

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

JAN 09 1989

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mount Pleasant Historic District

other names/site number _____

2. Location

street & number Multiple: see data sheet

N/A not for publication

city, town Boston (Roxbury)

N/A vicinity

state Massachusettscode 025county Suffolk

code _____

zip code _____

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing

99

Noncontributing

19 buildings

sites

structures

objects

Total

9919

Name of related multiple property listing: _____

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

William A. Talmage
Signature of certifying official12/13/88
DateExecutive Director, Massachusetts Historical CommissionState or Federal agency and bureau State Historic Preservation OfficerIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. 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:) _____Andrew BryanEntered in the
National Register2/9/89

Signature of the Keeper

Date of Action

6. Function or Use Mount Pleasant Historic District, Boston, Massachusetts

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

Religion/church-related residence

Current Functions (enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

Religion/church-related residence

7. Description

Architectural Classification

(enter categories from instructions)

Multiple - see data sheet

Materials (enter categories from instructions)

foundation stone- granite

walls weatherboard

brick

roof asphalt, stone-slate

other

Describe present and historic physical appearance.

The Mount Pleasant Historic District, located in the central Roxbury neighborhood of Boston, is chiefly characterized by its continued history as a residential neighborhood, notable for its mid-to-late 19th-century building types. Particularly significant are the numerous vernacular examples of the Greek Revival style. The district contains 99 contributing buildings, including single-family houses, double houses, row housing, apartment blocks, two-family houses and triple deckers built during the period of significance, 1833-1925. Three of the nineteen non-contributing buildings are ca. 1970s apartment units. One though, a house apparently built ca. 1920, retains little of its original appearance. The other fifteen non-contributing buildings are wood frame or concrete block garages built ca. 1930 or later. Twenty vacant lots are located within the district. Mount Pleasant is differentiated from other sections of Roxbury and the city by its concentration of mid-nineteenth century house types which are generally well-maintained. Alterations consist chiefly of the later application of asphalt, vinyl, or aluminum siding. A small number of buildings within the district are unoccupied.

The early buildings in the District are wood-frame, detached dwellings, set back from tree-lined streets and landscaped front yards, while late nineteenth century apartment buildings occupy almost the entire square footage of their lots.

Reflecting the District's initial period of development are a number of well-preserved wood frame Greek Revival style residences, both single and double house types.

Number 36-38 Forest St. (ca. 1835) is a distinctive double house with a large, broad, front-facing gable. Its six-bay facade features corner pilasters and a plain, broad frieze, while the paired central entrances have simple frames with sidelights and transoms.

Located at 99-101 Mt. Pleasant Ave. (1838-1839) is a fine Greek Revival double house, with one-story porch across the facade. The porch has five Doric columns. Within the porch the facade is covered with matchboarding, rather than the clapboarding of the rest of the house. The paired center entrances have sidelights but not transoms. There are rather thin pilasters at the corners of the building, and a broad frieze at the eaves.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 71 Page 1Mount Pleasant Historic District
Boston, Massachusetts

Well-preserved, 53 Forest St. (ca. 1844) is a handsomely detailed Greek Revival house of two stories with panelled pilasters across the facade and at the rear corners. A broad frieze encircles the building and forms a pediment of the front-facing gable. The entrance has transom and sidelights and a separate enframing of panelled pilasters and entablature, applied over the giant pilasters. The first-floor windows are very tall; the front windows have triangular caps suggesting pediments.

The Levi Wallis House, 102 Mt. Pleasant Ave., (ca. 1843-1847), is a Greek Revival, side-hall cottage with four pilasters across the facade, forming an impressive temple-type front. There are also pilasters at the rear corners and a broad frieze across both front and sides. The front windows have low, projecting triangular caps. The off-center entry is recessed with its own classical enframing of pilasters and entablature.

The simple Greek Revival house at 81 Mt. Pleasant Ave. (1844) has corner pilasters, a wide, plain entablature which forms a pediment of the gable end, and matchboarding within the pediment. A one-story porch with fluted Doric columns shelters the front and southeast side of the house. The plain entrance is wide, with double doors. The tall first story windows reach to floor-level.

85 Mt. Pleasant Ave., (1844) like its neighbor at #81, has a 2 1/2 story, three-bay, side-hall form with a one-story Doric porch across the front and left (southeast) side. There is matchboarding on the front wall under the porch roof; the rest of the walls are clapboarded, except for the tympanum of the pediment, where asphalt shingles hide the original wooden wall surface. The porch has Ionic wreaths on the frieze above each front column. The decoration of the frame around the front door is probably not part of the original construction. The site features an early retaining wall of rough-split granite, with hammered granite posts at the corners and flanking the front walk, and a cast iron fence atop the wall.

Difficult to categorize in stylistic terms is 106 Mt. Pleasant Ave. (ca. 1846), a small frame double house with paired entrances in the projecting central pavillion. Above each door is a small, round-headed window. Projecting eaves display rafter ends. The house appears to have undergone moderate alteration to the porch and through the addition of asphalt shingle siding.

A second distinct phase of development for Mount Pleasant is seen in two Gothic Revival residences. Set back quite far from the street (about 75 feet) for this neighborhood, 105 Mt. Pleasant Ave. (ca. 1847-1848) is a one and a half story Gothic Revival cottage with steeply pitched side gable and steeper

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

**National Register of Historic Places
Continuation Sheet**

Mount Pleasant Historic District
Boston, Massachusetts

Section number 7 Page 2

facade gable over its central entrance. A one story porch with square posts extends across the facade, sheltering entry and polygonal bay windows to either side of the door. Siding has been applied over the original wall surface.

The house on Forest Place (ca. 1860) features steep pitches to its gable roof forms, decorated bargeboard, and a projecting central two story porch with square posts supporting a Tudor arch. This portion is enclosed at the second story with lancet arch drip molding above the window. Its original exterior surface is now sided.

Italianate dwellings were constructed in the 1850s and 1860s on Mount Pleasant. Number 6 Fairland St. (ca. 1850) is two stories in height, an L-plan house with bracketed projecting eaves and hipped roof of low pitch. A one-story porch shelters the main entrance, and window embellishments include cornice heads. The original wood frame siding is now covered with vinyl siding.

6-8 Forest St. (ca. 1855) is a two-story Italianate double house with paired arched doorways under a simple bracketed hood. Polygonal bay windows flank the entrances. On the second story all four windows are fully enframed with flat, bracketed hoods. The eaves have considerable overhang, supported on simple brackets, and have returns on the side walls. Two dormers project from the front slope of the roof, and an ell extends from the center rear wall of the building. Asphalt siding has been applied.

A small single dwelling, 12 Forest St. (1855) retains its clapboard siding and is a small three bay by one bay Italianate house with enframed windows, quoins, projecting eaves, bay windows, and simple paired brackets. Located on a small lot, its orientation is unusual with the central entry on the side elevation rather than toward the street. Window surrounds feature lintel blocks and flat hoods.

Number 54 Forest (ca. 1860-70) and 48 and 60 Forest St. (ca. 1853) are similar small side-hall plan houses with Italianate ornamentation. All have decorated hoods over their front entrances, front-facing gable roofs with projecting eaves, paired brackets, and returns, and windows with simple, flat hoods. Numbers 58 and 60 are three bays wide. Number 54 is only two bays wide, but has a front bay window on the first floor that the other two lack. The brackets, door hood, and other decorative features of this slightly later house are more ornate than the corresponding features of the earlier pair. Similar in form and date is 32 Forest, also built ca. 1853.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Mount Pleasant Historic District
Boston, MassachusettsSection number 7 Page 3

Set well back from the street, 110 Mt. Pleasant Ave. (ca. 1865) is a small clapboarded house of two and a half stories in height with a side-hall type plan and facade gable roof having eave returns. A polygonal bay window projects beside the entrance.

The 1860s favor for Second Empire design is exhibited by 128 and 130 Mt. Pleasant, two buildings of similar character: mansard-roofed, side hall frame townhouses, long and narrow in form. No. 130 (ca. 1865) is somewhat wider and considerably grander than number 128 (ca. 1872), with its three bays across the front, including a projecting entrance bay which continues up into the mansard, where the little bay has dormers on all three sides. Originally the first story of the entrance bay was probably open, as a porch. No. 128 has a first story bay window, porch hood with decorative brackets, and paired brackets at the eaves. No. 130 has a simpler dentil cornice, but much more elaborate dormers. The slate roofs feature fishscale patterns. Both houses have tiny front yards and number 130 retains its handsome fence of iron rods.

Continuing these architectural elements is 11-11A Forest St. (ca. 1880), a blocky double house of two stories plus mansard, four bays wide and two deep, with an ell at the rear. The two entrances are centered on the front under a flat hood supported by large, ornate brackets. Bay windows flank the entrances and add variety to the side walls as well. There are small paired brackets at the eaves and decorated dormers in both the fronts and sides of the mansard roof. The front central dormer is distinguished by a segmental, rather than triangular (as the other dormers) roof and paired, round-headed windows.

On a prominent corner location, 2 Fairland/97 Mt. Pleasant Ave. (ca. 1880) is a frame double house with three major facades -- one without entrances facing Mt. Pleasant Ave., and two matching entrance facades, arranged back-to-back. No. 2 Fairland faces that street, while 97 Mt. Pleasant Ave. is entered on the opposite side of the building, perpendicular to Mt. Pleasant Ave. The most striking features of the house are the broad bracketed eaves and the large wall gables centered on the three principal facades. Together they are somewhat reminiscent of a Swiss chalet, one of the more uncommon alternatives among mid-nineteenth century eclectic architecture.

