

681-683

ADDRESS Washington St. COR. LaGrange St.NAME Hayden Building (same)
present originalMAP No. 24N-12E

SUB AREA

DATE 1875

(Building Permit)

source

being printed
(Photo)ARCHITECT H.H. Richardson

source

BUILDER Norcross Brothers

source

OWNER Heirs of John C. Hayden/ Joseph P. Balliro
original presentPHOTOGRAPHS 11a 5/6/79Ward 3, Parcel #4920, UTM# 19/330020/4690640
(Ind. Ref. #)

TYPE (residential) single double row 2-fam. 3-deck ten apt.

(non-residential) commercial

NO. OF STORIES (1st to cornice)

5

plus

-

ROOF

flat

cupola

-

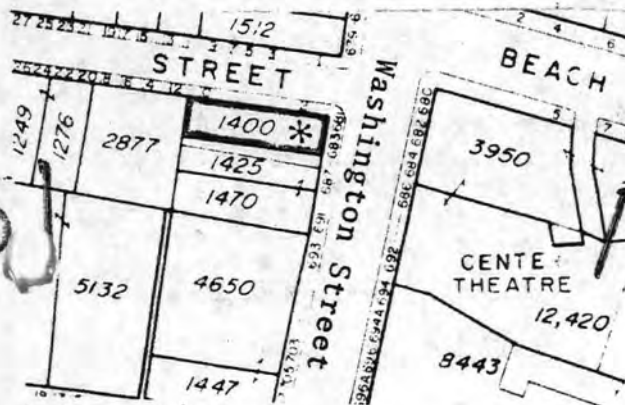
dormers

-MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Longmeadow concrete iron/steel/alum.
brownstoneBRIEF DESCRIPTION Narrow Romanesque commercial structure with characteristic Richardsonian features including strong massing, simple outlines and large scale stone detailing, major entrance on Washington St (now altered)EXTERIOR ALTERATION minor moderate drastic alterations to both 1st floorCONDITION good fair poor LOT AREA 1400 sq. feet facadesNOTEWORTHY SITE CHARACTERISTICS Building fills entire lot; narrow 22ft.facade faces Washington St, with 62 ft. along LaGrangeSIGNIFICANCE (cont'd on reverse) Last extantcommercial building in Boston designedby H.H. Richardson and one of less thanten commercial buildings ever designed by
the eminent architect. In massing and

(NRI)

NOV 7 1980

DEC 9 1980



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

facade articulation, the building is said to foreshadow Richardson's 1886 Marshall Field Wholesale Store in Chicago, considered by architectural historians to have provided many of the design solutions for the facade treatment of Chicago skyscrapers of the late 1880's and 1890's. Thus the Hayden Building assumes significance as an early, long unrecognized prototype for the modern skyscraper.

Henry Hobson Richardson (1838-1886) has been termed "the champion of 19th century American architecture," pioneering a distinctive personal style which proliferated in America and is now termed Richardsonian Romanesque. Richardson designed a number of important Boston public and institutional buildings including Trinity Church, Sever and Austin Halls at Harvard, and numerous public libraries and railroad depots, as well as important national commissions such as the Albany City Hall (1880) and Allegheny County Buildings in Pittsburg (1883-8)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The Hayden Building, located in the Boston Adult Entertainment District, is now (1978) vacant on the upper three floors. The area is targeted for environmental upgrading and economic improvement and development proposals have been made for this and adjacent blocks. Preservation of the Hayden Building and compatibility of any new construction should be a primary consideration of any development proposal.

Designated a Boston Landmark on 11/30/77
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Report of the Boston Landmarks Commission on the potential designation of the Hayden Building as a Landmark under Chapter 772 of the Acts of 1975 (includes extensive bibliography)
2. Zaitzevsky, Cynthia, "A New Richardson Building" Journal of the Society of Architectural Historians, Vol XXII, no. 2, May, 1973.
3. Hitchcock, Henry R, The Architecture of H.H. Richardson and His Times, Cambridge, 1966
4. Building Department, Boston City Hall (building permit- 1875)

9. Major Bibliographical References

See continuation sheets, Section 9

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property see individual and area forms

Quadrangle name Boston South

Quadrangle scale 1"=25,000'

UMT References

A

1	9	3	2	9	9	4	0	4	6	9	0	6	5	0
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 The southern boundary of the Theatre Area starts at a point on Washington St., 520' south of the intersection of Kneeland & Washington. From this point it runs due west along an arbitrary straight line to a point on Charles St. South 442' south of Stuart Street. From thence it follows Charles St. South one block north to the intersection of Stuart St.,

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Candace Jenkins, Registration Director

by Pamela Fox
Boston Landmarks Commission

organization Massachusetts Historical Commission

date

street & number 294 Washington Street

telephone (617) 727-8470

city or town Boston,

state MA 02108

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

Patricia W. Weslowski

10/20/80

title

date

For HCERS use only

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

Forster W. Ray
Keeper of the National Register

date

12/9/80

Attest:

Patricia W. Weslowski
Chief of Registration

date

12/4/80

Property

Boston Theatre Multiple Resource Area

State

MA, Suffolk

Working Number

H. 7. 80, 2781

DUE

1/7/81

TECHNICAL

Photos 4Maps 1/3

CONTROL

HISTORIAN

This multiple resource area is significant for the quality of its architecture and for its association with the development of the important Boston music industry and growth of the theater/movie house industry. The district's and individual buildings achieved significance between c. 1890 and the 1930's - contained in this M.R.A. are significant groups of late 19th/early 20th cent. commercial buildings, the center

accept
Patrick Andrews
12/4/80

the music industry (especially piano manufacturing) and ARCHITECTURAL HISTORIAN
examples of every kind of theater that developed in Boston in this period. This is a good multiple resource nomination - they have included all the required categories of information.

accept all

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered DEC 9 1980Federal Register Entry 2.2.82

Re-submit _____



Hayden Building

Boston Theatre MRA

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000272