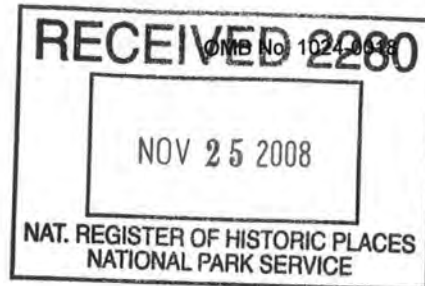


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Compton Building

other names/site number _____

2. Location

street & number 159, 161-175 Devonshire Street, 18-20 Arch Street not for publication

city or town Boston vicinity _____

state Massachusetts code MA county Suffolk code 025 zip code 02110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon November 18, 2008
Signature of certifying official/Title _____ Date
Massachusetts Historical Commission _____
Brona Simon, SHPO

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:
☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

for
Signature of the Keeper

Date of Action

Edson D. Beall 12-31-08

Compton Building
Name of Property

Suffolk, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

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

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1 building

sites

structures

objects

1 Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

1 (International Trust Co. Bldg) 9/10/79

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce and Trade/business

Current Functions

(Enter categories from instructions)

Commerce and Trade/business/restaurant

Domestic/hotel

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and Early 20th Century Revival: Classical

Revival

Materials

(Enter categories from instructions)

foundation brick

walls brick

roof rubber

other steel frame

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Compton Building
Boston (Suffolk), MA**Section number 7 Page 1

Description

The Compton Building at 161 Devonshire Street in downtown Boston is an eleven-story, seven-bay, early 20th-century Classical Revival skyscraper that occupies the full depth of the block between Devonshire and Arch Streets. Designed in 1902-1903 by one of Boston's leading architectural firms, and executed in buff brick and light colored stone, with its tripartite arrangement of a two-story base, a seven-story midsection, and a two-story capital with Classical Revival detailing, it typifies the style then popular in the Financial District. Steel-frame skeleton construction, as developed and refined in Chicago, appeared in Boston in the 1890s under the guise of "palazzo skyscrapers," eight- to ten-story steel-frame elevator office buildings conservatively cloaked in the more traditional garb of the Renaissance Revival or Beaux Arts styles. The facades were generally organized into three parts, including an impressive, often rusticated, two or three-story base, a uniform honeycomb of upper-story offices, and a top section that displayed considerable exterior decoration.

The Devonshire Street façade of the Compton Building has a two-story base featuring granite piers with simple capitals, metal triglyph spandrels over the first level, and a denticular stone cornice with a small circle above each pier over the second. The ornate main entry, in the seventh and rightmost bay, features the original enframing, including console brackets supporting a classically decorated entablature and a triangular pediment ornamented at the peak and corners with anthemion acroteria. A contemporary metal and glass marquee has been added for the hotel entrance. The door is modern brass-framed glass in two panels, the top panel longer than the lower. They are flanked by narrower marching sidelights and topped with three smaller decorative rectangular panels running the width of the entrance in the same tripartite division. This ensemble is slightly inset within the original molded stone enframing with jambs featuring a vertical row of carved stone circles. A more traditional style metal marquee marks the entrance to the Elephant and Castle Pub, which has been inserted into the window enframing of the fifth bay. The modern restaurant doors are double, also with matching sidelights, slightly set back in a black metal enframing echoing the window treatment in the other bays. These are black metal framing large glass panels with elaborate etched patterns which are flanked by ornate metal lanterns.

The original metal triglyph spandrels, carrying across this entrance as well as the other window bays, provide a unifying element on the first floor façade, broken only by the main entrance treatment. Below this original framework, windows have been replaced with compatible new elements. The window in the sixth bay has three vertical glass panels with rectangular molded metal panels below and above; modern down lights are incorporated into the upper panel. Bays one through four incorporate the restaurant's long, narrow, six-pane windows, with the same panel design below and above. Here the granite piers hold cloth signage banners running vertically on the second level, above traditional metal light fixtures mounted between cloth awnings affixed over each of the windows. On the second level, under a band of connected, voussoir-shaped lintels executed in flat stone, windows follow the tripartite division with single large panes, but the enframements are more delicate in scale, giving a lighter appearance.

