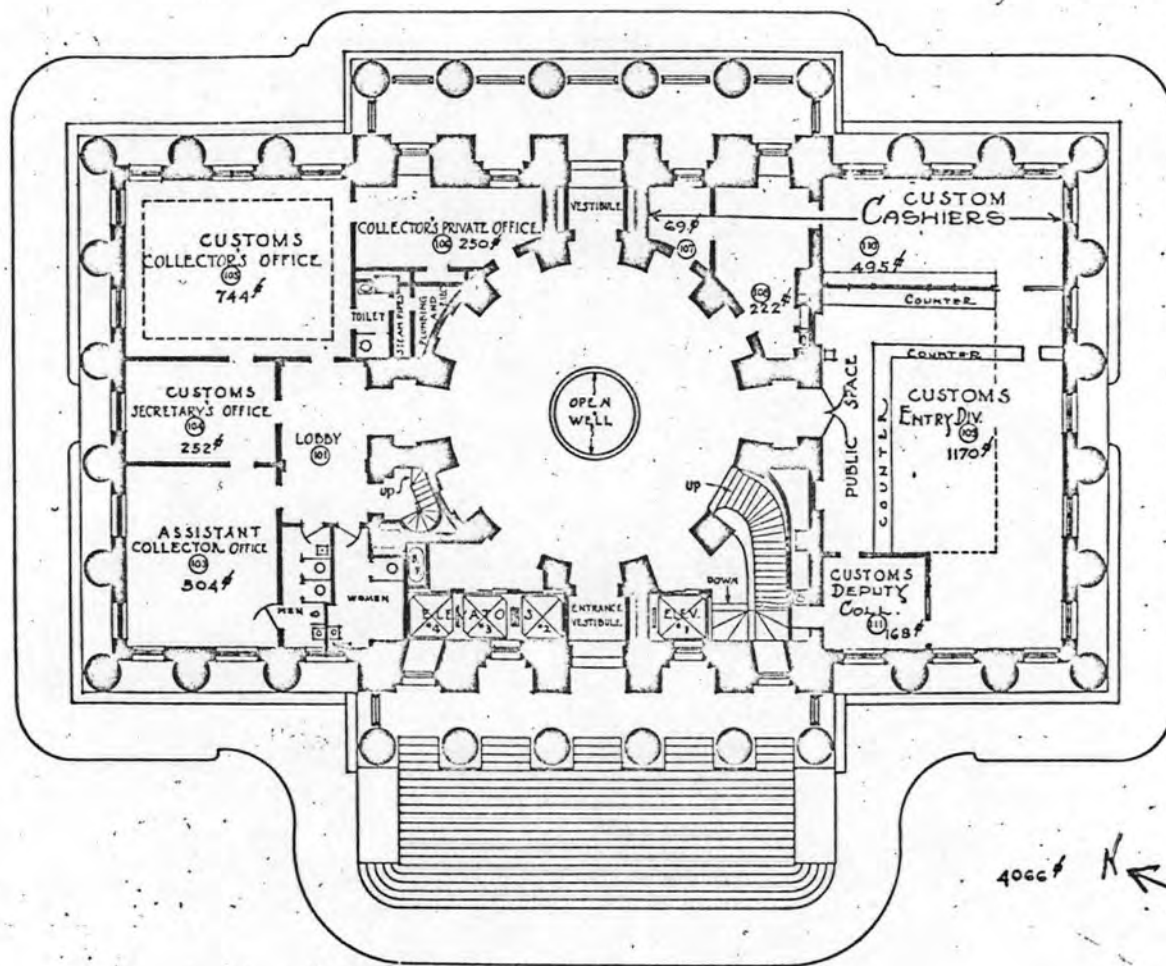
EXTENSION
UNITED STATES CUSTOM HOUSE
BOSTON MASSACHUSETTS
PEABODY & STEARNS ARCHITECTS BOSTON

SCALE
1" = 10'-0"

CORRECTED TO 11-11-43
WDC

REVISED 4-18-48
WDC

12 ROOMS



FIRST FLOOR PLAN
U.S. CUSTOMS
TREASURY DEPT.

EXTENSION
UNITED STATES CUSTOM HOUSE
BOSTON MASSACHUSETTS
PEABODY & STEARNS ARCHITECTS BOSTON

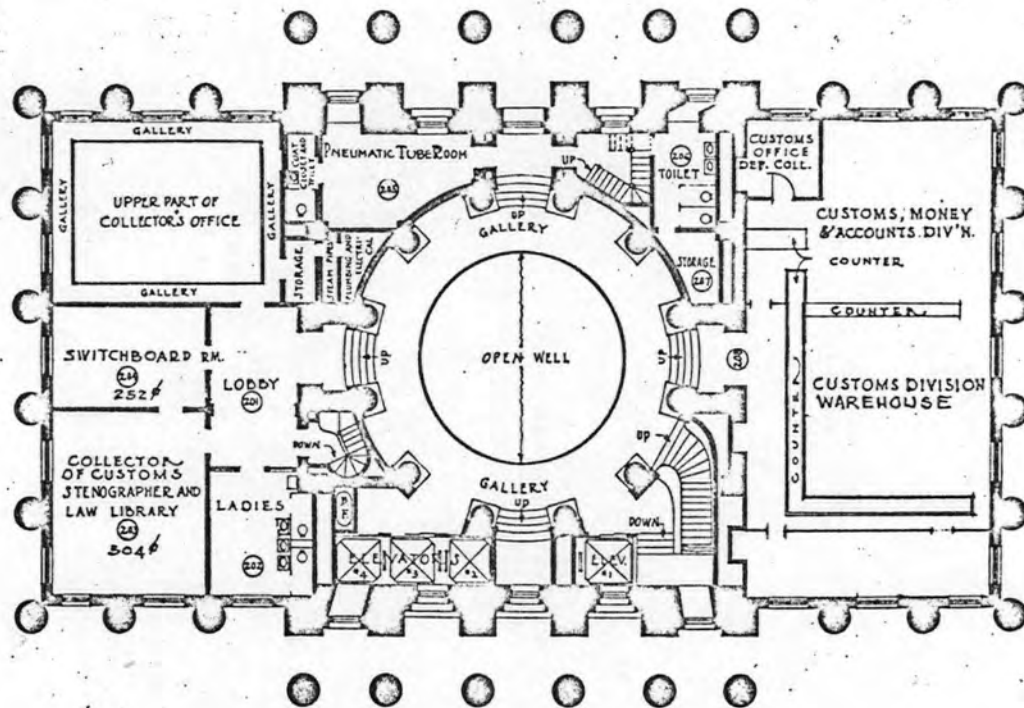
SCALE
1/16" = 1'-0"
3

REVISIONS: P.J. CLOONEY 7-12-1920
W.D.E. 8-18-1922

CORRECTED TO 11-4-23
W.D.E.

REVISED
W.D.E.

Corrected 11/15/21-EH.
8/1/1923



SECOND FLOOR PLAN
U.S. CUSTOMS

1572

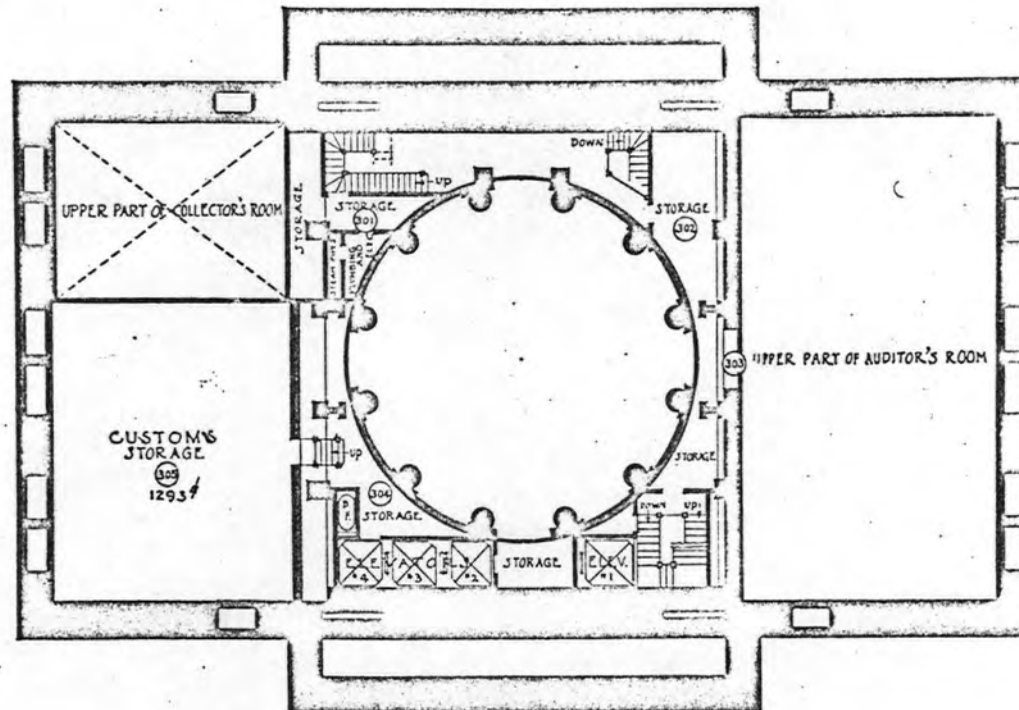
EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS PLADDOY & STEARNS ARCHITECTS BOSTON		SCALE 1/2" = 1'-0" 4
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REVISIONS BY CLEARY 7-13-60

COLLECTED TO 11-4-43

1774

REVISED 11/15/21-60



THIRD FLOOR PLAN
U. S. CUSTOMS

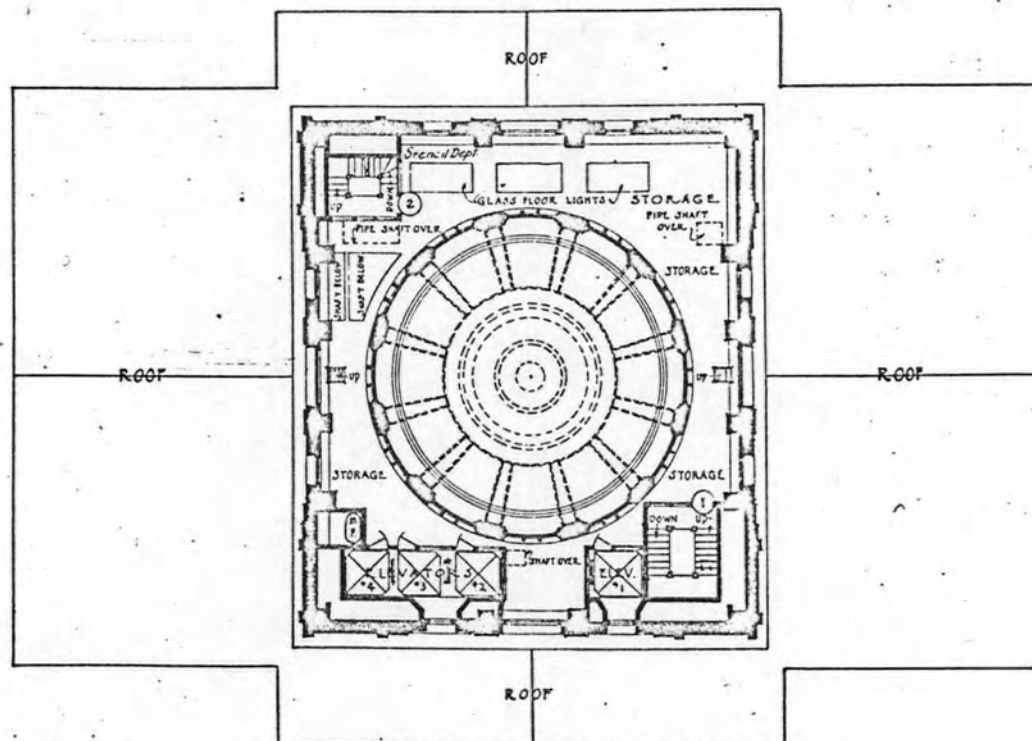


EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS PLABODY & STEARNS ARCHITECTS BOSTON		SCALE 1/2" = 1'-0" 5
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CORRECTED TO 11-4-43
WDC

