

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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

For HCRS use only

received SEP 21 1982
date entered

1. Name

historic 10 Liberty Square Building

and/or common 10 Liberty Square Building

2. Location

street & number 55 Kilby Street (10 Liberty Square) N/A not for publication

city, town Boston N/A vicinity of ~~Congressional district 3th~~

state Massachusetts code 025 county Suffolk code 025

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name 55 Kilby Street Trust, Sargent Collier and Devens H. Hamlen, Trustees

street & number 10 Liberty Square

city, town Boston N/A vicinity of state Massachusetts

5. Location of Legal Description

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

street & number Pemberton Square

city, town Boston state Massachusetts

6. Representation in Existing Surveys

title Central Business District
Preservation Study

has this property been determined eligible? yes no

date July 1980 federal state county local

depository for survey records Boston Landmarks Commission

city, town Boston state Massachusetts

7. Description

Ten Liberty Square, Building, Boston

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<u>C. 1890</u>		

Describe the present and original (if known) physical appearance

Located prominently on Liberty Square, in Boston's downtown commercial district, 55 Kilby Street is a 6-story rectangular, flat-roofed commercial building with 3 exposed facades (narrow on Kilby, wide on Water and Hawes Streets). The fourth (narrow) side abuts the rear of 60 Congress Street, a building similar in height and width. From Liberty Square it appears to be free-standing.

The walls are of pressed red Philadelphia brick, liberally trimmed with tan freestone. The foundation is granite. All surfaces prior to non-abrasive cleaning were painted gray. Finished facades comprise the 7 bays on Water Street, the 3 bays on Kilby, and one bay on Hawes Street. The balance of the Hawes facade is of red brick punctured by an asymmetrical arrangement of flat and segmental-arched windows without detail.

Both Kilby and Water Street facades are symmetrically organized over ground floor Tudor-arched entrances (triple on Water and single on Kilby) which are flanked by shouldered flat-arched windows. Upper floors are divided vertically by brick piers which terminate in round-topped carved stone roof pedestals, and horizontally by freestone banding between stories and a bracketted stone cornice between 3 and 4. The central bay on the Kilby facade breaks forward and is further emphasized, above the entrance, by triple windows on floors 2 and 3, reducing to single windows on floors 4 through 6. On the Water Street facade the triple window central bay is repeated but with double windows on floors 4 through 6 and flanking single window bays from 2 through 6. The balance of the windows on all finished facades are paired. Windows on floors 2 through 5 are flat-arched while on 6 they are round-arched, reflecting the form of the roof pedestals.

Varied and refined details include carved stone lintels and pilaster capitals, brick corbelling and sawtoothing, and unusual carved donut-shaped stone projections designed as vertical drain pipe supports.

The original 1874 building was 4 stories high, apparently with dormers on the 4th floor. During the 1880s or 1890s, floors 5 and 6 were added. The dormer windows were retained on 4 but were augmented by additional flanking windows. The stylistic differences of the addition were carefully grafted on the original building so as to be minimally disruptive. An ornate iron fire escape was attached to the Water Street facade, probably at the time of the addition.

8. Significance 10 Liberty Square Building, Boston

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

Specific dates 1873-4

Builder/Architect John Hubbard Sturgis & Charles Brigham

Builder: T. J. Whidden

Statement of Significance (in one paragraph)

55 Kilby Street retains its integrity of location, design, setting, materials, and workmanship. It is significant for its architectural excellence, as a work by an important Boston architect, for its associations with prominent families, and for its location and contribution to the character of Liberty Square. The building is a fine example of post-fire commercial architecture with materials, proportions and details expressive of its master designer. The later addition reflects careful design as well. High Victorian Gothic, Romanesque Revival, and other stylistic elements are combined in an ingenious, fascinating and coherent amalgam. The building thus meets criteria B and C of the National Register of Historic Places.

The 10 Liberty Square Building is undergoing renovation and is in the process of certification of rehabilitation for purposes of the Tax Reform Act of 1976, as amended. The building is part of a larger area, informally known as the Exchange District, which appears to meet eligibility criteria of the National Register. Because of the complexity of a downtown commercial district nomination and in order for the rehabilitation to proceed in a timely manner, the nomination of 55 Kilby Street is occurring first and separately. Individually, the building meets the eligibility criteria. Nomination of the rest of the Exchange District will be undertaken at a future date.

The building is the only extant commercial building in the Central Business District by the important Boston architect, John Hubbard Sturgis (1834-1888). Gone are this architect's Massachusetts Hospital Life Insurance Building (1884), Ames Building (1884), and in the Back Bay, his YMCA Building (1882), Boston Athletic Club (1887), and old Museum of Fine Arts (1870). In Boston proper, only the Church of the Advent (1874) remains of the non-residential commissions of the man who started the longest association of one family with Boston's architecture, from 1861 until the present (John Hubbard Sturgis, Clipston Sturgis, Sturgis & Cabot, Sturgis Associates, Robert Shaw Sturgis, Ogden Codman, Richard Codman, Stephen Codman).