The third level has deeply articulated stone circular motifs on the top portion of the piers, which change from stone to the buff-colored brick at this level, and is topped by a Greek key frieze executed in stone. The windows are capped by a continuous band of stone with pediment-shaped voussors set over the center of the openings. The paired 1/1 windows in bays two through six are separated with mullions enhanced with recessed panels below scroll brackets; the end bays house single, wider 1/1 windows.

(continued)

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

National Register of Historic Places Continuation Sheet

**Compton Building
Boston (Suffolk), MA**

Section number 7 Page 3

At the first-floor level, the first bay and sixth through eighth bays have utility entrances set unobtrusively in dark panels beneath the triglyph spandrels. Most of the first story is given over to the Elephant and Castle Pub, which occupies the second through sixth bays, treated much as on the other side. The rear entrance, in the third bay, is a single-panel, wood-framed glass door with a large square side window to the right, under an ornate metal and glass marquee similar to that on the front façade. Cloth awnings are once again centered between the piers at the second and fourth through sixth bays. A modern sign for the Pub is found in the second bay next to a vent, while the fourth and fifth bays each house four narrow windows.

Between this building and the adjacent International Trust Building at 45 Milk Street (NR 1979) is a blank walled connector building constructed in 1979-1980 to provide service access between the two buildings and additional space for elevators. In 1961, the Compton Building at 161 Devonshire was under the same ownership as the 5-story building at number 159 and the International Trust Building at 45 Milk Street, and a permit was granted to cut doors between them on one floor to provide a second means of egress for modern life safety code compliance for all three buildings. The floor plates did not align, however, and in 1979-1981 the building at 159 Devonshire Street, or 18-20 Arch Street, was demolished, and a more efficient connector constructed between the International Trust Building and the Compton Building.

This new connector building replaced the earlier five-story building in the same footprint demolished in 1979. The parcel formerly occupied by the original 159 Devonshire Street (a/k/a 18-20 Arch Street) building has now been subdivided and the parts attached to the respective parcels of the adjoining buildings at 45 Milk Street and 161 Devonshire Street, which is the way the maps are drawn today. The portion of the connector combined with the 45 Milk Street parcel is also known as 18-20 Arch Street; the portion combined with the 161 Devonshire Street parcel is also known as 159 Devonshire Street. While the connector building is owned in part by the owner of 159 Devonshire Street and in part by the owner of 45 Milk Street, the division is not physically manifested – it only exists on paper. Thus the connector building in its entirety is being nomination with 159 Devonshire Street. The only public entrance to the connector is at 18-20 Arch Street, in the 45 Milk Street portion and serves as an access to, and egress from, 45 Milk Street. The portion of the connector at 159 Devonshire Street, which is allocated to 161 Devonshire Street, contains the elevators and emergency egress stairs for the Compton Building, which are accessed at every floor via clearly marked doors. The Devonshire Street façade of the connector is faced in large, cleanly joined sheets of light-colored concrete with a single utility entrance at the ground floor; the shallow sidewall of 161 Devonshire Street that meets it is clad in buff-colored brick. The Arch Street façade is similarly parged but in a dark gray color; at the ground floor a brass-framed glass door is clearly marked with the number “45” and the street address “45 Milk Street.” As at the Devonshire Street façade, the shallow sidewall of 161 Devonshire Street is finished in buff brick.

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Compton Building
Boston (Suffolk), MA**

Section number 7 Page 4

On the interior of the Compton Building, there is little evidence of the original finishes, and the first floor probably does not reflect the original configuration; although this is not known, the original uses suggest some type of manufacturer's showrooms. (There is no building permit in Boston building department files, and the architect's drawings have not been located.) The first floor contains a small lobby inside the main entrance, with a separate lounge area behind it, both in restrained traditional décor featuring dark wood and white marble; while most of the space is occupied by the Elephant and Castle Pub, which is entered from the lobby as well as from entrances on both Devonshire and Arch Streets, and is decorated in an English pub motif, featuring dark wood and stained glass. The lobby also contains doors to the elevator, which is in the connector, and an emergency exit to the connector. The upper floors are devoted to hotel rooms flanking a central corridor, with a mix of offices and rooms on the second floor, which is presumably not very different from the original office configuration. There are two basement levels used for utilities and storage, which are accessed by stairs from service areas off the lounge.