REV. 3-1-38

Corrected 11/5/21-22
1944 VBC



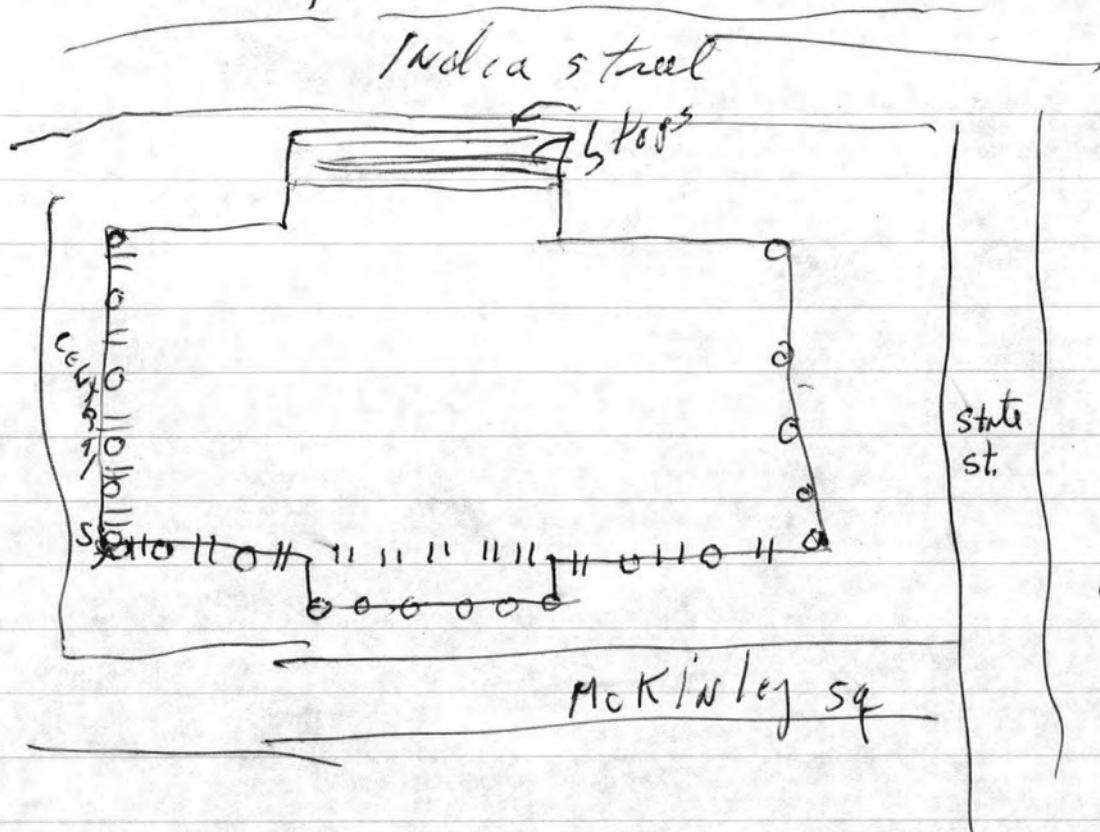
DOME FLOOR PLAN
U.S. CUSTOMS



EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS PLADDOY & STEARNS ARCHITECTS BOSTON	SCALE 1/8" = 1'-0" 6
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CE
SW

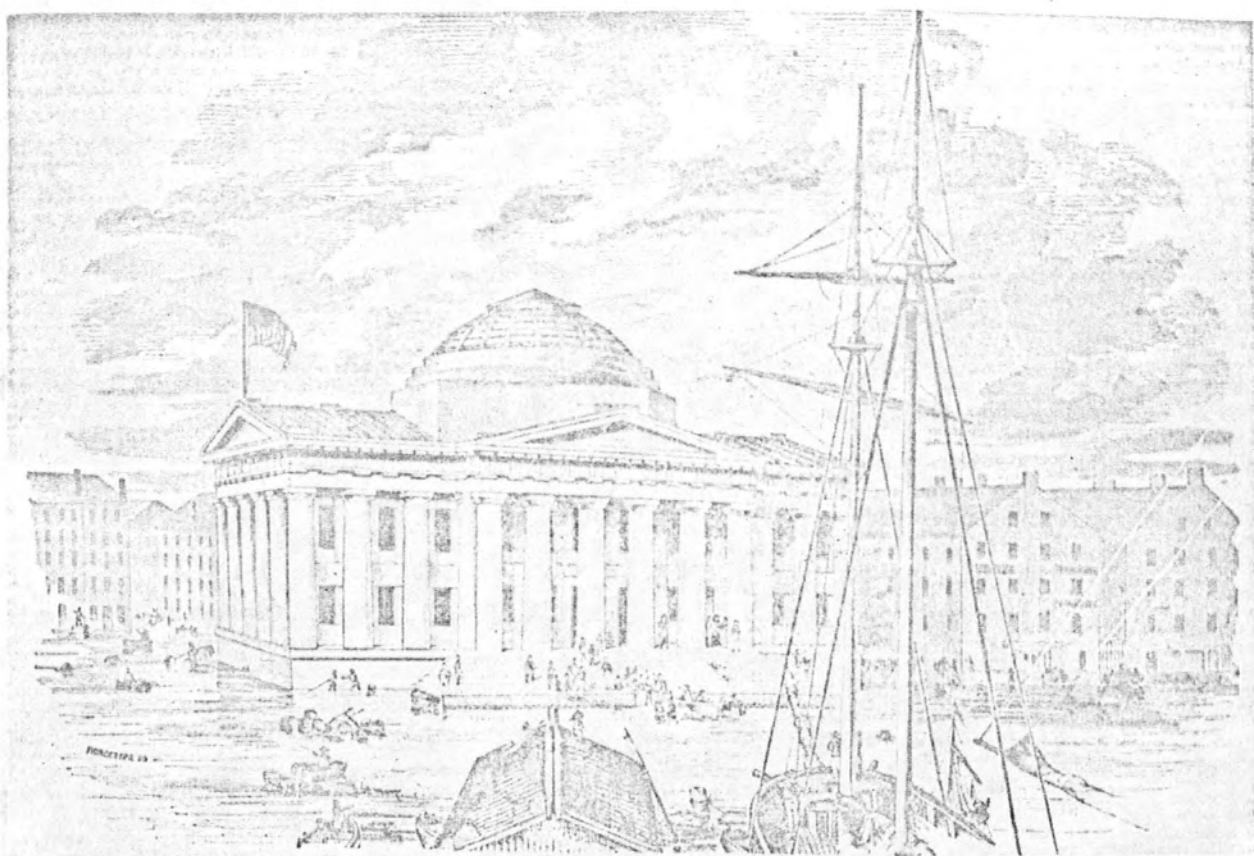
Custom house, Boston

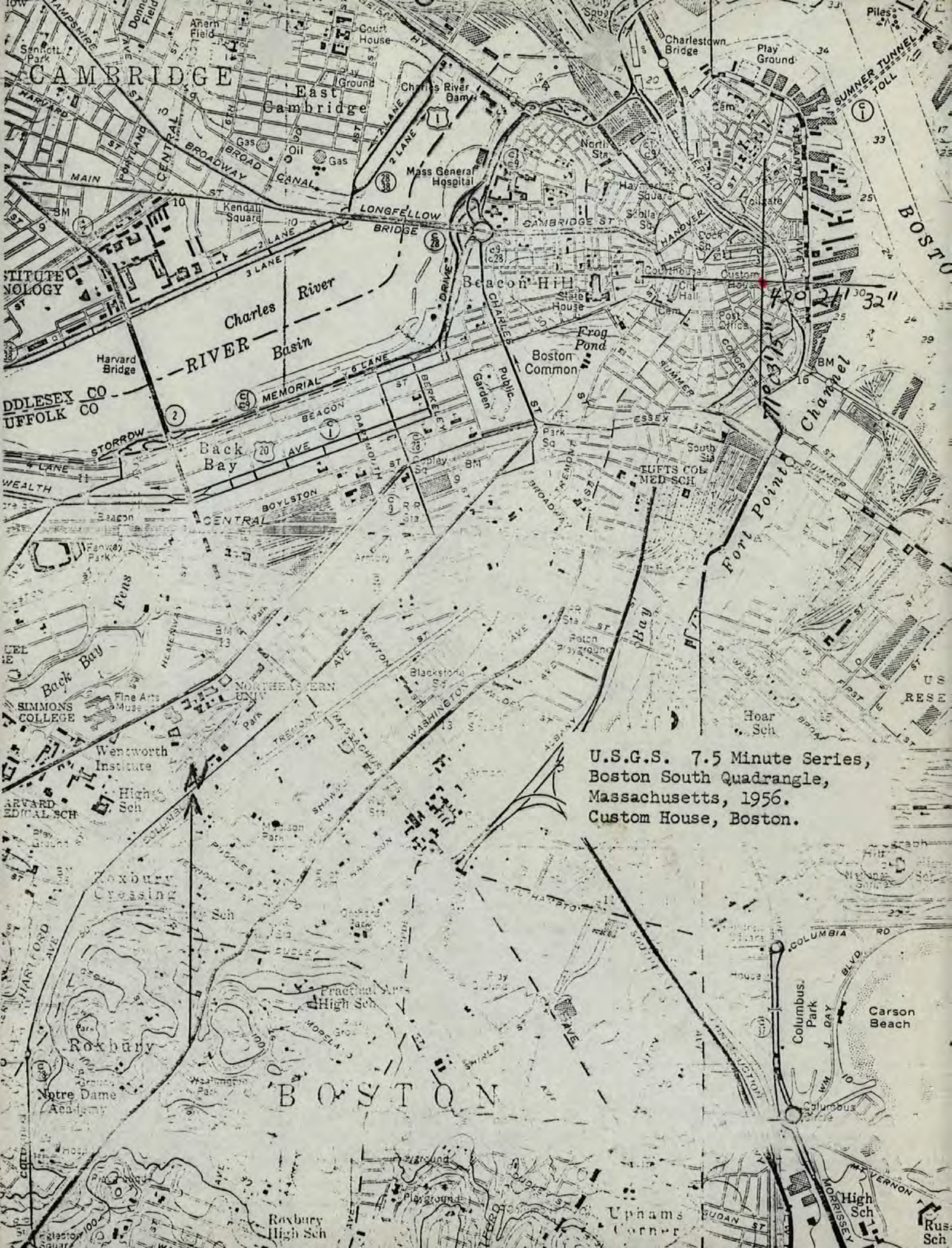




Custom House, Boston, Massachusetts

NPS Photo 1970





U.S.G.S. 7.5 Minute Series,
Boston South Quadrangle,
Massachusetts, 1956.
Custom House, Boston.

PROPERTY Custom House District STATE Mass.

Suffolk

WORKING NUMBER 4.5.73.2739

TECH REVIEW

Photos 4

Maps 2

6/20/73

CONTROL REVIEW

OK
4-5-
73

HISTORIAN

Accept
4-10-
C. Shute

ARCHITECTURAL HISTORIAN

Accept
KH
4-24-73

ARCHEOLOGIST

REVIEW UNIT CHIEF

BRANCH CHIEF

OK
5/9/73
Wm
5/8

KEEPER

National Register write-up _____

Send-back _____

Federal Register entry 7-3-73

Re-submit _____

Entered MAY 11 1973

**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 Custom House District (1996 Amendment)

other names/site number _____

2. Location

street & number _____ Multiple Addresses (see data sheet) _____ N/A not for publication

city or town Boston _____ N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02110

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.)

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

8/27/96
Date

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 _____

Date of Action _____

Edson H. Beall

10.3.96

Additional Documentation Accepted

Custom House District
Name of Property

Suffolk County, Massachusetts

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	
18	9	building
01		sites
		structures
		objects
19	9	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

51 (Custom House District, NR 1973)

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: business

professional

financial institution

warehouse

Government: custom house

Current Functions

(Enter categories from instructions)

Commerce/Trade: business

professional

financial institution

7. Description

Architectural Classification

(Enter categories from instructions)

20th Century Revival: Beaux Arts

Classical Revival

Italian Renaissance

Early 20th Century

American Movement: Skyscraper

Modern Movement: Art Deco

Materials

(Enter categories from instructions)

foundation granite

walls brick

limestone

roof

other trim: cast iron

terra cotta

Narrative Description

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCustom House District
Boston (Suffolk County) MassachusettsSection number 7 Page 1

7. DESCRIPTION

In addition to its outstanding collection of 19th-century mercantile architecture, the Custom House District possesses many well-preserved skyscrapers dating from the first half of the 20th century. The growth of financial institutions during the early 20th century spurred the expansion of Boston's Central Business District into an area formerly associated with warehouses and mercantile interests. The scale of the district changed dramatically at the turn of the century, as contractors and architects embraced new technological developments, such as steel-frame skeletal construction and high-speed elevators. Whereas 19th-century buildings rarely exceeded six stories, by 1900, eleven-story buildings were increasingly common. Although technology allowed for taller structures, this district reflects the homogeneous scale dictated by Boston's pre-1928 building code, which limited commercial buildings to 125 feet, approximately eleven stories. Developers compensated for this restrictive zoning by using innovative massing techniques and by expanding the floor plate; the district's most prominent buildings encompass an entire city block.

In 1901, **Chase and Sanborn**, coffee and tea dealers, erected the district's last warehouse at **141-145 Broad Street**. Winslow and Bigelow designed an austere six-story, seven-bay brick structure with brownstone trim to house coffee roasting, packing and sales operations. Architectural ornament is confined to the trabeated commercial storefront with pressed metal cladding, and the upper stories' central tripartite windows detailed with cast iron pilasters and metal spandrels. The flat facade is relieved by a brownstone sill course at the second and sixth floor level and by the corbelled cornice. The same year, the **Cunard Line** hired Peabody and Stearns to design their Boston headquarters at **122-130 State Street**. This steel-frame, limestone-clad structure measures six stories in height and eight bays in width. Its flat facade is articulated by a two-story base surmounted by three symmetrically-fenestrated stories with keystone lintels and paneled sills; four Palladian windows light the sixth story. The Classical Revival aesthetic was embellished with lions' heads symbolizing the British empire, medallions containing nautical motifs, a band of Vitruvian scroll ornament, and Coade stones representing Neptune and the River God.

The eleven-story **Board of Trade Building** at **2-22 Broad Street** was the district's first office building to fully exploit the city's 125-foot height restriction. Designed by Winslow & Bigelow, a prominent Boston architectural firm, this free-standing "H"-shaped building encompasses an entire city block. The recessed central bays allowed light to penetrate the building's great mass while also providing a greater number of corner offices. The familiar base, shaft, capital hierarchy was enlivened by use of a rusticated masonry veneer -- a three-story limestone base with brick above. Noteworthy architectural details include: the three-bay arcaded entry, the balustrade carving of Poseidon and Mercury, and the terra cotta cornice with copper cresting. A marvel of engineering, this 1901 structure had its own electric power plant and its upper stories were serviced by six elevators. Upon completion, the building was hailed as "one of the most modern office buildings in Boston."

