

HIGHLAND PARK

ARCHITECTURAL CONSERVATION DISTRICT

BOSTON LANDMARKS COMMISSION STUDY REPORT



Petition #38
Boston Landmarks Commission
Environment Department
City of Boston
www.boston.gov/landmarks

Report on the Potential Designation of

The Highland Park Architectural Conservation District

As an Architectural Conservation District under Chapter 772 of the Acts of 1975,
as amended

Approved by:



2/11/2022

Rosanne Foley, Executive Director

Date

Approved by:



2/11/2022

Lynn Smiledge, Chair

Date

Final study report posted on April 29, 2022

Cover image: Cochituate Standpipe in Highland Park, December 2020, photo by Jennifer Gaugler

Table of Contents

INTRODUCTION.....	1
Intent of the District.....	1
Summary.....	2
1.0 LOCATION	5
2.0 DESCRIPTION	10
2.1 Introduction	10
2.2 Integrity, Losses, and Threats.....	13
2.3 Single-Family Houses	15
2.4 Multi-Family Houses.....	18
2.5 Non-Residential and Mixed-Use Buildings and Structures	24
2.6 Modern Infill and Alterations	31
2.7 Topography and Landscape.....	35
2.8 Garages, Carriage Houses, and Retaining Walls	37
2.9 Streetscapes	38
3.0 SIGNIFICANCE	41
3.1 Historical Significance	42
3.2 Social Significance	57
3.3 Cultural Significance	57
3.4 Architectural Significance	58
3.4.1 Single-Family Houses.....	58
3.4.2 Row Houses.....	61
3.4.3 Three-deckers	62
3.4.4 Apartment Houses	62
3.4.5 Garages and Carriage Houses.....	63
3.4.6 Non-Residential Buildings and Structures.....	63
3.5 Aesthetic Significance	64
3.5.1 Landscapes	64
3.6 Relationship to Criteria for Designation.....	65
4.0 ECONOMIC STATUS.....	67
5.0 PLANNING CONTEXT	69
5.1 Background	69
5.2 Current Planning Issues	71
5.3 Future Planning Issues.....	72
5.4 Current Zoning	72
6.0 ALTERNATIVE APPROACHES.....	74
7.0 RECOMMENDATIONS	75

8.0 STANDARDS AND CRITERIA77

8.1 Introduction77

8.2 Levels of Review.....77

8.3 Standards and Criteria79

 A. Introduction.....79

 B. Landscape Elements.....80

 C. Architectural Alterations.....80

 D. Demolition81

 E. New Construction81

 F. Archaeology.....82

8.4 List of Character-defining and Contributing Features82

9.0 ARCHAEOLOGY 91

10.0 SEVERABILITY92

11.0 BIBLIOGRAPHY93

APPENDIX A: ORIGINAL 1978 PETITION

APPENDIX B: ACTIVISTS FOR THE DISTRICT SINCE 1978

APPENDIX C: DISTRICT DATA TABLE

APPENDIX D: GLOSSARY

PHOTOS

July 2019	Figure 33	from Google Maps Street View
December 2019	Figures 5-17, 19-21, 23, 29, 31, 38-41	photo by The Public Archaeology Laboratory, Inc.
October 2020	Figure 32	from Google Maps Street View
December 2020	Figure 28; Cover image	photo by Jennifer Gaugler
June 2021	Figures 4, 18, 22, 24-27, 30, 34-37, 42-47	photo by Jennifer Gaugler

INTRODUCTION

The Highland Park Study Committee hereby transmits to the Boston Landmarks Commission (BLC) its report on the designation of the Highland Park Architectural Conservation District. For over forty years, neighborhood residents have shown support for the creation of this district. The designation of this district was initiated in 1978 when a petition was first submitted by registered voters of Highland Park to the Boston Landmarks Commission (see Appendix A for the original petition). In 1994, a group of local activists organized an independent effort for the creation of a historic district commission for Highland Park, which helped to keep alive the neighborhood's interest in preservation (see Appendix B for their names). In 2018, after several years of outreach in the neighborhood culminating in a signature drive that showed significant support for the Architectural Conservation District, a group of neighborhood supporters from the Highland Park Neighborhood Coalition Preservation Committee reinitiated the petition request to the BLC, requesting that the Commission reprioritize designating the Highland Park area as an Architectural Conservation District under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a designation is to recognize and to protect the “physical features or improvements” that are of “historical, social, cultural, architectural, or aesthetic importance to the city and cause such area to constitute a distinctive section of the city.”¹

As a result of the petition and at the request of the Boston Landmarks Commission, the Mayor appointed and the City Council confirmed a Study Committee to make recommendations to the Commission on the proposed Highland Park Architectural Conservation District (ACD). The Highland Park Study Committee, composed of six property owners and residents of the Highland Park study area and five members from the Landmarks Commission, began its work together in January 2021 to evaluate the significance of the area, refine the potential district boundaries, and develop standards and criteria for design review to ensure protection of the ACD.