(end)

Compton Building

Name of Property

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Suffolk, MA

County and State

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

1902/3 - 1958

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Winslow and Bigelow

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Compton Building
Boston (Suffolk) MA**Section number 8 Page 1

Statement of Significance

Built in 1902-1903 to designs by Winslow and Bigelow, the Compton Building is architecturally significant, meeting Criterion C as the work of a prominent Boston firm and as an example of the turn-of-the-century steel frame skyscraper in Boston. Historically, the building meets Criterion A, signifying the continued growth of Boston's Financial District at the beginning of the 20th century and its transition from integration in the small-scale, mixed-use, 19th century downtown to a distinct district of tall, large-scale office buildings. Despite a few exterior alterations, such as window replacement and added marquees, the building remains an intact example of the Classical Revival style applied to the tall office building, and it retains the location, design, setting, workmanship, materials, feeling, and association that define integrity.

Winslow and Bigelow

The firm known successively as Bradlee, Winslow & Wetherell, Winslow & Wetherell, and Winslow and Bigelow, was responsible for many buildings in Boston's downtown business district as it evolved after the Great Fire of 1872. Walter T. Winslow (1843-1909) and Henry Forbes Bigelow (1867-1929) maintained a partnership from 1901-1908, during which time the Compton Building was built.

Walter Thatcher Winslow, A.I.A., was born in Cambridge, Massachusetts on February 13, 1843, and died in Boston on January 31, 1909. He was educated at a private school near Boston and then entered the office of the Boston architect Nathaniel J. Bradlee. Winslow completed his studies in Paris, and subsequently became Bradlee's junior partner, along with George H. Wetherell (1854-1930). The Baker Chocolate mill complex was designed by this partnership. After Bradlee's death, Winslow practiced from 1888 to 1898 with Wetherell as Winslow & Wetherell.

Henry Forbes Bigelow, F.A.I.A., was born in Clinton, Massachusetts on May 12, 1867, and died on August 12, 1929 at his summer home in Beverly Farms, Massachusetts. After graduating from the Massachusetts Institute of Technology in 1888, Bigelow studied in Europe, then joined Winslow & Wetherell. The Steinert Hall office, showroom, and concert hall complex with a Beaux-Arts façade on Boylston Street (1896), and the Procter Building on Bedford Street (1897) are two existing works by the firm. Winslow & Wetherell was also well known for its large hotels and commercial buildings. One hotel, the Touraine, completed in 1897, was a project in which Bigelow participated. Bigelow became a partner in the firm in 1898, and from 1898 to 1901, the firm's name was Winslow, Wetherell & Bigelow. The Classical Revival/Beaux Arts building at 79-99 South Street (which, together with the Lincoln Building at 66-86 Lincoln Street forms the current Lincoln Plaza), designed in 1899 by Winslow, Wetherell & Bigelow, is particularly distinctive for its steel framing; it is one of only three such structures in the Leather District designed and built prior to 1900. Upon Wetherell's retirement, the firm then became Winslow & Bigelow. The National Shawmut Bank Building on Water Street (1906) and the Board of Trade Building on Broad Street (1901) are two particularly notable designs by this firm.

Post-Fire Evolution of the Financial District and the Compton Building

The change in character of mid 19th-century downtown Boston was accelerated by the Great Fire of November 9-10, 1872, which destroyed 65 acres and 776 buildings in the heart of the city, an area from Washington Street to the harbor

(continued)

(Rev. 10-90)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Compton Building
Boston (Suffolk) MA**Section number 8 Page 2

between Summer and Milk Streets. Because of the fire, examples of typical commercial buildings from the early part of the 19th century are rare, except in the Custom House district and the blocks between Washington and Tremont Street, which are characterized by a variety of residential and commercial structures from all periods of the city's growth.