The considerable alteration in character of Mount Pleasant during the last three decades of the nineteenth century is revealed in the numerous buildings remaining from that period.

The unusual red brick rowhouse block at 23-29 Mt. Pleasant Ave. (ca. 1870) is 3 1/2 stories in height, probably built as four units. Its busy facade has projecting bows at the ends topped with conical roofs, and projecting

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 7 Page 4

pavilions between the entrances, topped with facade gables. The steep and varied roofs are sheathed in metal. There is a corbelled brickwork beltcourse above the first floor, brick caps over the second floor windows, and a projecting, corbelled cornice at the level of the third floor lintels. The structure is set back from the street about 15 feet, unlike the later apartment blocks which stand right on the sidewalks.

80-98 Mt. Pleasant Ave. (ca. 1874-1876) is a row consisting of ten red brick units, each with a polygonal bay window and a double-door entrance on the facade. The first floor level is set on a raised basement, with entrances up five steps. Freestone sills and lintels have incised ornament and additional ornament is provided by the decorated brickwork beltcourse and denticular cornice. The units making up the row are largely undifferentiated, except that the entrances to the pair of units at the west end (numbers 80 & 82) are placed next to one another, unlike the other eight units in which the bay windows and entrances alternate.

Hotel Vine, 46 Vine St., (ca. 1876-1877) is a four-story apartment block of red brick, painted yellow on the main elevation. The facade has two polygonal bay windows on either side of the central entrance, brickwork beltcourses between the floors, and stone lintels with incised decoration at the entrance and on fronts of the bay windows. The brickwork cornice continues around the sides, in a sawtooth/corbel pattern.

Hotel Mount Pleasant/Hotel Florence, 62 Forest St./Forest Pl (ca. 1877) is a four story, flat roofed red brick apartment block, six bays wide and fifteen bays deep, with two entrances. One is off-center on the principal Forest St. facade, and the other is near the end of the Forest Place elevation. Both are highlighted by a projecting brick surround and additional stone trim around the doorway and the window above it. The Forest St. front has light stone belt courses at the lintel level on the first and second stories and a sill course on the third story. These features do not continue around the sides of the building, but the other window trim -- stone impost blocks and keystones in brick segmental arches -- is found both on the front and side. Windows of the fourth story (which was added by ca. 1906) have flat stone sills and lintels, just below the corbelled brick cornice.

Unique among the residences of the Mount Pleasant neighborhood is 29 Forest St., the Thomas Ray House, (1886), a two and one-half story freestanding single family structure of red brick with brownstone and terra-cotta trim. It is a relatively long, narrow structure made imposing by its materials and massing. The narrow facade is given weight by the ornamented bay window topped with an elaborate gable and the deep porch. The southeast side elevation is far simpler, articulated with brick and brownstone stringcourses

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Mount Pleasant Historic District
Boston, MassachusettsSection number 7 Page 5

and a broad wall gable. The gables are linked by a low, parapet-like wall that provides extra height to the attic story. The high, truncated hip roof is covered with slate.

The blocky mass of the house is ornamented with elaborate brownstone, terra-cotta, and brickwork trim. Brownstone elements include the arches of the deep porch and the balustrade atop it, sills and lintels of the first floor windows, various belt and stringcourses, the cornice, and the coping at the eaves. Terra-cotta plaques appear between the floor on the bay window and in an arch above one side window. The notable brickwork includes baluster-motifs on a parapet above the porch and panelled pilasters below that parapet.

Most construction in the area in the last three decades of the 19th century involved multiple-dwelling unit buildings, either in the form of the apartment hotels of the 1870s (e.g., Hotel Vine, Mount Pleasant, and Florence) or blocks of flats in the 1890s. The only other mansion-like houses suggested on the maps and atlases were built early in the development of Mount Pleasant and so were 40 to 50 years old when Thomas Ray built this house.

The only Shingle Style houses (ca. 1880) in the district are 56 Mt. Pleasant Ave. and the double house at 74,76 Mt. Pleasant Ave., both of which feature prominent, broad gables facing the street.

Five red brick row houses with flat roofs are found at 64, 66, 68, 70, 72 Forest St. (ca. 1890). Each features a bow-front, rock-faced stone sills and lintels, and simple, recessed, segmental-arched entryways. The corbelled cornice is topped by a panelled brick parapet. Numbers 64-66 and 68-70 are paired, with entrances centered for the pairs at side by side bays. Number 72 has its entrance at the left and bow at the right. Each unit has a rear ell. Their condition is fair to poor, with 3 units vacant and boarded.

35-39 Vine St. (1896) is a three-story, nine-unit apartment block with separate entrances for each stack of three horizontal apartments. The asymmetrical but balanced facade is of yellow brick with limestone trim and has a rectangular bow window at the center, flanked by two arched entrances left and one right. At either side of the facade there is a curved element -- a semicircular bow at the left and a bolder, corner pavilion at right, which curves around the corner. The right pavilion is topped with a conical roof; the left bow mimics this with a half-cone, applied against a freestanding, gable-like parapet. The bows and bays have several stringcourses, only one of which, at second-story sill level, carries across the whole facade. The right pavilion is notched at the first-floor level on the side to accommodate an alley between this block and 37-41 Forest. The transition from this straight portion of wall to the curve of the bow is made with a large, carved stone skirt. The side and rear walls of the building are red brick.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 7 Page 6

Another yellow brick group, 114-122 Mt. Pleasant Ave. (1897) consists of a three story large corner building on the rising slope of Mount Pleasant Ave. and an adjacent building at the top of the ridge. There are entrances at the bottom corner of the building, located in a recessed entry bay; near the curved uphill corner, and on the separate 114-116 building. There is also an arched port-cochere through the building on the uphill side. All of the entrances are decorated with carved stone pilasters and lintels; the latter include caricature faces at the center of each. There are also moulded stone stringcourses and stone trim around two Palladian-type second-floor windows. The broad, pressed metal cornice has been partially removed from No. 114-116. This property is in poor condition, missing window sash and now uninhabited.

A group of two apartment blocks flanking the narrow Mt. Pleasant Terrace are at 43-45 Mt. Pleasant Ave., 2-6, 1-5 Mt. Pleasant Terrace (1899). The Terrace extends southwest off Mt. Pleasant Ave. at the point where the larger Avenue turns north and runs down the hill towards Dudley St. The northeast end of the more southerly group faces the Avenue as Nos. 43 and 45, with two rounded bows flanking a terra-cotta framed entrance. Nos. 2-4-6 Mt. Pleasant Terrace are at the rear of that building, accessible off the terrace. 1-3-5- Mt. Pleasant Terrace stand as a block at the northern side of the narrow way, with one rounded bow on the end nearest the Avenue and several polygonal bay windows facing the Terrace. Both blocks have banded rustication on the first story, smooth brickwork above, and pressed metal modillion cornices. Most of the light colored trim is terra-cotta, but the window sills are limestone.

Among the structures built at the end of the 19th century in the neighborhood which reflect an accelerated development are the connected yellow-brick apartment blocks at 2-4A Forest, 10-12 Mt. Pleasant (1897). Three stories in height, extending out to the sidewalk line, the building's corner is marked by a rounded bow. Decorative detailing is chiefly freestone trim executed in classical motifs: flat arches, belt courses, and entrance surrounds.

Four stories above its basement, 35-39 Mt. Pleasant Ave. (ca. 1900) is a double block of red brick apartments, each seven bays wide with bowed ends and arched, recessed center entrances. The splayed limestone lintels have double keystones on the first and second floors and single keystones on the third.

Wooden triple decker housing with Queen Anne style detailing is found at numbers 7 and 9 Mount Pleasant Ave. (ca. 1890) which feature projecting bays, while number 40 Vine St. (ca. 1890) is notable for its large, asymmetrical "cut-out" gable that shelters the third story. Number 42 Mt. Pleasant Ave. (c. 1910) is a handsome, well-maintained shingled Colonial Revival triple decker with giant Doric columns supporting the front porches, turned ballusters railings, and front and side polygonal bay windows. This housing

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Mount Pleasant Historic District
Boston, MassachusettsSection number 7 Page 7

type was put up in great numbers in Boston's neighborhoods of Dorchester, Roxbury, and Jamaica Plain, but few are found in Mount Pleasant.

The only religious property within the district is the Carmelite convent, 61 Mt. Pleasant Ave., Mount Carmel (1896-1897). It is two stories, red brick with terra-cotta trim, a complex building with a plan that is essentially U-shaped, with the open end oriented toward Winthrop St. (southwest) and a large, walled garden. Attached to the "U" on the southeast corner is a chapel with tall, round-headed, stained glass windows. A broad, stubby tower stands where the chapel meets the "U". The base of the "U" is the entrance wing, set back several feet from Mt. Pleasant Ave.; the sides of the "U" and an arcade across the open end form cloisters on the garden side. Round-headed windows are the predominant type, with brickwork and terra-cotta trim. The terra cotta closely resembles brownstone in color and tooling. All the eaves have a wide projection, with exposed rafter ends, which with the windows and tower are imitative of Spanish Renaissance buildings.

8. Statement of Significance Mount Pleasant Historic District, Boston, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1833-1930

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Mount Pleasant Historic District in Boston's neighborhood of Roxbury is significant for its concentration of mid-19th century to early 20th century residential building types which reflect the larger development patterns of Roxbury's history. These include handsome examples of wood frame Greek Revival and Gothic Revival dwellings remaining from the area's earliest development, Mansard brick row houses, and brick apartment blocks. Retaining, to a large degree, integrity of location, design, setting, materials, workmanship, feeling, and association, the Mount Pleasant Historic District meets criteria A and C of the National Register and is significant at the local level.