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCustom House District
Boston (Suffolk County) MassachusettsSection number 7 Page 2

Several other well-preserved skyscrapers exhibiting the base/shaft/capital hierarchy date from the first decade of the 20th century. The eleven-story **Postal Telegraph Building**, at **100-110 State Street**, conceals its steel frame behind a rusticated black-granite base and a nine-story, pink-granite pier and spandrel shaft. Coolidge and Carlson's 1902 design is capped by an elaborate carved stone cornice, with Greek fret work and griffin's heads. Similarly ornate, the eleven-story **India Building** (1902) at **74-84 State Street** occupies a large corner parcel. Peabody and Stearns' exuberant Beaux Arts design features a console bracketed center entry with gilded cartouch, chamfered corners, and pressed metal cornice. This district is further distinguished by several Classically-ordered skyscrapers with brick veneer, such as the 1904 **Employers Liability Building** at **33 Broad Street**, designed by Shepley, Rutan & Coolidge. This eleven-story Renaissance Revival structure has a three-story brownstone base and a pier and spandrel brick shaft segregated into three sections by thick belt courses. The nine-story **Broad Exchange** at **88 Broad Street** dates from 1903. This free-standing structure is distinguished by a rusticated sandstone base symmetrically fenestrated with large arched openings, splayed keystone lintels, and a projecting terra cotta cornice.

The paradigmatic skyscraper form remained popular through the second decade of the 20th century, with slight stylistic changes. The pier-and-spandrel system is more pronounced in the buildings from this era, with emphasis on verticality and the allusion of greater height. Clarence H. Blackall's 1910 design for the **Marshall Building**, at **15-19 Broad Street**, provides an eight-story yellow brick shaft which rises uninterrupted from the rusticated sandstone base, terminating in an ornate copper-crested cornice. The **Fidelity Building** at **114-148 State Street** is one of the final buildings erected in this district in the full-blown Classical Revival style, as evidenced by the scroll bracketed entablatures and cornices. Purer, less ornate pier and spandrel structures include Arthur Bowditch's 1910 design for **113-117 State Street** (1910), a six-story, three-bay corner building characterized by thick piers which terminate in wide segmental arches beneath a moulded cornice and parapet. The ten-story **McKinley Building** (1920) at **160-170 State Street** displays an industrial quality with its two-story cast stone base, unadorned brick-veneer shaft, and ribbon windows.

The local height restriction was stunningly circumvented in 1915 with the completion of Peabody and Stearns' 495-foot tower addition to the **United States Custom House**, the Greek Revival centerpiece of **McKinley Square**. As this federally-owned property was exempt from local building codes, the ensuing twenty-five-story shaft and distinctive pyramidal-roofed clock tower achieved notoriety as the most prominent feature on Boston's skyline, a distinction it retained for more than thirty years. The tower's fire-proof, hollow tile and steel-frame construction is concealed behind granite veneer. The following tower description is excerpted from the 1986 Boston Landmarks Commission study report.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCustom House District
Boston (Suffolk County) MassachusettsSection number 7 Page 3

The Classical Revival tower addition is divided into five stages and is evocative of the campanile at St. Mark's Square in Venice, a popular source for skyscraper design at the turn-of-the-century. The first stage provides light and ventilation to the building's original granite-domed rotunda. The second stage is a twelve-story shaft composed of three inner pairs of double-hung windows (triple hung at the lowest story) and planar corners with small-scaled windows at alternating stories which express the service functions (e.g. lavatories, staircases). The third stage, with colossal engaged ordering for three stories, is is Ionic distyle in antis on each elevation. The three sets of couplet windows are sheathed in copper and separated by copper clad spandrels. A heavy Renaissance cornice separates this stage from the fourth one, which is divided into three primary sections: a lower balcony with granite eagles at the corners, the marble and bronze clock face, and an upper balcony screened in copper which once provided public access for scenic viewing. Each clock face measures 22 feet in diameter with hands of 13 and 10 feet. The final stage of the tower is a steep pyramid punctuated by triangular dormers.

State Street, the major thoroughfare connecting the harbor to Boston's business district, possesses an intriguing collection of eclectic early-20th-century facades. The most noteworthy of these is the four-story, mid-19th century brick row house at **150-152 State Street** which received a faux Jacobethan Revival facade in 1918. Occupied by the British Consulate from 1919 to 1931, the building's half-timber effect was created by galvanized iron and stucco.

One of the earliest post-war projects dominates an entire city block, the monumental 1923 **Insurance Exchange Building**, at **24-44 Broad Street**, is a free-standing, trapezoidal plan building. Designed by Coolidge and Shattuck, a successor firm to Shepley, Ruten and Coolidge, this eleven-story limestone-clad building is a fine example of the more austere, flattened version of 1920s Classical Revival architecture. The structure's vast pier and spandrel facades are relieved by gilded capitals, a Greek-key frieze, denticulated cornice, and swag-decorated parapet.

The 1927 **Batterymarch Building** at **54-68 Batterymarch Street**, Boston's first Art Deco skyscraper, addressed Boston's strict setback requirements and height limits in an innovative fashion. Designed by noted architect Harold Field Kellogg, this steel frame and reinforced concrete structure features three narrow towers (in "E"- plan configuration) resting on a two-story base. The subtle color gradation of the brick cladding and mortar emphasizes the building's verticality, while the towers are embellished by jewel-like terra cotta ornament. The central arched entry is distinguished by pressed metal tiles detailed with symbols of Americana, such as an eagle, a covered wagon, the Saugus Iron Works, two locomotives, an oil rig, and an airplane flying over the Batterymarch Building.

(continued)

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National Park Service

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Custom House District
Boston (Suffolk County) Massachusetts

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This district's once seamless flow of architecture down to the waterfront was severed in the late 1950s with the construction of the Central Artery. A wide swath of demolition preceded construction of this elevated expressway, a project designed to relieve traffic congestion in the dense downtown area. The Boston Planning Board first proposed this scheme in the 1930 *Report on a Thoroughfare Plan for Boston*, prepared by Robert Whitten, President of the American City Planning Institute. This steel girder six lane highway forms the district's eastern boundary.

In evaluating this district's architectural stock, nine buildings were identified as "non-contributing" structures. Five pre-1928 buildings were severely altered, thus meriting non-contributing status. **34-36 Batterymarch**, a late-Greek Revival warehouse, received a Chicago style facade in 1914, a change deemed incompatible in style and materials to surrounding buildings. **31-35 India Street's** c. 1960s facade treatment also detracts from the district's architectural character. **112 Broad Street** (1905-1915) is an architecturally undistinguished five-story, yellow brick structure, altered by a red brick veneer commercial storefront. **65-66 Chatham Street**, an 1830s gable-roofed brick structure with trabeated granite storefront, once bore a striking resemblance to Alexander Parris' adjacent South Market Building. This similarity ended in the 1950s, when the building's upper levels and gable roof were removed, leaving only a two-story remnant. **42-48 Batterymarch Street's** was similarly truncated; only the first two stories of the original (c. 1860) five-story mass survive.

Four new office towers have been sited in this district since 1988, they include: **20-21 Custom House Street**, **52 Chatham Street**, **61-64 Chatham Street**, and **49 India Street**. The 1995 demolition of **80 Broad Street**, an austere seven-story, pier and spandrel building, cleared a site for the district's latest office tower development.

(end)

Archaeological Description

The Custom House District is a 15.9 acre parcel located in downtown Boston. The district is bounded to the east by the Central Artery, to the south by High Street and to the west by Batterymarch Street. At the point where Batterymarch Street merges with Kilby Street, the limits of the district begin to take a serpentine route around the Fleet Center (75 State Street) heading east on Kilby Place, rounding the building until Kilby Street merges with State Street again. There the boundary turns north to the side lot line of 74 State Street, and then turns east on line with Chatham Street, then south on Commercial Street, turning east on State Street until it merges with the Central Artery. The Custom House District contains a number of cross streets and alleyways including India, Broad, Milk and Franklin Streets. The district is densely developed and occupied by many historic structures. Two open areas serve as parking lots, and two as small paved parks. Three 1996 construction sites in the parcel are related to utility relocation for the Central Artery/Tunnel Project. The sites are located on Well Street at the corner of Broad Street and the corridor of the Central Artery, on the east side of

(continued)

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Custom House District
Boston (Suffolk County) Massachusetts

Section number 7 Page 5

the Custom House, and at the junction of High Street and the Central Artery. Two underground garages are located at 30 Milk Street and at the western terminus of Chatham Street. There are no visible remains of any potentially significant archaeological resources in the district.

Most of the Custom House District is located on what was known as Great, and later, Town Cove, and was a large inlet on the southeast shore of the Shawmut Peninsula. According to Clough's reconstructed map of 1895, only two portions of the Custom House District are located on original Boston: the portion north of State Street and west of Merchants Row, and the part south of Battery March (east extension), west of Broad Street and north of High Street. There are no prehistoric sites recorded in the Custom House District, however thirteen prehistoric sites are located within a one mile radius. Three prehistoric sites are located near the district. Sites 19-SU-60 and 19-SU-61 were located under an historic, modern landfilled area that was original Boston. These two sites were identified as Middle Archaic and Late Woodland (disturbed). Site 19-SU-16 was a large Late Archaic fish weir site located on the original Charles River estuary/tidal flats. The Massachusetts Historical Commission (1982: 22) suggests that prehistoric survivals in Boston would most likely be specialized sites and located in peripheral areas like islands and quarries. During an archaeological survey of the 75 State Street parcel, which is adjacent to the district, no prehistoric sites were identified. They did however discover part of the original shoreline dating to the Contact Period (Roberts et. al. 1989).

A high potential exists for locating historic archaeological sites in the Custom House District. A number of archaeological investigations and surveys have been completed in, adjacent to or near the district. These studies have contributed to the overall understanding of the land-use history of the district and possible archaeological survivals.

Boston was permanently settled by Europeans in the 1630s in the Town Cove area of the Shawmut Peninsula. A town center was soon established at the present day junction of Washington and State Streets (variously known as Great, King, and later State Street). State Street connected Washington Street, which was the road connecting the Neck with the Mainland, to the town's commercial center, Town Dock. The filling of the Town Dock began soon after November 1641, when land was granted to a merchant and his associates for the purpose of building wharves and warehouses (Whitehill 1968: 11). Major land/cove alterations continued through the 17th century.

By the early 1700's the Custom House District parcel had developed into a bustling commercial and residential area that included wharves, homes, taverns, shops and warehouses. In 1710, the building of Long Wharf was undertaken. Long Wharf was constructed at the terminus of King (later State) Street, and extended well into the harbor. With Boston's ties to England, and central location, Long Wharf became one of the largest, and busiest wharves on the east coast. Archaeological investigations of Long Wharf (Parcel D-10) uncovered intact portions of the wharf from seven to thirteen and a half feet below surface including a 1763 section. Geotechnical data further confirmed the location of the wharf as well as a 1826 section. Eighteenth and nineteenth century granite bulkheads associated with

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Custom House District
Boston (Suffolk County) Massachusetts

Section number 7 Page 6

the wharf were also located. The remains of the wharf consisted of large timbers and planking, which varied for the different sections and construction periods (Bower, et al.1984: 42-43). The development of the Town Cove area dwindled during the later half of the century, however a resurgence in maritime activities was evident after the Revolution.

The Broad Street Associates, established in 1803 and led by Uriah Cotting, brought about significant changes in the Custom House District parcel. Cotting and his associates planned for the development of a commercial center in Boston's merchant area: the building of India Wharf, the widening and laying out of Broad and India Streets, and the erection of stores and brick warehouses along them were soon carried out. A Phase I investigation of the Town Cove area (Elia and Seasholes 1989) indicated that possible remains of a 19th-century commercial block designed by Charles Bulfinch, and archaeological survivals associated with India Wharf may exist. The site was located between Well, India, Franklin, and Wharf Streets. During the Phase II investigations (Cook, Balicki, and Smith 1992), no wharf remains or Bulfinch foundations were located. Early nineteenth century fill layers from the development of India and Broad Streets were located, however, these fill layers were not found to be significant. Another major development in the Town Cove area during the 19th-century was the major filling episodes that were undertaken to create more land. The filling in of the Town Dock area, just north of the Custom House District, was very significant to the development of this core area. By the 1820's, the Quincy Market Block, including the North and South Market warehouses were under construction. This filling episode was noted during the archaeological investigations of the former Town Dock. During archaeological excavations undertaken at Faneuil Hall in 1991, the study of landfill assemblages was examined. The investigations determined that the artifacts recovered from the landfills or from deposits within the landfills provided information on broad patterns of trade or diet, as well as site specific activities (The Cultural Resource Group, 1993: XI-13).

The process of filling between the wharves continued through the 1800's and by the end of the 19th-century, most of the wharf area around Town Cove had been filled and new structures erected on that land. In 1868, Atlantic Avenue was laid out and extended from Fort Hill to the North End. Although the fire of 1872 avoided most of the Custom House District, a few buildings on the fringe area were involved in the post-fire building initiative. One of these buildings was the Chadwicks Lead Works, 176-184 High Street, built in 1887, and in operation until 1902. The building is still standing today. The Lead Works manufactured white lead, cast lead, lead pipe and solder. Lead shot was also manufactured at this company, and the "lead tower" from which molten lead was dropped, is still intact. Possible archaeological survivals for this site might include waste materials from the metallurgical processes, as well as other industrial artifacts.