The "burnt district" was rapidly rebuilt into an area of substantial business buildings reflecting changes in both technology and the needs of Boston businesses in the late 19th century. The 1874 Sanborn map, for example, shows Valentine Simmons, "Cor. School Boards" at 161 Devonshire, and offices of the Waltham Bleachery at number 159, both of which were in the path of the fire, which was stopped only at the corner of the Old South Meeting House. And the 1879 J.C. Hazen map, with birdseye views, shows this block of Devonshire Street completely lined with five-story buildings (one of which was presumably the building demolished in 1979 for the connector currently linking 161 Devonshire and 45 Milk Street, although no other evidence has been found).

With the clean slate provided by the fire, the area developed into subdistricts as like businesses clustered together. The area around Church Green, Winthrop Square, and Franklin Street, for example, is composed largely of post-fire mercantile buildings, many constructed for representatives of two of Boston's major 19th century industries: the clothing and dry goods, and the shoe and leather trades. In general, the dry goods trade was centered on Summer and Otis Streets, and the shoe and leather industries began expanding southward into new brick warehouses that form the present-day Leather District and the Textile District in the area of Essex and Kingston Streets.

The Financial District, traditionally located on or near State Street because of proximity to the wharves, markets, and seats of government, expanded along Milk and Franklin Streets and in the area around Post Office Square. By the late 19th century, Boston, although surpassed by New York as a source of capital for the nation, was the financial, industrial, and trade center of New England and the source of capital for much national development as well as New England manufacturing. The city was the center of the national wool market and shoe and leather industry, and was the second largest U.S. port in volume of business, as well as having excellent railroad facilities. To support these activities, banks, insurance companies, and investment firms had multiplied in the course of the 19th century. The number of Boston banks, for example, had grown from four in 1812 to 74 in 1890, many still on or near State Street. Also on State Street was the Boston Stock Exchange, which was established in 1834 and over the years had directed the flow of New England capital into regional and national enterprises. The insurance industry, meanwhile, clustered around Post Office and Liberty Squares.

By the late 19th century, Boston's land area had reached its maximum dimensions. Increased vertical development was made possible by technological innovation including the elevator and steel-frame construction. By the 1880s, eight- to ten-story skyscrapers began appearing on the Boston skyline, and within two decades, whole areas, particularly the Financial District and the Washington Street retail district, were taking on a new scale and appearance. In the Financial District, where the new tall office buildings housed the proliferating banks, insurance companies, and investment firms, the pride and essential conservatism of the Boston financial community at the turn of the 20th century is reflected in the traditional, classically styled early skyscrapers in the area of State and Congress Streets and Post Office Square.

This vertical development relieved the congested downtown area and also resulted in a significant increase in scale. Where formerly buildings were not more than six stories, by 1900, nine- or ten-story buildings were becoming increasingly common. The Exchange Buildings at 53 State Street (1889-91), the Brazier Building (1896), and the Board of Trade Building at 2-22 Broad Street (1901) illustrate the successive evolution of these skyscrapers. Although the

(continued)

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

National Register of Historic Places Continuation Sheet

**Compton Building
Boston (Suffolk), MA**

Section number 8 Page 4

The Compton building was built to accommodate office space, of which there was reportedly a great need at the time of the building's construction. A 1902 *Boston Daily Globe* article featuring the building noted that vacant office space was a rarity in Boston and that 65% of the office space that the Compton Building would provide upon completion had been reserved before ground was broken for construction. In 1904, lawyers, insurance agents, and real estate agents were the primary occupants of the Compton Building, reflecting its convenient location in the heart of the Financial District and the prosperity of those industries.

Buildings at this time often appeared more massive than they were. Although electric lighting had been introduced in the 1880s, proximity of offices to the outside for light and air was still an asset. To achieve this, rear elevations often followed the old, smaller-scale street and alley lines, creating a maze-like floor plan behind an imposing facade. Alternatively, interior light wells or, as at 10 Post Office Square, indentations in the front facades brought light and air into the center of blocks. Prior to construction, the interior arrangements of the Compton Building were reported in the 1902 *Globe* article to have been "planned with a view to giving all the light possible for the different offices," a plan that is evidenced in the indentation on the Arch Street side of the building.