55 Kilby's important family associations include the Codman family, for whom it was built; the Sturgis family (Frances Anne Codman, one of the owners, was the wife of John Hubbard Sturgis) which, through intermarriage with the Perkins family, became dominant in the China Trade during the 19th century (also Sturgis & Bryant were the largest American firm trading with the Northwest Indians and the Sturgis family owned property on Boston wharves through the period); and the Hubbard family (John Hubbard Sturgis's maternal ancestry), one of the most prominent West Indies land owning merchants in Boston.

Built on what had been the southern edge of Oliver's Dock (one of Boston's dominant topographical features from its wharving out by Peter Oliver in the 1660s to its filling in around 1800), the 10 Liberty Square Building occupies a key location in Liberty Square, a place important in Boston's physical, political and commercial history. The Stamp Act Riot of 1765 took place in the Square, which was named "Liberty" in 1793 in honor of the

(continuation sheet)

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet 10 Liberty Square Building Item number 8

Page 1

French Revolution. Its commercial history extends back to the late 17th century when Peter Oliver maintained a brewhouse, bakehouse, salthouse and waterworks wharf on a site immediately south of what is now 55 Kilby Street. This building contributes to the character of Liberty Square as the terminus of vistas from Broad up Water Street, and laterally along Kilby Street. It forms a most agreeable ensemble with neighboring buildings, especially with two buildings across Kilby Street which are similar in style and materials.

9. Major Bibliographical References

Building Permit #42, 1/27/1873; Inspector's Report 11/10/1874; Suffolk Deeds L100f151 (1763), L210f136 (1804), L613f275 (1850), L843f173 (1864), L852f310s (1865), L1510f116 (1880), L4134f225 (1919), L6074f399 (1943), L8042f245 (1966), L9635f161 (1980); Boston Atlases: Hopkins (1874), Bromley (1883, 1890, 1898), Sanborn (1867, 1938); John Whiting, A Schedule of the Buildings & Their Occupancy... (1877)

10. Geographical Data

Acreeage of nominated property 3500 sq. ft.

Quadrangle name Boston South

Quadrangle scale 1:25,000

UMT References

A 1 9 3 30 6 5 1 4 6 9 1 3 2 5
 Zone Easting Northing

B
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification Easterly on Kilby St., 44'8-3/4"; Southerly on Water St., 82'8"; Westerly on land now or formerly of the heirs of Charles R. Codman, 40'; Northerly on Hawes St., 82'5". Suffolk Deed L9635 f161 (12/31/80). See Sec. 8.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Candace Jenkins, Registration Director with Leslie Larson, 6 Joy Street, Boston

organization Massachusetts Historical Commission date May, 1981 - May, 1982

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Valerie Ann Talmage

title Executive Director, Massachusetts Historical Commission date September 13, 1982

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

8. Significance 10 Liberty Square Building, Boston

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

Specific dates 1873-4 **Builder/Architect** John Hubbard Sturgis & Charles Brigham

Builder: T. J. Whidden

Statement of Significance (in one paragraph)

55 Kilby Street retains its integrity of location, design, setting, materials, and workmanship. It is significant for its architectural excellence, as a work by an important Boston architect, for its associations with prominent families, and for its location and contribution to the character of Liberty Square. The building is a fine example of post-fire commercial architecture with materials, proportions and details expressive of its master designer. The later addition reflects careful design as well. High Victorian Gothic, Romanesque Revival, and other stylistic elements are combined in an ingenious, fascinating and coherent amalgam. The building thus meets criteria B and C of the National Register of Historic Places.

The 10 Liberty Square Building is undergoing renovation and is in the process of certification of rehabilitation for purposes of the Tax Reform Act of 1976, as amended. The building is part of a larger area, informally known as the Exchange District, which appears to meet eligibility criteria of the National Register. Because of the complexity of a downtown commercial district nomination and in order for the rehabilitation to proceed in a timely manner, the nomination of 55 Kilby Street is occurring first and separately. Individually, the building meets the eligibility criteria. Nomination of the rest of the Exchange District will be undertaken at a future date.

The building is the only extant commercial building in the Central Business District by the important Boston architect, John Hubbard Sturgis (1834-1888). Gone are this architect's Massachusetts Hospital-Life Insurance Building (1884), Ames Building (1884), and in the Back Bay, his YMCA Building (1882), Boston Athletic Club (1887), and old Museum of Fine Arts (1870). In Boston proper, only the Church of the Advent (1874) remains of the non-residential commissions of the man who started the longest association of one family with Boston's architecture, from 1861 until the present (John Hubbard Sturgis, Clipston Sturgis, Sturgis & Cabot, Sturgis Associates, Robert Shaw Sturgis, Ogden Codman, Richard Codman, Stephen Codman).

55 Kilby's important family associations include the Codman family, for whom it was built; the Sturgis family (Frances Anne Codman, one of the owners, was the wife of John Hubbard Sturgis) which, through intermarriage with the Perkins family, became dominant in the China Trade during the 19th century (also Sturgis & Bryant were the largest American firm trading with the Northwest Indians and the Sturgis family owned property on Boston wharves through the period); and the Hubbard family (John Hubbard Sturgis's maternal ancestry), one of the most prominent West Indies land owning merchants in Boston.