The town of Roxbury was one of the six villages founded in 1630 by the Massachusetts Bay Company. The initial settlement was concentrated around the meeting house at John Eliot Square, north of the Mount Pleasant area. The major commercial area of the town developed closer to Mount Pleasant, around the intersection of the land route to Boston (Washington Street) and the roads to Dorchester (Dudley Street) and points south and west.

The population of Roxbury including the districts of Jamaica Plain and West Roxbury that eventually split from the parent town, stood around 1500 in 1765 and 2700 in 1800. At the earliest date of extant historical resources in the Central Roxbury area, approximately 1830, accelerating growth brought the number of residents to about 5250.

The Hales map of Roxbury of 1832 shows little development in the Central Roxbury area. The only roads in the area were Eustis Street (that part now called Dudley Street) and a way leading to a powder magazine on an island among the marshes of South Cove, sometimes called Powder House Road (now Magazine Street). Those marshes extended southwest at Massachusetts Avenue and Albany Street, included part of the Roxbury Canal, dug in the 1790s to extend shipping from South Cove nearly to the commercial center at Washington and Eustis Streets (following approximately the present line of Melnea Cass Blvd.).

☒ See continuation sheet

9. Major Bibliographical References Mount Pleasant Historic District, Boston, Massachusetts

☒ See continuation sheet

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 # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Approximately 170 acres

UTM References

A

1	9
---	---

3	2	8	5	7	0
---	---	---	---	---	---

4	6	8	8	0	6	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	9
---	---

3	2	8	7	7	0
---	---	---	---	---	---

4	6	8	7	9	7	0
---	---	---	---	---	---	---

B

1	9
---	---

3	2	8	6	4	0
---	---	---	---	---	---

4	6	8	8	0	6	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	9
---	---

3	2	8	7	5	0
---	---	---	---	---	---

4	6	8	7	8	6	0
---	---	---	---	---	---	---

☒ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title Carol Kennedy, Director of Survey and Planning, Betsy Friedberg, NR Director, MHC

organization Boston Landmarks Commission, Mass. Historical Commission date May 13, 1988

street & number Room 805, Boston City Hall; 80 Boylston St telephone (617)725-3850; (617)727-8470

city or town Boston, Boston state Massachusetts zip code 02201; 02116

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 1

The only house indicated on Hales' map on the southwest, "uphill" side of Eustis Street corresponds to the Moses White house, a late colonial high-style mansion that stood until the mid-1960s off Forest Street (No. 14). Shortly after 1830, the White farm was laid out in houselots, forming "Mount Pleasant".

Another early house shown on Hales' map just beyond the intersection of Eustis and Washington Streets was the estate of Enoch Bartlett, built ca. 1805 by Capt. Thomas Brewer. Before Bartlett's purchase in 1822, Brewer had planted English pear trees on the grounds. Bartlett was a horticulturalist by avocation and his name became attached to the pears he cultivated. Bartlett occupied the estate until 1860. From 1872 into the mid-20th century the site accommodated a home for the destitute elderly, operated by the Little Sisters of the Poor, which in the 1970s was the campus of Roxbury Community College. The site has recently been cleared of almost all its buildings.

More intensive development of the Mount Pleasant area began in 1833, when Caleb Parker, Jr., bought the twenty-six and three quarter acres of the Moses White farm for \$21,729.00, laid out Vine and Chestnut (now Forest) Streets and Elm (now Mount Pleasant) Avenue, and subdivided the farm into seventy-one house lots. According to Drake's history of Roxbury, "This was one of the first of the old Roxbury farms bought for speculative purposes..." (p. 114). The speculative character of the venture is confirmed by the deeds, which usually include several transactions for each lot preceding any construction.

Parker had a certain kind of development in mind, as indicated by the romantic name "Mount Pleasant" and the picturesque hillside site. Even stronger evidence of the romantic suburban ideal behind the project is provided by the early deeds, which prohibit use of the land for "the butcher, currier, soapboiler, brewer, distiller, tallow chandler, sugarmaker, working brazier, tinman, dyer, founder, smith, brickmaking, or any nauseous or offensive business whatever..." (Norfolk County Deeds, 110:129, 1834). These restrictions explicitly established Mount Pleasant as a residential area divorced from the world of work, especially manufacturing. This separation of home and family from work is a key tenet of the suburban ideal.

Among the early occupants of Mount Pleasant, commuting from a place of work in Boston was a most common trait. The bank tellers, dry goods merchants, and few industrialists could ride the omnibus from Roxbury center (established 1826) or train (after 1835) or horse streetcars by the 1860s.

The initial residents usually owned just fifty-foot lots, half the size drawn on the 1833 subdivision map. As Sam Bass Warner points out in Streetcar

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 2

Suburbs, early residents could enjoy the suburban ideal of uncrowded surroundings without being able to afford large estates, through the simple fact that vacant lots remained around them.

Actual building commenced on Mount Pleasant within a few years of Parker's purchase. The earliest houses are Greek Revival in style, erected between 1835 and 1850. Number 36-38 Forest St. (ca. 1835) is one of the earliest houses built in Mount Pleasant following the subdivision of the area in 1833, when Caleb Parker, Jr., bought the 27-acre farm of the White family. Parker sold the house lot with 100 feet of frontage on Chestnut (now Forest) St. to Roxbury carpenter Josiah H. Hammond in July, 1835.

The house at 99-101 Mt. Pleasant Ave. (1838-9) is one of the best documented in the district as well as one of the best preserved, standing at the center of the parcel designated Lot 16 in the 1833 subdivision. Caleb Parker sold the lot to a pair of painters from Boston -- George W. Weston and Reuben Balcom in June 1838 and immediately executed a building contract with John W. Rollins of Boston. During 1839, both halves of the house were conveyed, # 101 to "gentleman" John L. Clendenin of Roxbury who within a few months sold to Thomas Child, a "weigher and gauger". The Child family retained ownership into the 1880s. George M. Norwood became owner of the northern half (now 99) in July, 1839. He was a bookkeeper at the Merchant Bank in Boston by 1850 and resided in this house.

This house and its building contract not only document the process of early construction on Mount Pleasant, they also demonstrate the interconnections among the early builders of the area. At the same time as Weston and Balcom were contracting for this house, they made an agreement with Horn and Sinclair, carpenters and lumber dealers who were responsible for several other houses in the area (102 Mt. Pl, 53 Forest), to receive sufficient lumber and supplies to build another house in Mt. Pleasant (its location has not been determined).

One of the best preserved and most richly detailed Greek Revival houses in the neighborhood, 53 Forest St. is identical to the house at 102 Mt. Pleasant Ave. Construction of the house is attributed to Roxbury carpenters and lumber merchants Richard Horn and Joseph F. Sinclair, initial buyers in 1839 of the house lot here. Another Roxbury carpenter, Presbury Coffin, was owner during 1840-1843. While the many sales and mortgages on the property obscure the construction date and first owner of this house, its unadulterated Greek Revival form and details suggest a date in the early 1840s, pointing to Horn and Sinclair, perhaps in conjunction with Presbury Coffin, as builders of the house. The convoluted title history is significant in its own right as a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Mount Pleasant Historic District
Boston, Massachusetts

Section number 8 Page 3

chronicle of the speculative character of many of the early land transactions in the Mount Pleasant development, and for its suggestion of the network of builders who were active in such projects, not just as artisans, but also as buyers, sellers, lenders and borrowers.

In both cases [Forest, 53 & 55, and Mt. Pleasant, 100 & 102], the partners of Horn and Sinclair built a pair of houses on what the 1833 division marked off as one lot. The house at 55 Forest is now gone, but 100 Mt. Pleasant Ave. still occupies the other half of Lot 26.

Number 81 Mt. Pleasant Ave. (1844) stands on half of the lot designated No. 13 in the 1833 subdivision of Mount Pleasant. Caleb Parker sold lots 13 and 14 to Daniel Perkins of Charleston, North Carolina for \$2300 in 1835. Perkins presumably had some connection to the Boston area; by the time he sold the land a decade later he was identified in the deeds as a Boston merchant. In a transaction of 1844, Perkins conveyed half of Lot 13 to Jesse Haycock, a Roxbury builder, with the deed describing the property as "being one of four Lots of land agreed by me to be conveyed to said Haycock, and whereon he has erected four dwelling houses..." Haycock then sold 81 Mt. Pleasant to Roxbury attorney William Whiting for \$5,000 in June 1844. The house was not yet finished at that time and the deed specifies that Haycock would complete the well and the cistern, grade the yard, and "complete the premises in all respects for occupancy."

Whiting may have bought the house as an investment, for the 1850 Roxbury Directory notes that he lived elsewhere in Roxbury; he also had other real estate dealings with builder Haycock.

The early maps and atlases indicate the four similar houses built by Haycock on Lots 13 and 14. The one at the corner of Fairland was demolished in the 1890s to clear the site for the apartment block at 1-7 Fairland. The northwesternmost house, No. 77, stood at least into the 1930s before it was removed in an expansion of the adjacent convent's grounds. The surviving pair at 81 and 85 Mount Pleasant are excellent examples of speculator-builder houses of the 1840s.

In both of these cases, as well as other Greek Revival single houses such as 53 Forest, 102, 85, and 81 Mount Pleasant (all erected in the mid-1840s), the builders can be identified because they were investors in the land as well as artisans. The latter pair of houses were two of a row of four erected by one carpenter; the former pair also shared builders, although they stand on different streets. The early deeds reveal a complex network of builder/speculators who turned to one another for land, services, and construction loans.

