

## Supplementary Listing Record

NRIS Reference Number: RS100003942

Date Listed:

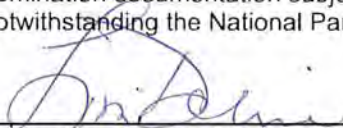
Property Name: Nathan Warnick Apartments

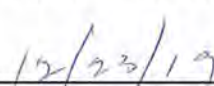
County: Suffolk

State: MA

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
\_\_\_\_\_  
Signature of the Keeper

  
\_\_\_\_\_  
Date of Action

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Amended Items in Nomination:

In Section 8, Criterion A, the area of significance of social history has not been adequately addressed and is therefore dropped. The period of significance is now 1929, the date of construction.

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The MASSACHUSETTS SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

RS100003942

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED  
National Park Service

### 1. Name of Property

Historic name: Nathan Warnick Apartments

Other names/site number: N/A

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: 57 Bicknell Street

City or town: Boston State: MA County: Suffolk

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<i>Brona Simon</i> <i>October 30, 2019</i>		
Signature of certifying official/Title:	SHPO	Date
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government


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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper

12/23/19  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register           

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY  
REVIVALS/Colonial Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE

Walls: BRICK, STONE

Roof: EPDM

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Nathan Warnick Apartments were constructed in 1929 in a streamlined Colonial Revival style. The four-story masonry apartment building contains fifteen residential units and occupies most of its 5,880-square-foot lot. The building is located at 57 Bicknell Street on the southeast corner of Bicknell and Bradshaw streets in the Boston neighborhood of Dorchester. One of Boston's largest and most diverse neighborhoods, Dorchester lies south of the city's downtown and is bordered by South Boston to the north and Roxbury and Mattapan to the west; the Neponset River and Boston Harbor form its southern and eastern boundaries. Dorchester encompasses approximately six square miles and contains many smaller villages within its large boundaries. Its diverse population includes both long-time residents and more recent immigrants from Ireland, Vietnam, and Cape Verde.

Bicknell and Bradshaw streets are two of several residential side streets between a triangle of larger thoroughfares: Blue Hill Avenue on the west, Glenway Street on the north and east, and Harvard Street on the south. This neighborhood is situated east of Franklin Park and north of

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Harambee Park (formerly Franklin Field), and is included in the Franklin Field North Survey Area (BOS.DV). The residential side streets in this area are predominantly comprised of large Queen Anne and Colonial Revival frame houses constructed during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Nathan Warnick Apartments are one of a small number of masonry apartment buildings constructed on the side streets of this neighborhood during the mid- to late 1920s, with an earlier, smaller-scale precedent on Bicknell Street constructed in 1913. The building is intact with exterior alteration limited to replacement of original doors and windows; it therefore retains the defining characteristics of historic integrity: location, design, setting, materials, workmanship, feeling, and association.

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## **Narrative Description**

### Exterior

The Nathan Warnick Apartment building is one of just two masonry buildings on Bicknell Street, and the only large-scale apartment building. Neighboring buildings are large, frame single-family and multi-family houses constructed during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. These are in fair condition; many have been altered by unsympathetic additions and enclosures. A vacant lot borders the apartment building to the east. The building occupies most of its 5,880-square-foot lot. It is set back slightly from Bicknell Street, creating small planting beds of low shrubbery. Narrow driveways along the building's southern and eastern elevations lead to the rear of the lot.

This fifteen-unit apartment building rests on a stone foundation and is constructed of buff-colored brick laid in a seven-course Flemish-bond pattern, with cast-stone ornament (Photo 1). It rises four stories to a flat roof. The building presents two finished façades; its primary façade faces west onto Bicknell Street and its secondary façade faces north onto Bradshaw Street. The building is roughly rectangular in footprint, extending four bays along Bicknell Street and eight bays along Bradshaw Street, with a canted northwest corner. Cast-stone ornament adorns the entrance, roofline, and fenestration, and defines floor levels as a watertable, first-floor lintel course, and cornice. Ogee-profiled cast-stone coping along the stepped parapet, and ornamental cast-stone panels set within the parapet, complete the decorative treatment of the façade.

The Bicknell Street elevation holds the main entrance to the building, centrally located on the ground floor between the second and third bays of the upper stories (Photo 2). A shallow ramp with concrete cheek walls slopes east to the entry, which is set slightly below grade. The entrance holds a double-leaf metal-and-glass replacement door set within a large cast-stone-clad surround that incorporates the door and its flanking double windows. The surround features unadorned pilasters, which delineate each window bay from the entrance. The ogee-profiled first-floor lintel course is incorporated in the entry surround, capping the pilasters. A stepped lintel panel with ogee molding extends the width of the entry surround and between the second and third bays of the second story to complete the surround. Paired windows flank the surround, completing the fenestration of the ground floor. Fenestration on the upper floors of the Bicknell

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Street elevation consists of tripartite windows in the second and third bays and paired windows in the outer bays. Third- and fourth-story windows feature cast-stone sills; second- and third-story windows feature soldier-arch lintels.

The Bradshaw Street elevation of the building reflects the gradual eastern slope of the street with a cast-stone watertable and exposed basement (Photo 3). The cast-stone first-floor lintel course and second-floor sill course carry across to this façade, as does the cornice and stepped parapet with cast-stone panels. This elevation is organized around centrally located inset balconies set within two recessed central bays of the façade. These balconies feature concrete floors, metal balustrades, and a central metal pillar that extends to the sidewalk. Each balcony bay holds two paired windows and narrow metal doors in the perpendicular walls that provide access to the balconies from the apartments. The ground floor of these recessed balcony bays features a utilitarian secondary entrance that consists of a metal door adorned only with a soldier-arch lintel, and a paired window opening in the second bay. The three bays flanking the balconies are identical, comprised of tripartite windows, small single windows, and standard-sized single windows moving from the inner bays to the outer bays. The ground floor fenestration is the same but for the absence of the small window. Second- and third-floor windows are adorned only with cast-stone sills.

The east and south elevations are utilitarian in appearance, finished with stucco-clad brick laid in stretcher bond (Photos 4–5). They do not display any of the adornment of the street-facing elevations. These elevations feature single window openings with cast-stone lug sills and lintels. The south elevation features the same inset central bays forming balconies similar to those on the Bradshaw Street elevation. The east elevation steps in after the first three bays, allowing more light to reach these units.

This building has undergone some alterations. An additional unit was added to the ground floor in 1953, increasing the occupancy from the original fourteen to fifteen units. The building also underwent significant renovations in 1974, 1998, and 2016–2017. Original windows and doors were replaced during the 1974 renovation. All windows currently hold 1/1 metal sash, but likely held multi-pane sash originally. The current windows, which date to the 2016–2017 renovation using historic tax credits, meet the Secretary of the Interior’s standards for rehabilitation. The building is in good condition.

### Interior

The building retains its original plan. There are three one-bedroom units on the ground floor and four one- and two-bedroom units on the upper floors. Historic detail is present in the ground-floor corridor and stairs, but largely absent from upper-floor corridors and apartment units, with the exception of some wooden baseboards, unit flooring, and windowsills.

The Bicknell Street entrance leads into a vestibule with a double-loaded corridor accessing ground-floor units (Photo 6). The floors are clad in non-historic vinyl composition tile (VCT), and the walls are plastered and painted. The floor is sloped, with metal handrails along the



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walls. The corridor walls are adorned with decorative molded-wood panels on the upper walls, as well as crown molding.

An original staircase accessing the upper floors is located at the end of the corridor (Photos 6–7). The stairs have painted wood risers and non-historic VCT treads. The staircase features fluted and simple newel posts, simple balusters, decorative wood panels on the ground-floor stringers, pendants, and a molded wood baseboard. The bannisters on upper floors of the staircase are set above the balustrade.

A secondary staircase is located to the east of the main stair (Photo 8). This stair has VCT treads, wood risers, and simple wood newel posts, banisters, and a slat balustrade. It retains its wood baseboard and stringers. A double-loaded corridor connects the two staircases and provides access to the units.

Corridors have non-historic VCT flooring. There are original wood baseboards in some areas and non-historic vinyl baseboard in other areas. Walls and ceilings are plastered and painted (Photo 9).

Apartment units have non-historic, single-leaf, metal-clad entrance and rear doors that are set within metal frames. Units are typically laid out with bedrooms and living rooms at the perimeter, and kitchens and bathrooms near the interior. Wood floors remain in some unit hallways, living rooms, and bedrooms, though most areas have non-historic VCT flooring. The units retain original wood windowsills (Photo 10). Kitchens have non-historic VCT flooring, cabinets, and fixtures. Bathrooms also have non-historic VCT flooring, tiles, fixtures, and finishes. Units have non-historic rubber baseboards throughout. Walls and ceilings are plastered and painted in the living rooms and bedrooms. Walls are of later painted gypsum wallboard in kitchens and bathrooms.



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1929-1969

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1929

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Bernard B. Levy

Nathan Warnick

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Nathan Warnick Apartments were constructed in 1929 on a side street in a residential neighborhood of Dorchester that lies east of Franklin Park and north of Harambee Park (historically known as Franklin Field). This neighborhood was primarily developed with large single-family and multi-family frame homes between 1890 and 1910, in the years following the opening of the two parks in 1885 and 1898, respectively. The neighborhood was predominantly home to multi-generational, middle-class American-born families during this period. The Nathan Warnick Apartments replaced one of the single-family houses of this era when it was constructed in 1929 and represents a pronounced shift in the demographics of the neighborhood.

Between 1920 and 1930, Bicknell Street and its environs became home to a growing number of working-class immigrant families, primarily of Russian Jewish heritage, many of whom were migrating out of the North and West Ends of Boston after 1918. The construction of masonry apartment buildings in the neighborhood accompanied this surge in population as speculative developers sought to meet the demand for housing that could accommodate multiple families. The Nathan Warnick Apartments are locally significant under National Register Criterion A in the area of Social History for the building's association with the later development of the Franklin Field North neighborhood characterized by the integration of immigrant and first-generation families into the neighborhood. The building is additionally significant under Criterion C in the area of Architecture as the final work of local architect Bernard (Barnard, Barney) B. Levy, who with his brother, architect Samuel Levy, contributed significantly to apartment house development in Boston and neighboring towns in the 1920s. The period of significance for the Nathan Warnick Apartments begins in 1929, when the building was constructed, and because of its continuous use as an apartment building ends in 1969, or 50 years from the present. The standard 50-year cutoff for historical significance was suggested by the National Park Service to allow time for properties to be considered in an objective historic context.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Development of Franklin Field North and Bicknell Street 1850–1910

The Nathan Warnick Apartments are located at 57 Bicknell Street in the Dorchester section of Boston, in the neighborhood known as Franklin Field North. Dorchester was founded by English settlers in 1630 and remained an independent town until 1870, when it was annexed to the City of Boston. Dorchester began as a rural farming community with a network of roads connecting outlying farms and small villages that were located at the crossroads of these local highways. Two of these early local roads are in close proximity to the Nathan Warnick Apartments: Harvard Street, which intersects with Bicknell Street to the south, and Blue Hill Avenue, located a few blocks to the west of Bicknell Street. Harvard Street is one of Dorchester's oldest roads,

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dating to the 17<sup>th</sup> century; Blue Hill Avenue was laid out as the Brush Hill Turnpike in 1804. Dorchester remained largely rural, characterized by farms and country estates, until the mid-19<sup>th</sup> century, when the Boston & Providence and Old Colony Railway lines were introduced to the neighborhood in 1835 and 1844, respectively. The Boston & Providence line (later the Boston, Hartford and Erie Railroad, the New York and New England Railroad, and the New York, New Haven, and Hartford Railroad until 1968, now part of the MBTA's commuter rail system) ran through the western portion of Dorchester while the Old Colony Railway line ran through the neighborhood's eastern villages. These rail lines made Boston accessible to Dorchester commuters and initiated the transformation of the rural town into an early suburb for wealthy Bostonians. Large, single-family homes in proximity to rail station stops were constructed on established streets, while smaller house lots were developed close to the stations.

The Franklin Field North area of Dorchester is roughly bounded by Talbot Avenue on the south, Blue Hill Avenue on the west, Glenway and Fowler streets on the north, and the railroad tracks of the original Boston & Providence line on the east. The Harvard Street station of the Boston & Providence line was located where the tracks intersect with Harvard Street, a short distance from Blue Hill Avenue. This proximity accounts for the houses that lined Harvard Street and Blue Hill Avenue in this area in 1850 (Figure 1). Development of the area remained focused on these main roads until the 1870s, when a small number of side streets near the intersection of Harvard Street and Blue Hill Avenue began to be laid out, subdivided, and developed (Figure 2). According to a record of Boston's streets published in 1910, Bicknell Street was one of these early side streets. Originally called Bicknal Avenue, the street dates to 1875, but it wasn't until 1894 that it was officially laid out and renamed Bicknell Street.<sup>1</sup> By 1894, there was a definitive cluster of residential development between Harvard Street and Blue Hill Avenue along present-day Vesta Road, Abbott, Wales, Bicknell, Gleason, and Glenway streets (Figure 3). The real boom in development of the neighborhood at this time was in part due to the electric streetcar lines introduced along Blue Hill Avenue in the 1890s, which made neighborhoods in proximity to that thoroughfare accessible to commuters at a lower cost than the steam railroad lines, and attractive to developers. The concurrent development of neighboring parks added to the desirability of the neighborhood and served as a further spur to its growth. Franklin Park, the 537-acre park designed by Frederick Law Olmsted, was taking shape between 1885 and 1898, and Franklin Field, the 77-acre park that was the venue for recreational sports and later horse racing, was officially designated a park in 1898. By 1900, the area north of Harvard Street was fully developed with single and multi-family frame houses occupied by businessmen who commuted to downtown Boston (Figure 4).<sup>2</sup>

The lot at the corner of Bicknell and Bradshaw streets that would become the site of the Nathan Warnick Apartments was occupied by a single-family frame house by 1894 owned by Gerard S. Batch. According to the 1900 U.S. Federal Census, most of the houses on Bicknell Street were occupied by their owners, but several were rented, including the house at 57 Bicknell Street, which Batch rented to Henry Brown, a broker, and his family. The majority of Brown's

<sup>1</sup> City of Boston. A Record of the Streets, Alleys Places, Etc. in the City of Boston. (Boston: City of Boston Printing Department) 1910, 52.

<sup>2</sup> 1900, 1910 U.S. Federal Census.

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neighbors on Bicknell Street and nearby streets were like himself: middle-class multi-generational American families from Massachusetts and other New England states. A few English and Canadian families resided in the neighborhood as well. Most households included servants, typically from Ireland. Heads of household were independent businessmen, largely merchants, salesmen, and lawyers. This demographic was still dominant on Bicknell Street in 1910. The occupant of the house at 57 Bicknell Street at that time, Joseph Bachelder, was a merchant born to American parents, fitting the established mold of a middle-class multi-generational American family.

A brief period of integration of first- and second-generation Irish families into the neighborhood occurred following the construction of St. Leo's Roman Catholic parish complex at 96 Esmond Street in 1902 (BOS.6642; the four-building complex is currently occupied by the Bethel Tabernacle). Irish families settled on nearby streets including Esmond, Charlotte, and Wales streets, with a small number living on Bicknell Street.<sup>3</sup> The wood-frame St. Leo's complex was intended to be temporary, replaced with a permanent masonry complex as the parish grew. However, its growth was cut short by a wave of Jewish immigrants into the neighborhood during the second decade of the 20<sup>th</sup> century that resulted in an exodus of St. Leo's parishioners, rendering a more substantial building unnecessary.<sup>4</sup>

Changing Demographics in Franklin Field North and the Nathan Warnick Apartments 1910–1969

The second and third decades of the 20<sup>th</sup> century brought substantial change in the demographics of the Franklin Field North neighborhood, as it did in much of Dorchester. The Franklin Field North neighborhood gradually transitioned from one that was a combination of multi-generational American families and first- and second-generation Irish families, to one that was home to a thriving Jewish immigrant community. The vast majority of Jewish immigrants to Boston came from Russia, fleeing state-sanctioned repression of their faith and culture under the Russian tsar in the late 1880s and early 1900s, though many also came from Poland, Germany, and Austria.<sup>5</sup> These immigrants initially settled in the North End, then moved into the West End between 1895 and 1905, which remained the largest Jewish district in Boston until about 1910.<sup>6</sup> Typically, these immigrants arrived as skilled tradesmen. Many found employment in Boston's textile and shoe industries, often beginning as peddlers and accumulating enough capital to open their own small businesses.<sup>7</sup> Beginning in the 1890s and continuing through 1917, many of the Jewish immigrants who had become successful in their trades began moving to less dense areas of the city such as Dorchester, Roxbury, and Mattapan, which were just beginning to blossom into attractive streetcar suburbs.<sup>8</sup>

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<sup>3</sup> 1910 U.S. Federal Census.

<sup>4</sup> Kathleen Kelly Broomer. St. Leo Roman Catholic Church Complex Area Form, 2003.

<sup>5</sup> Jonathan D. Sarna, Ellen Smith, and Scott-Martin Kosofsky. The Jews of Boston. (New Haven: Yale University Press, 1995), 65.

<sup>6</sup> *Ibid.*, 147.

<sup>7</sup> *Ibid.*, 69.

<sup>8</sup> *Ibid.*

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While Bicknell Street and adjacent side streets did not absorb these upwardly mobile Jewish immigrants in the first decade of the 20<sup>th</sup> century, there were signs of change in the vicinity beginning in 1912, with the construction of the first synagogue in Dorchester just a few blocks north on Fowler Street. The Temple Beth El (no longer extant) was constructed at a not-insignificant cost of \$45,000, raised by Dorchester's Jewish residents who had clearly achieved financial security. Changes on Bicknell Street were initiated shortly after the construction of the synagogue. The only other masonry apartment house on the block, 30–32 Bicknell Street, was constructed in 1913 by Samuel Rubenstein, a Russian Jewish house builder who immigrated to the United States in 1905. At the time he constructed this six-unit apartment building, he was living on Quincy Street in the Grove Hall section of Dorchester.<sup>9</sup>

What originated as a small movement of the more elite Jewish population out of the North and West Ends became a mass exodus by 1918; in 1920, approximately 44,000 Jews were living in Dorchester and Upper Roxbury.<sup>10</sup> However, this second wave of Jewish immigrants and first-generation Americans born to immigrant parents moving into Dorchester differed from their predecessors, as the population was typically working class. At this time, many of the more affluent Jewish settlers of Dorchester began to move to Boston's outlying suburbs of Brookline and Newton. However, the working-class Jewish population of Dorchester, Roxbury, and Mattapan continued to thrive in the second quarter of the 20<sup>th</sup> century, increasing their numbers to 77,000 by the early 1930s.