Built on what had been the southern edge of Oliver's Dock (one of Boston's dominant topographical features from its wharving out by Peter Oliver in the 1660s to its filling in around 1800), the 10 Liberty Square Building occupies a key location in Liberty Square, a place important in Boston's physical, political and commercial history. The Stamp Act Riot of 1765 took place in the Square, which was named "Liberty" in 1793 in honor of the
(continuation sheet)

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet 10 Liberty Square Building Item number 8

Page 1

French Revolution. Its commercial history extends back to the late 17th century when Peter Oliver maintained a brewhouse, bakehouse, salthouse and waterworks wharf on a site immediately south of what is now 55 Kilby Street. This building contributes to the character of Liberty Square as the terminus of vistas from Broad up Water Street, and laterally along Kilby Street. It forms a most agreeable ensemble with neighboring buildings, especially with two buildings across Kilby Street which are similar in style and materials.





United States Department of the Interior
National Park Service

Substantive Review

10 Liberty Square Building
Suffolk County
MASSACHUSETTS

Working No. 9/21/82-2474
Fed. Reg. Date: _____
Date Due: 10/21/82-11/5/82
Action: ACCEPT
 RETURN 11/5/82
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

THE NOMINATION DOES NOT MAKE THE CASE FOR ELIGIBILITY IN ANY OF THE AREAS ADDRESSED. ALSO, INTEGRITY COULD BE A PROBLEM; NEARLY 1/2 OF THE BUILDING IS THE RESULT OF 1890'S ALTERATION. THE BUILDING'S CONTRIBUTION TO THE POTENTIAL DISTRICT IN WHICH IT EXISTS AND THE FAMILY ASSOCIATIONS WITH

Recom. / Criteria RETURN
Reviewer MAX DOUGAL
Discipline ARCHITECTURAL, HISTORIAN
Date 11/4/82
see continuation sheet

THE SITE CANNOT BE CONSIDERED AS PART OF THE EVALUATION UNDER THE CRITERIA. SEE COMMENTS, ATTACHED

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness (NO MENTION OF INTERIOR - ARE THERE SIGNIFICANT FEATURES IN THE INTERIOR WHICH ~~SHOULD~~ REMAIN?)
- clarity
- alterations/integrity COULD BE A PROBLEM AS IT RELATES TO SIGNIFICANCE.
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates X ← DATE OF ALIENATION SHOULD BE NOTED BECAUSE IT IS MAJOR.

Builder/Architect X WHO WAS ARCHITECT OF ADDITION?

Statement of Significance (in one paragraph)

- summary paragraph
- completeness (SEE ATTACHED)
- clarity
- applicable criteria " "
- justification of areas " " checked
- relating significance to " " the resource
- context " "
- relationship of integrity " " to significance
- justification of exception NA
- other NO

9. Major Bibliographical References

ARE THERE WORKS ^{ABOUT} SURVEYS THAT HAVE BEEN CONSULTED?

10. Geographical Data

Acresage of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

Maps

Photographs ^{DO} THE PHOTOGRAPHS ~~DOCUMENT~~ DOCUMENT THE APPEARANCE AT THE TIME OF NOMINATION. THE FORM STATES THAT THE BRICK HAS BEEN CLEANED OF THE GRAY PAINT.

Other

Questions concerning this nomination may be directed to BRUCE MAC DOUGAN

Signed Bruce Mac Dougan

Date 11/5/82

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

COMMENTS

10 Liberty Square

The nomination attempts to make the case for the eligibility of 10 Liberty Square in three areas; as an example of Sturgis' work, as an example of post-fire commercial construction, and for its associations with important Boston mercantile families. The nomination does not provide sufficient information about the context of the property in either of these three areas to demonstrate its significance under National Register criteria.

If a building is to be shown to be a significant example of the work of an important local architect, the nomination should define what features this building has which illustrate his work and state why this example is architecturally significant in comparison with his other works. Also, the historic architectural integrity of the property needs to be more completely addressed. The 1890's addition of the upper floors was a major change to the building and could have a significant impact on the original design as conceived by Sturgis. Was the addition designed by Sturgis? If it was, the overall two-part composition should be assessed in the context of his work.

If the building is significant under the criteria as a good example of post-fire construction, please provide further information which shows why it is significant as an example of buildings of the period. Also, state why the period is important in the architectural history of downtown Boston. In making this evaluation please take into account the major alterations to the building in the 1890's.

If the building is to be eligible for its associations with prominent Boston mercantile families, please be specific about the nature and the time periods of these associations. Are there other buildings in Boston that are more importantly associated with these

families^{OK} which better represent their mercantile interests? Did this building house particular business activities of these families or was it merely held by them as a commercial property? Is the building important for association with one or more of the families due to the specific historical link with one of them, or is it significant because it is unusual to have several of these families associated with the same building?