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

**National Register of Historic Places
Continuation Sheet**

Mount Pleasant Historic District
Boston, Massachusetts

Section number 8 Page 4

Like its neighbor, 81 Mount Pleasant, the house at 85 Mt. Pleasant Ave. was built around 1844 by Jesse Haycock as one of a row of four, erected on two lots in the 1833 subdivision. Unlike No. 81, initial ownership of No. 85 has not been identified, but J.M. B. Reynolds was in possession by 1873 and members of that family continued to own the house through 1915.

Nos. 81 and 85 Mt. Pleasant Ave. are very similar in plan and form, but the latter is more ornate in several details. Most noteworthy are the Ionic wreaths on the frieze of the porch, but the dentils on the front cornices and caps on the front second story windows are also embellishments not found on the neighboring house. Builder Haycock may have finished the houses slightly differently depending upon the wishes of the buyer, as deed information suggests he sold the houses partially incomplete, with an agreement to finish them.

The smallest of the several double houses in the area is 106 Mt. Pleasant Ave. which evidence indicates was built ca. 1846. Perhaps it was built as a single house, then converted to a double in 1867. Considering its date, the location at the rear of the 1833 lot is unusual -- most of the other houses in the area with similar setbacks were inserted behind existing houses, whereas this house predates the buildings in front of it.

The house lot on which the Gothic Revival 105 Mt. Pleasant Ave. now stands remained unimproved until its purchase in 1847 by Boston physician Charles F. Foster, who was living here by 1848. It changed ownership in 1853 and twice more within the decade, in 1858 to Lorenzo Sabine, a gentleman from Framingham, whose family retained the property through the remainder of the century.

The Foster-Sabine house is one of the few Gothic Revival cottages in the Mt. Pleasant development, although more were built a few blocks further south. These represent a second phase in the Mt. Pleasant development. The Greek Revival houses of the 1830s were built largely by carpenter-speculators for quick resale, while the Payson and Foster-Sabine houses appear to have been more individualized efforts.

54, 58, & 60 Forest St. (side-hall houses) represent Mt. Pleasant's middle-class housing of the 1850s and 1860s. By 1873 there were four such houses in the row, but No. 56 was demolished in recent years. Other houses of similar form and date in the area include 32 Forest. These houses demonstrate the continuity of basic form and size, though not of decorative trim, from early Greek Revival houses in the area such as 53 Forest and 102 Mount Pleasant.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 5

On Mount Pleasant, the suburban situation was coming to an end by the 1870s. With the increased convenience of transportation, as horse railroads extended even along Dudley Street, and the increased municipal services following the annexation of Roxbury by Boston in 1868 (represented by new police and fire stations at 411 and 413 Dudley), a substantial increase in the density of development began to occur.

The distinctive turreted brick building at 23-29 Mt. Pleasant Ave., ca. 1870, is probably the earliest in the Mount Pleasant area intended to accommodate more than two families. The block was owned by 1873 by the heirs of George H. Williams, who was probably an heir of Aaron D. Williams, a Roxbury yeoman who bought the site for \$4000 in 1859. Unlike the row of houses at 80-96 Mt. Pleasant, these four were not split among individual owners.

The site at the center of Mount Pleasant Ave. (later 80-98) stood vacant into the 1870s. Hiram Bean had purchased the two lots numbered 27 and 28 on the 1833 plan in 1872, and around 1874 began mortgaging small parcels and presumably building rowhouses on them. Plans and deeds of 1875 and 1876 reveal expected completion of the ten units by May, 1876. Bean's row represented a substantial increase in intensity of land use, squeezing ten houses into the frontage of two 1833 lots.

Along with the ten-unit rowhouse at 80-96 Mt. Pleasant Ave., 46 Vine St. (ca. 1876-77) adjacent to the south, represents an increase in intensity of land use and height of structures over the earlier pattern of single or double wood-frame houses. Of the two forms, the apartment block became prevalent, though there was a gap of two decades between the early examples of Hotel Vine and Hotel Mount Pleasant and the late-century buff-brick blocks.

The bow-front row houses at 64-72 Forest St. (ca. 1890) in the Mt. Pleasant district are somewhat unusual among the hundreds of examples of bow-fronts in Boston's neighborhoods by their two-story height. Three or four stories are far more common; where two-story bowfronts do appear, such as on Warren St. in the South End, an additional floor is usually provided by a mansard or pitched roof with dormers. This example is also unusual in Mount Pleasant for its rowhouse configuration. From the 1880s through 1900, residential "hotels" or blocks of horizontal "flats" were the predominant form of multiple unit dwelling.

Samuel R. Payson's property in Mt. Pleasant included lots on both sides of Forest St. (e.g., 57-59, 61-63 Forest and Forest Place). Payson apparently built a house around 1860 where the row houses of 64-72 Forest St. now stand, then moved that house to Forest Place ca. 1878, clearing the site for

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6Mount Pleasant Historic District
Boston, Massachusetts

the development of Hotel Mt. Pleasant/Hotel Florence, probably the second apartment hotel constructed in the area (following Hotel Vine by a single year). Together they initiated a considerable increase in residential density which characterized development in the area in the last quarter of the 19th century. They also introduced to the area the idea of arranging living units horizontally as apartments or "French flats," rather than vertically as in row houses. This concept was still relatively new in Boston and the United States, as the very earliest examples were only two decades old (Bunting, Houses of Boston's Back Bay, p. 79.).

The double house at 97 Mt. Pleasant Ave. & 2 Fairland St. is somewhat uncertain as to its exact period of construction. A residence has been on the site since at least 1854, but the double house form is not indicated until the 1884 atlas. The current building may either represent new construction ca. 1880, or a substantial remodeling around that time of an earlier house. Its houselot was part of Lot 15 in the 1833 subdivision of the area, sold in 1844 by Caleb Parker to members of the Weld family, who had large land holdings adjacent on the southwest. In 1846 the Welds subdivided their land, laying out Fairland St. to connect their holdings on Greenville St. to Mt. Pleasant Ave. Roxbury carpenter William Bugbee purchased the property from the Welds in 1854; four years later it was sold with a house to William Mitchell, a Roxbury trader. The double house form was definitely in place by 1884.

The Roman Catholic Carmelite Order arrived in the Diocese of Boston in 1890 and for a few years occupied a house between Cedar and Centre Streets in Roxbury. In 1894 the sisters purchased the Joseph Morrill estate on Mount Pleasant Ave. and moved into the ca. 1840 Greek Revival house. Joseph Morrill, Jr., had owned the estate since at least the 1870s; the house had a full-blown temple front (tetrastyle Ionic) and was considerably grander than any of the surviving Greek Revival houses in the area.

The building permit for the present convent was issued in 1896. Timothy Walsh, then with the firm of Maginnish, Walsh, and Sullivan, was the architect. Walsh was born in 1868 in Cambridge, Massachusetts, attended Boston English High School, and worked in various Boston architectural offices, including Peabody and Stearns. After a year in Paris and other traveling, he joined with Maginnish and Sullivan in 1896; this convent must have been his first large commission. His partnership with Maginnish lasted 36 years, specializing in Catholic educational and ecclesiastical buildings. Walsh designed other Carmelite convents in Philadelphia and Santa Clara, California, the Cenacle convent in Brighton, Massachusetts, several seminaries, Nazareth College in St. Paul, Trinity College in Washington, several buildings at Notre Dame University, and the Shrine of the Immaculate Conception in Washington, D.C. He died in 1934.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 7

Mt. Carmel Convent was dedicated on October 15, 1897. Like the nearby building of St. Patrick's Church and School in the preceding decades, this new home for the contemplative Carmelite community demonstrated the growing means and maturity of the Boston Roman Catholic Diocese.

Architect Edward P. Morse was active in the Mt. Pleasant district at the end of the century, designing five large apartment blocks in 1896 and 1897. 114-122 Mt. Pleasant, 1-7 Fairland, 35-39 Vine St., and 37-41 Forest St. were all for builder Louis Habolow, while 2-4A Forest/10-12 Mt. Pleasant was for A. Mille (or Melles). These share characteristic features of yellow brick with carved freestone trim, with sometimes rectangular and curved projections.

The prominent location now occupied by 114-122 Mt. Pleasant Ave., where the street makes a sharp curve, was occupied by a house by 1856 which was probably the double house standing on the lot by 1873 through 1895. Redevelopment of the site came in 1897 when Louis Habolow applied for permits to erect five three-family houses of brick and stone, designed by Edward P. Morse. The same pair designed and built 37-41 Forest St. (1896) and 35-39 Vine and 107 Fairland around 1897; Morse also designed 2-4A Forest/10-12 Mt. Pleasant in 1897, for another builder. All of these apartment blocks were erected of light-colored brick with abundant stone trim, on corner lots. They considerably increased the residential density of the area; in the case of 114-122 Mt. Pleasant replacing a double house with fifteen dwelling units. The same fate befell these buildings as Habolow's other Mt. Pleasant projects. By late 1897 they were encumbered with at least six mechanics' liens and Habolow lost the property.