Bicknell Street gradually absorbed the Jewish immigrants and first-generation Americans heading into Dorchester. The Bicknell Street of 1910 with its stronghold of multi-generational American families included many Russian-Jewish households by 1920. The apartments constructed by Samuel Rubenstein at 30–32 Bicknell Street were entirely occupied by Russian-Jewish immigrants and first-generation Americans born to Russian-Jewish parents in 1920. Seven additional houses on the block were occupied by Russian-Jewish immigrants. Most of these households conformed to the neighborhood precedent of a middle-class status. The majority of these families owned their houses, several employed servants, and their occupations ranged from wholesale shoe and dry-goods salesmen to lawyers, accountants, and insurance brokers.<sup>11</sup> Bicknell Street was still home to a large number of multi-generational American families at this time, including the owner of 57 Bicknell Street, George Kelty. Kelty moved into the neighborhood in 1914. He owned a grocery business in the 1910s and early 1920s, but changed careers by 1925 when he entered the real estate business.<sup>12</sup> The street also included a small number of English and Irish households at this time.

The Franklin Field North neighborhood and Bicknell Street continued to absorb greater numbers of Russian-Jewish immigrants and first-generation Americans after 1920. As testament to the growing Jewish population, religious schools and synagogues were constructed nearby over the

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<sup>9</sup> Boston Inspectional Services Department Building Permit for 30-32 Bicknell Street and the 1910 U.S. Federal Census.

<sup>10</sup> Sarna, Smith, and Kosofsky, 151.

<sup>11</sup> 1920 U.S. Federal Census.

<sup>12</sup> 1914, 1916, 1921, 1925–1927 Boston City Directories and the 1920 U.S. Federal Census.

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next decade. The Beth El Hebrew School was erected one block from Bicknell Street at the corner of Bradshaw and Glenway streets between 1918 and 1920 (no longer extant). The Chai Odom Synagogue, located a short distance from Bicknell Street at 103 Nightingale Street, was built in 1922 (BOS.6624). The Harvard Congregational Church built in 1888 on Gleason Street near the corner of Harvard Street was replaced by the Congregation Adath Beni Israel in 1928 (no longer extant).<sup>13</sup> As the Jewish population in the neighborhood grew between 1920 and 1930, so did the number of businesses that served them: kosher butcher shops, bakeries, grocery stores, and fruit shops lined Blue Hill Avenue and Harvard Street. One remembrance of a resident growing up in the neighborhood at this time recalled, "Up Harvard Street way, by 1930 Loring's Drug Store had become Trachtenberg's, as also had Haring & Teele's at Harvard and Washington....the length of Harvard Street down to Franklin Field had become dominantly Jewish."<sup>14</sup>

Increasing numbers of Jewish families moved onto Bicknell Street and adjacent streets between 1920 and 1930. George Kelty sold 57 Bicknell Street in 1927 to Edna Olson, who sold it to Annie Sher and her husband Samuel, a house carpenter, within the year. The Sher family were Russian-Jewish immigrants who were previously residents of Chelsea, Massachusetts, a community with a large Jewish population. The Shers sold the house to Nathan Warnick in 1929. Warnick (1891-1974) was a Jewish immigrant from Poland and a carpenter who arrived in the United States in 1910; his wife Sarah emigrated from Latvia in 1912. Warnick recognized the demand for housing in this neighborhood by Jewish families and seized the opportunity for investment in a property that could accommodate multiple families. Large apartment houses were more typically located along major thoroughfares like Blue Hill Avenue, Washington Street, and Columbia Road, but the demand for multi-family housing for working-class Jewish families increasingly drove investment in these types of buildings on side streets like nearby Esmond and Wales streets in the mid to late 1920s. Warnick demolished the 1894 house in 1929, and replaced it with a 14-unit brick apartment house, offering working-class families another affordable opportunity to move into the neighborhood (Figure 5). His partner was architect Bernard Levy, who had completed several apartment houses in Brighton, Dorchester, and Salem, as well as multi-family houses in Roxbury and Brookline. Levy was himself born to a Russian-Jewish family that immigrated to New York in 1889.

The Nathan Warnick Apartments were immediately occupied. The 1930 census shows twelve families residing in the brand-new building. All of these families were of Russian-Jewish heritage; half were immigrants and half were first-generation offspring. These residents were tailors, bookkeepers, salesladies, clothing cutters, wholesale salesmen, wholesale and retail grocers, and small-business owners.<sup>15</sup> Bicknell Street itself continued to absorb increasing numbers of Jewish families of middle-class and working-class backgrounds. In 1930, the street was predominantly occupied by Jewish immigrants mainly from Russia, but also from Latvia, Lithuania, Poland, and Germany. A small number of second-generation Irish families remained

<sup>13</sup> Carol Clingan. Massachusetts Synagogues and Their Records, Past and Present. *The Jewish Genealogical Society of Greater Boston*. <http://jgsob.org/pdfs/MassSynagogues.pdf> accessed October 18, 2016.

<sup>14</sup> City of Boston. *Dorchester* (Boston: Boston 200 Corporation) 1976.

<sup>15</sup> 1930 U.S. Federal Census.



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as well, in proximity to St. Leo's Church. The residents occupying the larger houses on Bicknell Street were a mix of homeowners and renters with some higher-level occupations such as a lumber merchant, a factory president, a lawyer, and business owners in the clothing and grocery sectors. There were also salesmen, stenographers, and reporters. The Nathan Warnick Apartments and Bicknell Street continued to serve the Jewish immigrant community in 1940, when the majority of the street was home to a combination of first- and second-generation Jewish families as well as Russian, Austrian, and Lithuanian Jewish immigrants. These residents included a rabbi, salesmen, laborers, manufacturers, stenographers, accountants, merchants, grocers, office workers, lawyers, and clerks. The ten families who occupied the Nathan Warnick Apartments in 1940 were also a combination of second-generation Jewish families and immigrant families, and were similarly employed.<sup>16</sup>

By the mid-20<sup>th</sup> century, the Jewish population of Dorchester was beginning to move into Brookline and Newton, following the trajectory of the first wave of Jewish residents to move into these towns in the 1910s. However, as late as 1950, about 70,000 Jews still resided in Dorchester.<sup>17</sup> The racial demographic of Dorchester began to change between 1950 and 1960. During this time Dorchester's Jewish population migrated in increasingly large numbers to Boston's outlying suburbs; between 1950 and 1960, the Jewish population of Dorchester shrank from 70,000 to 47,000. This was evidenced in the Nathan Warnick Apartments and on Bicknell Street. City directories show that the residents of the Nathan Warnick Apartments in 1955 were all likely Jewish based on their surnames, whereas there were no residents with Jewish surnames in 1965. In a series of property transfers in 1948, Warnick sold his apartment building to Florence Glassman, who would be the last Jewish owner of the building. Glassman sold the building in 1961. Likewise, Bicknell Street itself was predominantly occupied by families with Jewish surnames in 1955, with a substantial decline in those names in 1965. This trend continued over the next decade in Dorchester: in 1970 there were 16,000 Jewish residents of Dorchester, and by the end of the decade only several hundred remained.<sup>18</sup>

Architecture

*Bernard B. Levy and Samuel S. Levy*

The Nathan Warnick Apartments were designed by Bernard (Barnard, Barney) Benjamin Levy in 1929. Levy was a civil engineer and architect who practiced in and around Boston for a little over a decade between 1923 and 1937. Levy was born in 1893 in Brooklyn, New York.<sup>19</sup> His parents immigrated to the United States from Russia around 1889 and relocated to Boston by 1900 when Bernard was just seven years old. Bernard Levy's elder brother, Samuel S. Levy, nine years his senior, likely influenced the trajectory of Bernard's career. Samuel Levy was a registered architect in Boston by 1910. Although little is known about Samuel Levy's formal schooling in architecture, his career was greatly assisted by the massive 1908 fire that destroyed

<sup>16</sup> 1940 U.S. Federal Census.

<sup>17</sup> Sarna, Smith, and Kosofsky, 151.

<sup>18</sup> Ibid., 163.

<sup>19</sup> 1910 U.S. Federal Census.

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much of the city of Chelsea, a city which sits across the Mystic River from Boston. Samuel Levy's first documented building, the Julius Cohen Apartments at 481-483 Broadway in Chelsea (CLS.28), led to a plethora of commissions for the young architect. Between 1911 and 1916, Samuel Levy filed permits for at least thirty building projects in Chelsea including both small commercial and mixed-use buildings.<sup>20</sup> Samuel Levy's early designs were nearly all of brick construction and incorporated Colonial Revival decorative elements. In addition to his long list of buildings in Chelsea, Levy worked projects in East Boston, Brighton, and Brookline between 1912 and 1915, all of which were owned by developers for whom he was working in Chelsea.<sup>21</sup> During World War I, Levy worked as an architect for the Hood Rubber Company in Watertown which was expanding their facilities as part of the war effort.<sup>22</sup>

Around this time, Bernard Levy graduated from the Massachusetts Institute of Technology.<sup>23</sup> It is not clear whether his degree was in architecture or engineering; however, during World War I he was working as a civil engineer for the Industrial Service and Equipment Company located at 226 Devonshire Street in Boston.<sup>24</sup> He is first listed as an architect in city directories in 1923. His earliest documented work in Massachusetts, a one-story, cast stone-faced commercial block located at 415-427 Lexington Street in Newton (NWT.4775) was constructed that year. The majority of his early work was small in scale and included a commercial storefront at 686 Washington Street in Brookline in 1925 (BKL.3952) and a number of frame two-family houses on Cedar, Guild, Logan, Rockledge, and Thornton streets in Roxbury, as well as a single and multi-family house on Beals Street in Brookline in 1927-1928.<sup>25</sup> The storefront at 686 Washington Street Brookline was substantially remodeled in 1954 leaving no evidence of Levy's original design. The two-family houses in Roxbury are vernacular, gable-front frame houses with modestly detailed Colonial Revival two-story porches. The multi-family house at 99-103 Beals Street in Brookline (BKL.3605) incorporates elements of the Craftsman architectural style with its shallow roof and overhanging eaves, as well as the Colonial Revival with a columned front porch and pedimented side entrance.

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<sup>20</sup> Many of Levy's buildings in Chelsea are contributing resources to the Bellingham Square Historic District and the Downtown Chelsea Residential District, listed in the National Register of Historic Places in 1985 and 1988, respectively.

<sup>21</sup> Richard Heath. "Egleston Square." Jamaica Plain Historical Society.

<http://www.jpshs.org/locales/2005/9/30/egleston-square-by-richard-heath.html>; MACRIS database, accessed August 15, 2012, <http://mhc-macris.net>.

<sup>22</sup> "Samuel S. Levy. U.S., World War I Draft Registration Cards, 1917-1918," Ancestry.com, accessed September 27, 2019, <http://ancestry.com>; "Hood Rubber Company – Watertown (Mass.)," *Digital Commonwealth*, accessed September 27, 2019, <https://www.digitalcommonwealth.org/search/commonwealth:7d278t45x>.

<sup>23</sup> "News from the Classes," *The Technology Review: Relating to the Massachusetts Institute of Technology*, (July 1916) 796.

<sup>24</sup> "Barney B. Levy. U.S., World War I Draft Registration Cards, 1917-1918," Ancestry.com, accessed September 27, 2019, <http://ancestry.com>.

<sup>25</sup> BOS.11893, BOS.11905, BOS.11906, BOS.11993, BOS.11994, BOS.12153, BOS.12154, BOS.12229, BOS.12563, BOS.12564, BOS.12565, BOS.12566, BOS.12567, BOS.12568, BOS.12569, BOS.12570, BOS.12571, BKL.3601, BKL.3605.

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Bernard Levy's first documented large-scale project was an apartment complex at 55-65 Lanark Road in Boston in 1925.<sup>26</sup> Commissions for apartment house blocks continued through the late 1920s and included apartment houses at 16 Strathcona Road (BOS.16492) and 185-189 Chestnut Hill Ave (BOS.17356, BOS.17357) in Boston in 1927 and 1928, and at 233 Lafayette Street (SAL.2104) in Salem, Massachusetts in 1928. Levy utilized the Colonial Revival style in all of these apartment house designs. Ranging in size from 3-3 ½ stories, the buildings all feature flat roofs and are constructed of red brick with cast stone ornament articulating the facades around entrances and fenestration. Some buildings are more ornamented than others but all highlight entrances with cast stone surrounds and porches.

The design of the Nathan Warnick Apartments in 1929 departs somewhat from Levy's earlier apartment buildings. The choice of yellow brick, minimal use of cast stone, and the lack of overt Colonial Revival entrance elements, namely columns and molded pediments, distinguishes this building as perhaps a transitional work in terms of his style. Levy may have been feeling the influence of the Modern architectural movement, which was gaining momentum in the 1920s. Art Moderne and Art Deco buildings eschewed traditional historical precedent in favor of smooth and geometric forms. The treatment of the entrance in particular evokes these contemporaneous styles.

As the Warnick Apartments are Levy's final documented project, however, it is difficult to know definitively whether Levy was experimenting with a new style. Though Bernard Levy is listed in city directories as an architect through 1937, he declared bankruptcy in 1931, likely due to the stock market crash of 1929 and the onset of the Great Depression, which dealt a crippling blow to the real estate market. He does not appear to have continued practicing independently.<sup>27</sup> In 1942 he was working at Stone and Webster Engineering Company at 49 Federal Street in Boston and living with his sister's family in Middleboro, Massachusetts.<sup>28</sup> No records of Bernard Levy appear after 1942. His date of death is unknown.

Samuel Levy was a prolific apartment house designer in the 1920s and Bernard Levy's apartment house commissions may have been bolstered by his brother's reputation. From 1924 until 1929, Samuel Levy produced at least twenty-one apartment buildings in Brighton, Dorchester, Roxbury, Brookline, Jamaica Plain, and Newton. For several of these buildings, Bernard Levy appears as the architect of record for nearby apartment buildings. Both brothers were working just a few blocks away in the Aberdeen District in Brighton in 1925, for example, at 55-65 Lanark Road (Bernard) and 1713 and 1715 Commonwealth Avenue (Samuel, BOS.8597, BOS.17454). They were also working contemporaneously in Dorchester at 16 Strathcona Road (Bernard; BOS.16492) and nearby 143-147 Columbia Road (Samuel; BOS.16491). In addition, to shared locations for apartment house construction, Samuel Levy constructed a garage on Beals Street in Brookline (BKL.18403) at the same time Bernard was building his single and multi-family houses on that street. While the exact nature of their

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<sup>26</sup> Boston Landmarks Commission, *Aberdeen Architectural Conservation District Study Report*. (January 2002).

<sup>27</sup> "Business Troubles," *The Boston Globe* (February 14, 1931) 17.

<sup>28</sup> Barney Benjamin Levy. U.S. World War II Draft Registration Cards, 1942. Ancestry.com, accessed September 27, 2019, <http://ancestry.com>.

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professional relationship is not well documented, it seems likely that the brothers worked together in securing and completing work. As with his brother, Samuel Levy had no commissions after 1929. He died in 1936.

*Colonial Revival*

While the design of the Nathan Warnick Apartments departed somewhat from traditional Colonial Revival forms, Levy was nonetheless influenced by the style, which he had utilized in his prior commissions. The Colonial Revival style was immensely popular in the United States from the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries. It was the dominant architectural vocabulary of apartment house buildings in Boston neighborhoods in the first three decades of the 20<sup>th</sup> century. Apartment buildings in the vicinity of Columbia Road between Upham's Corner and Franklin Park developed between 1908 and 1928 all employed Colonial Revival forms and details, including Levy's own building on Strathcona Road. Nearby apartment buildings on Blue Hill Avenue and Esmond Street echoed the form. While early interest in the colonial past was triggered by the Philadelphia Centennial Exposition of 1876, the 1893 World's Columbian Exposition in Chicago cemented the enthusiasm for reviving its relics in the minds of the nation. The occasion marked the 400<sup>th</sup> anniversary of Christopher Columbus's discovery of America and presented visitors with innumerable opportunities to experience the colonial past. Colonial architecture was on exhibit in many of the state buildings erected at the fair; their decorative interiors, commemorative displays, and historical exhibitions flooded the fairgrounds.<sup>29</sup> Massachusetts recreated the John Hancock House, built on Beacon Hill in 1737 and demolished in 1863. This colonial celebration coincided with mass immigration to the United States from Europe in the 1880s and 1890s, which fueled a desire to underscore and impart American values. Reviving elements of the colonial past was reassuring at a time of great change.

Colonial Revival architecture began as loose interpretations of colonial-period buildings, but took a more serious turn in the early 20<sup>th</sup> century when publications like *The American Architect and Building News* began publishing measured drawings of colonial buildings in 1898 and the *White Pine Series of Architectural Monographs* printed photographs of colonial precedents beginning in 1915.<sup>30</sup> The single-most defining characteristic that was reproduced in the revival movement is an emphasis on the door surround of the main entrance, which often features pilasters or slender columns supporting a pediment or entablature as seen in the Georgian style, or a fanlight above the door as seen in the Federal style. Other characteristic elements of the revival style include elaborate cornices, symmetrical fenestration arrangement, light-colored brick, bay windows, multi-pane double-hung sash windows commonly featured in pairs, and in urban examples, bowed fronts, which allowed for increased light to reach apartments in buildings erected on deep, narrow lots.<sup>31</sup>

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<sup>29</sup> Susan Prendergast Schoelwer, "Curious Relics and Quaint Scenes: The Colonial Revival at Chicago's Great Fair." (184-216) *The Colonial Revival in America*. Alan Alexrod, ed. (New York: W.W. Norton Company).

<sup>30</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 321.

<sup>31</sup> *Ibid*, 326.