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received SEP 9 1983
date entered

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

1. Name

historic The Codman Building (preferred)

and/or common (10 Liberty Square Building)

2. Location

street & number 55 Kilby Street (10 Liberty Square) n/a not for publication

city, town Boston n/a vicinity of

state Mass. code 025 county Suffolk code 025

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name 55 Kilby Street Trust, Sargent Collier and Devens H. Hamlen, Trustees

street & number 10 Liberty Square

city, town Boston n/a vicinity of state Massachusetts

5. Location of Legal Description

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

street & number Pemberton Square

city, town Boston state Massachusetts

6. Representation in Existing Surveys

title Central Business District Preservation Study has this property been determined eligible? yes no

date July, 1980 federal state county local

depository for survey records Boston Landmarks Commission

city, town City Hall, Boston state Massachusetts

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date n/a
n/a

Describe the present and original (if known) physical appearance

Summary Description

Located prominently on Liberty Square, in Boston's downtown commercial district, 55 Kilby Street is a 6-story rectangular, flat-roofed commercial building with 3 exposed facades (narrow on Kilby, wide on Water and Hawes Streets). The fourth (narrow) side abuts the rear of 60 Congress Street, a building similar in height and width. From Liberty Square the building appears to be free-standing.

Expanded Description

The walls are of pressed red Philadelphia brick, liberally trimmed with tan freestone. The foundation is granite. Finished facades comprise the 7 bays on Water Street, the 3 bays on Kilby, and one bay on Hawes Street. The balance of the Hawes facade is of red brick punctured by an asymmetrical arrangement of flat and segmental-arched windows without detail.

Both the Kilby and Water Street facades are symmetrically organized over ground floor Gothic-arched entrances (triple on Water and single on Kilby) which are flanked by shouldered flat-arched windows. Upper floors are divided vertically by brick piers which terminate in round-topped carved stone roof pedestals, and horizontally by freestone banding between stories and a bracketed stone cornice between floors 3 and 4. The central bay on the Kilby facade breaks forward and is further emphasized, above the entrance, by triple windows on floors 2 and 3, reducing to single windows on floors 4 through 6. On the Water Street facade the triple window central bay is repeated but with double windows on floors 4 through 6 and flanking single window bays from 2 through 6. The balance of the windows on all finished facades are paired. Windows on floors 2 through 5 are flat-arched while on 6 they are round-arched, reflecting the form of the roof pedestals.

Varied and refined details include carved stone lintels and pilaster capitals, brick corbelling and sawtoothing, and unusual carved doughnut-shaped stone projections designed as vertical drain pipe supports.

The original 1874 building was 4 stories high, probably with dormers on the 4th floor. It is believed that floors 5 and 6 were added in the 1880s. The dormer windows were retained on floor 4 and were augmented by additional flanking windows. An ornate iron fire escape was attached to the Water Street facade, probably at the time of the addition.

On the interior of the structure, a limited amount of original oak panelling remains in the lobby. Eight wood and stone fireplace mantels are situated in various locations throughout the building. There is one brick vault with heavy iron door on each floor. Molded wood window trim original to the 1872 structure and 1880s addition is located throughout the building. All of these features were retained in the recent rehabilitation of the structure.

8. Significance

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

Specific dates 1873, c. 1880 ~~1880-1881~~ **Architect** John Hubbard Sturgis & Charles Brigham
Builder: T.J. Whidden

Statement of Significance (in one paragraph)

Summary Significance

55 Kilby Street (the Codman Building), as altered in about 1880, retains its integrity of location, design, setting, materials and workmanship. It meets National Register criterion C as a fine early example of the design work of the important Boston architectural firm of Sturgis and Brigham and as one of only two commercial buildings designed by the firm remaining in Boston.¹ Although altered by the addition of two floors (probably about 1880), there is strong stylistic evidence to suggest that this addition was designed by Sturgis and Brigham as well. The building, with its Gothic ornamentation on a classically proportioned form, also serves as an important transitional design between the restrained classicism of Sturgis and Brigham's Bureau of Charities Building and their High Victorian Gothic Museum of Fine Arts.

Expanded Significance

Although Sturgis and Brigham's practice focused primarily on residential work during their 20-year partnership, they received several important non-residential commissions in the Boston area. These included the Bureau of Charities Building (1868-69), the Codman Building (1873), the old Museum of Fine Arts on Copley Square (1870-76), the Church of the Advent (1875-78), the Massachusetts Hospital Life Insurance Company Building (1881), the Young Mens' Christian Association Building (1882 by John Hubbard Sturgis), the F. L. Ames Building (1883), and the Boston Athletic Association Club (1887-88 by John Hubbard Sturgis and Clipston Sturgis).² After Sturgis's death in 1888, Charles Brigham forged a distinguished career of his own, numbering among his commissions the north extension to the Massachusetts State House (1889-95), the Burrage Mansion on Commonwealth Avenue (1899), the Christian Science Mother Church (1904-6), and an impressive series of public buildings for the town of Fairhaven, Massachusetts.

The YMCA Building, the Museum of Fine Arts, a railroad station in Dedham, Massachusetts and Sturgis & Brigham's submission in Boston's Trinity Church design competition (eventually awarded to H. H. Richardson) were published in American Architect and Building News during the 1880s.³ Thus, the firm's non-residential work was clearly receiving recognition from the architectural profession at the time.

Sturgis and Brigham's practice was unusual in the 1870s and 1880s. While most American architectural firms relied on publications to keep abreast of European trends, Sturgis and Brigham had direct access to developments abroad as a result of John Hubbard Sturgis' professional education in and frequent return trips to England. Margaret Henderson Floyd, architectural historian and Sturgis and Brigham scholar states that, "The architectural firm of Sturgis and Brigham

9. Major Bibliographical References

American Architect and Building News; Boston, Mass.; Nov. 29, 1884, Jan. 3, 1880, Oct. 30, 1880, April 4, 1885.