Designed (presumably by Morse) as an ensemble with its neighbor at the corner of Vine and Forest Streets, 35-39 Vine St. (1896) applied similar materials, setback, and cornice line. This building is most interesting for the variations it offers on the themes established by its neighbor. Both have balanced but asymmetrical principal facades, but while the Forest St. block employs polygonal bays, the Vine St. building uses a square center bay and curved side bays. The entries of both are arched, with large keystones and engaged columns, but the former building has projecting porches while on the latter the doorways are recessed into the the principal plane of the facade. Together the two buildings form a handsome corner composition, employing the favorite corner location of the turn-of-the century apartment blocks in this neighborhood. Six other apartment blocks in the survey area built between 1895 and 1906 were placed on corner sites, and five of those also used buff or yellow brick.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 8

The apartment buildings at 43-45 Mt. Pleasant Ave., 2-6 and 1-5 Mt. Pleasant Terr. (1899) stand on a site previously occupied by two houses from as early as the 1850s. James W. Woodward obtained city permits to build nine three-family dwellings at this location. H. P. Cummings and Co. was his builder, with W. C. Collett as architect. Woodward at that time was a partner in a "heating apparatus" business in Boston, with his residence in Brookline. He continued the long tradition of involvement by members of the building-related trades in the development of the Mt. Pleasant area. H. P. Cummings & Co. operated as builders and carpenters in both Boston and Ware, Massachusetts. Architect Collett had an office on Bromfield St. in downtown Boston from ca. 1890 into the 1910s.

Woodward and Collett organized the dwellings in the same fashion as the yellow-brick apartments of Habolow and Morse, built in the area a few years earlier. Nos. 43 and 45 Mt. Pleasant Ave. were paired in a symmetrical facade, while 2, 4 and 6 Mt. Pleasant Terrace extended back along that newly created, narrow way. On the opposite side of the terrace, four more units, numbered 1, 3, 5, and 7 were erected of identical materials and with similar detailing (number 7, the westernmost unit, has been demolished).

While this group resembles the Habolow-Morse apartments in form and in use of corner site, it differs in materials. Collett used red, rather than yellow or buff, brick, and applied molded terra-cotta ornament, instead of carved limestone. This group and the adjacent Woodward block at 35-39 Mt. Pleasant show that Habolow's bankruptcy did not discourage other builders from erecting substantial apartment blocks in the area.

The apartment blocks at 35-39 Mt. Pleasant Ave. (ca. 1900) were originally owned by James W. Woodward, who was also responsible for building the neighboring structures to the south on Mt. Pleasant Terrace in 1899. No. 35-39 was probably erected at a similar date, and it seems likely that Woodward employed the same architect and builder as on his other buildings, namely architect W. C. Collett and builder H. P. Cummings and Co. At four stories, these blocks are one story taller than others of around 1900; Hotel Vine is the only earlier building of that height.

Relatively few triple deckers were built in the Mount Pleasant area; instead brick apartment blocks were the predominant form during the decades around 1900 when wooden 3-deckers were popular elsewhere in the city. Except for a few three-deckers and two-family dwellings erected in the early twentieth century and some infill construction of the 1970s, the brick apartments of the 1890s marked the end of residential construction in Mount Pleasant.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Mount Pleasant Historic District
Boston, MassachusettsSection number 8 Page 9

Nearby notable institutional buildings further illuminate the area's social history. Saint Patrick's (Roman Catholic) Church on Dudley at Hampden (1872-80) underscored the migration of Irish Catholics from the South End to Roxbury. The construction of a school in 1886 (now gone), a new convent in 1917 (115-7 Mount Pleasant), and new school in 1929 (127-135 Mount Pleasant) bespeak the persistent strength of that faith in Roxbury, as does Mount Carmel, the cloistered convent built at 61 Mount Pleasant in 1896.

While much survives in Mount Pleasant to illuminate its nineteenth century development, there have been losses as well. Most of the late nineteenth century apartment blocks replaced a house or two previously on those sites. Mount Carmel supplanted the Morrill house, a tetrastyle Greek Revival mansion that was far grander than any of the surviving houses of that style. More recent demolitions have left vacant lots along all the streets in Mount Pleasant, including a large lot near the foot of Mount Pleasant Ave. (No. 11) where once stood the house of William C. Hunneman, inventor and manufacturer of the suction fire engine.

Dudley Street is the major thoroughfare adjacent to the Mount Pleasant district, incorporating part of early Eustis Street, the main way from Roxbury village to Dorchester. This street has been severely ravaged by demolition in recent years, leaving only isolated buildings standing. The only relatively intact streetscape along Dudley east of the Station area occurs at the edge of the district, where Saint Patrick's Church dominates the old Engine 12. Police Station 9 and McDermott's Block, a ca. 1880 rowhouse (206-210 Hampden) provide something of an urban context.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Mount Pleasant Historic District
Boston, Massachusetts

MAJOR BIBLIOGRAPHIC REFERENCES

Boston City Directories.

Boston Inspectional Services Department. Building permit files.

Boston. Report of the City Auditor, 1879-1907.

Brayley, A.W. History of the Boston Fire Department, 1630-1888, (Boston: 1889).

Damrell, Charles S. A Half Century of Boston's Building, (Boston: 1895).

Drake Francis S. The Town of Roxbury: Its Memorable Persons and Places, (Roxbury: 1878).

Lane, Roger. Policing the City: Boston 1822-1885. (Cambridge: 1967)

Lord, Robert H., and John E. Sexton and Edward T. Harrington.
History of the Archdiocese of Boston, 1604-1963, 3 v., (New York: 1944).

Massachusetts Historical Commission, "Reconnaissance Survey Report:
Roxbury/West Roxbury," Jan. 1981.

Norfolk County Registry of Deeds. Dedham, Massachusetts.

Roxbury City Directories, 1848-1866.

Stott, Peter. Draft reports on industrial properties, MHC.

Suffolk County Registry of Deeds. Boston, Massachusetts.

Sullivan, James. An Account of the Catholic Church in New England, (1895).

Sullivan, Sr. Mary X. The History of Catholic Secondary Education in the
Archdiocese of Boston. (Washington, D.C.: 1946).

Warner, Sam Bass. "The Discarded Suburbs: Roxbury and North Dorchester
1800-1950," typescript, 1961 (prepared for ABCD).

Warner, Sam Bass. Streetcar Suburbs. (Cambridge: 1962).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Mount Pleasant Historic District
Boston, Massachusetts

Section number 9 Page 2

Maps and Atlases:

Map of the Town of Roxbury, surveyed by John C. Hales, Published 1832,
engraved by Annin and Smith.

"Plan of the Mount Pleasant in Roxbury," surveyed by Alexander Wadsworth,
June 20, 1833. Ms., recorded with Norfolk Deed 100:146.

"Map of the City of Roxbury," surveyed under the direction of Henry F.
Walling, 1856. Ms., 44 pp., at Mass. State Library.

Combined Atlas of the County of Suffolk, Massachusetts.

Vol. 2--Late City of Roxbury. Philadelphia.: G. M. Hopkins & Co.,
1873

Atlas of the City of Boston (Roxbury). Vol. 2. Philadelphia: George W. &
Walter S. Bromley, 1884.

"Boston Highlands, Massachusetts" (a bird's-eye view). W. Bromley & Co.

Atlas Maps of the City of Boston. Roxbury. Philadelphia: G.W. Bromley &
Co., 1895, 1906, 1915, 1931.

Insurance Maps of Boston Massachusetts, Vol.3, New York: Sanborn Map co.,
1919, (renewed 1974).

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Mount Pleasant Historic District
Boston, Massachusetts

VERBAL BOUNDARY DESCRIPTION

The exterior boundaries for the Mount Pleasant district encompass the following: all properties facing onto Mount Pleasant Avenue from 7 Mount Pleasant Avenue to and including 105 Mount Pleasant Avenue on the west/southwest side of the street, and from 12 Mount Pleasant to and including 130 Mount Pleasant Avenue on the north/northeast of the street; all properties facing onto Forest Street at its beginning at Mount Pleasant Street to and including 78 Forest Street on the north/northeastern side, and 63 Forest Street on the south/southwestern side; all properties facing onto Mount Pleasant Terrace from its beginning at Mount Pleasant Avenue to and including 5 Mount Pleasant Terrace to the north and 4 Mount Pleasant Terrace to the south; all properties facing onto Fairland Street from its beginning at Mount Pleasant Avenue to 7 Fairland Street on the northwest side and 6 Fairland Street on the southeast side; all properties facing onto Vine Street from its beginning at Mount Pleasant Avenue to and including 41 Forest Street to the northwest and 18 Vine Street to the southeast; all properties facing onto Forest Place. The district boundary is indicated by the heavy line on the map included in the submission.