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The Nathan Warnick Apartments represent a pared-down, streamlined version of the Colonial Revival. While the building lacks telltale classical elements such as columns, pediments, quoining, and keystones, Levy gave a nod to the style by employing a light-colored brick, frequently used in the Colonial Revival to mimic classical stone buildings, organizing groups of double and triple windows symmetrically, and using cast stone to accentuate the entry and adorn the parapet, as well as for horizontal division of the façade. Levy's use of the Colonial Revival in his earlier work was more overt in its use of classical features around the entry and fenestration, but the basic form is the same with a ground floor and three upper stories, cast stone accentuating floor levels and fenestration, and a parapet marking the flat roofline.

The relative isolation of the Nathan Warnick Apartments from other apartment buildings in contrast with the cluster of apartment buildings around his other building sites may have induced Levy to be freer with the form; however, several apartment buildings constructed in the area in the late 1920s also suggest a transitional streamlined Colonial Revival style, and were perhaps influential. Two of these are located not far from Levy's buildings on Strathcona Road: 144 Geneva Avenue, and 180 Columbia Road (BOS.16494). Both of these buildings were designed by the architectural firm of Winebaum & Wexler in 1928. These apartment buildings use cast stone sparingly, primarily to highlight fenestration and entrances; this embellishment is understated and largely flush with the façade. The Columbia Road building features more decorative elements at the cornice line, but these, too, are restrained. Both buildings incorporate inset balconies on the façade, like those on the Bradshaw Street elevation of the Nathan Warnick Apartments. The Harry Brooker Apartments, 92-94 Esmond Street (BOS.17059, NRDIS), constructed ca.1929, is an apartment building just a block away from the Nathan Warnick Apartments that is even more sparingly embellished. This building has no overt Colonial Revival detailing; ornament is primarily limited to decorative brickwork around fenestration and at the crown of the building, as well as inset stone squares marking the center of the parapet. Inset balconies are also incorporated into this façade. The Warnick and Brooker Apartments, in particular, were constructed on the eve of the Great Depression, and may well have been in progress after the stock market crash in October of 1929. Their spare details may therefore also reflect fiscal restraint as much as experimental design.

Bicknell Street and the Nathan Warnick Apartments Post-1969

By 1969, there was little evidence of the Jewish stronghold that had characterized Bicknell Street, the Nathan Warnick Apartments, and the Franklin Field North neighborhood from the 1920s through the mid-1950s. A sign of the declining Jewish population in the Franklin Field North neighborhood, the Beth El synagogue on Fowler Street, closed in 1967, its congregation moving to Newton. The building was vacant beginning in the 1980s and was razed in 1998. The congregation of the Chai Odom Synagogue moved out of its Nightingale Street building in 1968, and the Beth El Hebrew School formerly on the corner of Gleason and Bradshaw streets was demolished sometime between 1971 and 1978. The shift in demographics away from the Jewish community in the 1960s coincided with a growing number of African Americans moving from the southern United States to the North known as the Great Migration. Dorchester became the center of civil rights activism; it was home to Martin Luther King, Jr. throughout the duration of

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his PhD studies at Boston University. A majority African-American population began settling in the Blue Hill Avenue section of Dorchester, which, by 1980, had become a predominately African-American community. Franklin Field was renamed Harambee Park, a Swahili word meaning “all pulling together” in the early 1980s. A Haitian community also formed in the vicinity of St. Leo’s Church, which became the institutional focus of the Haitian community beginning in the 1970s.<sup>32</sup>

The Nathan Warnick Apartments underwent change during this period as well. In 1974, the building received a complete rehabilitation for low-income housing. A little more than a decade later, the building was cited by the Boston Inspectional Services Department for having several vacant apartments, broken windows and doors, and vandalism. The building underwent a second rehabilitation in 1998. Original windows and doors were replaced during these renovations.

In 2016–2017, the Nathan Warnick Apartments underwent a renovation using historic rehabilitation tax credits for continued use as affordable housing. Work was focused on addressing issues of deferred maintenance on the interior and exterior of the building including the repointing and repair of masonry, the replacement of non-historic windows and doors, repainting and replacement of non-historic finishes and fixtures on the interior, and the refinishing of historic wood floors. All work met the Secretary of the Interior Standards for the Treatment of Historic Properties.

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<sup>32</sup> Broomer, 4.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** BOS.17058

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**10. Geographical Data**

**Acreeage of Property** less than 1 acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 42.298513    | -71.082971 |
| 2. Latitude: | Longitude: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The Nathan Warnick Apartments are located at 57 Bicknell Street at the southeast corner of Bicknell and Bradshaw streets in Boston, Massachusetts. The property boundaries are confined to parcel 1402673000 as illustrated on the attached assessors map.

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**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Nathan Warnick Apartments conforms to the boundaries of the original city lot on which the building was constructed.

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**11. Form Prepared By**

name/title: Roysin Bennett Younkin, MacRostie Historic Advisors, with Betsy Freidberg,  
National Register Director  
organization: Massachusetts Historical Commission  
street & number: 220 Morrissey Boulevard  
city or town: Boston state: MA zip code: 02125  
e-mail betsy.friedberg@sec.state.ma.us  
telephone: 617 727 8470  
date: 10/24/2019

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Name of Property: Nathan Warnick Apartments

City or Vicinity: Boston

County: Suffolk

State: Massachusetts

Photographer: Albert Rex & Mary Nastasi

Date Photographed: Photos 1 & 2 April 26, 2017, Photos 3-10 October 21, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 10: Bicknell Street (west) elevation, looking northeast.

Photo 2 of 10: Detail of entry on Bicknell Street (west elevation), looking east.

Photo 3 of 10: Bicknell Street (west) and Bradshaw Street (north) elevations, looking southeast.

Photo 4 of 10: East elevation, looking southwest.

Photo 5 of 10: South elevation, looking northeast.

Photo 6 of 10: Entry vestibule, looking east.

Photo 7 of 10: Main stair between second and third floors, looking east.

Photo 8 of 10: Secondary stair between ground and first floors, looking east.

Photo 9 of 10: Second floor corridor, looking east.

Photo 10 of 10: Second floor unit living room, looking northeast.

Figures:

Figure 1: 1850 E. Whiting Map of Dorchester Mass.

Figure 2: 1874 G.M. Hopkins Atlas of the County of Suffolk, Mass.

Figure 3: 1894 Bromley Atlas

Figure 4: 1910 Bromley Atlas

Figure 5: 1933 Bromley Atlas



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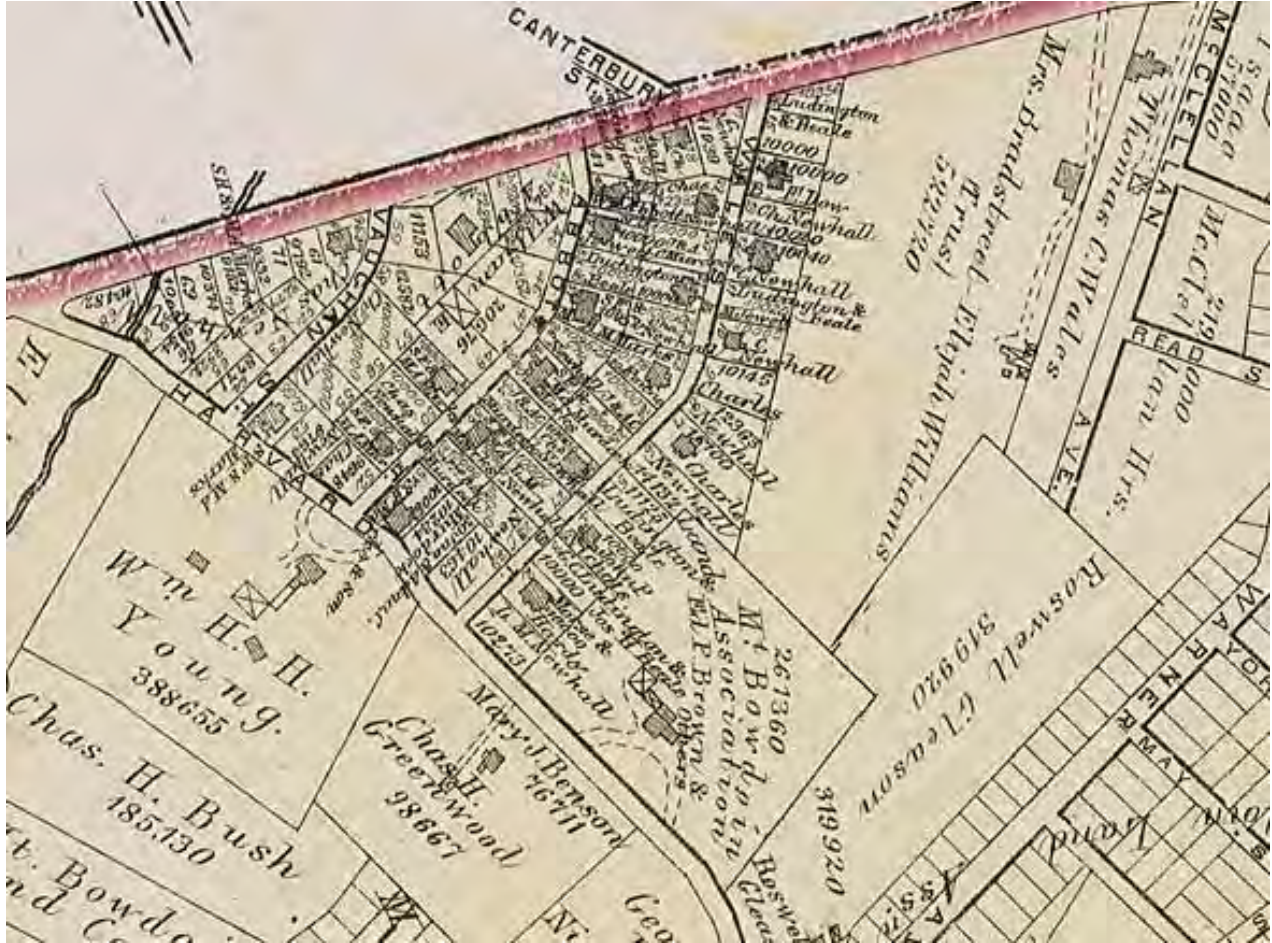


Figure 2: Detail of the 1874 G.M. Hopkins Atlas of the County of Suffolk, Mass, vol. 3, showing the initial development of sides streets between Harvard Street and Blue Hill Avenue.



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Figure 3: Detail of the 1894 Bromley Atlas of Dorchester showing the more advanced development of the side streets between Harvard Street and Blue Hill Avenue. A house has been constructed on the lot of 57 Bicknell Street (circled) by this time.



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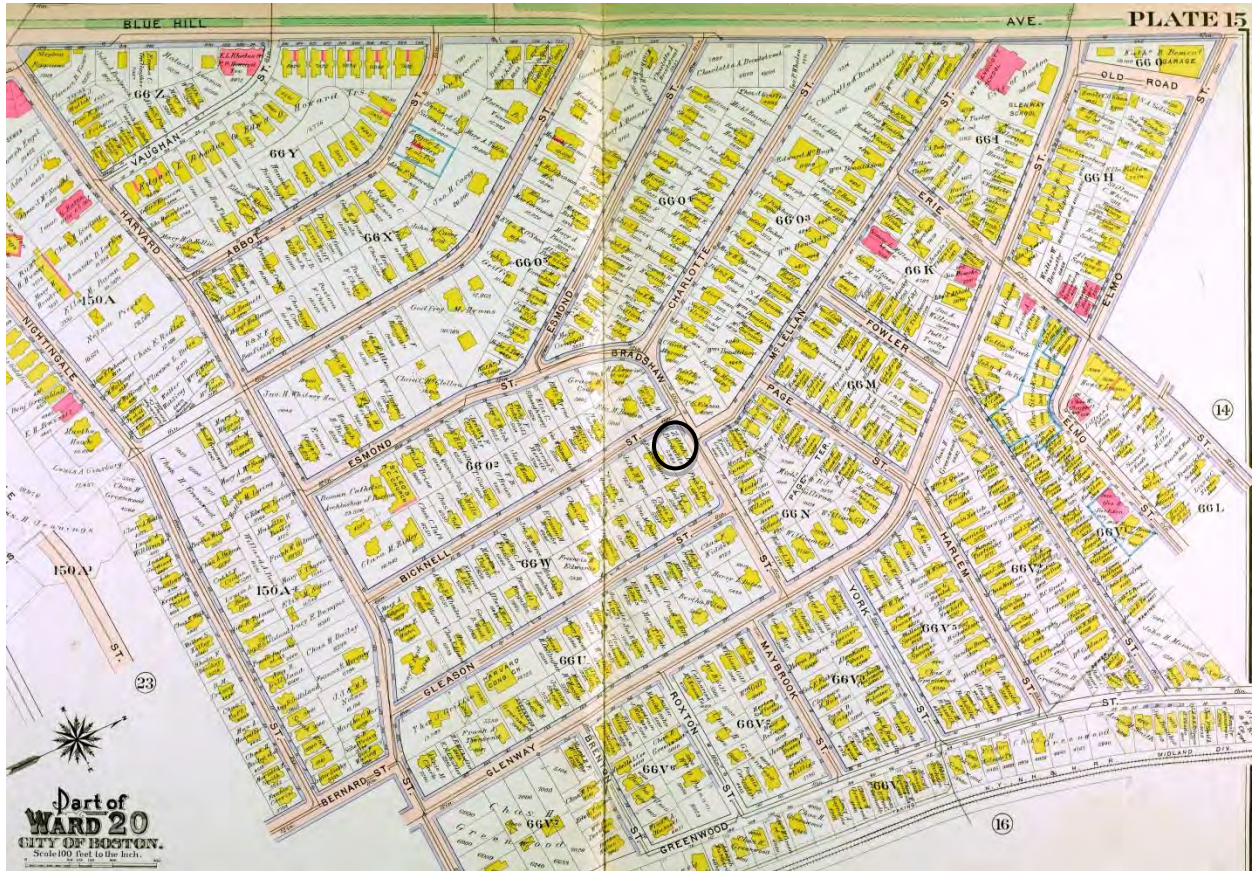


Figure 4: Detail of the 1910 Bromley Atlas of Dorchester showing the nearly complete development side streets between Harvard Street and Blue Hill Avenue. (57 Bicknell Street circled)



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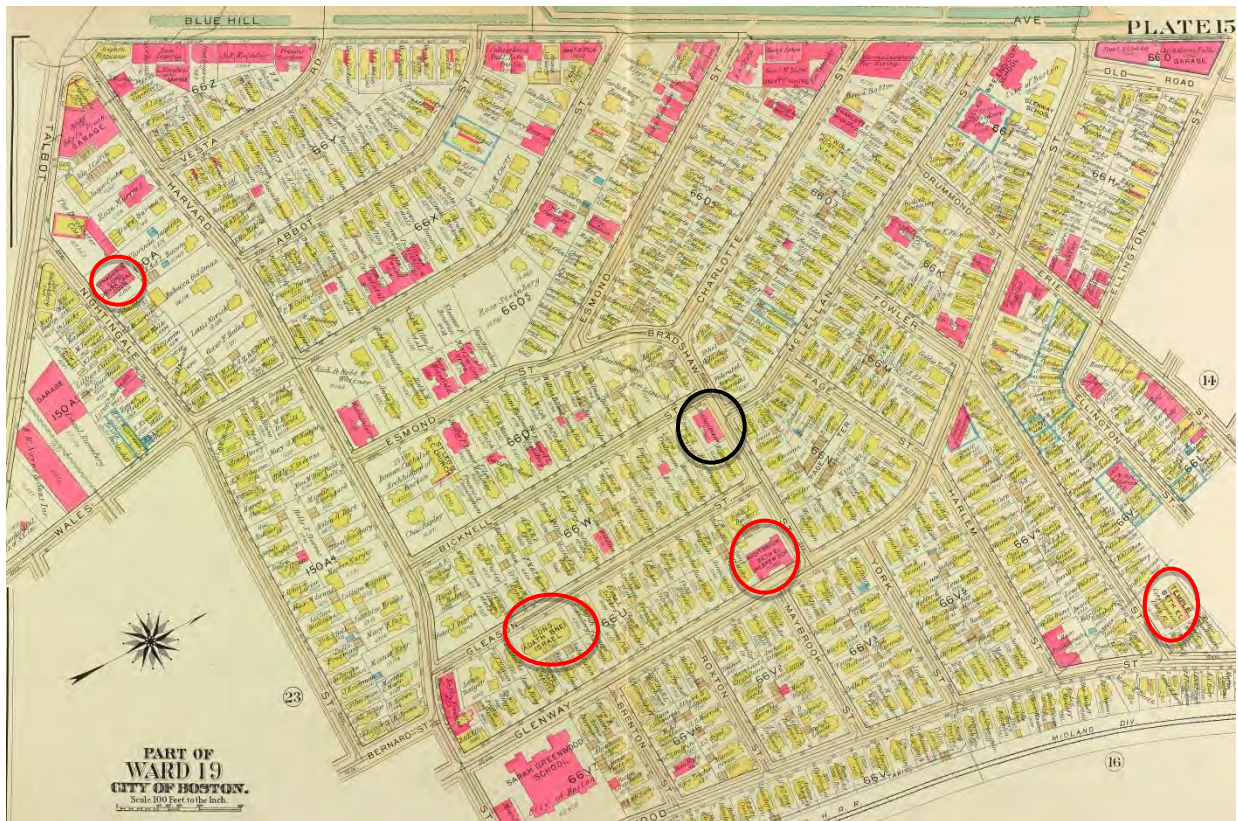
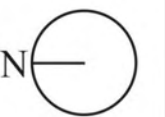


Figure 5: Detail of the 1933 Bromley Atlas of Dorchester showing the Nathan Warnick Apartments (circled in black) and additional apartment buildings having been constructed on side streets, like Esmond and Wales streets, in the vicinity. Many Jewish institutions including the Fowler Street, Gleason Street, and Nightingale Street synagogues and the Beth El Hebrew School (circled in red) indicate a thriving Jewish community.