Floyd, Margaret Henderson: "A Terra-Cotta Cornerstone for Copley Square: Museum of Fine Arts, Boston, 1870-1876, by Sturgis and Brigham"; Journal of the Society of Architectural Historians; Philadelphia, Pennsylvania; May, 1973. (cont.)

10. Geographical Data

Acreage of nominated property 3500 Sq. Ft.

Quadrangle name Boston South

Quadrangle scale 1:25,000

UTM References

A

1	9	3	3	0	6	5	1	4	6	9	1	3	2	5
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See attached assessor's map.

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

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Candace Jenkins, Registration Division with William G. MacRostie, Langelier Historic Properties, 1200 New Hampshire, NW Washington, D.C. 20036 202-659-2107 ; and Leslie Larsen

organization Massachusetts Historical Commission date August 3, 1983

street & number 294 Washington Street telephone 617-727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Peter J. Weslowski 8/29/83

State Historic Preservation Officer title Massachusetts Historical Commission date

For NPS use only

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

Thomas L. Doyle

date 10/19/83

Keeper of the National Register

Attest:

date

Chief of Registration

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

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

1

was unique among its professional contemporaries"⁴ for this reason. Having studied at London's Architectural Association under the noted authority on Gothic architecture and foliate ornamentation, James K. Colling, and as an adherent of John Ruskin's Gothic philosophy, Sturgis brought to the Boston firm a passion for English Gothic architecture. Indeed, Sturgis and Brigham's 1870 design for the Boston Museum of Fine Arts established the firm as "the purveyors of English design in America."⁵ Elements of English design, albeit on a more modest scale, were utilized as well in the design of the Codman Building. Gothic arches and crisply executed foliate ornamentation (which became almost a signature of the firm's style) appear in both commissions. Thus, while the Museum of Fine Arts was a fine high style example of the emerging High Victorian Gothic, the Codman Building survives as a restrained yet well-executed example of Sturgis and Brigham's use of the Gothic style.

The great Boston fire of 1872 destroyed 776 buildings over 63 downtown Acres. The frenzy of building activity following the fire (when tastes were changing from classical to more picturesque styles) produced a great number of hastily designed buildings, often pastiches, laden with randomly applied ornament. The Codman Building is set apart from many of its contemporaries by its restraint, attention to detail, and selective use of ornament for structural articulation rather than surface decoration. The crisply stylized ornamental details--no mere selections from pattern books--have been carefully designed to suit this building. The high relief foliate carving on pilaster capitals and console brackets closely resembles the ornament of the Museum of Fine Arts. The Codman Building successfully combines a classically symmetrical structure with Gothic details, thus forming the transition from the restrained classicism of the architects' Bureau of Charities Building to their exuberantly Gothic Museum of Fine Arts.

During the 1870s and 1880s, John Hubbard Sturgis received a number of architectural commissions from members of the Sturgis and Codman families -- both prominent Boston merchant and land owning families in the 18th and 19th centuries. In an informal sense he can be considered to have been the "family architect."⁶ The fact that Sturgis was married to Frances Anne Codman, part owner of the Codman Building, no doubt led to Sturgis and Brigham receiving the original commission to design the building. Given this close relationship the firm had with the Codman family, it is quite possible that the family turned to the firm to design the addition. Unfortunately, incomplete building permits from the period and the lack of Sturgis and Brigham office archives prevents this hypothesis from being definitely proven.

The two-story addition to the Codman Building, while altering the original appearance of the structure, is so stylistically and proportionally sympathetic to the original four floors that the building as it presently exists may be considered an illustration of stylistic evolution over a brief period of time, resulting in a closely unified whole with substantial stylistic integrity.⁷

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

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 2

In addition to the familial relationship discussed above, there is strong stylistic evidence which helps link the Codman Building addition to Sturgis and Brigham. In 1883, the firm designed the F. L. Ames Building which, with its vertically articulated bays and round-headed windows capping each bay, is similar in overall design to the Codman Building after the addition of its two upper floors. This similarity suggests that the Ames Building and the Codman Building addition may have been undertaken by the firm during the same period. The Massachusetts Hospital Life Insurance Company Building (1881), with its polychromed masonry, overall proportions, and relationship of solid to void also fits into a progression of design treatments which includes the enlarged Codman Building.

The Codman Building has undergone renovation and is in the process of certification of rehabilitation for tax purposes. The building is part of a larger area, informally known as the Exchange District, which appears to meet eligibility criteria of the National Register. Because of the complexity of a downtown commercial district nomination and in order for the rehabilitation to proceed in a timely manner, the nomination of the 10 Liberty Square Building is occurring first and separately. Individually, the building meets the eligibility criteria. Nomination of the rest of the Exchange District will be undertaken at a future date.