BOUNDARY JUSTIFICATION

The Mount Pleasant Historic District boundary includes the portion of the original Mount Pleasant development which retains its historic residential character spanning the years 1833-1925. Along the thoroughfare of Dudley St., only isolated commercial buildings remain, with civic buildings of the Police Station No. 9, Dudley-Blue Hill Fire Station, former Mt. Pleasant branch library, and on Mt. Pleasant the religious properties of the Aquinas and St. Patrick's Convent and School. The Moreland St. Historic District, listed in the National Register, abuts the Mount Pleasant District along its southwesterly boundary along Winthrop St.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Mount Pleasant Historic District
Boston, Massachusetts

Section number 10 Page

UTM References (Continued)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
E.	19	328820	4687920
F.	19	328920	4687820
G.	19	328820	4687710
H.	19	328730	4687720
I.	19	328580	4687870

MOUNT PLEASANT DISTRICT DATA SHEET
 ROXBURY (BOSTON), MASSACHUSETTS

Map #	Name	#	Street	Date	Status	Style	Resource	Wd/Parcel
1		1	Fairland/	c.1890	C	Romanesque Apt.	B	8/2583
		89	Mt. Pleasant					
6		2	Fairland	c.1880	C	Ital./Stick St./dbl	B	8/2777
	garage					* see 97 Mt. Pleas.		
				c.1930	NC		B	
2		3	Fairland	c.1890	C	Romanesque Apt.	B	8/2584
3		5	Fairland	c.1890	C	Romanesque Apt.	B	8/2585
5		6	Fairland	c.1850	C	Italianate	B	8/2827
4		7	Fairland	c.1890	C	Romanesque Apt.	B	8/2586
		* 2	Forest Pl.: see 62 Forest St.]					
45		3	Forest Place	c. 1860	C	Gothic Rev.	B	8/2733
29		2	Forest St.	1897	C	Class. Rev. apt	B	8/2647
30		4,4A	Forest St.	1897	C	Class. Rev. apt	B	8/2646
69		5	Forest St.	c.1890	C	Queen Anne Apt.	B	8/2666
10		6-8	Forest St.	c.1855	C	Italianate dbl	B	8/2644
	VAC	9	Forest St.					8/2667
	VAC	10	Forest St.					8/2643
67		11	Forest St.	c.1880	C	Mansard dbl	B	8/2668
32		12	Forest St.	1855	C	Italianate	B	8/2642
A		14-18	Forest St.	c.1970	NC	modern apt.	B	8/2641
	garden	15	Forest St.					8/2669
B		17	Forest St.	c.1970	NC	modern apt.	B	8/2670
C		19	Forest St.	c.1970	NC	modern apt.	B	8/2670
33		20	Forest St.	c.1875	C	Italianate	B	8/2640
66		21	Forest St.	c.1910	C	Class.Rev/Bung./2famB	B	8/2672
34		22	Forest St.	c.1875	C	Italianate	B	8/2639
	VAC	24-26	Forest St.					8/2638
65		25-27	Forest St.	c.1910	C	Class.Rev/Bung./2famB		8/2673

34	Thomas Ray Hse	29	Forest St.	1886	C	Chateausque	B	8/2574
	VAC	30	Forest St.					8/2663
35		32	Forest St.	c.1875	C	Italianate vern	B	8/2662
	garage			c.1930	NC		B	
	VAC	33-35	Forest St.					8/2675
36		34	Forest St.	c.1890	C	vernacular	B	8/2661
	garage			c.1930	NC		B	
37		36	Forest St.	c.1835	C	Greek Rev. dbl	B	8/2660
63		37	Forest St.	1896	C	Queen Anne apt.	B	8/2676
38		38	Forest St.	c.1835	C	Greek Rev. dbl	B	8/2659
62		39	Forest St.	1896	C	Queen Anne apt.	B	8/2677
39		40	Forest St.	c.1900	C	Class. Rev./3-D	B	8/2658
61		41	Forest St.	1896	C	Queen Anne apt.	B	8/2678
	VAC	44	Forest St.					8/2657
	VAC	45	Forest St.					8/2676
	VAC	46	Forest St.					8/2656
	VAC	50	Forest St.					8/2739
56		51	Forest St.	c.1900	C	Class.Rev./QA/3D	B	8/2740
55		53	Forest St.	c.1844	C	Greek Rev.	B	8/2741
41		54	Forest St.	c.1860	C	Italianate	B	8/2738
	garage			c.1930	NC		B	
	VAC	55	Forest St.					8/2742
	VAC	55A	Forest St.					8/2742-1
	VAC	56	Forest St.					8/2737
42		58	Forest St.	c.1853	C	Italianate	B	8/2736
	garage			c.1930	NC		B	
54		57-59	Forest St.	c.1870	C	Italianate Vern.	B	8/2744
43		60	Forest St.	c.1853	C	Italianate	B	8/2735
53		61	Forest St.	c.1870	C	Vernacular	B	8/2745
	garage			c.1950	NC		B	
44	Hotel Mt. Pleasant/ Hotel Florence	62	Forest St./ 2 Forest Pl.	c.1877	C	Panel Brick apt	B	8/2734
52		63	Forest St.	c.1870	C	Vernacular		8/2746
	garage			c.1930	NC		B	
46		64	Forest St.	c.1890	C	Brick bowfront	B	8/2732
47		66	Forest St.	c.1890	C	Brick bowfront	B	8/2731
48		68	Forest St.	c.1890	C	Brick bowfront	B	8/2730
49		70	Forest St.	c.1890	C	Brick bowfront	B	8/2729
50		72	Forest St.	c.1890	C	Brick bowfront	B	8/2728
D		74	Forest St.	c.1915	NC	Bungalow	B	8/2727
	garage			c.1960	NC		B	

	VAC	75	Forest St.					8/2726
51		78	Forest St.	c.1870	C	Italianate Vern.	B	8/2725
	VAC	11	Mt. Pleasant Ave.					8/2571
25		7	Mt. Pleasant Ave.	c.1890	C	Queen Anne/3-D	B	8/2569
24		9	Mt. Pleasant Ave.	c.1890	C	Queen Anne/3-D	B	8/2570
	VAC	10	Mt. Pleasant Ave.	1897	C	Class. Rev. Apt.	B	8/2613
28		12	Mt. Pleasant Ave.	1897	C	Class. Rev. Apt.	B	8/2612
	VAC	21	Mt. Pleasant Ave.					8/2572
	VAC	22	Mt. Pleasant Ave.					8/2665
23		23-29	Mt. Pleasant Ave.	c.1870	C	Panel Brick/Vict. GoB		8/2573
	VAC	24	Mt. Pleasant Ave.					8/2664
70		26	Mt. Pleasant Ave.	c.1890	C	Queen Anne/2 fam	B	8/2696
71		28	Mt. Pleasant Ave.	c.1890	C	Queen Anne/3-D	B	8/2595
	VAC	30	Mt. Pleasant Ave.					8/2694
	playground	32	Mt. Pleasant Ave.					8/2693
	playground		Mt. Pleasant Ave.					8/2692
	VAC	31R	Mt. Pleasant Ave.				B	8/2574
22		35	Mt. Pleasant Ave.	c.1900	C	Class. Rev. apt.	B	8/2575
49		39	Mt. Pleasant Ave.	c.1900	C	Class. Rev. apt.	B	8/2575-1
72		40	Mt. Pleasant Ave.	c.1875	C	Queen Anne/Stick	B	8/2691
73		42	Mt. Pleasant Ave.	c.1910	C	Class. Rev. 3-D	B	8/2690
	garage			c.1930	NC		B	
15		43	Mt. Pleasant Ave.	1899	C	Class. Rev. apt.	B	8/2578-3
14		45	Mt. Pleasant Ave.	1899	C	Class. Rev. apt.	B	8/2578-4
74		52-54	Mt. Pleasant Ave.	c.1890	C	Queen Anne/4 fam.	B	8/2689
	garage			c.1930	NC		B	
75		56	Mt. Pleasant Ave.	c.1890	C	Queen Anne/2 fam.	B	8/2687
76		58	Mt. Pleasant Ave.	c.1890	C	Shingle/Queen Anne	B	8/2686
77		60	Mt. Pleasant Ave.	c.1890	C	Shingle/Queen Anne	B	8/2685
13	Mt. Carmel	61-77	Mt. Pleasant Ave.	1896-7	C	Ren. Rev/Mission	B	8/2580
	VAC	72	Mt. Pleasant Ave.					8/2684
78		74	Mt. Pleasant Ave.	c.1880	C	Shingle/QA/dbl	B	8/2683-1
						* see 76 Mt. Pleas.		
79		76	Mt. Pleasant Ave.	c.1880	C	Shingle/QA/dbl	B	8/2683
						* see 74 Mt. Pleas.		
80		80	Mt. Pleasant Ave.	c.1874-6	C	Panel brick row	B	8/2771
12		81	Mt. Pleasant Ave.	1844	C	Greek Revival	B	8/2581
83		82	Mt. Pleasant Ave.	c.1874-6	C	Panel brick row	B	8/2770
82		84	Mt. Pleasant Ave.	c.1874-6	C	Panel brick row	B	8/2769
11		85	Mt. Pleasant Ave.	1844	C	Greek Revival	B	8/2582