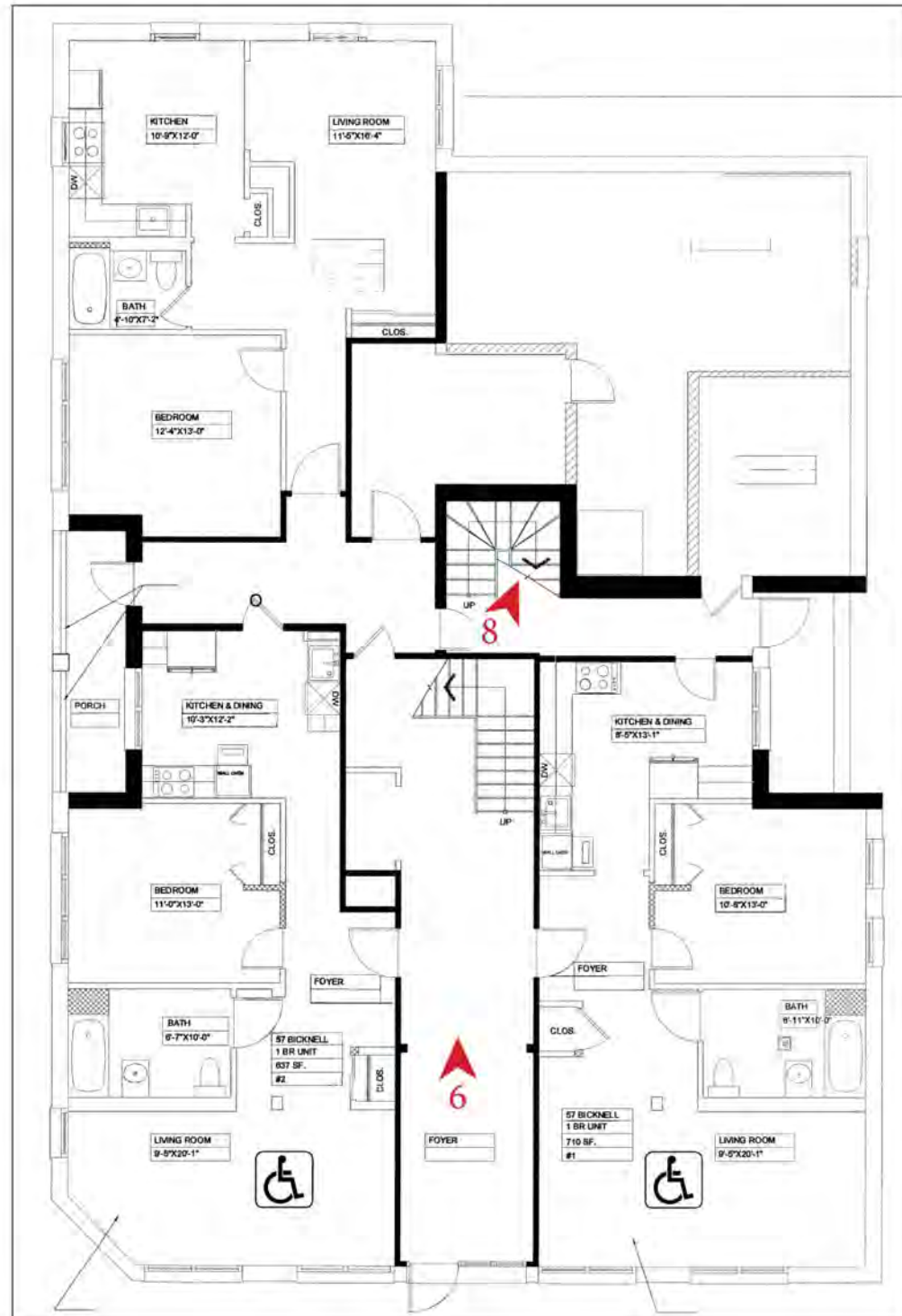
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

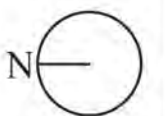
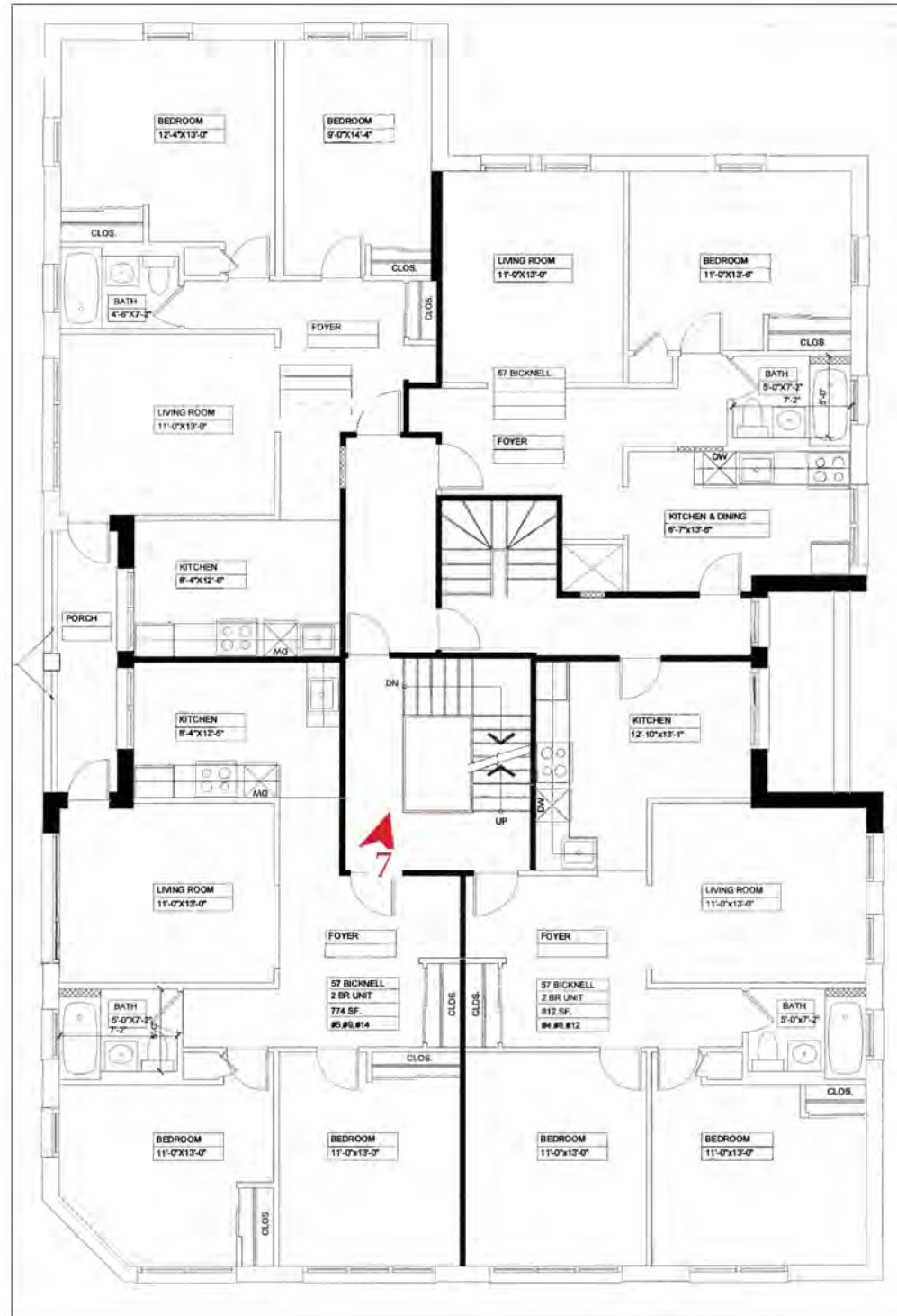


Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121

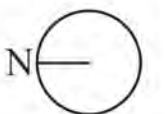
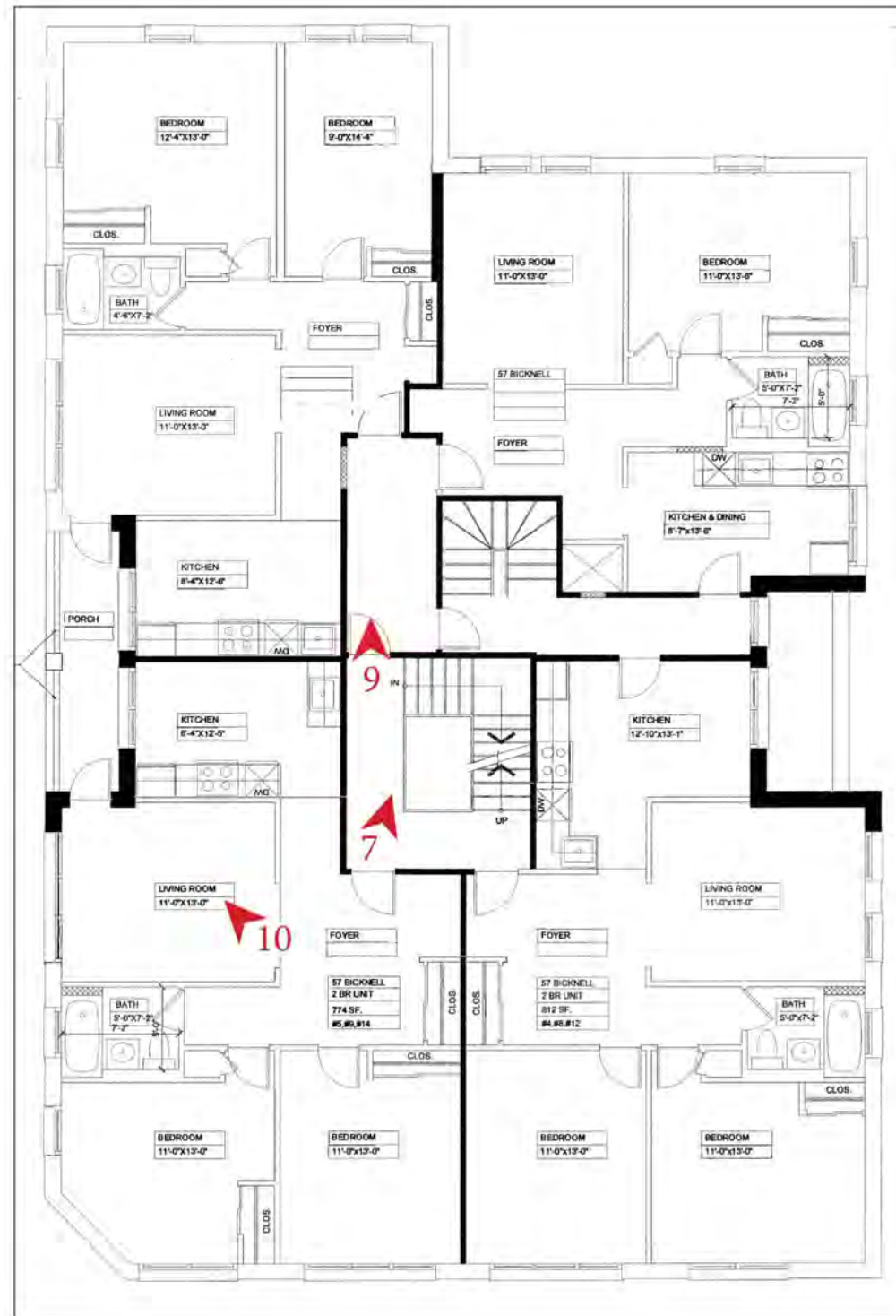




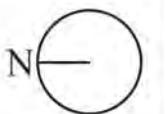
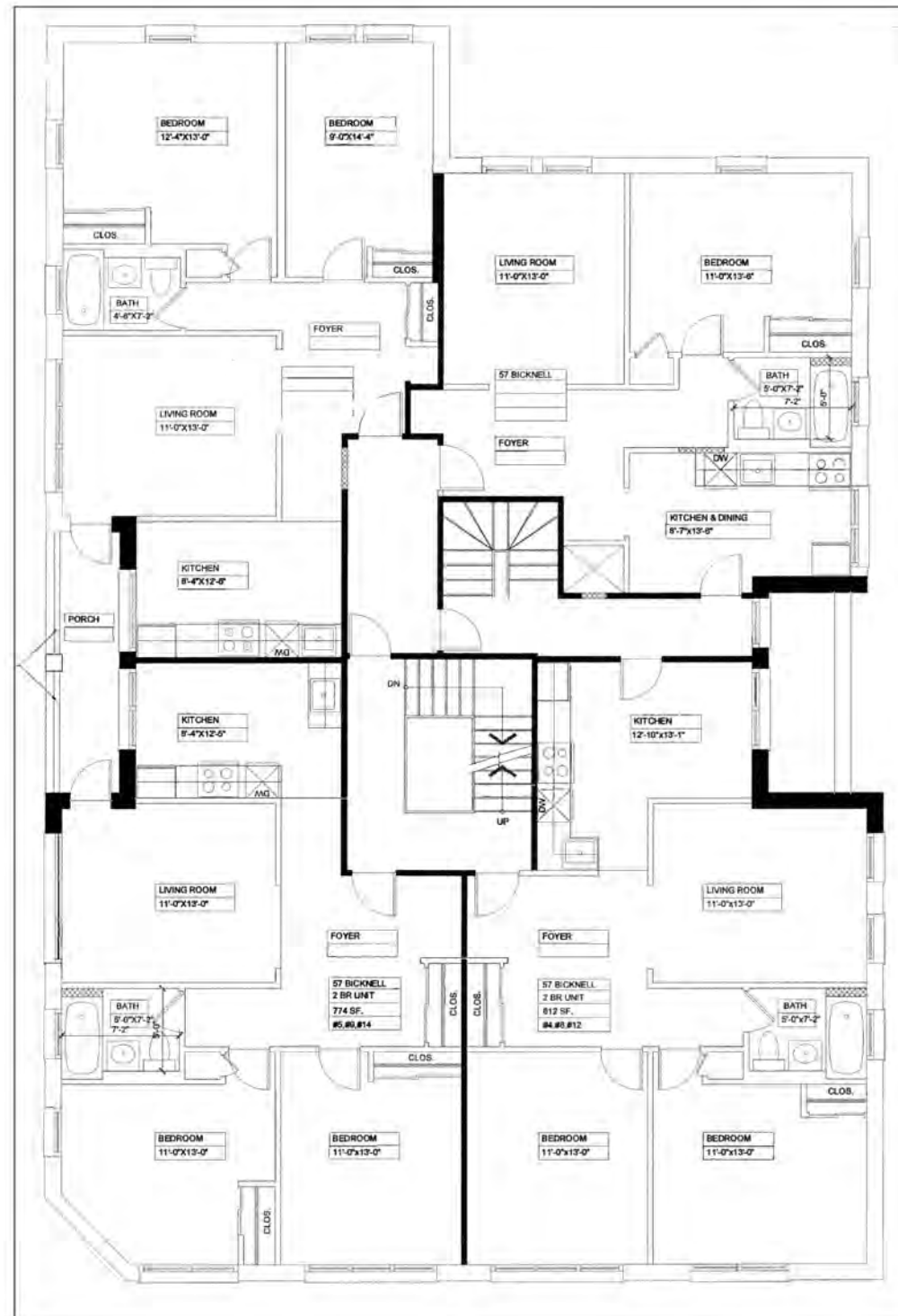
Nathan Warnick Apartments  
 57 Bicknell Street  
 Boston, Massachusetts 02121



Nathan Warnick Apartments  
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 Boston, Massachusetts 02121



Nathan Warnick Apartments  
 57 Bicknell Street  
 Boston, Massachusetts 02121

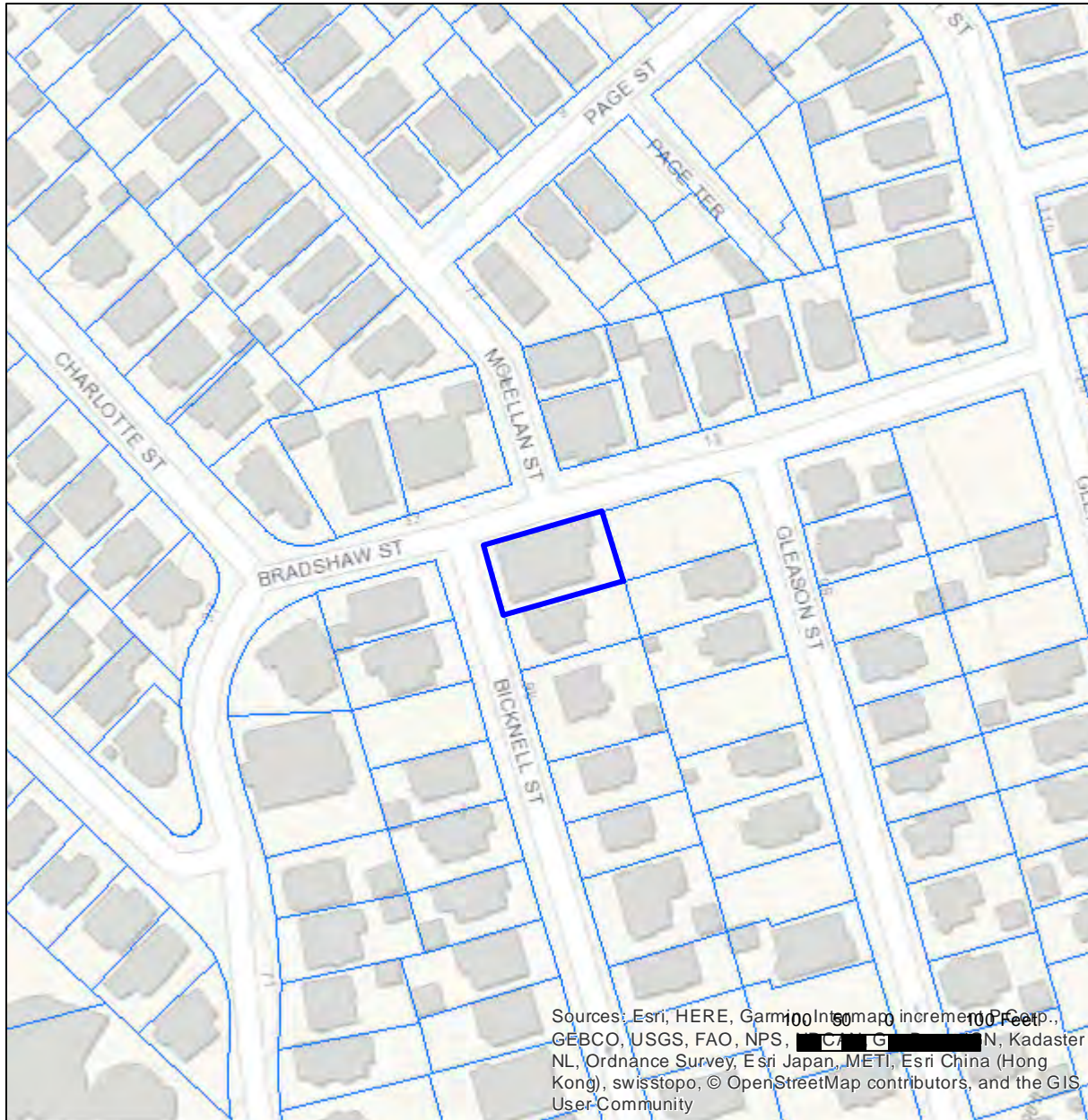


Nathan Warnick Apartments  
 57 Bicknell Street  
 Boston, Massachusetts 02121



# Nathan Warnick Apartments

May 15, 2018

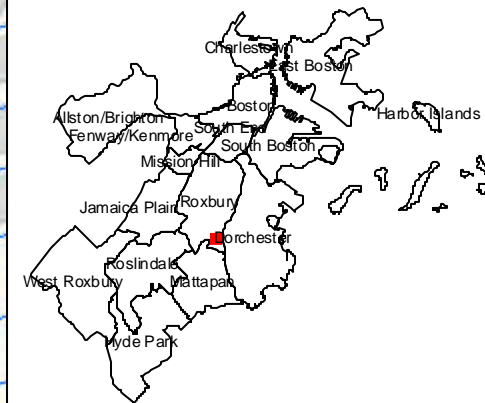


Parcel ID: 1402673000  
Address: 57 BICKNELL ST  
Zipcode: 02121  
Owner: WAYNE AT BICKNELL LLC  
Land Use: Residential 7 or more units  
Lot Size: 5,880.00 sq ft  
Living Area: 14,488.00 sq ft  
Total Value: \$769,210.00  
Land Value: \$342,329.00  
Building Value: \$426,881.00  
Gross Tax: \$8,061.32