- ¹ The James Codman Building, 44-48 Kilby Street, was designed by Sturgis & Brigham in the early 1870s. Source: The letters and personal papers of John Hubbard Sturgis, Boston Athenaeum.
- ² Of these buildings, only the Church of the Advent and the Codman Building remain standing.
- ³ American Architect and Building News; Nov. 29, 1884, Jan. 3, 1880, Oct. 30, 1880, April 4, 1885.
- ⁴ Margaret Henderson Floyd; "A Terra-Cotta Cornerstone for Copley Square: Museum of Fine Arts, Boston, 1870-1876, by Sturgis and Brigham", in Journal of the Society of Architectural Historians; May, 1973, p. 84.
- ⁵ Floyd, Ibid, p. 103.
- ⁶ Telephone interview with Margaret Henderson Floyd, Ph.D., Director of the Sturgis Research Division, Architectural Heritage Foundation, Boston, by William G. MacRostie, February 14, 1983.
- ⁷ Margaret Henderson Floyd shares this view in her unpublished manuscript on the Codman Building, August, 1981. (See bibliographical references.)

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

9

Page

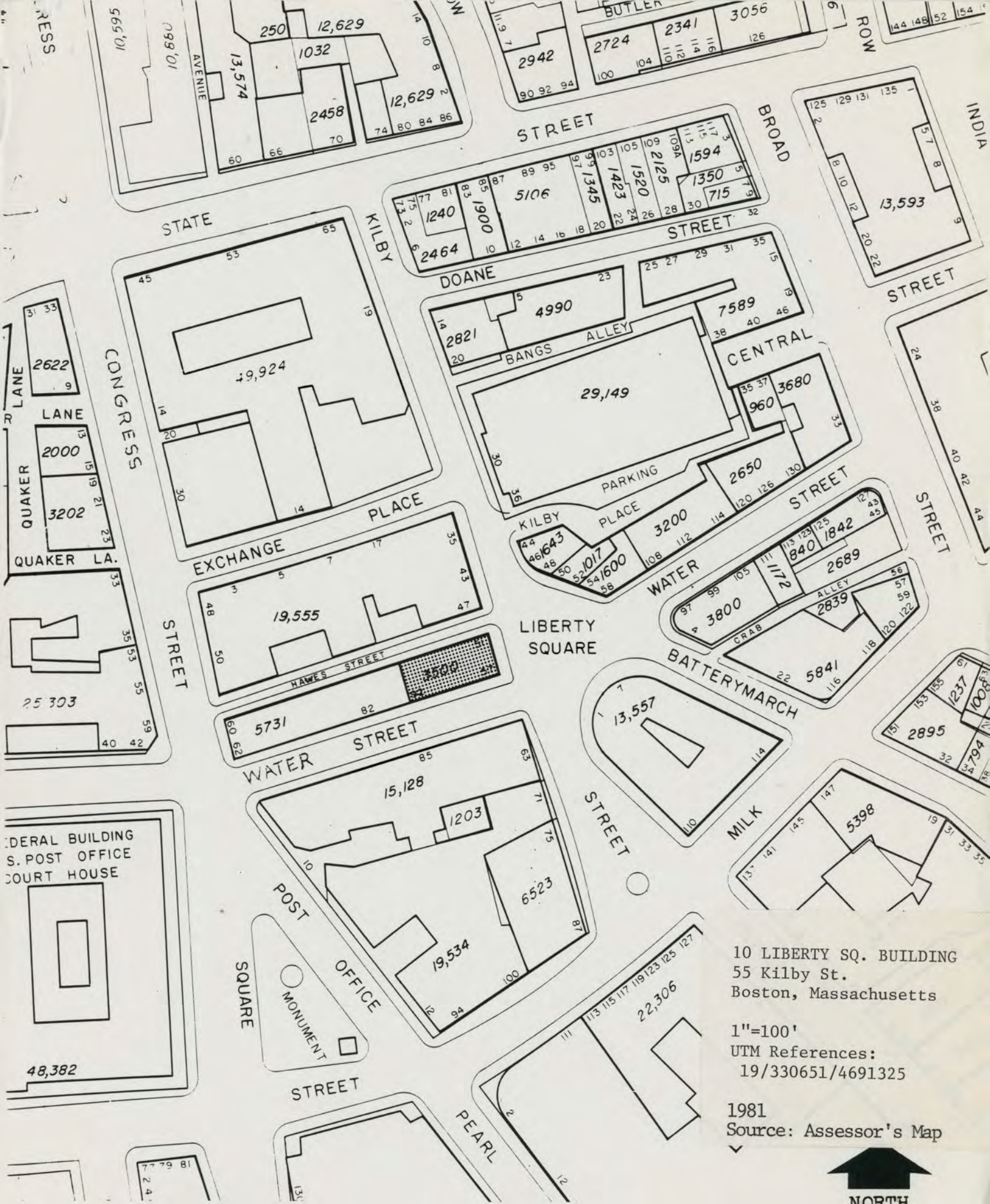
1

Major Bibliographical References (cont.)

Floyd, Margaret Henderson, Director, Sturgis Research Division, Architectural Heritage Foundation, Boston; telephone interview by William G. MacRostie; February 14, 1983.

Floyd, Margaret Henderson; The Codman Building (1873), 10 Liberty Square, Boston; unpublished manuscript; August, 1981. Copies available from Langelier Historic Properties, 1200 New Hampshire Avenue, N.W., Suite 320, Washington, D.C. 20036.

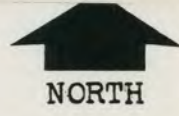
The letters and personal papers of John Hubbard Sturgis, Boston Athenaeum.