All Study Committee meetings were held remotely due to the Covid-19 pandemic. The meetings were open to the public, and at each meeting some time was reserved for public comments. To increase public awareness and invite participation in the Study Committee's activities, a [website](#) was set up to post meeting notices, agendas, documents, and information about the process. In addition, three community outreach events were held to publicize the work of the Study Committee and provide community members with an opportunity to learn more about the district under study. Meetings and outreach events were announced via social media, email, and posted flyers. After 12 months of study and deliberation, the Study Report was completed for the proposed Highland Park Architectural Conservation District. On January 27, 2022, the Study Committee voted to accept the Highland Park Architectural Conservation District Study Report and submit it to the Boston Landmarks Commission.

Intent of the District

The Highland Park Architectural Conservation District (HPACD) is a diverse collection of physical features and improvements that provides an unusually comprehensive range of architectural types and styles from the colonial period onward; the neighborhood also stands out for the number of different groups of people who together have made it their home through many periods and into the present. The purpose of architectural conservation district designation is to empower members of the Highland Park community to have a voice in shaping their neighborhood and to enrich and enhance the unique heritage of the Highland Park neighborhood expressed in the physical legacy of its historical, social, cultural, architectural, and aesthetic characteristics. These features are to be

¹ Section 2 of Chapter 772 of the (Massachusetts) Acts of 1975, as amended.

found in architectural forms and aesthetic details, structures, street patterns, and streetscapes in the way they make legible the record of specific cultural presences, social arrangements, and historical legacies that constitute a distinctive section of the city. Specific standards and criteria (see section 8.0) shall be adopted for the HPACD to:

- Preserve and prevent the demolition of buildings that contribute to the character of the district or the distinctive configuration of its streetscapes;
- Protect and enhance the unique character of the quality of this environment, specifically with regard to public view corridors, parks, open space, and streetscapes; and
- Encourage new construction and infill development that is compatible with the goals of the district to preserve and/or enhance its character-defining aspects. This is not to preclude different types of structures, but rather to establish that what new developments arise will support the environment that is being protected by these guidelines

Summary

The Highland Park Study Committee has concluded that the proposed Highland Park Architectural Conservation District (HPACD) has a significant presence of features and improvements that are important for their historic, social, cultural, architectural and aesthetic significance for the following reasons:

The Highland Park District is historically significant because it is the location of numerous events and sites that are important to the social and cultural history of the Native population, and to the social, cultural, and military history of the people of Roxbury and the city of Boston; the Commonwealth of Massachusetts; and the United States. Highland Park was also home to important historical figures including developer Alvah Kittredge, abolitionist William Lloyd Garrison, author Edward Everett Hale, architects Nathaniel J. Bradlee and Richard Bond, and filmmaker and producer Henry Hampton. The contributing buildings and open spaces of Highland Park help to illustrate the history of these historically significant events and actors.

The district is socially significant as a location in which truly diverse groups have made their homes side by side. Rather than representing a single focus of significance, the many representatives of different social groups have produced a rich fabric of many styles of dwelling mixed together with places of worship and some places of business. The passage of time has contributed to the variety that characterizes this area through the loss and removal of certain structures that are nonetheless memorialized in certain contextual vestiges that carry forward those old configurations. The neighborhood also hosts newer adaptations and constructions that both support and challenge continuities and show an organic development over time, as different groups impressed their social patterns and habits of living onto what was built by groups preceding them. The neighborhood is valuable as a palimpsest of all these different agendas, and remarkable for the manner in which such variety exists with such ease. The past activities of all of these people are clearly identified in the landscapes, buildings, and improvements they shaped: the Native Americans who occupied the area for thousands of years; the early colonial settlers; and later immigrants from across Europe and more recently from Africa, Central America, the Caribbean, and other places.