(end)

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

Archaeology: Historic (non-aboriginal)

Commerce

Urban Planning

Period of Significance

1900-1928

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Euro-American

Architect/Builder

see attached continuation 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

Suffolk County, Massachusetts
County and State

Acreage of Property 15.9 Acres

(Place additional UTM references on a continuation sheet)

3. 19	330700	4691360
Zone	Easting	Northing

4. 19	330620	4691520
Zone	Easting	Northing

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

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

name/title Maura FitzPatrick, Architectural Historian, Ellen Berkland, Archaeologist with Betsy Friedberg,
National Register Director
organization Massachusetts Historical Commission date July 1996
street & number 220 Morrissey Boulevard telephone (617) 727-8470
city or town Boston state MA zip code 02125

Submit the following items with the completed form:

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.

Representative **black and white** photographs of the property.

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

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

name (Multiple Owners)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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)

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8. STATEMENT OF SIGNIFICANCE

The purpose of this amendment is to extend the period of significance for the Custom House Historic District into the 20th century (up to 1928, the year the Batterymarch Building was completed), thereby recognizing the district's continued importance in the areas of architecture, commerce, and urban development. This expanded consideration not only clarifies the preservation status of 20th century structures but also analyzes below ground historic resources and their potential to yield important information. The original 1973 National Register nomination specified a two-century period of significance (1700-1899); only fifty-one of the district's seventy-eight buildings date from this period. By expanding the period of significance to 1928, the number of contributing buildings increases to sixty-nine, with nine structures deemed non-contributing due to age or loss of integrity. District resources dating from 1900 to 1928 meet criteria A, C and D at the local level, exhibiting integrity of location, design, setting, materials, workmanship, feeling, and association.

At the dawn of the 20th century, many New England-based corporations established their headquarters in Boston. The Custom House District proved a desirable business address, offering proximity to Brahmin investment capital, shipping and rail terminals, and a new form of architecture which enhanced the corporate image. The turn of the century was an era of financial consolidation, whereby rivaling manufacturers merged labor and capital in order to create new and powerful corporations. In addition to monopolizing production, these young corporations benefited from aggressive marketing, efficient distribution networks, and a new professional management hierarchy. A review of early 20th century city directories confirms the concentration of corporate and financial offices in this area. Upon completion in 1920, the **McKinley Building** was immediately tenanted by the headquarters of New England's most prominent cotton manufacturers: the Massachusetts Cotton Mills, Pepperell Manufacturing Company, Lewiston Bleachery & Dye Works, and E. A. Shaw & Company.

The 1901 construction of the **Board of Trade Building**, at 2-22 Broad Street, was a portent indicator of this area's status as the hub of New England commerce. Boston's Associated Board of Trade was established in 1891 to advance "the general interests of Boston through combined action by various business associations." It was the outgrowth of mid-century efforts to unite mercantile interests in regards to port policies and regulations. Although Boston's balance of trade was sound, its significance as a port city was eclipsed by Philadelphia and New York City. New York processed five times the tonnage of cargo as its nearest competitor, as foreign cargo and Pacific trade (via the Panama Canal) was increasingly routed through its port. Boston's wharves were dependent on domestic waterborne commerce and the ships which plied the Atlantic seaboard. Another important indicator of the port's continued prosperity was the 1912 expansion of the U.S. Custom Department's Boston office. A twenty-five-story Classical Revival tower was erected on top of the 1847 Greek Revival granite edifice, providing additional office space for revenue agents. Prior to the institution of the Federal Income Tax in 1913, shipping tariffs paid at ports of entry were the primary source of federal revenue. The U.S. Custom House was vacated in 1986 upon completion of Boston's new

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federal office, the Thomas P O'Neill, Jr. Building on Causeway Street.

The docks also bustled with passenger transit, as Boston possessed direct steamship connections with the principal cities of the world. Two major transatlantic shipping lines sited their offices on State Street during the first decade of the 20th century. The Compagnie Generale Transatlantique was headquartered in the **Postal Telegraph Building at 100-110 State Street**. In 1901, the **Cunard Line**, a pioneering British-owned transatlantic steamship company, constructed their local headquarters at **122-130 State Street**.

Boston's banks were also caught up in the consolidation movement; from 1898 to 1906 the number of local banking establishments decreased from sixty to twenty-eight. A series of Classical Revival office towers rose along State Street, symbolizing the district's continued financial prowess. The **Fidelity Building**, at **144-148 State Street**, erected in 1915 for the Fidelity Trust Company was subsequently home to Citizens National Bank (1923-26) and Shawmut National Bank (1927 to the 1980s).

Insurance agencies and brokers congregated in this section of the city, offering sophisticated tools for managing risks associated with expanding domestic and foreign trade. Through the first quarter of the 20th century, Boston was the largest wool center in the world, receiving more than 50% of the raw wool imported into the country. It was also the nation's export capital for shoes, leather, paper, coffee, tea, and fish. In 1904, the **Employers Liability Insurance Company** erected an elegant eleven-story tower at **33 Broad Street**. This pioneering British company was organized in response to Parliament's 1880 passage of the Employer's Liability Act, whereby employers were made liable for injuries suffered by employees while working. Liability insurance relieved the employer's burden of settling accident claims. Two decades later, a grander and more austere monument to the industry was erected at **24-44 Broad Street**; the **Insurance Exchange Building** capitalized on the continued demand for insurance office space.

In addition to corporate offices, this area continued its 19th-century association with coffee and tea brokerage firms. One traditional district stalwart, the **Chase and Sanborn Company**, grew to international prominence during the first quarter of the 20th century. Founded in 1864 by Caleb Chase and James Sanborn, this tea and coffee dealer moved several times within the district before constructing the immense six-story brick warehouse at **141-149 Broad Street** in 1901. Chase and Sanborn innovated the method in which coffee was distributed, shifting from bulk to packaged goods. The company patented the process for sealing ground-roasted coffee in tin cans. The **Broad Exchange** at **88 Broad Street** was also known for its concentration of coffee, tea, and food brokers. Revere Sugar selected the **Marshall Building**, at **15-19 Broad Street**, for its corporate headquarters.

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As New England's financial and insurance capital, Boston's prosperity hinged on the economic vitality of the region. Boston's financial moorings began to slip following World War I. Whereas, other city's enjoyed a post-war boom, known as the roaring '20s, Boston was crippled by the loss of several prominent regional industries: textiles, shoes, and furniture. Textile manufactures relocated to the South, lured by the proximity of raw materials, low taxes, and non-union labor. With settlement spanning the continent to the Pacific, the locus of the consumer market steadily drifted towards the mid-West. New England shoe manufacturers were geographically isolated from burgeoning retail centers beyond the Eastern seaboard. With most of their profits generated from women's footwear, a notoriously fickle market with seasonal production runs and ever-changing fashions, shoe manufacturers moved west to be closer to the center of the national market.

The **Batterymarch Building** (1928) was the last structure erected in this district prior to the stock market crash of '29. At the time of construction, this property, originally known as the Public Services Building, was the largest office building in downtown Boston. Early tenants included insurance companies, gas & electric companies, and manufacturing headquarters. No new building construction occurred in this district for over sixty years.

Commercial real estate development ground to an abrupt halt in the wake of the Great Depression. Boston's once bustling port deteriorated as the bulk cargo trade relocated to New York City. The local economy revived in the late '40s with the growth of research and development firms along the city's circumferential beltway corridor (Route 128.) Boston's banks and investment houses rallied via associations with vanguard firms which capitalized on new technologies. This economic resurgence failed to spur a new wave of construction in the Custom House District. Instead the area was targeted for a major 1950s transportation improvement, the construction of an elevated six-lane highway, known as the Central Artery. Demolition associated with this project eroded the district's eastern boundary and severed this area from the waterfront.

(end)

Statement of Architectural Significance

Most of the district's early-20th-century buildings adhere to the paradigmatic form outlined as "practical conditions" in architect Louis H. Sullivan's 1896 article, "The Tall Office Building Artistically Considered." The ground level was "devoted to stores, banks, or other establishments requiring large area, ample space, ample light, and great freedom of access." The second story, "accessible by stairways," held large function rooms and "above this an infinite number of stories of offices piled tier upon tier, one tier just like another tier." Mechanical and power systems were

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located below grade. Turn-of-the-century critics frequently lamented the growing disparity between building technology and architectural style, wherein developments in construction practices outpaced aesthetic considerations. Steel-framed skyscrapers were sheathed with a masonry veneer, typically brick or limestone, which was then ornamented with the architectural vocabulary of some revivalist style: Gothic, Romanesque, Italian Renaissance, etc. Most of the early-20th-century skyscrapers within the district are conservatively Classical, with facades conforming to a base/shaft/capital hierarchy and ornament stemming from either the Renaissance Revival or Beaux Arts aesthetic. The shaft section of these towers usually embrace the pier and spandrel system of construction, characterized by narrow vertical piers and decorative horizontal metal, stone, or terra cotta spandrels. Examples of this type include: the **Fidelity Building** at 144-148 State Street, the **Broad Exchange** at 88 Broad Street, the **Marshall Building** at 15-19 Broad Street, the **Employers Liability Building** at 33 Broad Street, and the **Board of Trade Building** at 2-22 Broad Street. Prominent architects active during this era include: Clarence Blackhall, Coolidge & Shattuck, Winslow & Bigelow, and Shepley, Rutan, & Coolidge.

Steel frame engineering also challenged local zoning constraints. Boston's building codes limited height to 125 feet (approximately eleven stories), refusing to compete with its sister cities for tallest skyscraper accolades. This national competition began in 1885 with the completion of Chicago's first skyscraper, William Le Baron Jenny's ten-story Home Insurance Building. Within a decade New York countered with the 17-story Manhattan Life Insurance Company. Civic pride spurred the construction of larger structures: the 20-story American Surety Building (1895); the 26-story St. Paul Building (1896); the 30-story Park Row Building (1898), and the 55-story Woolworth Building. Boston's first true skyscraper was the twenty-five story **Custom House Tower**. This Classical Revival structure is significant as the best known and last major work of the distinguished Boston architectural firm of Peabody and Stearns. Robert Swain Peabody (1845-1917) and John Goddard Stearns (1843-1917) were Harvard-educated architects who first met while employed under Ware and Van Brunt. Most of this prolific firm's commissions are concentrated in the North East, although they maintained branch offices in Pittsburgh and St. Louis. The firm's commercial buildings (including office towers, stores, banks, and hotels) numbered about sixty, with thirty-four erected in Boston of which twenty-one survive. Other examples of Peabody and Stearns work in the Custom House district include the **Cunard Building** at 122-130 State Street, and the **India Building** at 74-84 State Street.

The 1920s introduced more sophisticated solutions for designing tall buildings. Writing in 1923, one critic registered his disdain for "vintage" skyscrapers "with the familiar and functionless treatment of base, shaft, and cap..." A contemporary summed up the Classical Revival conundrum as follows:

When the engineer posed the greatest of all architectural problems to American architects, the shock was entirely without artistic anticipation. In the dire necessity for clothing this unsightly monster, architecture flew to tradition, and hurriedly devised an artistic formula (Architectural Record, Feb. 1924:135).

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By the early-1920s architects eschewed the three-part hierarchy for more streamlined look which emphasized height. One outstanding example of this stylistic shift is Coolidge and Shattuck's 1923 design for the **Insurance Exchange Building (24-44 Broad Street)**. Emphasis is placed on the vertical panels of smooth limestone veneer, creating a streamlined appearance. The thick plastic carved elements of the preceding Classical Revival generation have been exchanged for flat, low-relief stylized motifs as seen by the metal spandrels.

In the mid-1920s the city passed a new zoning amendment which permitted building heights to exceed 155 feet, provided certain set-back rules were followed. This resulted in greater flexibility of design and a substantial increase in height on large lots, without restricting the air and light of surrounding properties. The 1927 **Batterymarch Building at 54-68 Batterymarch Street**, Boston's first Art Deco skyscraper, addresses these strict setback requirements and height limits in an innovative fashion. Designed by noted architect Harold Field Kellogg, this steel frame and reinforced concrete structure features three narrow towers resting on a two-story base. The subtle color gradation of the brick cladding and mortar emphasizes the building's verticality, while the towers are embellished by jewel-like terra cotta ornament.

Statement of Archaeological Significance

An intensive study of the Custom House District would determine further the archaeological integrity of the district: intensive documentary research, a detailed study of utility locations and geotechnical data, MBTA impacts, and a building by building inspection of existing basements would assist in identifying specific site potentials. With existing information, specifically the archaeological studies completed in the district, the Custom House District has a potentially significant archaeological record. The Custom House District has a high potential for archaeological survivals and is being considered as one site in this nomination.

No known prehistoric sites are located within the Custom House District. Only two small parcels of the district are located on original Boston. One parcel, located at present day 75 State Street was thoroughly investigated in 1985 by Timelines, Inc. No prehistoric sites were located during this investigation. Archaeological data indicates that any prehistoric survivals would most likely be located on the Charles River estuary, on the north side of the Shawmut Peninsula.

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The recreation of the Paleoenvironmental and historical environmental landscape has contributed to the significance of the Custom House District parcel. The identification of the original Contact Period shoreline was a great discovery for the archaeological record of the Custom House District. The land modifications of the Town Cove area began shortly after the permanent settlement of Boston and would continue up to present day.

The building of Long Wharf was integral to the archaeological significance of the Custom House District. Long Wharf was a thriving economic focus, providing a central location for trade with the entire eastern seaboard, as well as the Caribbean, and internationally. There was also strong military importance associated with the district and Long Wharf. The district was located within the triangle between Boston Common (camp grounds for the militia), South Battery located on Fort Hill (adjacent to High Street), and Long Wharf (where all large military ships would dock). Long Wharf was one of the busiest and largest wharves on the eastern seaboard in the 1700's, and the study of Parcel D-10 suggests that archaeological survivals of the wharf may extend to beyond the original study area and into the Custom House District. In addition to construction details of Long Wharf that were uncovered during the Parcel-10 study, the project provided comparative data for other related studies and contributed to the regional data base on wharf construction. Archaeological survivals from wharf related activities may also exist within the district as surface areas, or as structural remains of warehouses and stores. The state of organic materials recovered from past wharf and water saturated sites reveals the potential for well preserved archaeological remains that can contribute significant information to the archaeological record.