By 1930, the offices of various manufacturing and supply companies were also located here, as well as the French and Monagasque Consulates. In 1931, ISD records show that renovations were done to the Devonshire Street front of the building, along with interior work, but no details are available. This renovation was probably for retail conversion on the ground floor. Although a ca. 1906-1910 photograph in the files of Historic New England shows the Devonshire Street façade with what appear to be plate glass windows on the ground floor, the Boston Directory lists the building for the first time as having stores as well as offices in 1936. It seems likely that prior to this, as in many buildings in the area at this time, the first floor "offices" functioned as showrooms for manufacturers, distributors, and their agents.

The 1945 city directory lists a mixture of businesses, including insurance, lawyers, investments, realty, lumber, artificial stones, engineering companies, and a secretarial school. By the 1960s it was again mostly occupied by real estate, insurance and law offices. Much of the space was vacant, however, reflecting the decline of business in downtown Boston, and in 1958 Building Department records list the First National Bank of Boston as the owner. In 1961, the Compton Building at 161 Devonshire was in the same ownership as the 5-story building at number 159 and the International Trust Building at 45 Milk Street. At this time, a permit was granted to cut doors between them on one floor, although the floor plates did not align, to provide second means of egress for modern life safety code compliance for all three buildings.

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Compton Building
Boston (Suffolk), MA**

Section number 8 Page 5

In 1979-1981, when the International Trust Building at 45 Milk Street (by then designated as a Local Landmark by the Boston Landmarks Commission and individually listed on the National Register) was being rehabilitated, the building at 159 Devonshire Street, or 18-20 Arch Street, was demolished. A more efficient connector constructed between it and the Compton Building, with a portion of it legally attached to the parcel of each, to provide egress and elevator access for both buildings outside of the floor plates of both to increase their continued viability. (In 1979, a permit was issued "in conjunction with the renovation of 45 Milk Street" to demolish the five-story building and construct the present structure; and in 1981, a permit was issued to "combine existing 11-story building [at 161 Devonshire] with existing 11-story stairtower at 159 Devonshire." As this connector did not exist when the nomination form for the International Trust Building was prepared, it is being included in the present nomination of the Compton Building.

In 2004-2005, the Compton Building was converted to its present use as a Club Quarters hotel. The Compton Building at 161 Devonshire Street is currently owned by Devonshire Arch Associates, L.P., now Devonshire Arch Boston, LLC; and "45 Milk St. Owner LLC" is listed as the owner of the International Trust Building at 45 Milk Street.

(end)

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

**National Register of Historic Places
Continuation Sheet**

**Compton Building
Boston (Suffolk), MA**

Section number 9 Page 1

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(end)



Compton Building
Name of Property

Suffolk, MA
County, State

10. Geographical Data

Acreage of Property less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 330480 4691140
Zone Easting Northing

2.
Zone Easting Northing

3.
Zone Easting Northing

4.
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Pauline Chase-Harrell, Boston Affiliates, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date November 2008

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

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

Property Owner

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

name Devonshire Arch Boston LLC / 45 Milk Street Owner LLC, c/o Cushman & Wakefield

street & number 49 West 45th Street / 125 Summer Street telephone _____

city or town New York / Boston state NY / MA zip code 10036 / 02116

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

**Compton Building
Boston (Suffolk),MA**

Section number 10 Page 1

10. Verbal Boundary Description

The property is bounded by Devonshire Street to the east and Arch Street to the west and abuts other structures of similar size to the north and south.

A parcel of registered land known and numbered as Nos. 161-175 Devonshire Street, being bounded and is described as follows:

Easterly: On Devonshire Street, 96.23 feet

Southerly: On land by a line running partly through a brick wall, 68.12 feet

Westerly: On Arch Street, 96.10 feet

Northerly: 42.71 feet, the line running through a brick wall

Westerly: 50/100ths of a foot, the line running through a brick wall

Northerly: 28.79 feet

159 Devonshire Street/18-20 Arch Street (connector to International Trust Building), 45 Milk Street, Parcel 3-4, encompassing:

Easterly: on Devonshire Street: 20.35 feet

Northerly: by Parcel 1: 25.27 feet

Westerly and Northwesterly: [illegible] feet

Northerly: by Parcel 1, 47.20 feet

Westerly: on Arch Street, 20.85 feet

Southerly, Two lines measuring 42.71 feet, 0.5 feet and 28.70 feet, said lines running in part through a brick wall.