The district is culturally significant as the site of numerous efforts to challenge the prevailing status quo of lifestyles of their time. The first wave of development was spurred by wealth and urban dwellers looking for country life, and it was followed by an altogether different impulse to create mass housing. Within the former category arose houses for abolitionists and others driven by religious zeal, and in the latter are seen the first fruits of “developers” as well as early gestures toward philanthropy in institutions like the Roxbury Alms House, St. Luke’s Convalescent Home, the

Norfolk Settlement House, and many others. In the twentieth century, a period of disinvestment also saw the emergence of a vital Black community with its own community-fashioned educational establishments like Paige Academy, reform efforts that created new types of affordable housing, and initiatives undertaken in the spirit of urban renewal. The area has attracted its share of idealists too: John Eliot and the early Christian missionaries, the encampments of Revolutionary soldiers, the abolitionists, the powerful agenda of groups such as the Roxbury Action Program (RAP) that fought racism and poverty, and utopian experiments in collective living with the Lyman “Family” and a gay collective living simultaneously at opposite ends of the district. Henry Hampton lived in and contributed to the cultural life of Highland Park during the time he owned 88 Lambert Avenue and was at the helm of Blackside, Inc., the largest Black-owned film production company of its time. These cultural expressions and experiments live on both in the buildings they occupied as well as the memories associated with them.

In addition, the Highland Park ACD is architecturally significant as a collection of styles and types that demonstrate the development of Roxbury from an agricultural settlement to a fashionable nineteenth-century streetcar suburb of Boston, and finally a dense, urban neighborhood. Taken as a whole, the buildings in the district provide a nearly comprehensive cross-section of architectural styles and types found in Boston. The district is distinctive, with integrity of location and setting; it is an unusually well-preserved, clearly bounded, and interesting collection of many styles and periods mostly free from obscuring alteration. In this respect, it serves as a valuable illustration of the trajectory of both architecture history and urban development in the region.

Finally, there are aesthetic elements that are both features of the architecture as well as of the landscape. The whole area is set dramatically on a rocky hill that is steep in places, and builders have taken advantage of the topography to achieve unique views as well as surprising proximities, with old retaining walls holding structures perched on ledges far above their immediate neighbors. The same rock is found as a building material in foundations and many walls that survive from the earliest periods, which are often the only record of long-lost configurations that still hold considerable importance as the markers for present plot divisions. Mature trees and a variety of landscape forms that range from Victorian efforts at small formal parks to civic amenities of today are an additional element worthy of note, as are the many urban wilds that are home to animals not seen in other parts of the city.

Therefore, because these features and improvements considered together produce an area that is truly unique, the Study Committee has concluded that the area described in Section 1.0 of the Study Report does fit the criteria of a distinctive area of the city defined in the enabling legislation² and should be designated as the Highland Park Architectural Conservation District.

The Committee has also recommended adoption of the Standards and Criteria in Section 8.0, which have been prepared to guide future physical changes to property and open space within the district, in order to protect and enhance the distinctive qualities of the area.

The Committee has further recommended that the Highland Park Architectural Conservation District Commission be established in accordance with Chapter 772 of the Acts of 1975, as amended, and that district residents and members of the Boston Landmarks Commission be appointed to the Commission to review pertinent exterior changes to properties in the district.

² Chapter 772 of the (Massachusetts) Acts of 1975, as amended.

Study Committee Members:

Andrea Cáceres (Highland Park representative)
Ernest Coston (Highland Park representative)
Jon Ellertson (Highland Park representative)
John Freeman (BLC)
Susan Goganian (BLC, vice-chair)
Kirsten Hoffman (BLC)
Lucy Lomas (Highland Park representative)
Diana Parcon (BLC, chair)
Curtis Maxwell Perrin (Highland Park representative)
Andrew Shelburne (Highland Park representative)
Lynn Smiledge (BLC)

Boston Landmarks Commission staff assisting the Study Committee:

Rosanne Foley, Executive Director
Kathleen von Jena, Assistant Survey Director
Jennifer Gaugler, Architectural Historian
Joseph Bagley, City Archaeologist

Consultant for preparation of the preliminary study report, with funding provided by the Massachusetts Historical Commission:

Virginia H. Adams, Senior Architectural Historian at the Public Archaeology Laboratory, Inc. (PAL)
Gretchen Pineo, Architectural Historian at the Public Archaeology Laboratory, Inc. (PAL)

See Appendix B for a list of neighbors who have worked since 1978 to protect Highland Park.

The activity that is the subject of this Study Report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Frances Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Massachusetts Historical Commission.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

1.0 LOCATION

A proposed boundary for the District was recommended by The Public Archaeology Laboratory, Inc., in January 2020 and was agreed to by the Massachusetts Historical Commission and the Boston Landmarks Commission in January 2020. One of the first activities of the Highland Park ACD Study Committee was to review and adjust or confirm the proposed boundary. After discussion, the study committee came to unanimous consensus on a few slight adjustments, and they defined the boundary as described in the following paragraphs.