The Town Cove area was one of the first major filling episodes in Boston. Although fills have limited potential to contribute to the archaeological record in terms of site specific information, the landfill history of the site or deposits within the site can address many issues -especially in urban locations where features such as privies, trash deposits, wells, and waste and water management features such as drainage systems can survive and address issues concerning ethnicity, gender, health, foodways, waste and water management, and consumer behavior.

The potential for structural survivals like basements, or associated outbuildings exists in the Custom House District. The district was a densely developed and complex urban area in the center of the mercantile/commercial district. Since there is a high potential for archaeological survivals around standing structures, any of the Broad Street Associates or Bulfinch buildings would be considered sensitive as well as the Chapman Lead Works.

Today the Custom House District parcel is part of Boston's financial district. The district's strong historical ties are visible from the standing, architectural record. The archaeological record for the Custom House District is documented by the data recovered from numerous sites near to, adjacent to, or in the parcel. These records confirm the archaeological significance of the Custom House District.

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CUSTOM HOUSE DISTRICT ARCHITECT LIST

Architect	Street Address	Historic Name	Date
Alden, Henry Bailly	61-2, 63-4 Chatham Street		1890
Andrews, Jaques, & Rantour	4 Liberty Square	Appleton Building	1900
Ball & Dabney	22 Batterymarch Street	Exchange Club	1893
Blackall, Clarence	15-19 Broad Street	Marshall Building	1910
Bowditch, Arthur	104-116 Water Street	Hinckley Building	1902
Bradlee & Winslow	119-123 Water Street		1878
Bryant, Gridley	McKinley Square	State Street Block	1858
Bulfinch, Charles	5 Broad Street	Broad Street Association Project	c1805
"	7-9 Broad Street	Broad Street Association Project	c1805
"	63-65 Broad Street	Broad Street Association Project	c1805
"	67-73 Broad Street	Broad Street Association Project	c1805
"	64 Broad Street	Broad Street Association Project	c1805
"	66 Broad Street	Broad Street Association Project	c1805
"	68-70 Broad Street	Broad Street Association Project	c1805
"	72-72a Broad Street	Broad Street Association Project	c1805
"	102 Broad Street	Broad Street Association Project	c1805
"	171-175 Milk Street	Broad Street Association Project	1805
"	146 Milk Street	Central Wharf	1816
"	150 Milk Street	Central Wharf	1816
"	154 Milk Street	Central Wharf	1816
"	158 Milk Street	Central Wharf	1816
"	162 Milk Street	Central Wharf	1816
"	166 Milk Street	Central Wharf	1816
"	170 Milk Street	Central Wharf	1816
"	174 Milk Street	Central Wharf	1816
"	176 Milk Street	Central Wharf	1816
Cabot, Edward	112-116 State Street	Richards Building	c1859
Carpenter, A. J. (facade)	34-36 Batterymarch Street		1914
Codman, Stephen	7-11 Merchants Row		1905
Coolidge & Carlson	100-110 State Street	Postal Telegraph Building	1902
Coolidge & Shattuck	24-44 Broad Street	Insurance Exchange Building	1923
Emery, F.W.R.	151-155 Milk Street		1863
Fehmer, Carl	41-45 Broad Street		1876
Freethy, Martin X.	115-117 Water Street		1916
Kellogg, Harold Field	54-68 Batterymarch Street	Batterymarch Building	1928
Kendall, Taylor, & Stevens	190-192 High Street		1898
Lewis, William Whitney	120-122 Milk Street	King Building	1894
McGinniss, Joseph	20-21 Custom House Street		1989
Main, Charles T.	52 Chatham Street	Boston Edison Substation	1988
Martin, Abel	281-285 Franklin Street	Henry G. Dorr Building	1878
Merserve, George Nelson	160-170 State Street	McKinley Building	1920
Park, Charles	88 Broad Street	Broad Exchange	1903
Parker, Charles Edward	50-54 Broad Street		1853

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Boston (Suffolk County), MassachusettsCUSTOM HOUSE DISTRICT
ARCHITECT LIST

Architect	Street Address	Historic Name	Date
Parry, Clarence	50-52 Kilby Street		1918
Peabody & Stearns	74-78 State Street	India Building	1902
"	122-130 State Street	Cunard Building	1901
Preston, William Gibbons	176-184 High Street		1887
Sears, William T.	90-94 State Street	Farlow Building	1891
Shepley, Rutan & Coolidge	33 Broad Street	Employees Liability Building	1904
"	177 Milk Street	Flour & Grain Exchange	1892
Smith, John J.	31-35 India Street	Henry Bornstein Building	1915
Walker, C. Howard Son	150-152 State Street		1918
Warren, Clinton J.	144-148 State Street	Fidelity Building	1915
Winslow & Bigelow	2-22 Broad Street	Board of Trade Building	1901
"	141-145 Broad Street	Chase & Sanborn Coffee	1901
Young, Ammi Burnham Peabody & Stearns	McKinley Square	U.S. Custom House	1847/ 1915
Young, George H.	172-174 High Street		1875

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

The Custom House District is bounded by four surface streets -- Chatham and State streets to the north, High Street to the south, and Batterymarch Street to the west -- and the elevated Fitzgerald Expressway to the east. The specific district boundaries are described below:

Beginning at the northwest corner of the lot at 74-78 State Street, proceed east approximately 700 feet along the front property lines of 45-66 Chatham Street to the northeastern corner of the last. Then proceed along the western side of Commercial Street to the southeastern corner of 160-170 State Street. Then proceed approximately 300 feet along the southern side of State Street to the northeast corner of 199 State Street. Then proceed southeast approximately 1,000 feet, beneath the westernmost lane of the elevated expressway to the corner of High Street. Then proceed west approximately 300 feet along the front property lines of 206 to 172 High Street to the southwestern corner of the last. Then proceed approximately 900 feet in a north-westerly direction along the eastern side of Batterymarch Street to the northwestern corner of 44-48 Kilby Street. Follow the southern and eastern property boundary of 75 State Street to the northwest corner of 103 State Street. Cross State Street, and proceed approximately 200 feet west along the northern side of the street to the southwest corner of 74-78 State Street. Then proceed approximately 100 feet along the western wall of 74-78 State Street to the point of origin.

Boundary Justification

This amendment acknowledges the overlay of significant 20th-century commercial architecture in the Custom House District. These boundaries conform to the district boundaries drawn for the original 1973 National Register nomination.

(end)

Custom House District
Boston (Suffolk County), Massachusetts
District Data Sheet

<u>Map</u>	<u>MHC</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Status</u>	<u>Style</u>	<u>Resource</u>	<u>Ward/Parcel</u>
1	1523	22 Battery March Street	Exchange Club	1893	C	Renaissance Revival	B	3/3828
2	1524	34-36 Battery March Street		1914	NC	Chicago Style	B	3/4015
3	1525	38-40 Battery March Street		c1810	C	Federal	B	3/4014
4	1526	42-48 Battery March Street		c1860	NC	Altered	B	3/4013
5	1527	54-68 Battery March Street	Battery March Building	1928	C	Art Deco	B	3/4029
6	1529	76-78 Battery March Street		1883	C	Paneled Brick	B	3/4030
7	1580	2-22 Broad Street	Board of Trade Building	1901	C	Beaux Arts	B	3/3823
8	1591	5 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3867
9	1592	7-9 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3868
10	1593	15-19 Broad Street	Marshall Building	1910	C	Classical Revival	B	3/3863
11	1594	33 Broad Street	Employees Liability Building	1904	C	Renaissance Revival	B	3/3840
12	1581	24-44 Broad Street	Insurance Exchange Building	1923	C	Classical Revival	B	3/3824
13	1595	41-45 Broad Street		1876	C	Victorian Gothic	B	3/3825
14	1582	50-54 Broad Street		1853	C	Mansard Style	B	3/4001
15	1596	63-65 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/4018
16	1597	67-73 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/4019
17	1598	75-77 Broad Street		c1870	C	Italianate	B	3/4012
18	1583	64 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3998
19	1584	66 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3995
20	1585	68-70 Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3992
21	1586	72-72a Broad Street	Broad Street Association Project	c1805	C	Federal	B	3/3991
22	1587	80-86 Broad Street			V			3/3990
23	1588	88 Broad Street	Broad Exchange	1903	C	Renaissance Revival	B	3/3983
24	1599	97-107 Broad Street	Howe & French Building	c1857	C	Granite Style	B	3/4033
25	1589	102 Broad Street	Broad Street Association Project	c1805	C	Federal	B	
26	1590	112 Broad Street		c1905	NC	?	B	3/3975
27	1600	109-133 Broad Street	John Foster Warehouse	c1860	C	Italianate	B	3/4039
28	1601	141-145 Broad Street	Chase & Sanborn Coffee	1901	C	Classical Revival	B	3/4044
29	1646	35-37 Central Street		1813	C	Federal (altered)	B	

Custom House District
Boston (Suffolk County), Massachusetts
District Data Sheet

<u>Map</u>	<u>MHC</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Status</u>	<u>Style</u>	<u>Resource</u>	<u>Ward/Parcel</u>
30	1681	20-21 Custom House Street		1989	NC	Modern	B	
31		52 Chatham Street	Boston Edison Substation	1988	NC	Classical Revival	B	
32	1647	61-2, 63-4 Chatham Street		1890	NC	?	B	
33	1648	65 & 66 Chatham Street		c1830	NC	Gr. Revival (altered)	B	
34	1748	281-285 Franklin Street	Henry G. Dorr Building	1878	C	Panel Brick	B	3/4031
35	1749	295 Franklin Street	Rice Drystuffs Company	1872	C	Second Empire	B	3/4032
36	1807	31-35 India Street	Henry Bornstein Building	1915	NC	Altered	B	3/4007
37	1812	44-48 Kilby Street	James Codman Building	1873	C	Victorian Gothic	B	3/3845
38		50-52 Kilby Street		1918	C	Classical Revival	B	3/3844
39	1814	54-58 Kilby Street		1873	C	Victorian Gothic	B	3/3843
40	1865	McKinley Square	U.S. Custom House	1847	C	Greek Revival	B	3/3822
41	1866	McKinley Square	State Street Block	1858	C	Italianate	B	3/3806
42	1869	7-11 Merchants Row		1905	C	?	B	3/3738
43	1870	15-21 Merchant's Row		c1826	C	Greek Revival	B	3/3738
44	1896	151-155 Milk Street		1863	C	Mansard	B	3/4015
45	1899	171-175 Milk Street	Broad Street Association Project	1805	C	Federal	B	3/4005
46	1876	120-122 Milk Street	King Building	1894	C	Romanesque Revival	B	3/3827
47	1877	146 Milk Street	Central Wharf	1816	C	Federal	B	3/3824
48	1878	150 Milk Street	Central Wharf	1816	C	Federal	B	3/3914
49	1879	154 Milk Street	Central Wharf	1816	C	Federal	B	3/3923
50	1880	158 Milk Street	Central Wharf	1816	C	Federal	B	3/3922
51	1881	162 Milk Street	Central Wharf	1816	C	Federal	B	3/3921
52	1882	166 Milk Street	Central Wharf	1816	C	Federal	B	3/3920
53	1883	170 Milk Street	Central Wharf	1816	C	Federal	B	3/3919
54	1884	174 Milk Street	Central Wharf	1816	C	Federal	B	3/3918
55	1885	176 Milk Street	Central Wharf	1816	C	Federal	B	3/3917
56	2002	74-78 State Street	India Building	1902	C	Beaux Arts	B	3/3940
57	2003	90-94 State Street	Farlow Building	1891	C	Renaissance Revival	B	
58	2019	103 State Street		c1915	C	?	B	3/3756

Custom House District
Boston (Suffolk County), Massachusetts
District Data Sheet

<u>Map</u>	<u>MHC</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Status</u>	<u>Style</u>	<u>Resource</u>	<u>Ward/Parcel</u>
59	2020	105 State Street	Renaissance Revival	c1880	C	Renaissance Revival	B	3/3864
60	2004	100-110 State Street	Postal Telegraph Building	1902	C	Classical Revival	B	3/3748
61	2021	109-109a State Street	Western Union Telegraph	c1874	C	Romanesque Revival	B	3/3865
62	2005	112-116 State Street	Richards Building	c1859	C	Cast Iron	B	3/3747
63	2022	113-117 State Street		1910	C	Classical Revival	B	3/3866
64	2006	122-130 State Street	Cunard Building	1901	C	Classical Revival	B	3/3746
65	2007	144-148 State Street	Fidelity Building	1915	C	Classical Revival	B	3/3745
66	2008	150-152 State Street		1918	C	Jacobethan Revival	B	3/3751
67	2009	154-158 State Street	Morrison Building	1911	C	Pier and Spandrel	B	3/3758
68	2010	160-170 State Street	McKinley Building	1920	C	?	B	3/3757
69	1844	4 Liberty Square	Appleton Building	1900	C	Classical Revival	B	3/3841
70	2147	104-116 Water Street	Hinckley Building	1902	C	Classical Revival	B	3/3867
71	2148	120-130 Water Street		1812	C	Federal Revival	B	3/3842
72	2149	115-117 Water Street		1916	C	Federal Revival	B	3/3830
73	2150	119-123 Water Street		1878	C	Federal Revival	B	3/3831
74	2151	85 Wendell Street		c1848	C	Greek Revival	B	3/3832
75	1789	172-174 High Street		1875	C	Italianate	B	3/4038
76	1790	176-184 High Street		1887	C	Romanesque Revival	B	3/4048
77	1791	190-192 High Street		1898	C	Classical Revival	B	3/4047
78	2151	79-83 Wendell Street			V			3/4045
79	1808	51 India Street			V			3/4039
80		49 India Street		c.1990	NC		B	
81		13-15 Custom House Street			V			3/3990
82	1900	177 Milk Street	Flour & Grain Exchange	1892	C	Richardson Romanesq	B	3/3988
1-82			Custom House District		C		Si	