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Sources: Esri, HERE, Garmin, Intel, Swisstopo, IGN, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, CNG, Swisstopo, N, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User-Community







# Nathan Warnick Apartments, Boston (Suffolk Co.), MA



1. Bicknell Street (west) elevation, looking northeast. (April 2017)



2. Detail of entry on Bicknell Street (west elevation), looking east. (April 2017)



# Nathan Warnick Apartments, Boston (Suffolk Co.), MA



3. Bicknell Street (west) and Bradshaw Street (north) elevations, looking southeast. (October 2017)



4. East elevation, looking southwest. (October 2017)



# Nathan Warnick Apartments, Boston (Suffolk Co.), MA



5. South elevation, looking northeast. (October 2017)

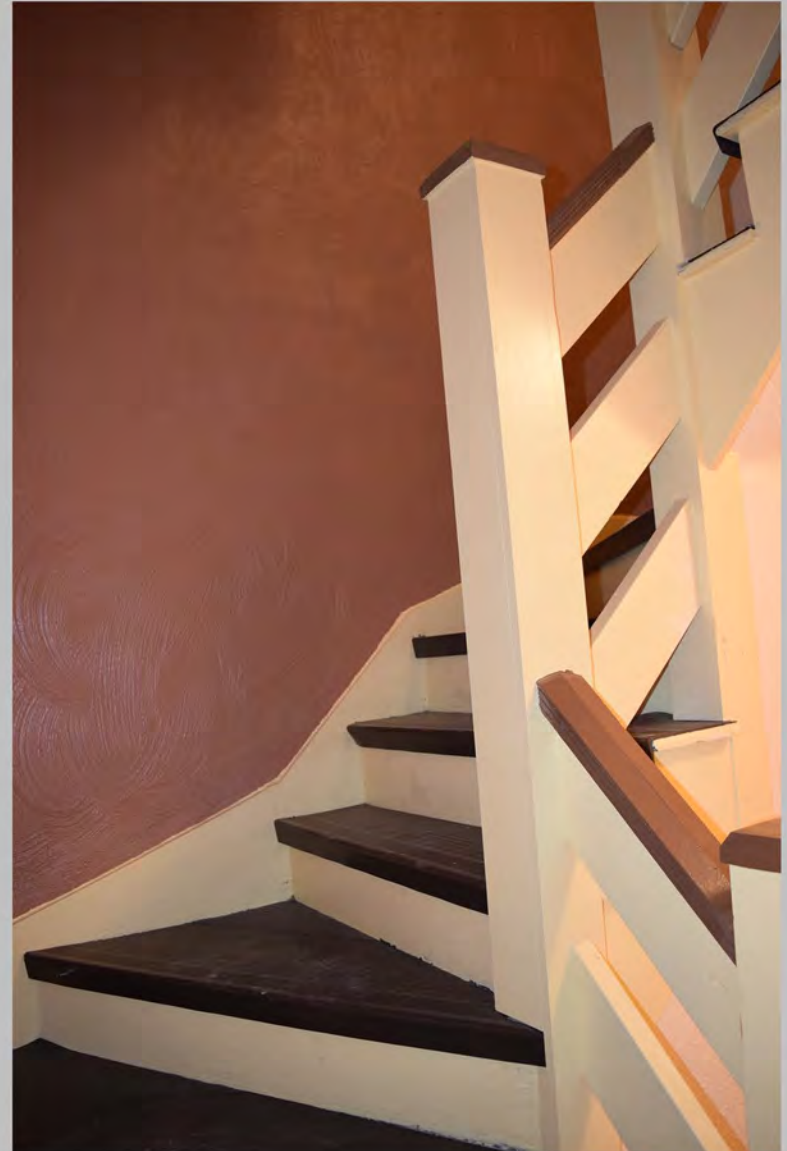


6. Entry vestibule, looking east. (October 2017)

Nathan Warnick Apartments, Boston (Suffolk Co.), MA



7. Main stair between second and third floors, looking east. (October 2017)



8. Secondary stair between ground and first floors, looking east. (October 2017)



Nathan Warnick Apartments, Boston (Suffolk Co.), MA



9. Second floor corridor, looking east. (October 2017)



10. Second floor unit living room, looking northeast. (October 2017)





ONE WAY

STOP

FIRE DEPT.  
CONNECTION





FIRE DEPT  
CONNECTICUT





















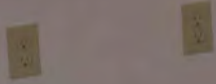












National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Nathan Warnick Apartments

Multiple Name:

State & County: MASSACHUSETTS, Suffolk

Date Received: 11/6/2019      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 12/23/2019      Date of Weekly List:

Reference number: RS100003942

Nominator: SHPO

Reason For Review:

Accept       Return       Reject      12/23/2019 Date

Abstract/Summary Comments: NR Criterion C. The property minimally meets the NR Criterion. This nomination is not precedent setting and should not be considered a model nomination.

Recommendation/ Criteria AOS: Architecture; POS: 1929; LOS: local.

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 12/23/19

DOCUMENTATION: see attached comments : No      see attached SLR : No *yes*

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





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

March 27, 2019

Kathryn Smith  
Deputy Keeper  
Acting Chief, National Register of Historic Places  
Department of the Interior  
National Park Service  
1849 C Street NW, Stop 7228  
Washington, DC 20240

Dear Ms. Smith:

Enclosed please find the following nomination form:

Nathan Warnick Apartments, Boston (Suffolk County), Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Daniel Cruz, Cruz Development Corporation  
Roysin Younkin, MacRostie Historic Advisors  
Albert Rex, MacRostie Historic Advisors  
Rosanne Foley, Boston Landmarks Commission  
Kathleen vonJena, Boston Landmarks Commission

3942

United States Department of the Interior  
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. Instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Nathan Warnick Apartments

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: 57 Bicknell Street

City or town: Boston State: MA County: Suffolk

Not For Publication:  Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local  
Applicable National Register Criteria:

A  B  C  D

<i>Brona Simon</i>		<i>March 27, 2019</i>
Signature of certifying official/Title:	SHPO	Date
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.		
Signature of commenting official:	Date	
Title :	State or Federal agency/bureau or Tribal Government	

Nathan Warnick Apartments  
Name of Property

Suffolk County, MA  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: \_\_\_\_\_)

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Returned**

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Nathan Warnick Apartments  
Name of Property

Suffolk County, MA  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register           

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Returned



Nathan Warnick Apartments  
Name of Property

Suffolk County, MA  
County and State

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY

REVIVALS/Colonial Revival

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE

Walls: BRICK, STONE

Roof: EPDM

Returned

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

The Nathan Warnick Apartments were constructed in 1929 in a streamlined Colonial Revival style. The four-story masonry apartment building contains fifteen residential units and occupies most of its 5,880-square-foot lot. The building is located at 57 Bicknell Street on the southeast corner of Bicknell and Bradshaw streets in the Boston neighborhood of Dorchester. One of Boston's largest and most diverse neighborhoods, Dorchester lies south of the city's downtown and is bordered by South Boston to the north and Roxbury and Mattapan to the west; the Neponset River and Boston Harbor form its southern and eastern boundaries. Dorchester encompasses approximately six square miles and contains many smaller villages within its large boundaries. Its diverse population includes both long-time residents and more recent immigrants from Ireland, Vietnam, and Cape Verde.

Bicknell and Bradshaw streets are two of several residential side streets between a triangle of larger thoroughfares: Blue Hill Avenue on the west, Glenway Street on the north and east, and Harvard Street on the south. This neighborhood is situated east of Franklin Park and north of

Nathan Warnick Apartments

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Harambee Park (formerly Franklin Field), and is included in the Franklin Field North Survey Area (BOS.DV). The residential side streets in this area are predominantly comprised of large Queen Anne and Colonial Revival frame houses constructed during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Nathan Warnick Apartments are one of a small number of masonry apartment buildings constructed on the side streets of this neighborhood during the mid- to late 1920s, with an earlier, smaller-scale precedent on Bicknell Street constructed in 1913. The building is intact with exterior alteration limited to replacement of original doors and windows; it therefore retains the defining characteristics of historic integrity: location, design, setting, materials, workmanship, feeling, and association.

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**Narrative Description**

Exterior

The Nathan Warnick Apartment building is one of just two masonry buildings on Bicknell Street, and the only large-scale apartment building. Neighboring buildings are large, frame single-family and multi-family houses constructed during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. These are in fair condition; many have been altered by unsympathetic additions and enclosures. A vacant lot borders the apartment building to the east. The building occupies most of its 5,880-square-foot lot. It is set back slightly from Bicknell Street, creating small planting beds of low shrubbery. Narrow driveways along the building's southern and eastern elevations lead to the rear of the lot.

This fifteen-unit apartment building rests on a stone foundation and is constructed of buff-colored brick laid in a seven-course Flemish-bond pattern, with cast-stone ornament (Photo 1). It rises four stories to a flat roof. The building presents two finished façades; its primary façade faces west onto Bicknell Street and its secondary façade faces north onto Bradshaw Street. The building is roughly rectangular in footprint, extending four bays along Bicknell Street and eight bays along Bradshaw Street, with a canted northwest corner. Cast-stone ornament adorns the entrance, roofline, and fenestration, and defines floor levels as a watertable, first-floor lintel course, and cornice. Ogee-profiled cast-stone coping along the stepped parapet, and ornamental cast-stone panels set within the parapet, complete the decorative treatment of the façade.

The Bicknell Street elevation holds the main entrance to the building, centrally located on the ground floor between the second and third bays of the upper stories (Photo 2). A shallow ramp with concrete cheek walls slopes east to the entry, which is set slightly below grade. The entrance holds a double-leaf metal-and-glass replacement door set within a large cast-stone-clad surround that incorporates the door and its flanking double windows. The surround features unadorned pilasters, which delineate each window bay from the entrance. The ogee-profiled first-floor lintel course is incorporated in the entry surround, capping the pilasters. A stepped lintel panel with ogee molding extends the width of the entry surround and between the second and third bays of the second story to complete the surround. Paired windows flank the surround, completing the fenestration of the ground floor. Fenestration on the upper floors of the Bicknell

Nathan Warnick Apartments

Suffolk County, MA

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Street elevation consists of tripartite windows in the second and third bays and paired windows in the outer bays. Third- and fourth-story windows feature cast-stone sills; second- and third-story windows feature soldier-arch lintels.

The Bradshaw Street elevation of the building reflects the gradual eastern slope of the street with a cast-stone watertable and exposed basement (Photo 3). The cast-stone first-floor lintel course and second-floor sill course carry across to this façade, as does the cornice and stepped parapet with cast-stone panels. This elevation is organized around centrally located inset balconies set within two recessed central bays of the façade. These balconies feature concrete floors, metal balustrades, and a central metal pillar that extends to the sidewalk. Each balcony bay holds two paired windows and narrow metal doors in the perpendicular walls that provide access to the balconies from the apartments. The ground floor of these recessed balcony bays features a utilitarian secondary entrance that consists of a metal door adorned only with a soldier-arch lintel, and a paired window opening in the second bay. The three bays flanking the balconies are identical, comprised of tripartite windows, small single windows, and standard-sized single windows moving from the inner bays to the outer bays. The ground floor fenestration is the same but for the absence of the small window. Second- and third-floor windows are adorned only with cast-stone sills.

The east and south elevations are utilitarian in appearance, finished with stucco-clad brick laid in stretcher bond (Photos 4–5). They do not display any of the adornment of the street-facing elevations. These elevations feature single window openings with cast-stone lug sills and lintels. The south elevation features the same inset central bays forming balconies similar to those on the Bradshaw Street elevation. The east elevation steps in after the first three bays, allowing more light to reach these units.

This building has undergone some alterations. An additional unit was added to the ground floor in 1953, increasing the occupancy from the original fourteen to fifteen units. The building also underwent significant renovations in 1974, 1998, and 2016–2017. Original windows and doors were replaced during the 1974 renovation. All windows currently hold 1/1 metal sash, but likely held multi-pane sash originally. The current windows, which date to the 2016–2017 renovation using historic tax credits, meet the Secretary of the Interior’s standards for rehabilitation. The building is in good condition.

Interior

The building retains its original plan. There are three one-bedroom units on the ground floor and four one- and two-bedroom units on the upper floors. Historic detail is present in the ground-floor corridor and stairs, but largely absent from upper-floor corridors and apartment units, with the exception of some wooden baseboards, unit flooring, and windowsills.

The Bicknell Street entrance leads into a vestibule with a double-loaded corridor accessing ground-floor units (Photo 6). The floors are clad in non-historic vinyl composition tile (VCT), and the walls are plastered and painted. The floor is sloped, with metal handrails along the

Nathan Warnick Apartments

Name of Property

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walls. The corridor walls are adorned with decorative molded-wood panels on the upper walls, as well as crown molding.

An original staircase accessing the upper floors is located at the end of the corridor (Photos 6–7). The stairs have painted wood risers and non-historic VCT treads. The staircase features fluted and simple newel posts, simple balusters, decorative wood panels on the ground-floor stringers, pendants, and a molded wood baseboard. The bannisters on upper floors of the staircase are set above the balustrade.

A secondary staircase is located to the east of the main stair (Photo 8). This stair has VCT treads, wood risers, and simple wood newel posts, banisters, and a slat balustrade. It retains its wood baseboard and stringers. A double-loaded corridor connects the two staircases and provides access to the units.

Corridors have non-historic VCT flooring. There are original wood baseboards in some areas and non-historic vinyl baseboard in other areas. Walls and ceilings are plastered and painted (Photo 9).

Apartment units have non-historic, single-leaf, metal-clad entrance and rear doors that are set within metal frames. Units are typically laid out with bedrooms and living rooms at the perimeter, and kitchens and bathrooms near the interior. Wood floors remain in some unit hallways, living rooms, and bedrooms, though most areas have non-historic VCT flooring. The units retain original wood windowsills (Photo 10). Kitchens have non-historic VCT flooring, cabinets, and fixtures. Bathrooms also have non-historic VCT flooring, tiles, fixtures, and finishes. Units have non-historic rubber baseboards throughout. Walls and ceilings are plastered and painted in the living rooms and bedrooms. Walls are of later painted gypsum wallboard in kitchens and bathrooms.



Nathan Warnick Apartments  
Name of Property

Suffolk County, MA  
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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Returned

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years



Nathan Warnick Apartments  
Name of Property

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1929-1969

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1929

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Bernard Levy

Nathan Warnick

\_\_\_\_\_  
\_\_\_\_\_

Returned

Nathan Warnick Apartments  
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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Nathan Warnick Apartments were constructed in 1929 on a side street in a residential neighborhood of Dorchester that lies east of Franklin Park and north of Harambee Park (historically known as Franklin Field). This neighborhood was primarily developed with large single-family and multi-family frame homes between 1890 and 1910, in the years following the opening of the two parks in 1885 and 1898, respectively. The neighborhood was predominantly home to multi-generational, middle-class American families during this period. The Nathan Warnick Apartments replaced one of the single-family houses of this era when it was constructed in 1929, and represents a pronounced shift in the demographics of the neighborhood. Between 1920 and 1930, Bicknell Street and its environs became home to a growing number of Jewish immigrant families, a population whose numbers swelled in Dorchester as families increasingly migrated out of the North and West Ends of Boston after 1918. Masonry apartment buildings are atypical along residential side streets, more frequently developed along streetcar thoroughfares like Columbia Road, Blue Hill Avenue, and Washington Street. However, they were a familiar building form to Jewish immigrant families and builders such as Nathan Warnick and his architect, Bernard Levy. The introduction of this form into the neighborhood represented the transition away from the earlier suburban development of Dorchester that characterized the neighborhood around the turn of the 20<sup>th</sup> century, and peaked in the years following the First World War. The Nathan Warnick Apartments are locally significant under National Register Criterion A in the area of Community Planning and Development for their association with the integration of a new building type and a new population into an established neighborhood. The building is additionally significant under Criterion C in the area of Architecture as a well-preserved example of a modest, streamlined Colonial Revival apartment building, with nods to Art Deco and Art Moderne, which represents the needs and aspirations of Dorchester's Jewish immigrant community. The period of significance for the Nathan Warnick Apartments begins in 1929, when the building was constructed, and because of its continuous use as an apartment building ends in 1969, or 50 years from the present. The standard 50-year cutoff for historical significance was suggested by the National Park Service to allow time for properties to be considered in an objective historic context.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Development of Franklin Field North and Bicknell Street 1850-1910

The Nathan Warnick Apartments are located at 57 Bicknell Street in the Dorchester section of Boston, in the neighborhood known as Franklin Field North. Dorchester was founded by English settlers in 1630 and remained an independent town until 1870, when it was annexed to the City of Boston. Dorchester began as a rural farming community with a network of roads connecting outlying farms and small villages that were located at the crossroads of these local highways.