Here follows a general description of the district perimeter and abutting arteries and areas. The proposed Highland Park Architectural Conservation District (ACD) is in the northwest corner of Roxbury, northwest of Nubian Square (formerly Dudley Square, renamed in December 2019). It is surrounded on three sides by major transportation arteries: Malcolm X Boulevard on the north, Columbus Avenue on the west, and Washington Street on the east. The Southwest Corridor Park is west of the district, on the western edge of Columbus Avenue. On the east side of Columbus Avenue is the Roxbury Community College, at the intersection known as Roxbury Crossing. The Reggie Lewis Track Center is on the north side of Malcolm X Boulevard, and the Washington Park Urban Renewal Area is on the east side of Washington Street. The southwest corner of the district empties into Jackson Square, and the southeast corner faces Martin Luther King Boulevard.

The proposed Highland Park ACD boundary line largely conforms to the boundary for the Roxbury Highlands Historic District listed on the National Register of Historic Places in 1989, with a few variations.³ The proposed Highland Park ACD boundary runs south from Nubian Square, encompassing the west side of Washington Street to Bartlett Street, then turns west to encompass the north side of Bartlett Street to Lambert Avenue, then turns south and encompasses the west side of Lambert Avenue to Guild Street, then turns east and encompasses the south side of Guild Street to Washington Street, and then again turns south on Washington Street. From Guild Street, the boundary encompasses the west side of Washington Street to Marcella Street, then turns west and encompasses the parcels on both sides of Marcella Street. The boundary runs west on Marcella Street to Ritchie Street, and then turns northwest and encompasses the east side of Marcella Street. The boundary turns west at Highland Street, and then runs west to Centre Street, encompassing the north side of Highland Street. At Centre Street, the boundary turns north and encompasses both sides of Centre Street; on the west side of Centre Street, the boundary encompasses the properties fronting on Centre Street and the Roxbury Community College parking lot to the south of New Heath Street, but it does not encompass other parts of the Roxbury Community College campus. Near the north end of the district, the boundary expands west from Centre Street to encompass the east side of Anita Terrace, then turns east to encompass both sides of Roxbury Street. The boundary then turns north at King Street toward Malcolm X Boulevard (formerly New Dudley Street, renamed ca. 2004), then runs east for a short distance, encompassing the south side of Malcolm X Boulevard.

³ Parcel lines have changed in several locations since the National Register District was listed in 1989. At the northwest corner of Centre and Cedar Streets, the NR boundary follows a former parcel line that is no longer extant. The former parcel has been subsumed by the Roxbury Community College, and it is not part of the proposed Highland Park ACD. In three cases, all on Roxbury Street, parcels have been combined to form the current parcels that exist today: the Islamic Cultural Center of Boston (100 Malcolm X Boulevard), Jeep Jones Park (0 King Street), and the James F. Timilty School (205 Roxbury Street). The Islamic Cultural Center of Boston is not within the boundary of the proposed Highland Park ACD, but Jeep Jones Park and the James F. Timilty School are within the proposed boundary. On the west side of Centre Street at Penryth Street, the Roxbury Community College parking lot (adjacent to the David Dudley House at 167 Centre Street) has been added to the proposed ACD. At the southwest corner of Marcella and Washington streets, 8-10 Marcella Street is within the NR boundary, but the rest of the parcel, facing onto Washington Street, was excluded from the NR boundary. The study committee has decided to include the 2855-2859 Washington Street parcel within the ACD boundary.

At Shawmut Avenue, the boundary turns south along the newly named Guild Row (formerly Shawmut Avenue),⁴ encompassing the west side of the street, until it intersects with Washington Street and the beginning point of the boundary herein described.

⁴ The City recently renamed a section of Shawmut Avenue facing Gourdin Park to Guild Row, perhaps to recall the historic name of a street that was located nearby but no longer exists. While Guild Row was historically a street in the Square, it was not at this location and instead ran along the back of the buildings on Washington Street at the intersection with Dudley that is currently covered by a small parking lot bounded to the north by the small section of Roxbury St. terminating at the bus station.



Figure 1: Highland Park Architectural Conservation District proposed boundary

The area within the proposed ACD boundary is today referred to as “Highland Park” after the green park located in the district’s southwest quadrant at the top of the hill. The neighborhood is also referred to as “Fort Hill” after the High Fort that was constructed in colonial times at the same location.

Historically, the area was often referred to as the “Highlands” or the “Roxbury Highlands.” The 1843 map of the Town of Roxbury (see Figure 2) shows the study area labeled as “Highlands.”



Figure 2: This excerpt from an 1843 map of Roxbury shows the Highland Park area labeled as “Highlands.” Charles Whitney, engraved by G.W. Boynton, Map of the town of Roxbury: surveyed by the order of the town authorities, 1843, 43 x 80 cm, Norman B. Leventhal Map Center, Boston.