10 LIBERTY SQ. BUILDING
 55 Kilby St.
 Boston, Massachusetts

1"=100'
 UTM References:
 19/330651/4691325

1981
 Source: Assessor's Map



51-57 Kilby Street (90-92 Water Street, Hawes Street)

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Codman Building (10 Liberty Square Building)
Suffolk County
MASSACHUSETTS

Working No. 9/21/82-2474
Fed. Reg. Date: 2-5-85
Date Due: 10/24/83
Action: ACCEPT 10/19/83
 RETURN
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

The Codman Building is architecturally significant as a fine commercial building that skillfully combined a four-story Gothic style base, designed by the prominent local architectural firm of Hurji and Brigham, and a later Romanesque Revival addition.

Recom./Criteria Accept C
Reviewer Bushong
Discipline Historian
Date 12/19/83
see continuation sheet

Carson
10/19/83

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

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair deteriorated ruins unexposed unaltered altered original site moved date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance *(in one paragraph)*

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



10 LIBERTY SQUARE BUILDING
55 Kilby Street
Boston, Massachusetts

photo: 9/18/82

photographer and negative filed:

Leslie Larson

6 Joy Street, Boston, MA

view of Kilby Street facade

photo #1 of 6

BOSTON

9/18/82

10/6



10 LIBERTY SQUARE BUILDING
55 Kilby Street
Boston, MA

(55 KILBY ST.)

BOSTON

7/15/82

FACADE, FLOORS 3-6

2 of 6

photo: 7/15/82

photographer and negative filed:

Leslie Larson

6 Joy Street, Boston, MA

view of Kilby Street facade, floors 3-6

photo #2 of 6



KILBY ST

DO NOT ENTER

ONE WAY

DO NOT ENTER

10 LIBERTY SQUARE BUILDING

55 Kilby Street

Boston, MA

photo: 9/24/82

photographer and negative filed:

Leslie Larson

6 Joy Street, Boston, MA

view of Water Street facade

Photo #3 of 6

9/24/82

BOSTON

3 of 6

WATER ST. FACADE



10 Liberty Square Building
55 Kilby Street
Boston, MA

BOSTON

9/24/82

photo: 9/24/82

photographer and negative filed:

Leslie Larson

6 Joy Street, Boston, MA

4 of 6

view of ground floor arches, Water St.

photo #4 of 6



10
P
10 LIBERTY SQUARE BUILDING
55 Kilby Street
Boston, MA

photo: 9/18/82

photographer and negative filed:

Leslie Larson

6 Joy Street, Boston, MA

view of plaster capital and arch detail,
Kilby St., ground floor photo #6 of 6

BOSTON

9/18/82

KILBY ST. GROUND FL.