Nathan Warnick Apartments

Suffolk County, MA  
County and State

Name of Property

Two of these early local roads are in close proximity to the Nathan Warnick Apartments: Harvard Street, which intersects with Bicknell Street to the south, and Blue Hill Avenue, located a few blocks to the west of Bicknell Street. Harvard Street is one of Dorchester's oldest roads, dating to the 17<sup>th</sup> century; Blue Hill Avenue was laid out as the Brush Hill Turnpike in 1804. Dorchester remained largely rural, characterized by farms and country estates, until the mid-19<sup>th</sup> century, when the Boston & Providence and Old Colony Railway lines were introduced to the neighborhood in 1835 and 1844, respectively. The Boston & Providence line (later the Boston, Hartford and Erie Railroad, the New York and New England Railroad, and the New York, New Haven, and Hartford Railroad until 1968, now part of the MBTA's commuter rail system) ran through the western portion of Dorchester while the Old Colony Railway line ran through the neighborhood's eastern villages. These rail lines made Boston accessible to Dorchester commuters and initiated the transformation of the rural town into an early suburb for wealthy Bostonians. Large, single-family homes in proximity to rail station stops were constructed on established streets, while smaller house lots were developed close to the stations.

The Franklin Field North area of Dorchester is roughly bounded by Talbot Avenue on the south, Blue Hill Avenue on the west, Glenway and Fowler streets on the north, and the railroad tracks of the original Boston & Providence line on the east. The Harvard Street station of the Boston & Providence line was located where the tracks intersect with Harvard Street, a short distance from Blue Hill Avenue. This proximity accounts for the houses that lined Harvard Street and Blue Hill Avenue in this area in 1850 (Figure 1). Development of the area remained focused on these main roads until the 1870s, when a small number of side streets near the intersection of Harvard Street and Blue Hill Avenue began to be laid out, subdivided, and developed (Figure 2). According to a record of Boston's streets published in 1910, Bicknell Street was one of these early side streets. Originally called Bicknal Avenue, the street dates to 1875, but it wasn't until 1894 that it was officially laid out and renamed Bicknell Street.<sup>1</sup> By 1894, there was a definitive cluster of residential development between Harvard Street and Blue Hill Avenue along present-day Vesta Road, Abbott, Wales, Bicknell, Gleason, and Glenway streets (Figure 3). The real boom in development of the neighborhood at this time was in part due to the electric streetcar lines introduced along Blue Hill Avenue in the 1890s, which made neighborhoods in proximity to that thoroughfare accessible to commuters at a lower cost than the steam railroad lines, and attractive to developers. The concurrent development of neighboring parks added to the desirability of the neighborhood and served as a further spur to its growth. Franklin Park, the 537-acre park designed by Frederick Law Olmsted, was taking shape between 1885 and 1898, and Franklin Field, the 77-acre park that was the venue for recreational sports and later horse racing, was officially designated a park in 1898. By 1900, the area north of Harvard Street was fully developed with single and multi-family frame houses occupied by businessmen who commuted to downtown Boston (Figure 4).<sup>2</sup>

The lot at the corner of Bicknell and Bradshaw streets that would become the site of the Nathan Warnick Apartments was occupied by a single-family frame house by 1894 owned by Gerard S.

<sup>1</sup> City of Boston. A Record of the Streets, Alleys Places, Etc. in the City of Boston. (Boston: City of Boston Printing Department) 1910, 52.

<sup>2</sup> 1900, 1910 U.S. Federal Census.



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Batch. According to the 1900 U.S. Federal Census, most of the houses on Bicknell Street were occupied by their owners, but several were rented, including the house at 57 Bicknell Street, which Batch rented to Henry Brown, a broker, and his family. The majority of Brown's neighbors on Bicknell Street and nearby streets were like himself: middle-class multi-generational American families from Massachusetts and other New England states. A few English and Canadian families resided in the neighborhood as well. Most households included servants, typically from Ireland. Heads of household were independent businessmen, largely merchants, salesmen, and lawyers. This demographic was still dominant on Bicknell Street in 1910. The occupant of the house at 57 Bicknell Street at that time, Joseph Bachelder, was a merchant born to American parents, fitting the established mold of a middle-class multi-generational American family.

A brief period of integration of first- and second-generation Irish families into the neighborhood occurred following the construction of St. Leo's Roman Catholic parish complex at 96 Esmond Street in 1902 (BOS.6642; the four-building complex is currently occupied by the Bethel Tabernacle). Irish families settled on nearby streets including Esmond, Charlotte, and Wales streets, with a small number living on Bicknell Street.<sup>3</sup> The wood-frame St. Leo's complex was intended to be temporary, replaced with a permanent masonry complex as the parish grew. However, its growth was cut short by a wave of Jewish immigrants into the neighborhood during the second decade of the 20<sup>th</sup> century that resulted in an exodus of St. Leo's parishioners, rendering a more substantial building unnecessary.<sup>4</sup>

Changing Demographics in Franklin Field North and the Nathan Warnick Apartments 1910–1969

The second and third decades of the 20<sup>th</sup> century brought substantial change in the demographics of the Franklin Field North neighborhood, as it did in much of Dorchester. The Franklin Field North neighborhood gradually transitioned from one that was a combination of multi-generational American families and first- and second-generation Irish families, to one that was home to a thriving Jewish immigrant community. The vast majority of Jewish immigrants to Boston came from Russia, fleeing state-sanctioned repression of their faith and culture under the Russian tsar in the late 1880s and early 1900s, though many also came from Poland, Germany, and Austria.<sup>5</sup> These immigrants initially settled in the North End, then moved into the West End between 1895 and 1905, which remained the largest Jewish district in Boston until about 1910.<sup>6</sup> Typically, these immigrants arrived as skilled tradesmen. Many found employment in Boston's textile and shoe industries, often beginning as peddlers and accumulating enough capital to open their own small businesses.<sup>7</sup> Beginning in the 1890s and continuing through 1917, many of the Jewish immigrants who had become successful in their trades began moving to less dense areas

<sup>3</sup> 1910 U.S. Federal Census.

<sup>4</sup> Kathleen Kelly Broomer. St. Leo Roman Catholic Church Complex Area Form, 2003.

<sup>5</sup> Jonathan D. Sarna, Ellen Smith, and Scott-Martin Kosofsky. The Jews of Boston. (New Haven: Yale University Press, 1995), 65.

<sup>6</sup> Ibid., 147.

<sup>7</sup> Ibid., 69.

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of the city such as Dorchester, Roxbury, and Mattapan, which were just beginning to blossom into attractive streetcar suburbs.<sup>8</sup>

While Bicknell Street and adjacent side streets did not absorb these upwardly mobile Jewish immigrants in the first decade of the 20<sup>th</sup> century, there were signs of change in the vicinity beginning in 1912, with the construction of the first synagogue in Dorchester just a few blocks north on Fowler Street. The Temple Beth El (no longer extant) was constructed at a not-insignificant cost of \$45,000, raised by Dorchester's Jewish residents who had clearly achieved financial security. Changes on Bicknell Street were initiated shortly after the construction of the synagogue. The only other masonry apartment house on the block, 30–32 Bicknell Street, was constructed in 1913 by Samuel Rubenstein, a Russian Jewish house builder who immigrated to the United States in 1905. At the time he constructed this six-unit apartment building, he was living on Quincy Street in the Grove Hall section of Dorchester.<sup>9</sup>

What originated as a small movement of the more elite Jewish population out of the North and West Ends became a mass exodus by 1918; in 1920, approximately 44,000 Jews were living in Dorchester and Upper Roxbury.<sup>10</sup> However, this second wave of Jewish immigrants moving into Dorchester differed from their predecessors, as the population was typically working class. At this time, many of the more affluent Jewish settlers of Dorchester began to move to Boston's outlying suburbs of Brookline and Newton. However, the working-class Jewish population of Dorchester, Roxbury, and Mattapan continued to thrive in the second quarter of the 20<sup>th</sup> century, increasing their numbers to 77,000 by the early 1930s.

Bicknell Street gradually absorbed the Jewish immigrants heading into Dorchester. The Bicknell Street of 1910 with its stronghold of multi-generational American families included many Russian-Jewish households by 1920. The apartments constructed by Samuel Rubenstein at 30–32 Bicknell Street were entirely occupied by Russian-Jewish immigrants and first-generation Americans born to Russian-Jewish parents in 1920. Seven additional houses on the block were occupied by Russian-Jewish immigrants. Most of these households conformed to the neighborhood precedent of a middle-class status. The majority of these families owned their houses, several employed servants, and their occupations ranged from wholesale shoe and dry-goods salesmen to lawyers, accountants, and insurance brokers.<sup>11</sup> Bicknell Street was still home to a large number of multi-generational American families at this time, including the owner of 57 Bicknell Street, George Kelty. Kelty moved into the neighborhood in 1914. He owned a grocery business in the 1910s and early 1920s, but changed careers by 1925 when he entered the real estate business.<sup>12</sup> The street also included a small number of English and Irish households at this time.

<sup>8</sup> Ibid.

<sup>9</sup> Boston Inspectional Services Department Building Permit for 30-32 Bicknell Street and the 1910 U.S. Federal Census.

<sup>10</sup> Sarna, Smith, and Kosofsky, 151.

<sup>11</sup> 1920 U.S. Federal Census.

<sup>12</sup> 1914, 1916, 1921, 1925–1927 Boston City Directories and the 1920 U.S. Federal Census.



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The Franklin Field North neighborhood and Bicknell Street continued to absorb greater numbers of Russian-Jewish immigrants after 1920. A testament to the growing Jewish population, religious schools and synagogues were constructed nearby over the next decade. The Beth El Hebrew School was erected one block from Bicknell Street at the corner of Bradshaw and Glenway streets between 1918 and 1920 (no longer extant). The Chai Odom Synagogue, located a short distance from Bicknell Street at 103 Nightingale Street, was built in 1922 (BOS.6624). The Harvard Congregational Church built in 1888 on Gleason Street near the corner of Harvard Street was replaced by the Congregation Adath Beni Israel in 1928 (no longer extant).<sup>13</sup> As the Jewish population in the neighborhood grew between 1920 and 1930, so did the number of businesses that served them: kosher butcher shops, bakeries, grocery stores, and fruit shops lined Blue Hill Avenue and Harvard Street. One remembrance of a resident growing up in the neighborhood at this time recalled, "Up Harvard Street way, by 1930 Loring's Drug Store had become Trachtenberg's, as also had Harring & Teele's at Harvard and Washington....the length of Harvard Street down to Franklin Field had become dominantly Jewish."<sup>14</sup>

Increasing numbers of Jewish families moved onto Bicknell Street and adjacent streets between 1920 and 1930. George Kelty sold 57 Bicknell Street in 1927 to Edna Olson, who sold it to Annie Sher and her husband Samuel, a house carpenter, within the year. The Sher family were Russian-Jewish immigrants who were previously residents of Chelsea, Massachusetts, a community with a large Jewish population. The Shers sold the house to Nathan Warnick in 1929. Warnick (1891-1974) was a Jewish immigrant from Poland and a carpenter who arrived in the United States in 1910; his wife Sarah emigrated from Latvia in 1912. Warnick recognized the demand for housing in this neighborhood by Jewish families and seized the opportunity for investment in a property that could accommodate multiple families. Large apartment houses were more typically located along major thoroughfares like Blue Hill Avenue, Washington Street, and Columbia Road, but the demand for multi-family housing for working-class Jewish families increasingly drove investment in these types of buildings on side streets like nearby Esmond and Wales streets in the mid to late 1920s. Warnick demolished the 1894 house in 1930, and replaced it with a 14-unit brick apartment house, offering working-class families another affordable opportunity to move into the neighborhood (Figure 5). His partner was architect Bernard Levy, who had completed an apartment house not far away at 16 Strathcona Road in 1927 (BOS.16492; NRDIS). Levy was himself born to a Russian-Jewish family that immigrated to New York in 1889. The commissions of his elder brother, Samuel Levy, also an architect, are more well-documented, but it appears that the brothers may have worked together on many of Samuel's commissions.

The Nathan Warnick Apartments were immediately occupied. The 1930 census shows twelve families residing in the brand-new building. All of these families were of Russian-Jewish heritage; half were immigrants and half were first-generation offspring. These residents were tailors, bookkeepers, salesladies, clothing cutters, wholesale salesmen, wholesale and retail

<sup>13</sup> Carol Clingan. Massachusetts Synagogues and Their Records, Past and Present. *The Jewish Genealogical Society of Greater Boston*. <http://jgsbg.org/pdfs/MassSynagogues.pdf> accessed October 18, 2016.

<sup>14</sup> City of Boston. *Dorchester* (Boston: Boston 200 Corporation) 1976.

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grocers, and small-business owners.<sup>15</sup> Bicknell Street itself continued to absorb increasing numbers of Jewish families of middle-class and working-class backgrounds. In 1930, the street was predominantly occupied by Jewish immigrants mainly from Russia, but also from Latvia, Lithuania, Poland, and Germany. A small number of second-generation Irish families remained as well, in proximity to St. Leo's Church. The residents occupying the larger houses on Bicknell Street were a mix of homeowners and renters with some higher-level occupations such as a lumber merchant, a factory president, a lawyer, and business owners in the clothing and grocery sectors. There were also salesmen, stenographers, and reporters. The Nathan Warnick Apartments and Bicknell Street continued to serve the Jewish immigrant community in 1940, when the majority of the street was home to a combination of first- and second-generation Jewish families as well as Russian, Austrian, and Lithuanian Jewish immigrants. These residents included a rabbi, salesmen, laborers, manufacturers, stenographers, accountants, merchants, grocers, office workers, lawyers, and clerks. The ten families who occupied the Nathan Warnick Apartments in 1940 were also a combination of second-generation Jewish families and immigrant families, and were similarly employed.<sup>16</sup>

By the mid-20<sup>th</sup> century, the Jewish population of Dorchester was beginning to move into Brookline and Newton, following the trajectory of the first wave of Jewish residents to move into these towns in the 1910s. However, as late as 1950, about 70,000 Jews still resided in Dorchester.<sup>17</sup> The racial demographic of Dorchester began to change between 1950 and 1960. During this time Dorchester's Jewish population migrated in increasingly large numbers to Boston's outlying suburbs; between 1950 and 1960, the Jewish population of Dorchester shrank from 70,000 to 47,000. This was evidenced in the Nathan Warnick Apartments and on Bicknell Street. City directories show that the residents of the Nathan Warnick Apartments in 1955 were all likely Jewish based on their surnames, whereas there were no residents with Jewish surnames in 1965. In a series of property transfers in 1948, Warnick sold his apartment building to Florence Glassman, who would be the last Jewish owner of the building. Glassman sold the building in 1961. Likewise, Bicknell Street itself was predominantly occupied by families with Jewish surnames in 1955, with a substantial decline in those names in 1965. This trend continued over the next decade in Dorchester: in 1970 there were 16,000 Jewish residents of Dorchester, and by the end of the decade only several hundred remained.<sup>18</sup>

The Colonial Revival Movement and the Nathan Warnick Apartments

Architect Bernard Levy utilized the highly popular Colonial Revival style in his design of the Nathan Warnick Apartments in 1929. This style was immensely popular in the United States from the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries. It was the dominant architectural vocabulary of apartment house buildings in Dorchester in the first three decades of the 20<sup>th</sup> century. While early interest in the colonial past was triggered by the Philadelphia Centennial Exposition of 1876, the 1893 World's Columbian Exposition in Chicago cemented the enthusiasm for reviving

<sup>15</sup> 1930 U.S. Federal Census.

<sup>16</sup> 1940 U.S. Federal Census.

<sup>17</sup> Sarna, Smith, and Kosofsky, 151.

<sup>18</sup> Ibid., 163.



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its relics in the minds of the nation. The occasion marked the 400<sup>th</sup> anniversary of Christopher Columbus's discovery of America, and presented visitors with innumerable opportunities to experience the colonial past. Colonial architecture was on exhibit in many of the state buildings erected at the fair; their decorative interiors, commemorative displays, and historical exhibitions flooded the fairgrounds.<sup>19</sup> Massachusetts recreated the John Hancock House, built on Beacon Hill in 1737 and demolished in 1863. This colonial celebration coincided with mass immigration to the United States from Europe in the 1880s and 1890s, which fueled a desire to underscore and impart American values. Reviving elements of the colonial past was reassuring at a time of great change.

Colonial Revival architecture began as loose interpretations of colonial-period buildings, but took a more serious turn in the early 20<sup>th</sup> century when publications like *The American Architect and Building News* began publishing measured drawings of colonial buildings in 1898 and the *White Pine Series of Architectural Monographs* printed photographs of colonial precedents beginning in 1915.<sup>20</sup> The single-most defining characteristic that was reproduced in the revival movement is an emphasis on the door surround of the main entrance, which often features pilasters or slender columns supporting a pediment or entablature as seen in the Georgian style, or a fanlight above the door as seen in the Federal style. Other characteristic elements of the revival style include elaborate cornices, symmetrical fenestration arrangement, light-colored brick, bay windows, multi-pane double-hung sash windows commonly featured in pairs, and in urban examples, bowed fronts, which allowed for increased light to reach apartments in buildings erected on deep, narrow lots.<sup>21</sup>

The Nathan Warnick Apartments represent a pared-down, streamlined version of the Colonial Revival. While the building lacks telltale classical elements such as columns, pediments, quoining, and keystones, Levy gave a nod to the style by employing a light-colored brick, frequently used in the Colonial Revival to mimic classical stone buildings, organizing groups of double and triple windows symmetrically, and using cast stone to accentuate the entry and adorn the parapet, as well as for horizontal division of the façade. Levy's use of the Colonial Revival at 16 Strathcona Road (BOS.16492; NRDIS), constructed two years earlier, was more overt in its use of classical features around the entry and fenestration, but the basic form is the same with a ground floor and three upper stories, cast stone accentuating floor levels and fenestration, and a parapet marking the flat roofline. The relative isolation of the Nathan Warnick Apartments from other apartment buildings in contrast with the cluster of apartment buildings around the Strathcona Road site may have induced Levy to be freer with the form. He may also have been feeling the influence of the Modern architectural movement, which was gaining momentum in the 1920s. Art Moderne and Art Deco buildings eschewed traditional historical precedent in favor of smooth and geometric forms. The treatment of the entrance in particular evokes these contemporaneous styles.