Boundary Justification

The property being nominated is limited to the footprint of the Compton Building at 161-175 Devonshire Street, plus the 159 Devonshire Street connector to the International Trust Building at 45 Milk Street. The present connector did not exist at the time that the International Trust Building was listed in the National Register (1979).

(end)



CDM Inc.



DEVONSHIRE

FILED

STREET

MILK
STREET

AREA = 7081 SQ. FT.

© 2004 MASTERSKY R.O.G.

PARCEL 4
AREA -
590 SQ. FT.

PARCEL 3
AREA =
1439 SQ. FT.

W. A. C. 12045⁴
W. A. C. 12045⁴

4 STORY ONLY

ARCH

1. 天乳 (1)

STREET

[illegible]

400-333



WORK REFERENCE
BOOK 835, PAGE 634
PLAY REFERENCE
L.C.S. 19943⁴
BOOK 374, PAGE 332

PLAN OF
BOSTON.

SCALE 1"=10' DEC
HARRY R. FELDMAN, INC. 1
112 SHAWMUT AVE.

I DECLARE THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
POSTOFFICE OF DESOIS



Wendy Wilson

Age Group	Percentage
18-24	28%
25-34	22%
35-44	18%
45-54	15%
55-64	12%
65-74	10%
75-84	8%
85-94	5%

96-20-26

PHOTO LOG

Compton Building, 161 Devonshire St., Boston, MA, Worcester County

Photograph #	Name	Description
1	MA_Boston (Suffolk County)_ 161 Devonshire 1.tiff	(Center building, connector and edge of International Trust Building to right) Front façade taken from Devonshire St., looking northwest
2	MA_Boston (Suffolk County)_ 161 Devonshire 2.tiff	Front entrance taken from Devonshire St., looking north
3	MA_Boston (Suffolk County)_ 161 Devonshire 3.tiff	Rear facade taken from Arch St., looking southeast
4	MA_Boston (Suffolk County)_ 161 Devonshire 4.tiff	Interior of first floor (Elephant and Castle Restaurant), facing Arch St.
5	MA_Boston (Suffolk County)_ 161 Devonshire 5.tiff	Interior; lobby of Club Quarters Hotel, ground level
6	MA_Boston (Suffolk County)_ 161 Devonshire 6.tiff	Typical interior of hotel, ground level



Early 20th century photo: COMPTON BUILDING AT LEFT (ARROW) INTERNATIONAL TRUST BUILDING (45 MILK STREET) IN CENTER. HISTORIC NEW ENGLAND PHOTOGRAPH

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Compton Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 11/25/08 DATE OF PENDING LIST: 12/16/08
DATE OF 16TH DAY: 12/31/08 DATE OF 45TH DAY: 1/08/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08001284

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-31-08 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



161 Devonshire Street @
Devonshire facade
Suffolk County
Boston, MA

MA - BOSTON (SUFFOLK COUNTY) - 161
DEVONSHIRE - 001

CENTER BUILDING, CONNECTOR, and
EDGE OF INTL. TRUST BUILDING to
right.

LOOKING NW, TAKEN FROM
DEVONSHIRE ST.