Custom House District
Boston (Suffolk County), Massachusetts
District Data Sheet

Total resources within district

Contributing	Noncontributing	
18	9	Buildings
1		Sites
19	9	Total resources

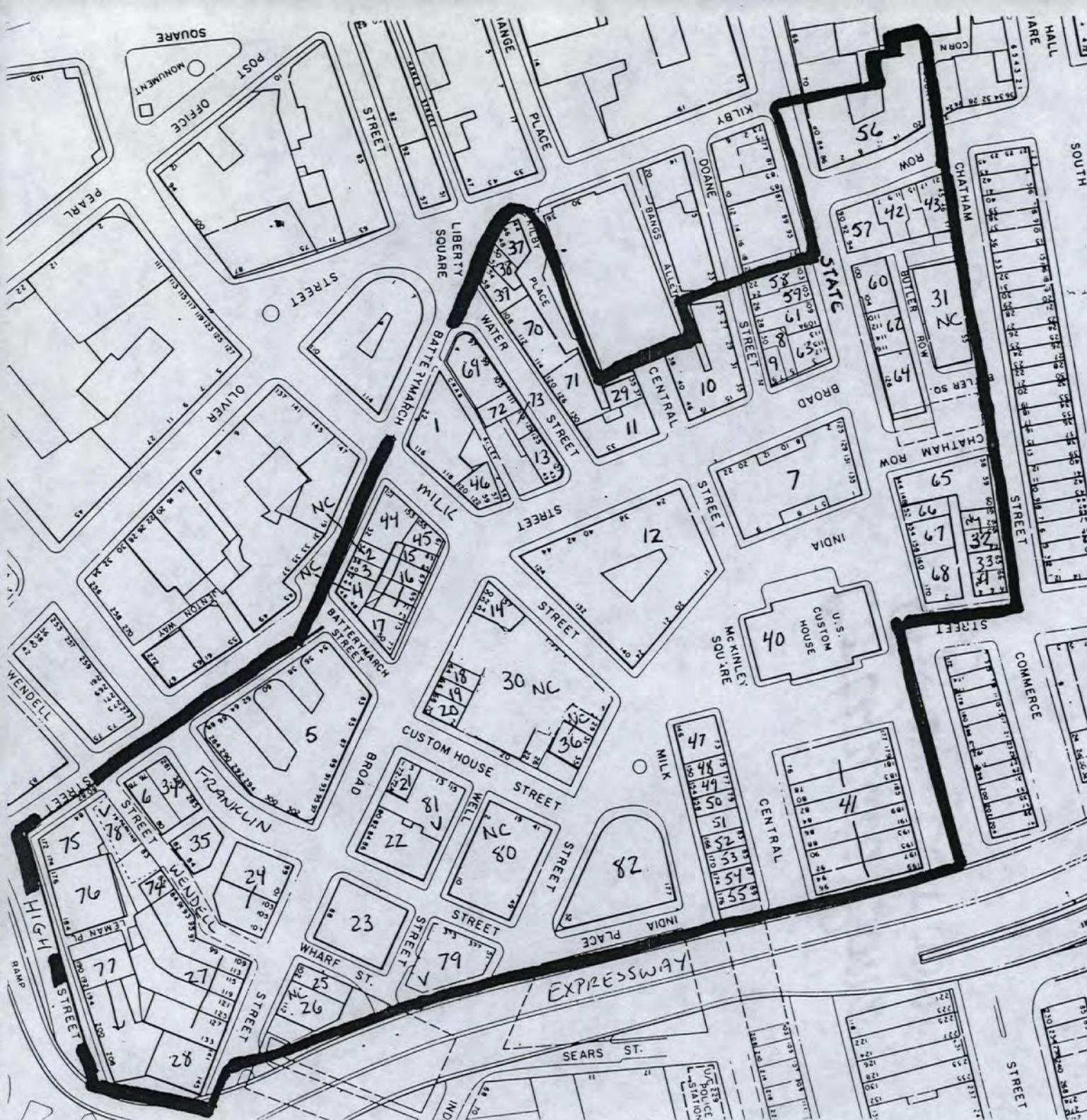
51 resources previously listed in the National Register (Custom House District, 5/11/73)

CUSTOM HOUSE DISTRICT
BOSTON, SUFFOLK COUNTY
MASSACHUSETTS

2 →
200' = 1 inch

Numbers correspond to
Data Sheet

— = district
boundary





Battery March Building, 54-68 Battery March
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

looking south down Battery March Street



India Building, 74-84 State Street
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

looking west up State Street



State Street (northern side, looking east from Merchants Row)

Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980



McKinley Building, 160-170 State St.
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

Northwest elevations



Insurance Exchange Building, 24-44 Broad St
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

(west facade) Looking north up Broad Street



Board of Trade, 2-72 Broad Street (west side)
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

Looking north up Broad Street



Custom House District
U.S. Custom House
McKinley Square

Boston, Suffolk County, MA
1986 BLC



Cunard Building, 122-130 State Street
Custom House District
Boston, Suffolk County
Massachusetts

BLC files, 1980

North elevation, main facade



SOUTH ELEVATION

NOTE: REFER TO SHEET THIS DRAWING IS MADE

ARCHT. GEO. & HENRY W. TOWN, ARCHT.

SCALE IN FEET

SCALE IN FEET

LARRY D. WOODS, DEL.

SUMMER STUDENT TEAM
FOR ESSE, PHILADELPHIA

CUSTOM HOUSE AND PUBLIC STORES
178 DERRY STREET
SALEM, MASSACHUSETTS

SHEET NO.

HISTORICAL ARCHITECTURE
BULLFINCH STREET
MAY 5, 1917

Sketch 447-895 Illus. No. 102A
Width 39 1/2 Depth 31 1/2 Focus 79
Main [] Comb. [] Sil're [] Broad



MASSACHUSETTS

Boston, Custom House District (1)

(Flour + Grain Exchange Bldg)

NPS Number 5/11/73

Title: Custom House Dist.

Loc. Suffolk, Mass.

Flour and Grain Exchange Bldg.

①

PROPERTY OF THE NATIONAL REGISTER



MASSACHUSETTS

Boston, Custom House District (2)
(STATE ST. BLOCK)

NPS Number 5/11/73

Title: Custom House Dist.

Loc. Suffolk, Mass.

State Street Block

(2)

PROPERTY OF THE NATIONAL REGISTER



MASSACHUSETTS

Boston, Custom House District (3)

(109-119 BROAD ST.)

NPS Number 5/11/73

Title: Customs House Dist.

Loc. Suffolk, Mass.

109-119 Broad St. granite

warehouses

③

PROPERTY OF THE NATIONAL REGISTER



MASSACHUSETTS.

Boston, Custom House District (4)

(Central Wharf bldg).

NPS Number 5/11/73

Title: Custom House Dist.

Loc. Suffolk, Mass

Central Wharf Bldg.

④

PROPERTY OF THE NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAY 11 1973	

SEE INSTRUCTIONS

1. NAME			
COMMON: Custom House District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: Boston			
STATE: Massachusetts	CODE 025	COUNTY: Suffolk	CODE 025
3. MAP REFERENCE			
SOURCE: USGS 7.5' Series Boston South Quadrangle			
SCALE: 1:24,000			
DATE: 1956			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



CUSTOM HOUSE DISTRICT

BOSTON

NW 42° 21' 34.79"
NE 42° 21' 34.79"
SE 42° 21' 23.07"
SW 42° 21' 23.07"

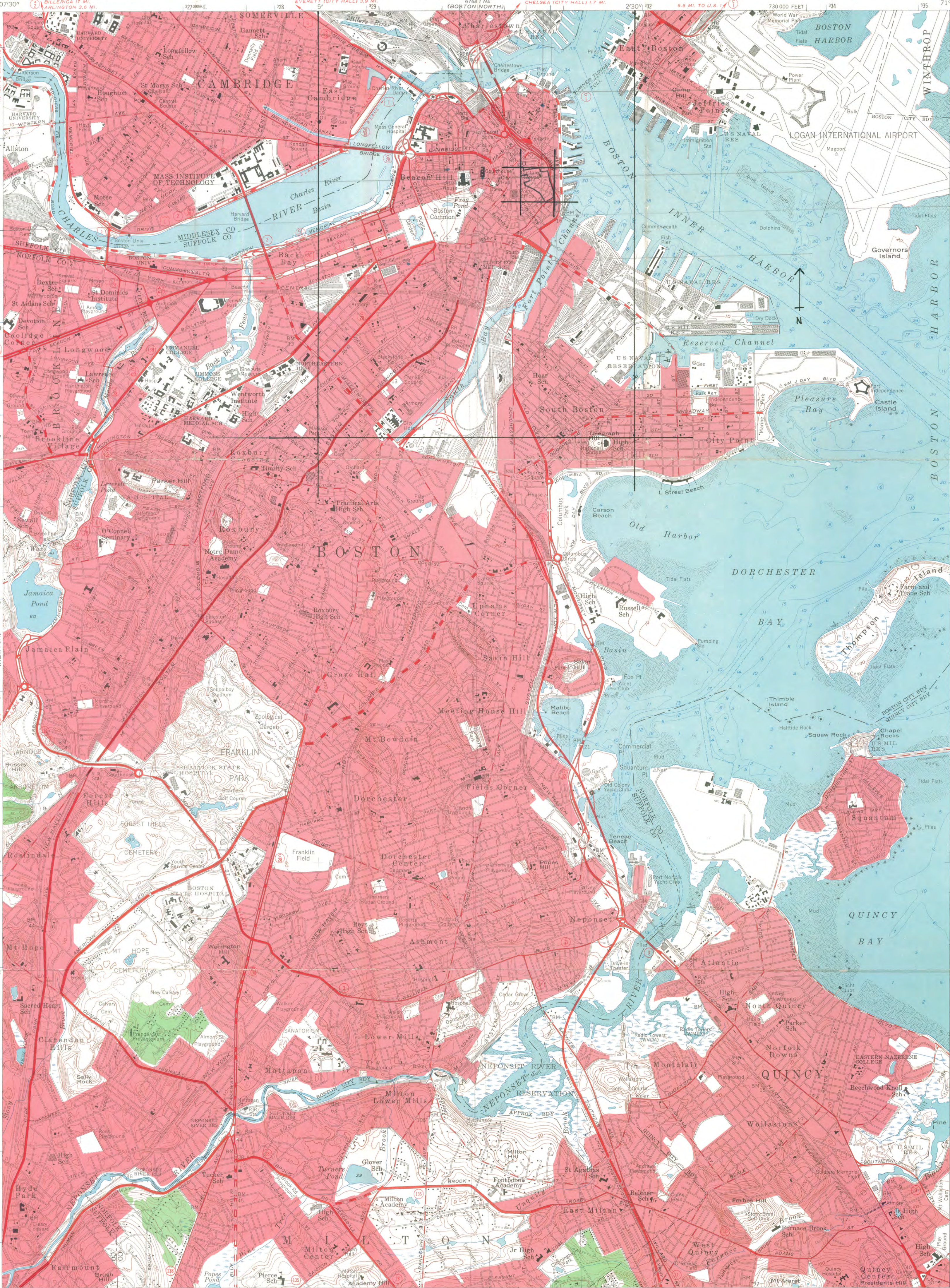
NW 71° 03' 23.93"
NE 71° 03' 07.87"
SE 71° 03' 07.87"
SW 71° 03' 23.93"

E 330980
N 4691160

E 330810
N 4691160

E 330820
N 4691530

E 331000
N 4691520



Mapped, edited, and published by the Geological Survey

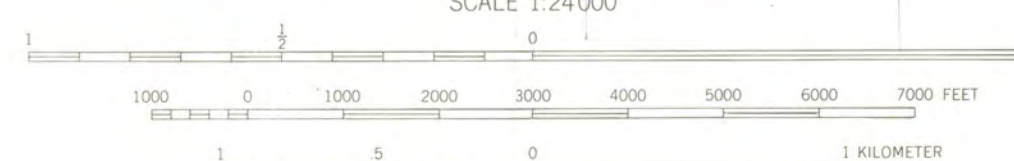
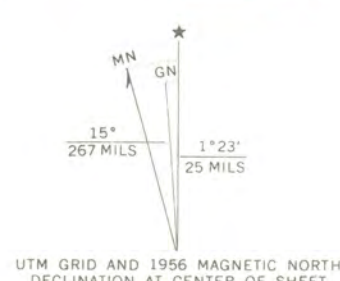
Control by USGS, USC&GS, Mass. Harbor & Land Commission, and Mass. Geodetic Survey

Topography by planetair surveys 1943. Culture revised by photogrammetric methods from aerial photographs taken 1955. Field check 1956.

Hydrography compiled from USC&GS chart 246 (1956)

Polyconic projection. 1927 North American datum. 10,000-foot grid based on Massachusetts (Mainland) coordinate system. 1,000-meter Universal Transverse Mercator grid ticks, zone 19, shown in blue.