Missing Core Documentation

Property Name
Codman Building

County, State
Suffolk County,
Massachusetts

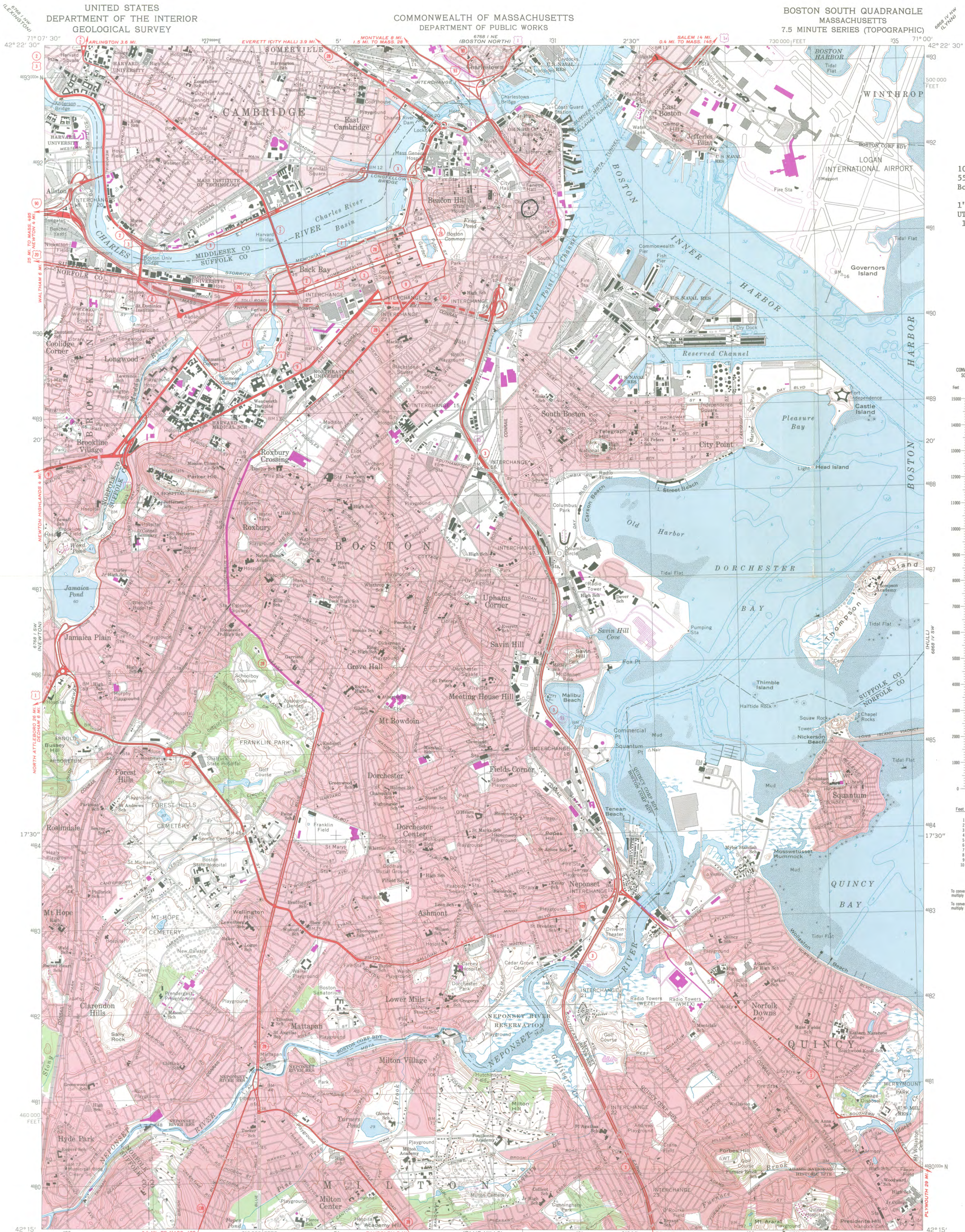
Reference Number
83004097

The following Core Documentation is missing from this entry:

Nomination Form

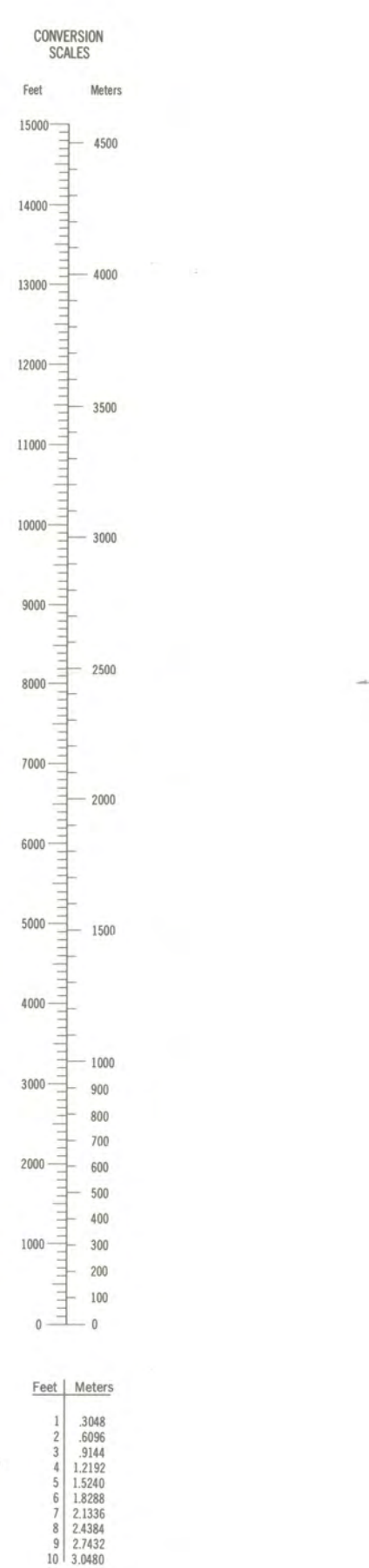
Photographs (missing #5)

USGS Map

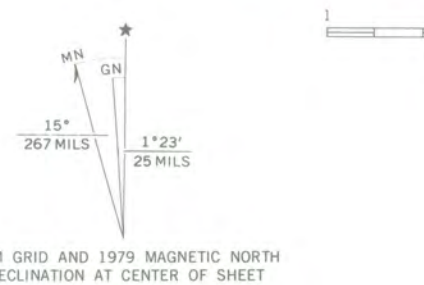


10 LIBERTY SQ. BUILDING
55 Kilby St.
Boston, Massachusetts

1"=25,000'
UTM References:
19/330651/4691325



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



SCALE 1:25 000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE ON 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, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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



**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

September 14, 1982

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Attleboro:	Herbert A. Sadler House (local)
✓ Boston:	✓ 10 Liberty Square Building (local)
Boston:	Wigglesworth Building (local)
Falmouth:	Wood's Hole School (local)
Milford:	Gillon Block (local)

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

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission

CJ/sac

enclosure





**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

August 29, 1983

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th & C Streets North West
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the following nominations forms:

- Boston: Codman Building (resubmission)
- Boston: Tugboat Luna (local)
- Brockton: South Street Historic District (local)
- Clinton: Bigelow Carpet Company Woolen Mills (local)
- Easton: Furnace Village Historic District (local)
- Medford: Old Medford High School (local)
- North Adams: Eber Sherman Farm (local)
- Randolph: Gills Farm Archaeological District (state)
- Sturbridge: Tantiusques Reservation (state)
- South Hadley: Woodbridge Street Historic District (local)
- Williamstown: Mill Village Historic District (local)

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

Sincerely,

Candace Jenkins
Candace Jenkins
Director, Preservation Planning

CJ/pb