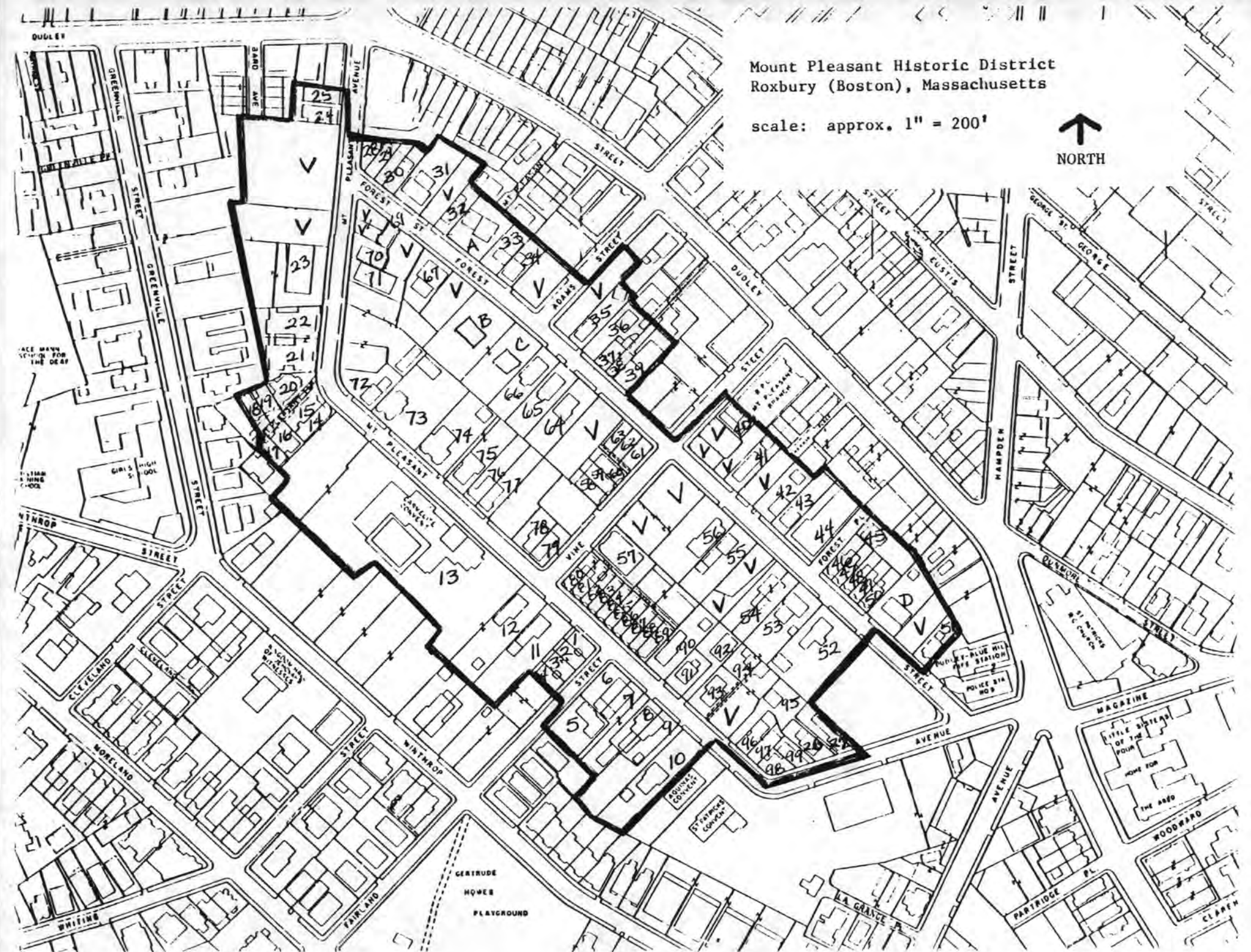
83		86	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2768
84		88	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2767
85		90	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2766
86		92	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2765
87		94	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2764
88		96	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2763
7		97	Mt. Pleasant Ave. c.1880	C	Ital./Stick St. dbl	B	8/2778
	garage			c.1930 NC		B	* see 2 Fairland
89		98	Mt. Pleasant Ave. c.1874-6	C	Panel brick row	B	8/2762
8		99	Mt. Pleasant Ave. 1838-9	C	Greek Rev. dbl	B	8/2780
			*(see also 101)				
	garage			c.1930 NC		B	
90		100	Mt. Pleasant Ave.	C	Altered Greek Rev.	B	8/2761
	garage			c.1930 NC		B	
9		101	Mt. Pleasant Ave. 1838	C	Greek Rev. dbl	B	8/2781
			*(see also 99)				
	garage			c.1930 NC		B	
91	Levi Wallis hse	102	Mt. Pleasant Ave. c.1843-7	C	Greek Revival	B	8/2760
92		102A	Mt. Pleasant Ave. c.1910	C	Bungalow	B	8/2759
93		104	Mt. Pleasant Ave. c.1880	C	Altered Victorian	B	8/2758
10		105	Mt. Pleasant Ave. c.1847-8	C	Gothic Revival	B	8/2783
	garage			c.1930 NC		B	
94		106	Mt. Pleasant Ave. c.1846	C	vernacular	B	8/2784
95		110	Mt. Pleasant Ave. c.1865	C	Italianate	B	8/2754
96		114	Mt. Pleasant Ave. 1897	C	Class. Rev. apt	B	8/2753
97		115	Mt. Pleasant Ave. 1897	C	Class. Rev. apt	B	8/2752
98		120	Mt. Pleasant Ave. 1897	C	Class. Rev. apt	B	8/2751
99		122	Mt. Pleasant Ave. 1897	C	Class. Rev. apt	B	8/2750
26		128	Mt. Pleasant Ave. c.1872	C	Mansard	B	8/2749
27		130	Mt. Pleasant Ave. 1865	C	Mansard	B	8/2748
20		1	Mt. Pleasant Terr c.1899	C	Class Rev. apt	B	8/2756
16		2	Mt. Pleasant Terr c.1899	C	Class Rev. apt	B	8/2578-2
19		3	Mt. Pleasant Terr c.1899	C	Class Rev. apt	B	8/2576-1
17		4	Mt. Pleasant Terr c.1899	C	Class Rev. apt	B	8/2578
18		5	Mt. Pleasant Terr c.1899	C	Class Rev. apt	B	8/2577
							8/2655
40		19	Vine c.1890	C	Queen Anne 3-D	B	8/2699
	VAC	22	Vine				8/2698
	VAC	25	Vine/ 48 Forest				8/2697

VAC	30-34 Vine					8/2776'
97	35 Vine	1896	C	Queen Anne apt.	B	8/2679
98	37 Vine	1896	C	Queen Anne apt.	B	8/2680
VAC	38-40 Vine					8/2775
99	39 Vine	1896	C	Queen Anne apt.	B	8/2681
VAC	45-47 Vine					8/2682
100	46 Vine	c.1876-7	C	Panel Brick apt.	B	8/2774

scale: approx. 1" = 200'