Boundaries in tidalwater areas from information supplied by Mass. Dept. of Public Works. Red tint indicates areas in which only landmark buildings are shown.



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20542
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Route ——— State Route ———



QUADRANGLE LOCATION



BOSTON SOUTH, MASS.
N4215-W7100/7.5

1956

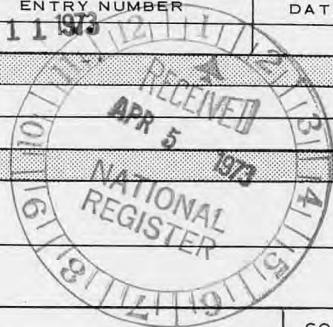
AMS 6768 1 SE-SERIES V814

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	

ENTRY NUMBER MAY 11 1973	DATE
-----------------------------	------



1. NAME

COMMON: Custom House District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:

Boston

STATE:

Massachusetts

CODE

025

COUNTY:

Suffolk

CODE

025

3. MAP REFERENCE

SOURCE:

Topographic & Planimetric Survey of the City of Boston

SCALE:

1:100

DATE:

1967

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

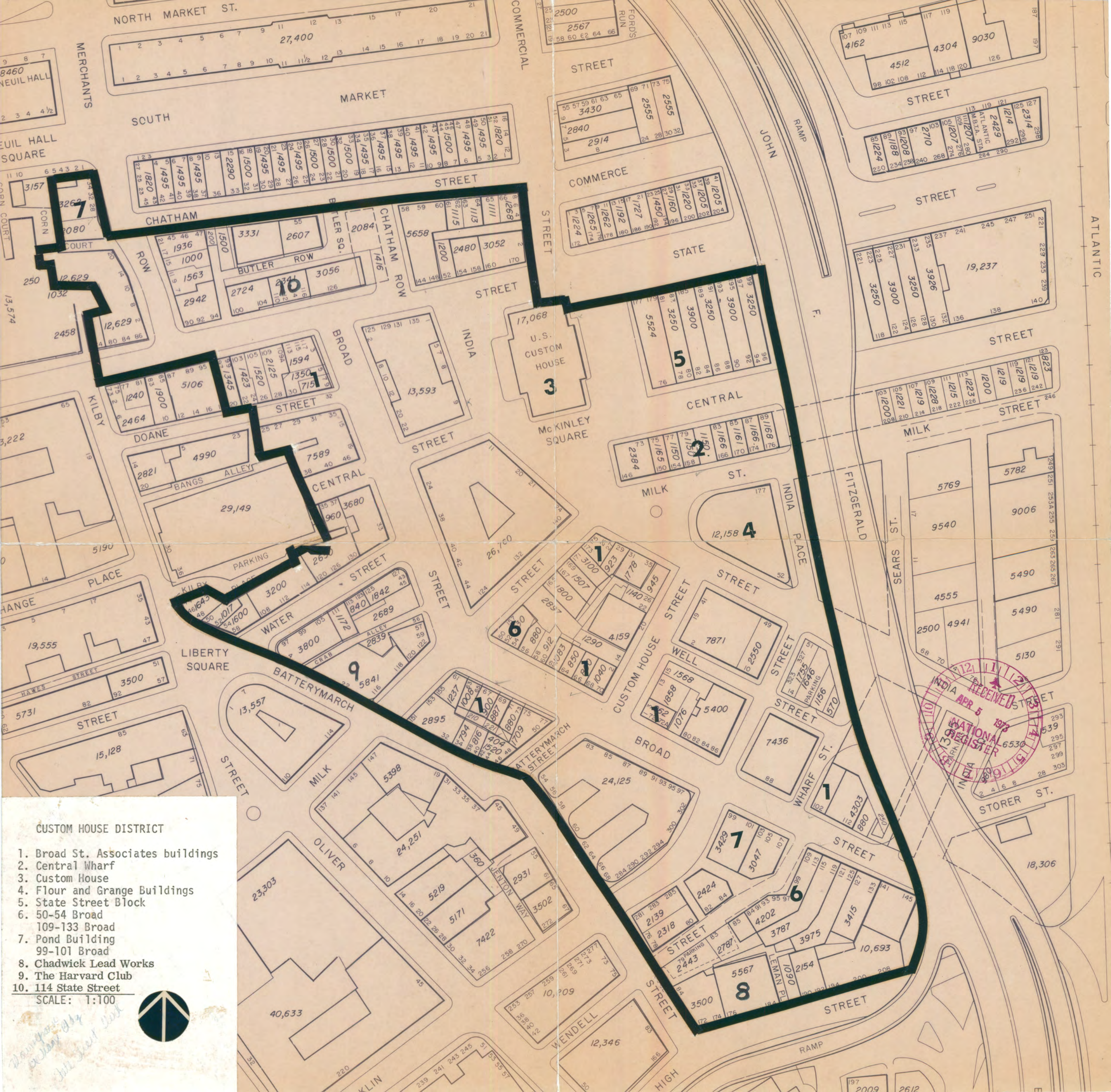
SEE INSTRUCTIONS



CUSTOM HOUSE DISTRICT (1996 AMENDMENT)
BOSTON, SUFFOLK COUNTY
MASSACHUSETTS

0 200 400 600 FT.

26N-12E	26N-14E	26N-16E
24N-12E	24N-14E	24N-16E
22N-12E	22N-14E	22N-16E

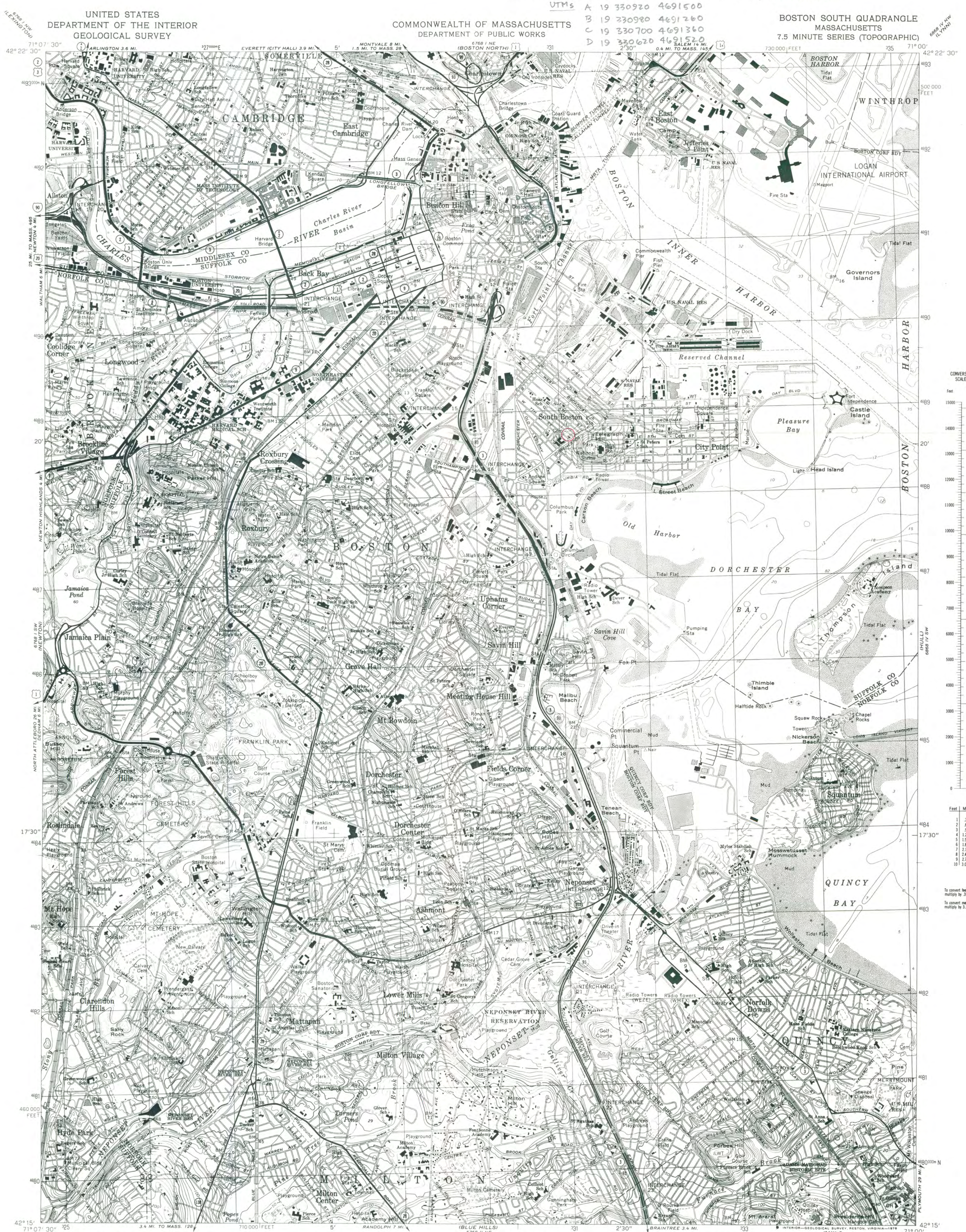


CUSTOM HOUSE DISTRICT

1. Broad St. Associates buildings
2. Central Wharf
3. Custom House
4. Flour and Grange Buildings
5. State Street Block
6. 50-54 Broad
7. Pond Building
8. Chadwick Lead Works
9. The Harvard Club
10. 114 State Street

SCALE: 1:100





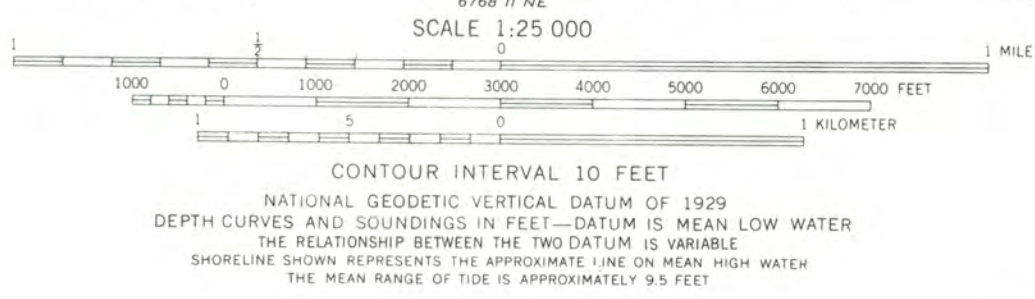
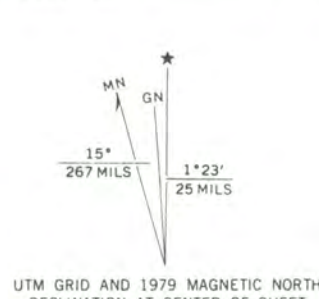
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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

Polycyclic 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



ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

QUADRANGLE LOCATION

BOSTON SOUTH, MASS.
N4215—W7100/7.5

1970
PHOTOREVISED 1979
AMS 6768 1 SE—SERIES V814

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979



The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

John F. X. Davoren

Secretary of the Commonwealth

7-Joy-Street
40 Beacon Street

Boston, Mass. 02108

April 2, 1973

National Register of Historic Places
Department of the Interior
National Park Service
18th and C Streets, N.W.
Washington, D. C. 20240

Attention: Mr. Jerry Rogers

CERTIFIED MAIL

Dear Jerry:

Enclosed are seven National Register submissions for the following properties in Suffolk County:

1. Boston, Blackstone Block;
2. Boston, Custom House District;
3. Boston (Roxbury), John Eliot Square District;
4. Boston (Roxbury), Edward Everett Hale House;
5. Boston (Roxbury), Alvah Kittredge House;
6. Boston, South End District;
7. Boston, (Charlestown), Town Hill District.

These have been declared eligible for submission by the Massachusetts Historical Commission, the State Review Board, and have been signed by Secretary of the Commonwealth John F. X. Davoren, Chairman of the Massachusetts Historical Commission and designated the State Liaison Officer.

Please note that the properties covered by these submissions are to be included in our 1974 apportionment warrant. Therefore, we would appreciate your processing these nominations promptly. Please let us know if any other information is needed.

Sincerely,

Bob,

Robert B. Rettig
Executive Director
Massachusetts Historical Commission

RBR/akc
enclosures



ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered **MAY 11 1973**

<u>Name</u>	<u>Location</u>
Custom House District	Boston Suffolk County
Town Hill District	(Charlestown) Boston Suffolk County
Beaver Mill	North Adams Berkshire County

Also Notified

Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. John Moakley
Hon. Thomas P. O'Neill, Jr.
Hon. Silvio O. Conte

Hon. John F. X. Davoren
Secretary of the Commonwealth
Chairman, Massachusetts Historical
Commission
40 Beacon Street
Boston, Massachusetts 02108

Director, Northeast Region

PHR NRowland: pcl 5/16/73

May 10, 1978

Ms. Beverly L. James
Director, Operational Planning Staff
General Services Administration
Region I
John W. McCormack Building
Boston, Massachusetts 02109

Dear Ms. James:

Suffolk County MA
On May 8, 1978, the Council received a determination from the General Services Administration that internal illumination of the clock hands and painting of the clock face of the tower clock would not adversely affect the U.S. Customs House in Boston, Massachusetts. The U.S. Customs house is a property in the Custom House Historic District, a property included in the National Register of Historic Places. The Executive Director does not object to your determination.

A copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320).

Your continued cooperation is appreciated.