<sup>19</sup> Susan Prendergast Schoelwer, "Curious Relics and Quaint Scenes: The Colonial Revival at Chicago's Great Fair." (184-216) *The Colonial Revival in America*. Alan Alexrod, ed. (New York: W.W. Norton Company).

<sup>20</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 321.

<sup>21</sup> *Ibid*, 326.

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Nathan Warnick and Bernard Levy looked to an architectural vocabulary that celebrated a colonial past and American values. Their use of the Colonial Revival may have been motivated by several factors. Firstly, the Colonial Revival would have been an architectural vocabulary that was familiar to them. Apartment buildings in the vicinity of Columbia Road between Upham's Corner and Franklin Park developed between 1908 and 1928 all employed Colonial Revival forms and details, including Levy's own building on Strathcona Road. Nearby apartment buildings on Blue Hill Avenue and Esmond Street echoed the form. A second explanation for the use of the style may be that Warnick had an interest in constructing a marketable property. An American architectural vocabulary would have been appealing to future residents, regardless of their heritage. The Jewish immigrants who resided in these buildings may have considered the stylistic presentation of the buildings as a welcome means of embracing their adopted country. The majority of residents of the district had immigrated to the United States in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. By the time they arrived in Dorchester, many had worked their way out of the North and West Ends as their businesses thrived. Their new country had allowed for their advancement; it was an association worthy of celebrating. As one Jewish grandson recalled of his grandmother, "My grandmother...was born in the West End section of Boston....A born and bred Bostonian, my grandmother defined herself as an American. She even had an American eagle license plate on the front of her car."<sup>22</sup>

Bicknell Street and the Nathan Warnick Apartments Post-1968

By 1968, there was little evidence of the Jewish stronghold that had characterized Bicknell Street, the Nathan Warnick Apartments, and the Franklin Field North neighborhood from the 1920s through the mid-1950s. A sign of the declining Jewish population in the Franklin Field North neighborhood, the Beth El synagogue on Fowler Street, closed in 1967, its congregation moving to Newton. The building was vacant beginning in the 1980s and was razed in 1998. The congregation of the Chai Odom Synagogue moved out of its Nightingale Street building in 1968, and the Beth El Hebrew School formerly on the corner of Gleason and Bradshaw streets was demolished sometime between 1971 and 1978. The shift in demographics away from the Jewish community in the 1960s coincided with a growing number of African Americans moving from the southern United States to the North known as the Great Migration. Dorchester became the center of civil rights activism; it was home to Martin Luther King, Jr. throughout the duration of his PhD studies at Boston University. A majority African-American population began settling in the Blue Hill Avenue section of Dorchester, which, by 1980, had become a predominately African-American community. Franklin Field was renamed Harambee Park, a Swahili word meaning "all pulling together" in the early 1980s. A Haitian community also formed in the vicinity of St. Leo's Church, which became the institutional focus of the Haitian community beginning in the 1970s.<sup>23</sup>

The Nathan Warnick Apartments underwent change during this period as well. In 1974, the building received a complete rehabilitation for low-income housing. A little more than a decade later, the building was cited by the Boston Inspectional Services Department for having several

<sup>22</sup> Frommer, 27.

<sup>23</sup> Broome, 4.



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vacant apartments, broken windows and doors, and vandalism. The building underwent a second rehabilitation in 1998. Original windows and doors were replaced during these renovations.

In 2016–2017, the Nathan Warnick Apartments underwent a renovation using historic rehabilitation tax credits for continued use as affordable housing. Work was focused on addressing issues of deferred maintenance on the interior and exterior of the building including the repointing and repair of masonry, the replacement of non-historic windows and doors, repainting and replacement of non-historic finishes and fixtures on the interior, and the refinishing of historic wood floors. All work met the Secretary of the Interior Standards for the Treatment of Historic Properties.

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## 9. Major Bibliographical References

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** BOS.17058



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### 10. Geographical Data

**Acreage of Property** less than 1 acre

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 42.298513    | -71.082971 |
| 2. Latitude: | Longitude: |

#### Verbal Boundary Description (Describe the boundaries of the property.)

The Nathan Warnick Apartments are located at 57 Bicknell Street at the southeast corner of Bicknell and Bradshaw streets in Boston, Massachusetts. The property boundaries are confined to parcel 1402673000 as illustrated on the attached assessors map.

#### Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Nathan Warnick Apartments conforms to the boundaries of the original city lot on which the building was constructed.

### 11. Form Prepared By

name/title: Roysin Bennett Younkin, MacRostie Historic Advisors, with Betsy Freidberg,  
National Register Director

organization: Massachusetts Historical Commission

street & number: 220 Morrissey Boulevard

city or town: Boston state: MA zip code: 02125

e-mail betsy.friedberg@sec.state.ma.us

telephone: 617 727 8470

date: 2/26/2018

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: Nathan Warnick Apartments

City or Vicinity: Boston

County: Suffolk

State: Massachusetts

Photographer: Albert Rex & Mary Nastasi

Date Photographed: Photos 1 & 2 April 26, 2017, Photos 3-10 October 21, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 10: Bicknell Street (west) elevation, looking northeast.

Photo 2 of 10: Detail of entry on Bicknell Street (west elevation), looking east.

Photo 3 of 10: Bicknell Street (west) and Bradshaw Street (north) elevations, looking southeast.

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Photo 4 of 10: East elevation, looking southwest.

Photo 5 of 10: South elevation, looking northeast.

Photo 6 of 10: Entry vestibule, looking east.

Photo 7 of 10: Main stair between second and third floors, looking east.

Photo 8 of 10: Secondary stair between ground and first floors, looking east.

Photo 9 of 10: Second floor corridor, looking east.

Photo 10 of 10: Second floor unit living room, looking northeast.

Figures:

Figure 1: 1850 E. Whiting Map of Dorchester Mass.

Figure 2: 1874 G.M. Hopkins Atlas of the County of Suffolk, Mass.

Figure 3: 1894 Bromley Atlas

Figure 4: 1910 Bromley Atlas

Figure 5: 1933 Bromley Atlas

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Figures

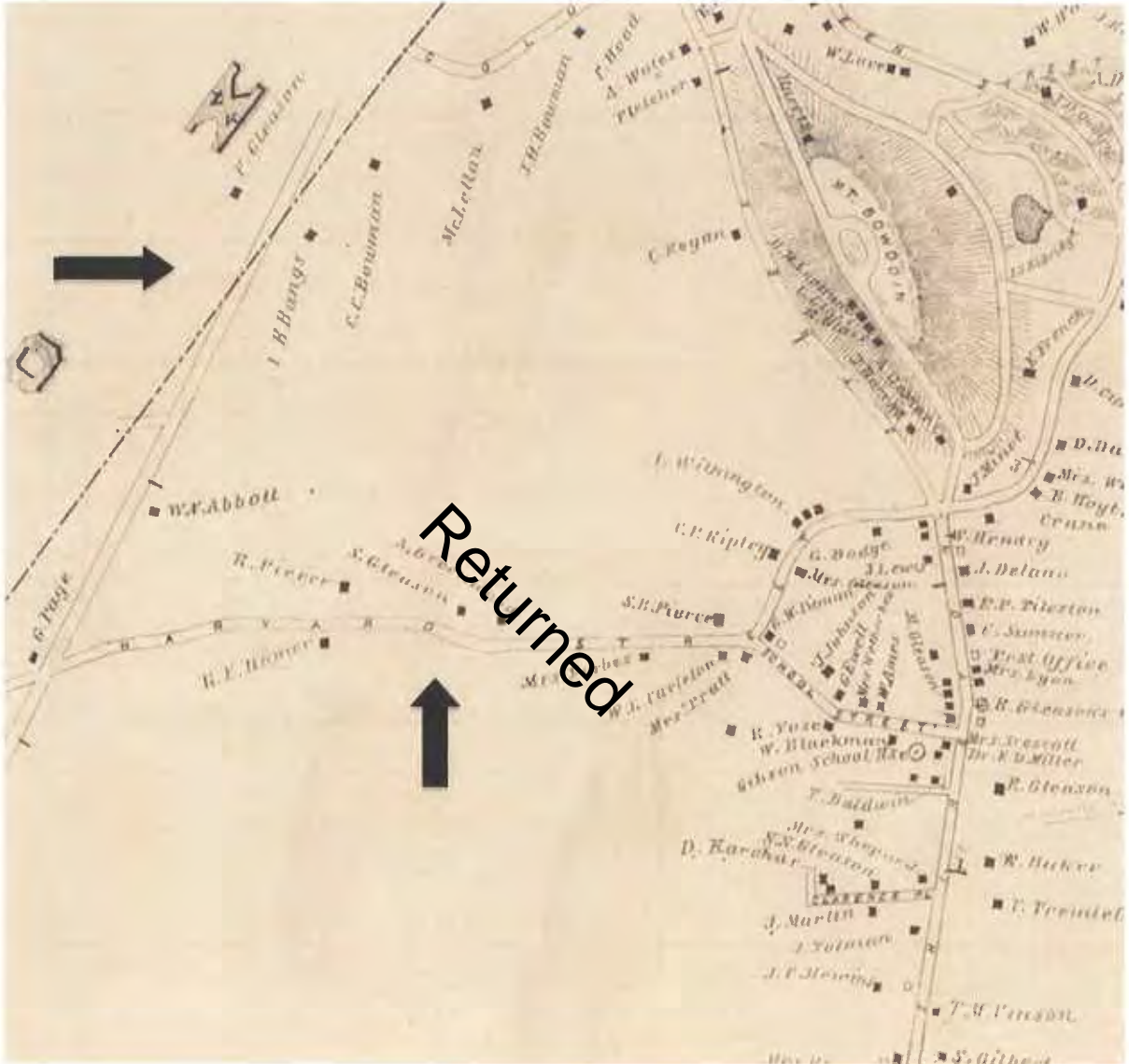


Figure 1: Detail of the E. Whiting Map of Dorchester showing houses along Harvard Street and the Brush Hill Turnpike (Blue Hill Avenue) in 1850. Arrows mark the two roads.

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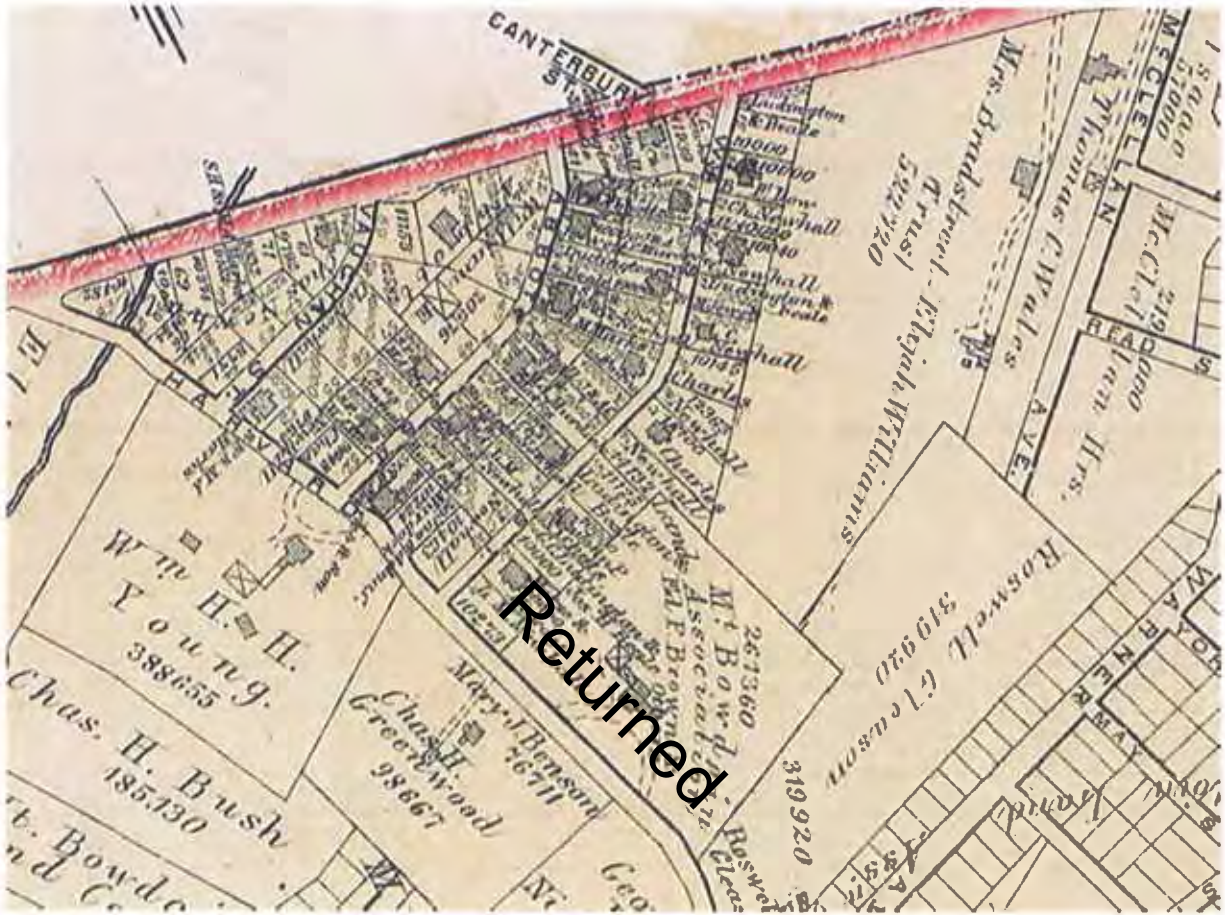


Figure 2: Detail of the 1874 G.M. Hopkins Atlas of the County of Suffolk, Mass, vol. 3, showing the initial development of sides streets between Harvard Street and Blue Hill Avenue.



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Figure 3: Detail of the 1894 Bromley Atlas of Dorchester showing the more advanced development of the side streets between Harvard Street and Blue Hill Avenue. A house has been constructed on the lot of 57 Bicknell Street (circled) by this time.



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Figure 4: Detail of the 1910 Bromley Atlas of Dorchester showing the nearly complete development side streets between Harvard Street and Blue Hill Avenue. (57 Bicknell Street circled)

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Figure 5: Detail of the 1933 Bromley Atlas of Dorchester showing the Nathan Warnick Apartments (circled in black) and additional apartment buildings having been constructed on side streets, like Esmond and Wales streets, in the vicinity. Many Jewish institutions including the Fowler Street, Gleason Street, and Nightingale Street synagogues and the Beth El Hebrew School (circled in red) indicate a thriving Jewish community.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

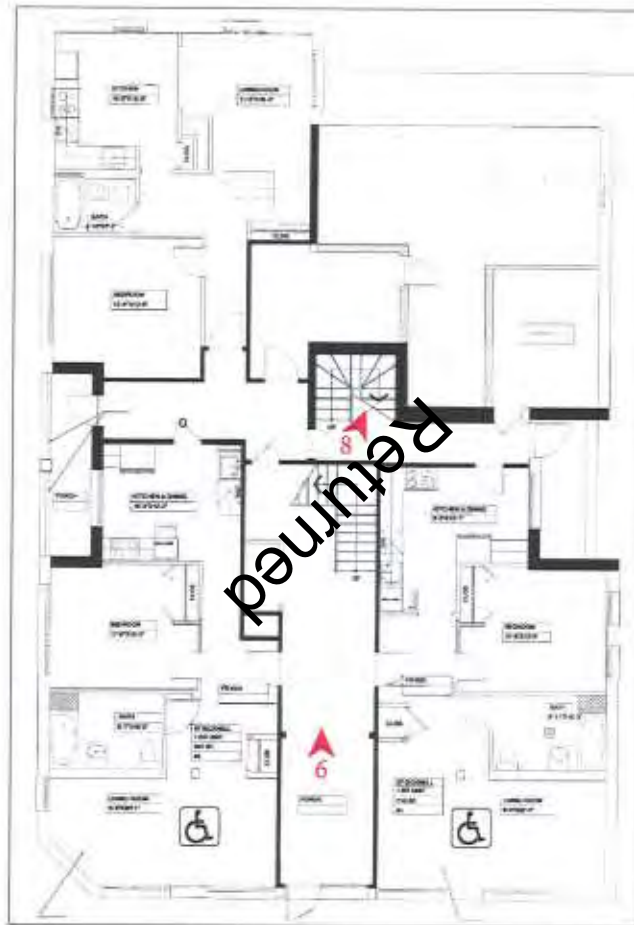




Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121

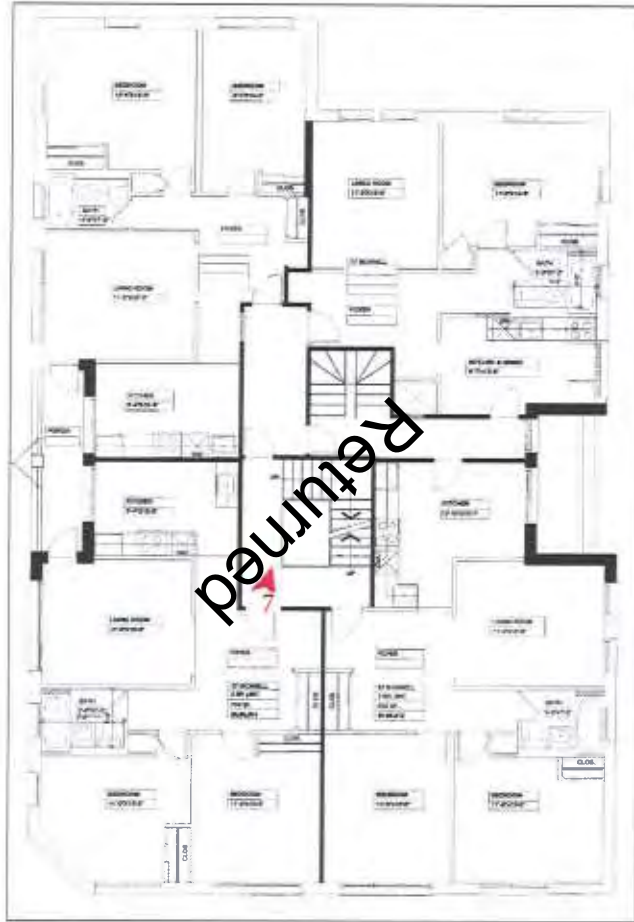
National Park Service  
National Register Photo Key  
Site Plan





Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121

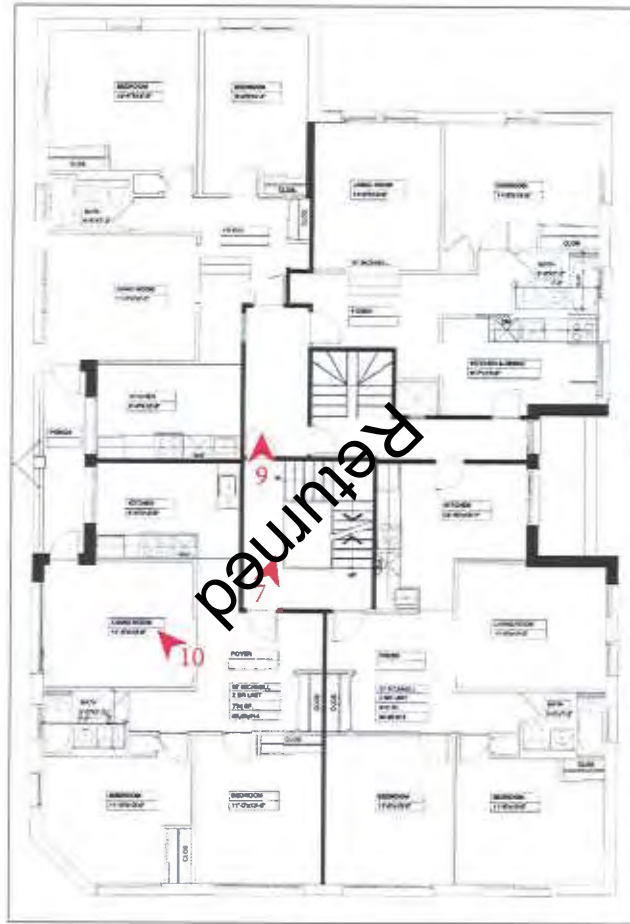
National Park Service  
National Register Photo Key  
Ground Floor Plan



Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121



National Park Service  
National Register Photo Key  
First Floor Plan

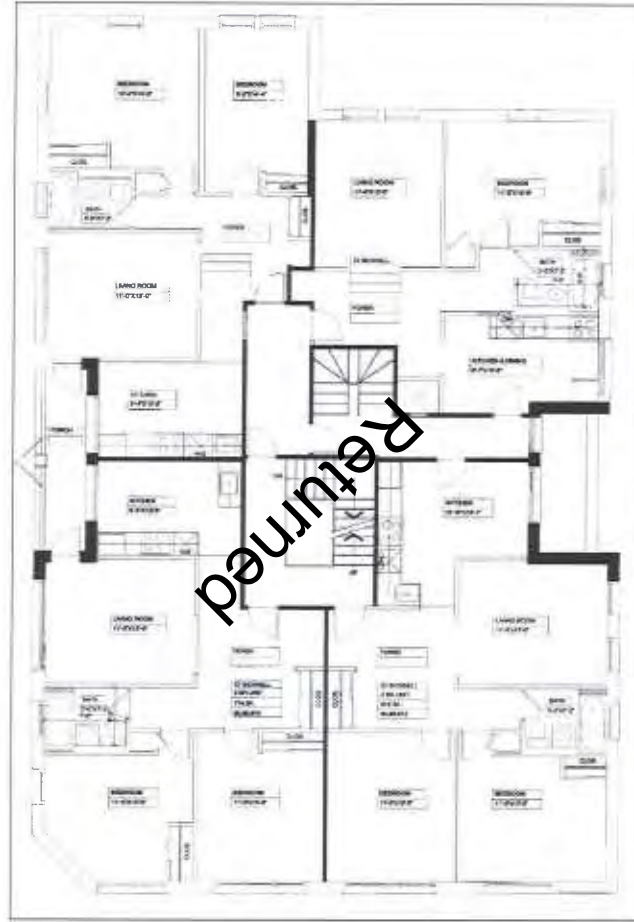


Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121

National Park Service  
National Register Photo Key  
Second Floor Plan







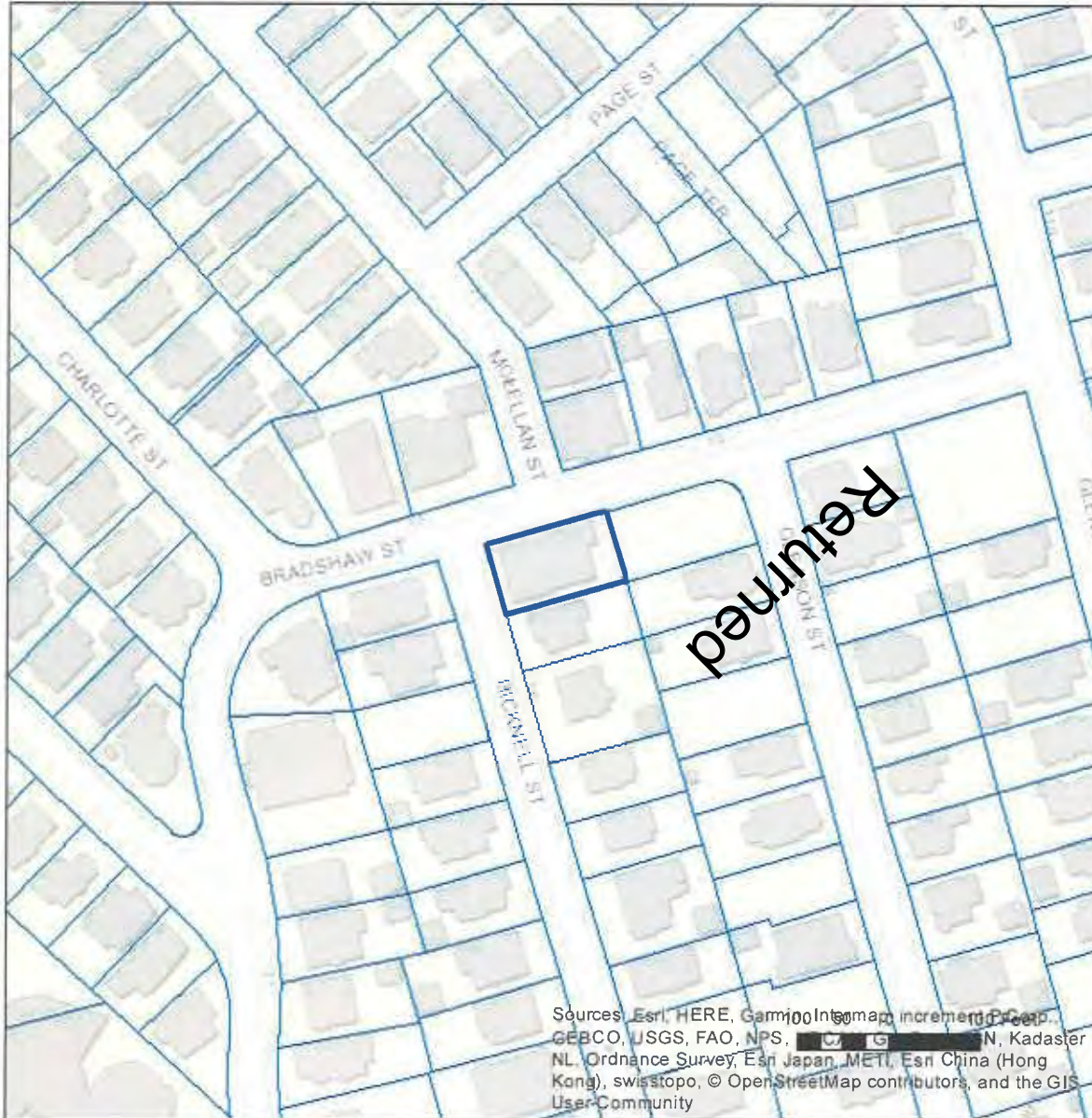
Nathan Warnick Apartments  
57 Bicknell Street  
Boston, Massachusetts 02121



National Park Service  
National Register Photo Key  
Third Floor Plan

# Nathan Warnick Apartments

May 15, 2018



Parcel ID: 1402673000  
Address: 57 BICKNELL ST  
Zipcode: 02121  
Owner: WAYNE AT BICKNELL LLC  
Land Use: Residential 7 or more units  
Lot Size: 5,880.00 sq ft  
Living Area: 14,488.00 sq ft  
Total Value: \$769,210.00  
Land Value: \$342,329.00  
Building Value: \$426,881.00  
Gross Tax: \$8,061.32

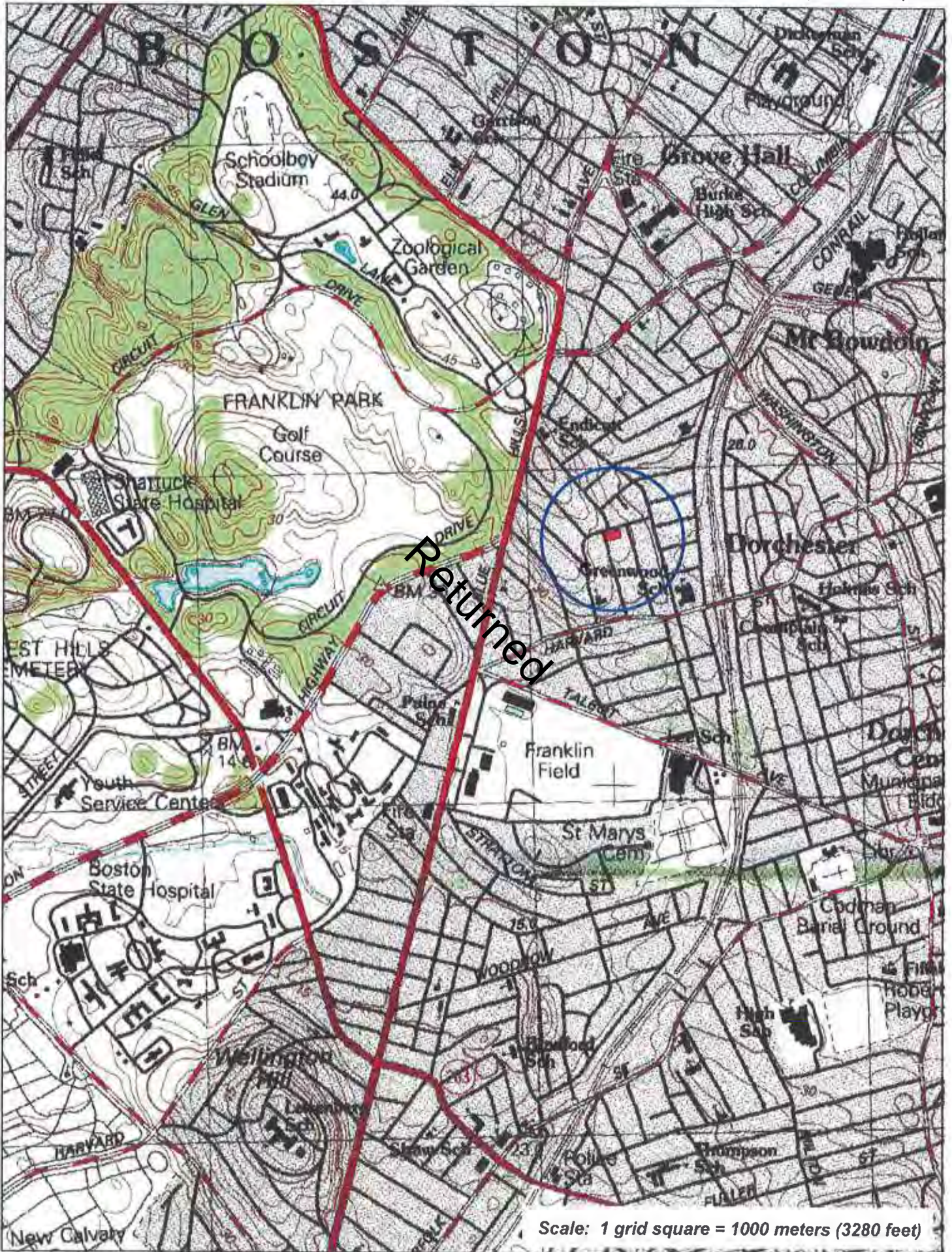


MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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Scale: 1 grid square = 1000 meters (3280 feet)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination  
Property Name: Nathan Warnick Apartments  
Multiple Name: \_\_\_\_\_  
State & County: MASSACHUSETTS, Suffolk

Date Received: 4/3/2019      Date of Pending List: 4/22/2019      Date of 16th Day: 5/7/2019      Date of 45th Day: 5/20/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100003942

Nominator: SHPO

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      5/20/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Lisa Deline      Discipline Historian

Telephone (202)354-2239      Date 5/20/19

DOCUMENTATION:      see attached comments *yes*  No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Comments  
Evaluation/Return Sheet**

**Property Name:** Nathan Warnick Apartments  
**Property Location:** 57 Bicknell Street, Boston, Suffolk Co.  
**Reference Number:** SG - 3942  
**Date of Return:** 6/14/2019

**Nomination Summary**

The Nathan Warnick Apartments nomination is being returned for substantive issues. The property is being nominated at the local level, under Criteria A and C, with the areas of significance of Community Planning and Development and Architecture. The period of significance is 1929-1969. The Nathan Warnick Apartment building is located within the Franklin Field North area of Dorchester, a six square mile neighborhood in Boston.

Issues

Section 8 does not adequately address the significance of this property under Criterion A, for its association with community planning and development and under Criterion C, for architecture, as a property that “embodies the distinctive characteristics of a type, period, or method of construction” or as representing “the work of a master.”

Under Criterion A, the nomination fails to articulate how a 1929 apartment building is individually significant within the context of community planning and development. This property is simply an example of a common apartment type constructed well after the establishment of the c. 1900, Franklin Park North neighborhood. The Warnick was not the impetus for the initial plan or development of the area but part of the continuum of much later development that followed after the completion of the late-19<sup>th</sup> century, electric streetcar line.

The nomination claims its association as a new building type that was integrated into an established neighborhood; however, there is no justification as to its development significance compared to any of the other apartment properties in the neighborhood and why this property is individually significant.

Under Criterion C, for architecture, the nomination claims the building is a “well-preserved example” of a “modest, streamlined Colonial Revival apartment building...;” however, there is no comparative architectural analysis done with other apartments in this neighborhood, to justify individual significance. Simply being “an example” of something is not sufficient. The nomination must demonstrate direct significance as compared to others; otherwise, it “simply is what it is.” Please clarify. For individual eligibility, historic properties must retain a strong degree of both interior and exterior integrity. Architecturally, this property type appears rather unremarkable and lacks an argument for the overall arching significance of the building’s exterior due to its limited historic interior. Please justify.

If the nomination is claiming significance as an example of the work of a master architect, then further justification is needed to evaluate architect, Bernard Levy, for his design contributions within the field of architecture and specifically for residential architecture. A comparative analysis is also needed of the body of Levy’s work, to establish the relative architectural importance of the Warnick apartments within his design oeuvre.

The nomination also claims design significance for representing “the needs and aspirations of Dorchester’s Jewish immigrant community.” The narrative is unclear as to what this exactly means. Further documentation is warranted on what character-defining features represent “the needs and aspirations” of this group and how this particular property conveys these aspects. The overall context for the Franklin Field North neighborhood documents the transition of single and multifamily residences for the original c.1900, multi-generational American families, through a brief period of housing Irish immigrants, to by c. 1920s, construction of apartments to address the largely Jewish immigrant population. During this period of significance, the apartment building type was utilized by many cities, in order to accommodate growing populations and to create denser neighborhoods. From an architectural standpoint, please clarify how this apartment convey the “needs and aspirations” of this ethnic group and why this building alone rises to the level of significance compared to other apartments constructed at this time.

The Franklin Field North area appears to be eligible as an historic district within the larger Dorchester neighborhood and consideration should be given to resubmitting this property as part of a National Register district nomination. The National Register (NR) Bulletin *Historic Residential Suburbs* and accompanying residential multiple property cover document was specifically designed to aid in the evaluation and documentation of exactly these types of ubiquitous streetcar/suburban developments. The streetcar suburb is a defined property type within this *Historic Residential Suburbs in United States, 1830-1960 Multiple Property Submission* and the cover document is available on our National Register web page: <https://www.nps.gov/subjects/nationalregister/database-research.htm>.

For additional guidance on evaluating integrity, please reference the NR Bulletin, *How to Apply the National Register Criteria for Evaluation*, pgs. 44-48 and for guidance relating to historic contexts and contextual analysis, please refer to pgs. 7-9.

If you have any questions about these comments, please feel free to call me at 202-354-2239 or email me at [Lisa\\_Deline@nps.gov](mailto:Lisa_Deline@nps.gov).

Lisa Deline, Historian  
National Register of Historic Places





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

October 30, 2019

Kathryn Smith  
Deputy Keeper  
Acting Chief, National Register of Historic Places  
Department of the Interior  
National Park Service  
1849 C Street NW, Stop 7228  
Washington, DC 20240

RE: Nathan Warnick Apartments, 57 Bicknell Street, Boston

Dear Ms. Smith:

Enclosed please find the following nomination form, reference number SG – 3942, which the MHC is resubmitting:

Nathan Warnick Apartments, Boston (Suffolk County), Massachusetts

MHC staff worked with the preservation consultants who had prepared the original nomination on the revisions. The substantive issues for which the nomination was returned on June 14, 2019, have been resolved.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Daniel Cruz, Cruz Development Corporation  
Mayor Martin Walsh, City of Boston  
Roesin Younkin, MacRostie Historic Advisors  
Albert Rex, MacRostie Historic Advisors  
Rosanne Foley, Boston Landmarks Commission  
Kathleen vonJena, Boston Landmarks Commission