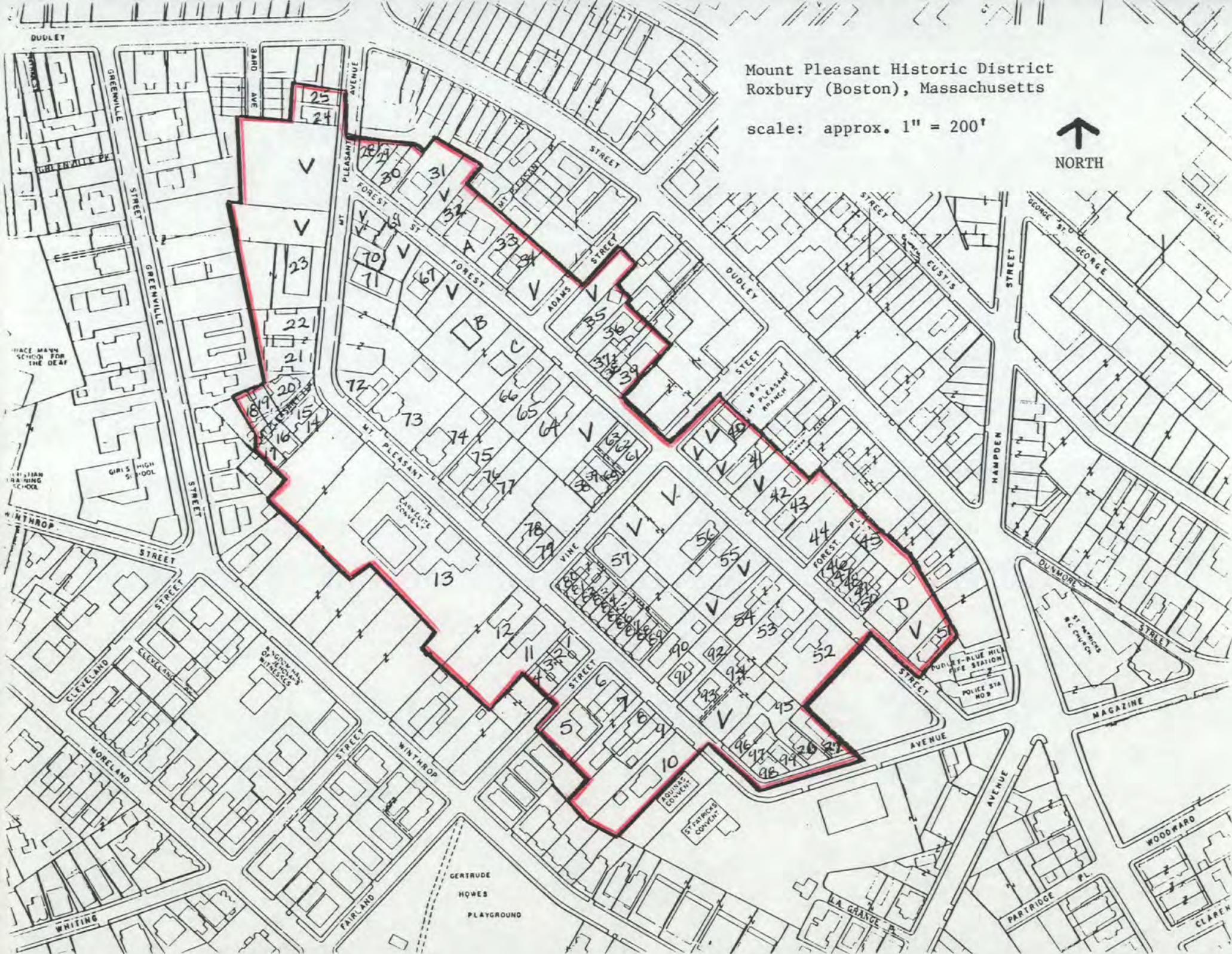


NORTH

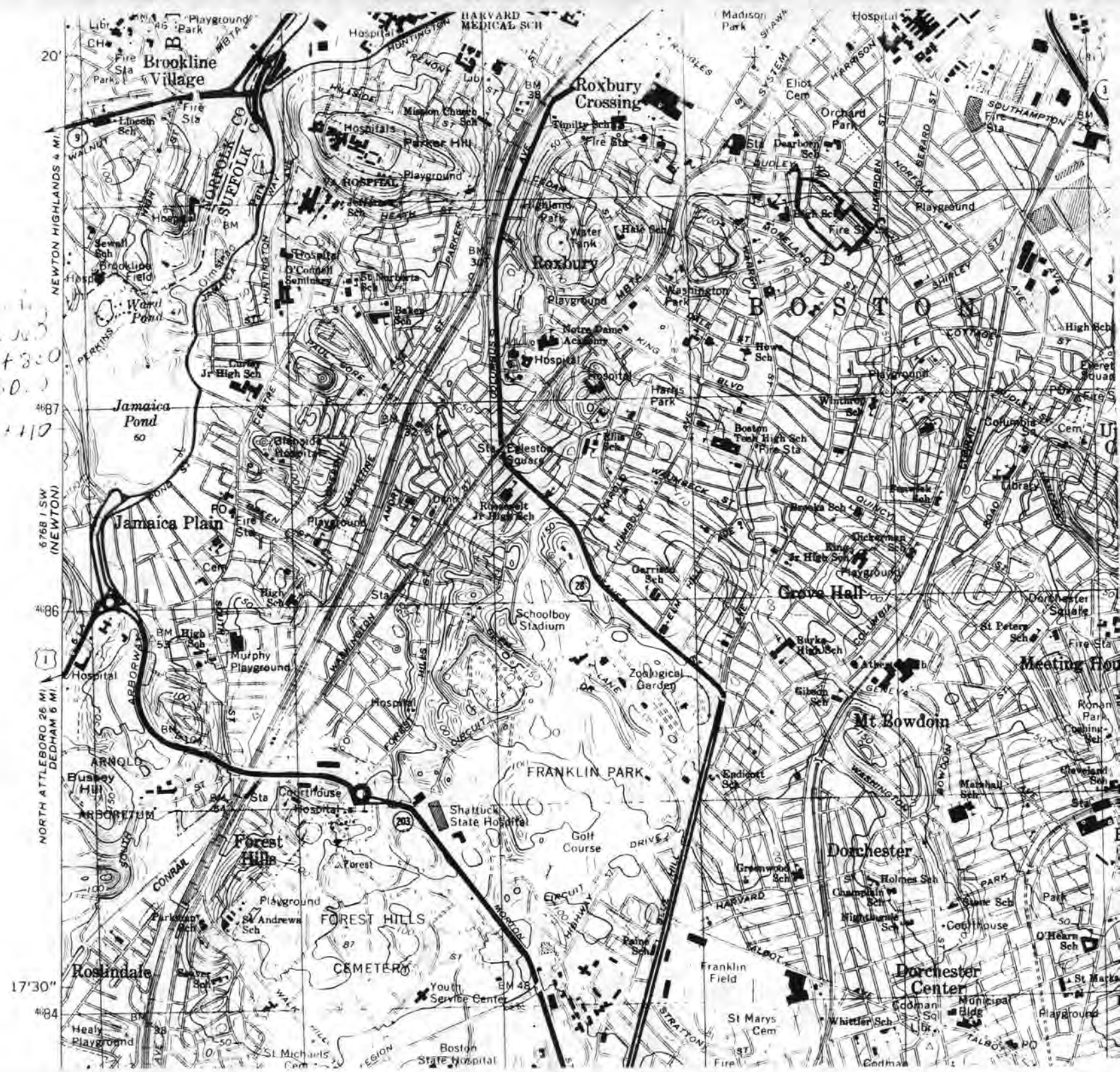


Mount Pleasant Historic District
Roxbury (Boston), Massachusetts

scale: approx. 1" = 200'



Zone
 A 11 3.270 4680.0
 B 11 3.270 4680.0
 C 11 3.280 4680.0
 D 11 3.8740 4680.0



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Mount Pleasant Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 1/09/89 DATE OF PENDING LIST: 1/24/89
DATE OF 16TH DAY: 2/09/89 DATE OF 45TH DAY: 2/23/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000004

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/9/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered
National Register

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed _____ Phone _____

Date _____



40, 42 Mt. Pleasant Ave.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kottaridis
May, 1988
Negative located at Boston
Landmarks Commission
Camera facing north



2, 4-4A, 6-8, 12, 14-18 Forest St.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May 1988

Negative located at Boston
Landmarks Commission

camera facing Southeast



6-8, 12, 14-18 Forest St
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May 1988

Negative located at Boston

Landmarks Commission

camera facing northwest



11-11A Forest St.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kettaridis
May 1988
Negative located at Boston
Landmarks Commission
camera facing northwest



29, 25-27, 21 Forest St.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kottaridis

May 1988

Negative located at Boston
Landmarks Commission

camera facing west



54, 58, 60 Forest St.
~~Mt. Pleasant~~
Mount Pleasant Historic District
Roxbury (Boston) Massachusetts
Katherine L. Koltaridis
May 1988
Negative located at Boston
Landmark's Commission

camera facing northwest



23-29 Mt. Pleasant Ave.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May, 1988

Negatives located at Boston Landmarks
Commission

Camera facing southwest



40, 42 Mt. Pleasant Ave.

Mount Pleasant Historic District

Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May, 1988

Negative located at Boston

Landmarks Commission

Camera facing north



Mount Carmel, 61 Mount Pleasant Ave.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kottaridis

May, 1988

Negative located at Boston
Landmarks Commission
camera facing west.



120-122, 128, 130 Mt Pleasant Av.

Mt Pleasant Historic District

Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May 1988

Negative located at Boston

Landmarks Commission
camera facing west.



99-101 Mt Pleasant Av,

97 Mt Pleasant Av / 2 Fairland St.

1 Fairland St.

Mount Pleasant Historic District

Roxbury (Boston), Massachusetts

Katherine L. Kottaridis

May 1988

Negative located at Boston

Landmarks Commission

Camera facing northwest



80-98 Mt. Pleasant Av.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kottaridis
May 1988
Negative located at Boston
Landmarks Commission
Camera facing north



81,85 Mount Pleasant Av.
Mount Pleasant Historic District
Roxbury (Boston), Massachusetts
Katherine L. Kottaridis

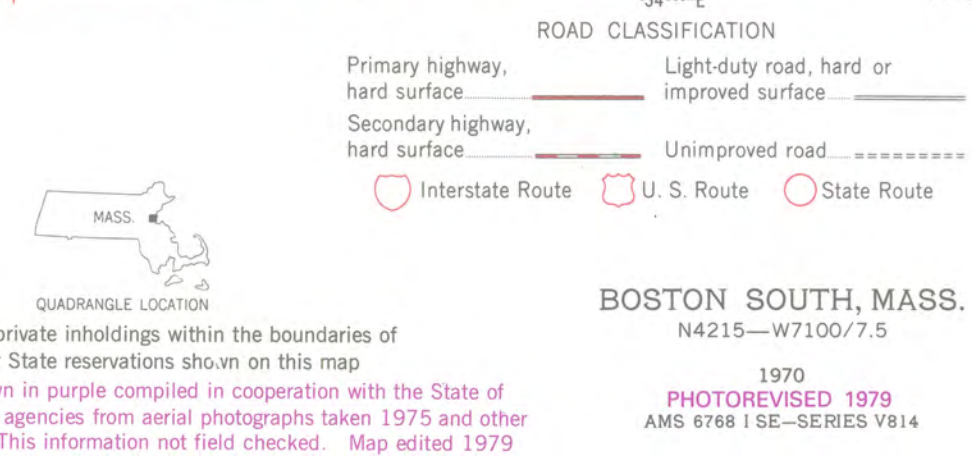
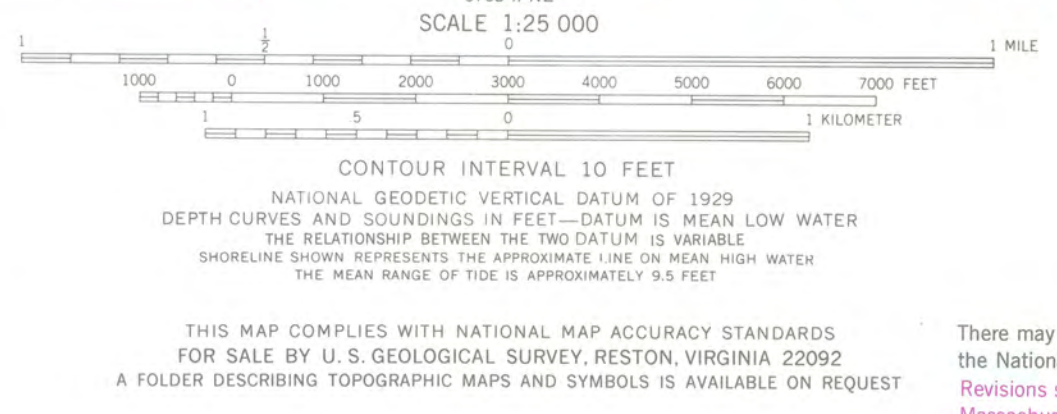
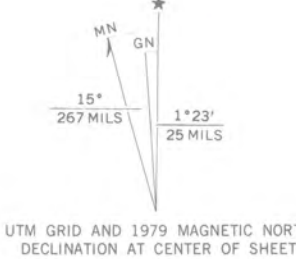
May 1988

Negative located at Boston
Landmarks Commission

Camera facing south



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



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



December 29, 1988

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

JAN 09 1989

NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed you will find the following nomination form:

Boston, Mount Pleasant Historic District

It 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 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination form.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure:

BF/di