PHOTO 1

Compton Building



ELEPHANT & CASTLE

161

161 Devonshire Street
Devonshire Facade
Suffolk County
Boston, Ma

MA-BOSTON(SUFFOLK COUNTY) - 161 DEVONSHIRE - 002
FRONT ENTRANCE TAKEN FROM DEVONSHIRE ST.
LOOKING N

PHOTO 2

Compton Building

2



COMMERCIAL PUB

BAR AND RESTAURANT

BLISS AND CATTLE

PUB AND RESTAURANT

161 Devonshire Street
Arch St. Facade
Suffolk County
Boston, Ma

MA - BOSTON (SUFFOLK COUNTY) - 161 DEVONSHIRE -
003

REAR FACADE LOOKING FROM ARCH
STREET, LOOKING NE

PHOTO 3

Compton Building



161 Devonshire Street
Interior
Suffolk County
Boston, Ma

MA-BOSTON(SUFFOLK COUNTY)-161 DEVONSHIRE ST-004

1st FLOOR INTERIOR (ELEPHANT & CASTLE
RESTAURANT) FACING ARCH ST. LOOKING N

PICTO 4

Compton Building

4



161 Devonshire Street
Interior
Suffolk County
Boston, Ma

MA-BOSTON (SUFFOLK COUNTY)-161 DEVONSHIRE-005

INTERIOR: LOBBY of CLUB QUARTERS HOTEL, GROUND
LEVEL

PICTO 5

Compton Building





161 Devonshire Street
Interior
Suffolk County
Boston, MA

MA-BOSTON(SUFFOLKCOUNTY)-161DEVONSHIRE-006

INTERIOR: GROUND LEVEL of HOTEL

PHOTO 6

Compton Building



COMPTON B.D.66. 161-175 DEVONSHIRE ST. BOSTON (SUFFOLK) MA

Boston South

MASSACHUSETTS

1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS-NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1976. Field checked 1977. Map edited 1987. Superimposed Newton and Boston South 1:25,000-scale maps dated 1970.

Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1982). This information is not intended for navigational purposes. Projection and 1000-meter grid: Universal Transverse Mercator, zone 19. 10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone 1927 North American Datum. To place on the projected North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL: 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1959
CONTROL ELEVATIONS SHOWN TO THE NEAREST 1/16 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 1/16 METER
DEPTH CURVES AND SOUNDINGS IN METERS
DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SOUNDINGS SHOWN REPRESENT THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	1° 16' 284 MILES 1° 12' 25 MILES		1	2	3
2	6.5617	UTM grid convergence (GWS) and U.S. geographic declination (MKS)		4	5	
4	13.1234	Diagram is approximate		6	7	8
6	19.6851					
8	26.2468					
10	32.8084					