Sincerely yours,

Signed

Myra F. Harrison
Assistant Director
Office of Review
and Compliance

cc:

Chairman

SHPO-Mass

FLO-GSA

HCRS ✓

ORC:Conway:kbs 5-10

File:MA/Custom House H.D./106/GSA/illumination of clock tower

NEW

&

CLOSED



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

June 16, 1980

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
United States Department of the Interior
Heritage Conservation and Recreation Service
Washington D.C. 20240

Dear Ms. Shull:

*located in Custom House District
Suffolk County, MA.*

In accordance with the pertinent regulations (36 CFR 1202.17), the Massachusetts Historical Commission requests that the Pond Building, One Faneuil Hall Square, Boston, be removed from the National Register of Historic Places.

The building was substantially destroyed by fire on November 17, 1979, and has lost the qualities which made it eligible for listing. Documentation is enclosed.

If you should have further questions, please feel free to contact me.

Sincerely,

Patricia L. Weslowski
Patricia L. Weslowski
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

PLW/ej

enclosures

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D JUN 24 1980

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN _____

INITIALS _____

SEE COLLECTION FILE

DIAGRAM ROOM

Community



The owner of Sanborn's, Charles Cronos, sits in the truck he plans to operate out of today because the building that had housed his fish market since 1963 burned down Saturday night.

(Globe and AP photos)

Burned-out fish market to do business from truck

By Peggy Spring
Special to The Globe

Sanborn's Fish Market will be open for business today as it has been for 49 years, but owner Charles G. Cronos Jr. will be selling his wares from the back of a truck. The fish market's home, a historic building at 28 Merchants Row in Boston, was destroyed by fire Saturday night.

"I still have my truck," Cronos said, "so we can do the wholesale business but not the retail. The cutting we can do most anywhere."

"Anywhere" may be right outside the landmark building in the Quincy Market area, the single store he has operated in that location since 1963.

His father, Charles G. Sr., founded the fish market in 1930 after a split with his partner, coffee dealer Jack A. Sanborn, later a partner in the Chase & Sanborn Co. The Sanborn name was

continued because "it was ... well, known in the area," said Cronos.

Cronos says he does not want to relocate. "I might find a temporary location, but once the old place is back in shape, I'll move us right back there," he said with determination.

The three-alarm fire ripped through the six-story brick mercantile building Saturday night, causing it to collapse early yesterday.

The upper five stories of the building owned by Architectural Heritage were unoccupied and in the process of being renovated for offices. Architectural Heritage, developer of Old City Hall on School street, has been designated by the Boston Redevelopment Authority as developer of the Sanborn building and an adjacent vacant lot owned by the BRA.

About 200 patrons at nearby Cricket's restau-

rant and bar were evacuated when flames burst through the roof of the Sanborn building.

Deputy Fire Chief John Clougherty estimated damages at \$750,000. He said the building was completely ablaze when trucks arrived minutes after the first alarm sounded at 10:48 p.m.

The arson squad is investigating the fire that Deputy Fire Chief Robert MacInnes called "suspicious" because it spread so rapidly. Twenty minutes after the fire was discovered, two walls that had been straining against the surrounding scaffolding, went crashing to the ground.

One firefighter at the scene said the heat from the fire actually melted the scaffolding. "It's like a furnace," he said. "Once that wood on the inside goes, that's it. The whole thing's coming down."

Firefighters threw up a series of water curtains to keep the spreading flames from reaching

historic Faneuil Hall, which is less than 50 feet away from the fish market.

In all, firefighters used nearly 30 pieces of equipment to battle the blaze, preventing its spread to adjacent buildings in the complex.

"The biggest problem," according to Fire Department spokesman William J. Carey, "was having to duck from the rocks and bottles being thrown at us (firefighters) by groups of kids passing by."

The Merchants Row area of Quincy Market attracts crowds of young people, mostly college students who patronize the string of clubs there.

The only reported injury was to a photographer for United Press International, who suffered a two-inch gash on his left cheek when one wall crashed to the ground. He was treated by an emergency medical team on the scene.



The owner of Sanborn's, Charles Crones, sits in the truck he plans to operate out of today because the building that had housed his fish market since 1963 burned down Saturday night.
(Globe and AP photos)

Around the Nation

Boston Firemen Protect Faneuil Hall From Blaze

BOSTON, Nov. 18 (AP) — Firefighters created a curtain of water to protect historic Faneuil Hall and the Quincy Market in downtown Boston from a three-alarm fire raging 100 feet away last night.

The blaze destroyed a six-story building at 1 Faneuil Hall Square, and embers from it fell on the roofs of the historic buildings. The rear wall of the burning structure collapsed, forcing firefighters and spectators to flee.

The burned building, which was being renovated, housed only the J.A. Sanborn Company, a wholesale fish dealer on the first floor. An estimated 200 patrons were evacuated from a nearby dining club during the fire. No injuries were reported.

Deputy Fire Chief John Clougherty ordered the arson squad to investigate the fire.

The 200-year-old Faneuil Hall, known as the "Cradle of Liberty," was a meeting place for Colonial revolutionaries and still serves as a forum for politicians. Quincy Market, with dozens of stores and restaurants in a renovated stone market, is a shopping attraction for Bostonians and tourists.



United Press International

A three-alarm fire raging Saturday night in a building across from Faneuil Hall in Boston's Quincy Market area

Fire damages building near Faneuil Hall

A spectacular three-alarm fire in the Quincy Market area of the Boston waterfront caused extensive damage to a six-story building containing Sanborn's Fish Markets on the south side of the complex.

No serious injuries were reported in the blaze, which shortly after 11 p.m. lit the skies over Boston harbor with a bright orange glow that could be seen for miles. There was no immediate estimate of damage, and the arson squad was called to the scene early today to investigate the cause of the blaze.

The building at 28 Merchants Row, which is adjacent to Faneuil Hall, is owned by the Boston Revelopment Authority and was undergoing extensive renovations when the fire broke out. The only tenant was the fish market on the first floor.

Scaffolding thrown up around the building for the renovation work broke up in the heat of the blaze and sections of it plummeting to the ground presented added hazards to firefighters.

The Quincy Market area, a popular downtown entertainment center, was crowded with hundreds of patrons in its many restaurants and bars. Patrons at Houlihan's, a restaurant and bar on the lower level of the First National Bank building adjacent to the fire scene, left that establishment when the blaze broke out, but returned shortly after it was brought under control at about 11:50 p.m.

8/10

TELEPHONE REPORT

TIME OF CALL

AM
PM1. CALL ☒ TO: ☐ FROM (Name)

Leigh Guerny

2. ADDRESS (Tel. No. if needed)

NPS Phila.

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

Leigh called to discuss problem of removal of covenants. I had spoken with Patrick & relayed our discussion points. I asked Patrick to check with Dave Watts regarding the legal questions & with Gary Hume regarding Grants questions.

Leigh called 8/12 unsatisfied with Patrick's report on Dave Watts opinion regarding the need for an owner request for decertification as well as STARO request for removal of covenants. I suggested she call Dave Watts to verify this opinion.

I spoke later ^{8/12} with D. Watts on another matter & raised this issue. He reiterated his opinion that owner request is needed for the tax matter. I explained that Leigh might call.

8/13 Call from Gary Hume regarding the same subject. I explained calls & info provided to date. We'll send materials to NPS Phila. for their action & will call State to explain necessary procedures. Hope this resolves the problem!

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

S. Olden

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE 8/12/81

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL ☒ TO: ☐ FROM (Name)

Dave Watts

2. ADDRESS (Tel. No. if needed)

DOI Solicitors Office
343-7957

3. SUBJECT, PROJECT NO., ETC.

Re: Pond Building, Custom House District, Boston

4. DETAILS OF DISCUSSION

Issues: A property in a National Register district was substantially destroyed by fire. DOI had given grant money prior to the fire - the SHPO wants the covenants in the grant to be released. SHPO wrote the National Register requesting that the property be removed from the NR (Grants Manuel says that when a property is damaged or destroyed, the SHPO should have it removed from the NR). The owner is also interested in not being subjected to any Tax Act disincentives. The NR does not remove from the NR buildings in districts that have loss integrity - this has always been accomplished through the Tax Act decertification process. Question: Will the SHPO letter suffice as a request for decertification of the building for purposes of the Tax Act?

Answer: No - the owner must request a decertification - this can be done by the owner sending to our regional office either a completed Part I requesting a decertification of the building, or a letter stating the facts of the building's loss of integrity and requesting a decert.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Patrick Andrus

Historian

National Register

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE 8/12/81

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL ☒ TO: ☐ FROM (Name)

Gary Hume

2. ADDRESS (Tel. No. if needed)

Deputy Division Chief
Technical Preservation Services

3. SUBJECT, PROJECT NO., ETC.

Pond Building, Custom House District, Boston

4. DETAILS OF DISCUSSION

The Grants Manual language in referring to the removal of covenants on damaged or destroyed buildings, says that the SHPO should request that the property be removed from the National Register - this language is geared to individually listed properties. The SHPO should send to the regional office a request for the removal of the covenants contained in the grant, based on a loss of integrity or those qualities for which the property was listed. In this case, the SHPO letter of June 16, 1980, will suffice as a request for the removal of the covenants. The regional office may respond in one letter (addressed to the owner and cc to the SHPO) to both the owner's decertification request and the SHPO's request for the removal of the covenants.

NAME OF PERSON PLACING/RECEIVING CALL

Patrick Andrus

TITLE

Historian

OFFICE

National Register

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE 8/13/81

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL ☒ TO: ☐ FROM (Name)

Patricia Weslowski

2. ADDRESS (Tel. No. if needed)

MA SHPO

3. SUBJECT, PROJECT NO., ETC.

Pond Building, Custom House District, Boston

4. DETAILS OF DISCUSSION

I relayed the substance of our conversations with Gary Hume (TPS) and Dave Watts (Solicitor's Office), on the necessity of an owners request for decertification for purposes of the Tax Act, and SHPO request that the covenants contained in the grant be removed. She said that she will send a letter to the region and the Part I signed by the owner and request that the region respond to both issues in a single letter.

NAME OF PERSON PLACING/RECEIVING CALL

Patrick Andrus

TITLE

Historian

OFFICE

National Register

AUG 24 1981

Mrs. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

Dear Mrs. Weslowski:

Thank you for your letter of June 16, 1980, informing the National Register, pursuant to the Grants Management Manual, Chapter 7, Section 9.a. that the Pond Building, located in the Custom House Historic District, has been destroyed by fire.

Based on your letter, the accompanying documentation, and recent phone conversations, I believe that the integrity of the historic structure has been lost, and it can no longer be considered a historic building or a building which contributes to the National Register district.

Although the Grants Management Manual addresses individually listed buildings, it does not articulate a procedure for contributing buildings in a historic district, where delisting is not applicable. Therefore, this letter will be included in the official district file to reflect my determination that the Pond Building is no longer a contributing structure. This letter will also serve to release the subgrantee from all maintenance and administration responsibilities required under the terms of the grant-in-aid awarded to the property.

The regulations for the Tax Reform Act require that the owner of record must apply for decertification of the building to insure that the disincentives of the Act (IRC section 167(o) and 280B) do not apply to the demolition of the building or to new construction on the site. The request for decertification should be addressed to the Mid-Atlantic Regional Office, National Park Service, and must document the fact that insufficient historic fabric remains to comprise a historic structure. This request for decertification may take the form of a letter with an accompanying photograph or a completed Part 1 of the Tax Reform Act application.

Thank you for bringing this matter to our attention. Should you have any further questions, please feel free to contact Ms. Lee Gurney in the Mid-Atlantic Regional Office.

Sincerely yours,

Carol D. Shull (Sgd.).

cc: Ms. Lee Gurney
Mid-Atlantic Reg. Office
National Park Service
143 South Third Street
Philadelphia, PA 19106

Carol D. Shull
Acting Keeper of the
National Register

Disk 28 0447

BASIC FILE RETAINED IN NR

bcc: 710-NR
730-Hume
710-NR-Oldham
710-NR-Reading File
FNP:NR:G Hume:S Oldham:mc:8/17/81:272-3504
Rewritten:FNP:NR:C Shull:mc:8/21/81:272-3504



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

27 August 1996

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

Custom House District (1996 Amendment), Boston (Suffolk County), Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 60-120 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg" followed by a small circular monogram containing the letters "TF".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Ellen Lipsey, Director, Boston Landmarks Commission
Mayor Thomas Menino
Maura FitzPatrick, Boston Landmarks Commission

USE original Industrial/Manufact. intermediate _____ new Commercial /OfficeESTIMATED COST 800,000.00 FINAL COST _____HOUSING UNITS before N/A after N/A FEDERAL FUNDS (+)no () yes _____

NHL () NHL District () NR () NR District (+) State/local District () Proposed ()

Name of district Custom House District Date listed/certified 5/11/73NAME AND ADDRESS OF OWNER Continental Wingate Co., Inc. C/O John McCormack225 Franklin St. Suite 1100Boston, MA 02109

SIGNIFICANCE

PRELIMINARY

Date received _____

Date info requested _____

Date info received _____

Date of action _____

() contributing

() non-contributing

() conditional

FINAL

Date received 9/28/77

Date info requested _____

Date info received _____

Date of action 10/18/77

(*) contributing

() non-contributing

REHABILITATION

PROPOSED WORK

Date received 9/8/80

Date info requested _____

Date info received _____

Date of action _____

() approved () approved/

() withheld () denied

Reviewer _____ () plans

COMPLETED WORK

Date received _____

Date info requested _____

Date info received _____

Date of action _____

() approved () denied

() approved () denied

Reviewer _____

APPEAL

Date received _____

Date of action _____

APPEAL

Date received _____

Date of action _____

10-77-MA-8C-0166

146-50 Milk St./73-5 Central St. [Jenny Building] Boston Suffolk Co.