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

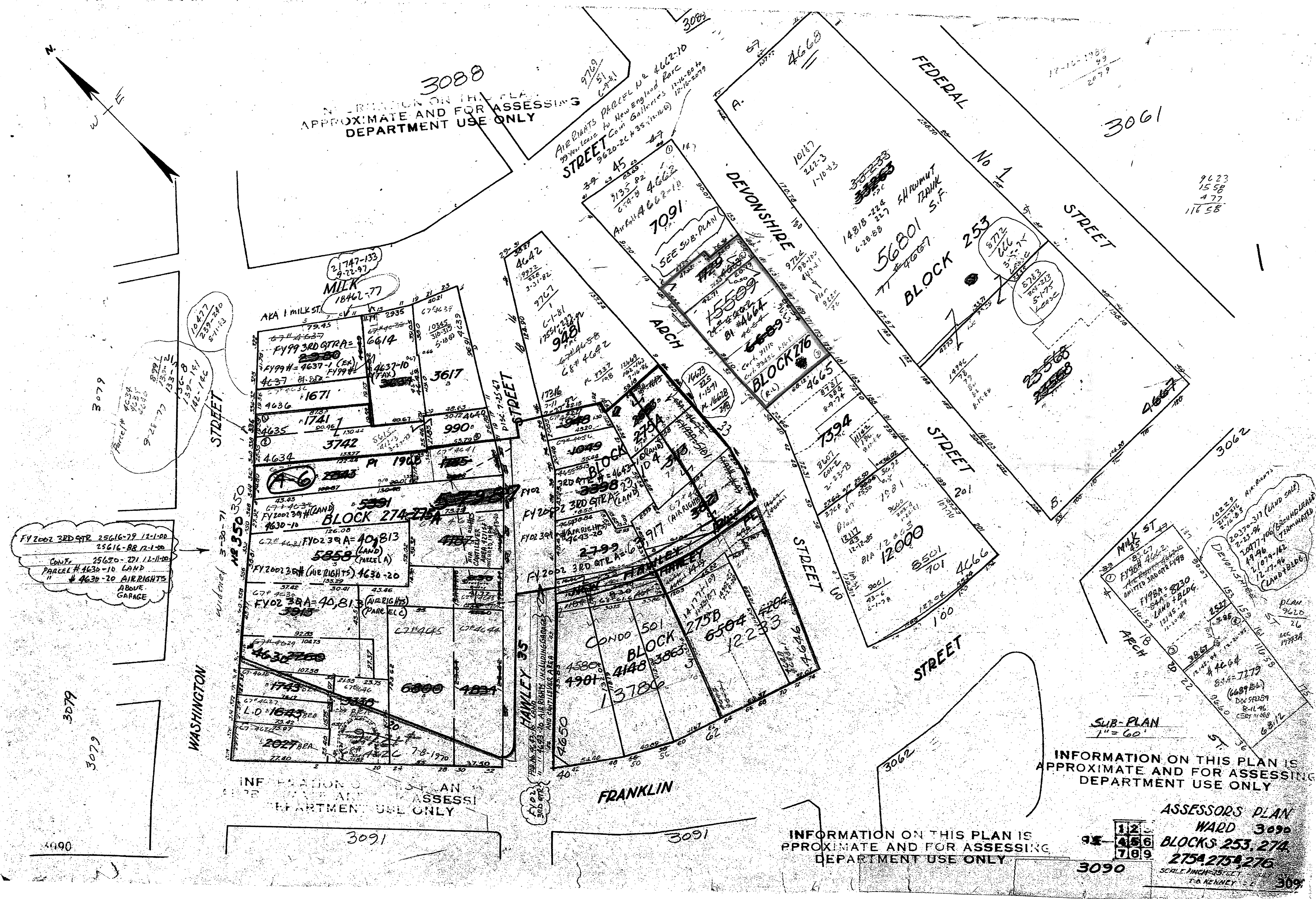
UTM grid convergence (GWS) and U.S. geographic declination (MKS)
Diagram is approximate

1 Maynard
2 Boston North
3 Lynn
4 Framingham
5 Hull
6 Medford
7 Norwood
8 Weymouth

ISBN 0-607-00135-6
9 780607 001356

Topographic Map Symbols

Primary highway, hard surface	.....
Secondary highway, hard surface	.....
Light-duty road, hard or improved surface	.....
Unimproved road, trail	.....
Route marker: interstate, U. S. State	.....
Railroad: standard gauge, narrow gauge	.....
Bridge: drawbridge	.....
Footbridge; overpass; underpass	.....
Railroad: only selected buildings shown	.....
House; barn; church; school; large structure	.....
Boundary:	.....
National, with monument	.....
State	.....
County, parish	.....
Civil township, precinct, district	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; forest section corner	.....
U. S. public lands survey; range, township; section	.....
Range, township; section line: location approximate	.....
Fence or field line	.....
Power transmission line, isolated tower	.....
Dam; dam with lock	.....
Cemetery; grave	.....
Campground; picnic area; U. S. location monument	.....
Wildlife; water well; spring	.....
Mine shaft; prospect; adit or cave	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Distorted surface: strip mine, lava; sand	.....
Soundings; depth curve	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Submerged marsh; marsh, swamp	.....
Land subject to controlled inundation; woodland	.....
Scrub; mangrove	.....
Orchard; vineyard	.....



COMPTON BUILDING
BOSTON (SUFFOLK) MA

assessors map





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

November 18, 2008

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Compton Building, 159, 161-175 Devonshire Street, Boston (Suffolk), MA

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.

We request an expedited review of this nomination.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Pauline Chase-Harrell, Boston Affiliates, consultant
Kate McLaughlin, Boston CLG coordinator
Susan Pranger, Boston Landmarks Commission
Thomas Menino, Mayor, City of Boston
Devonshire Arch Boston, LLC
45 Milk Street Owner LLC, Cushman & Wakefield