After Roxbury was annexed to Boston in 1868, the area was temporarily rebranded as the “Boston Highlands” (see Figure 3), sometimes again being shortened to “The Highlands.” The 1989 National Register listing refers to the area as the “Roxbury Highlands Historic District.”⁵ Newspapers well into the twentieth century covered the area under the “Highlands” name, although both this and “Roxbury Highlands” eventually fell out of use, with either “Highland Park” or “Fort Hill” becoming preferred names.

⁵ Carol Kennedy and Christine S. Beard, *National Register Nomination – Roxbury Highlands Historic District* (BOS.RC). Suffolk County, Massachusetts, NRIS 89000147, 1989.



Figure 3: Entitled “Boston Highlands,” this bird’s eye view – created following Roxbury’s annexation to Boston – shows much of Roxbury looking toward the southwest. John Eliot Square is circled in red. O.H. Bailey & Co., Boston Highlands, Massachusetts: Wards 19, 20, 21 & 22 of Boston, 1888, 74 x 97 cm, Norman B. Leventhal Map Center, Boston.

2.0 DESCRIPTION

2.1 Introduction

The proposed Highland Park Architectural Conservation District (ACD or 'District') is located in the northwest corner of Boston's Roxbury neighborhood. The District, encompassing John Eliot Square (NRDIS 1973) where the first meetinghouse in Roxbury was constructed in 1632, is an approximately trapezoidal-shaped area bounded by Washington Street on the east, Malcolm X Boulevard on the north, Columbus Avenue on the west, and Marcella Street on the south. The varied topography slopes downward sometimes gently, sometimes steeply on all sides from its highest point at the hilltop occupied by the verdant Highland Park in the southwest quadrant.

Native people have been in the area for at least 12,500 years; Boston, including Roxbury, is the traditional homeland of the Massachusett people, who are still here. Later settled by European colonists in the early seventeenth century, the area was developed with small farms, with houses predominantly along the outer edges of the district on the north and east following the roadways and with proximity to waterways. The civic center of early colonial Roxbury grew up around a meetinghouse (no longer extant) built in 1632 in the area of what is today the First Church in Roxbury. While the early historical records of Roxbury largely reflect the history of the white settlers of the Massachusetts Bay Company, there were also Black residents living in the town of Roxbury from the early days of the settlement as both enslaved and free people.

A number of earthen fortifications were constructed in the district during the American Revolution. Two forts were of particular significance: the High Fort was at the highest point in the district and is now encompassed by Highland Park, which also lends its name to the district; the other, known as the Lower Fort, was in the vicinity of the Kittredge House about halfway down the hill. The entire slope was at one point an encampment of Revolutionary forces under Major Thomas, who was headquartered at the Dillaway-Thomas house, the parsonage of the First Church, which had been requisitioned for the garrison.

A commercial center developed in the area just beyond the civic and religious buildings described above because the route from Boston via an isthmus called "The Neck" terminated on the mainland not far away, and all land-based transport had to pass through the tolls located just north of Nubian (Dudley) Square. In the colonial period this became an important nexus for trade and travel, with stagecoach lines running through it and taverns and other businesses springing up. This commercial center included dry goods stores, provisions, and small artisans like the Willards' clock-making enterprise and Penniman's painting studio. Some prosperous eighteenth-century farmhouses were located on the major routes, with the Spooner-Lambert House a chief surviving intact example. The large Norfolk House in John Eliot Square served the needs of those traveling to and from the city toward more distant locales. Fords, and later bridges, at Roxbury Crossing and Jackson Square allowed connection across the Stony Brook, which was an obstacle later buried underground and no longer seen.

The wealthy residents of Boston found the district a pleasant enclave for summer estates to escape the congestion and heat, and other prosperous families lived in Roxbury full-time. Surviving examples are Ionic Hall, the Edward Everett Hale House (originally Copeland), the Bond-Hampton House, and the Wainwright estate that was the original Rockledge (the core of this once-elegant country estate home is still extant though much altered at 2 Rockledge St). The name Rockledge was later taken by William Lloyd Garrison's home at the summit of Highland Park St. Through the middle of the nineteenth century, the district was predominantly dotted with country houses for well-to-do Boston businessmen, merchants, and lawyers. The new construction was intermingled with, and in some cases, replaced the earlier farms and estates. Local philanthropy led to the establishment of

the Fellowes Athenaeum, a library and community space designed by Nathaniel Bradlee, whose building still exists on Guild St. as a church today, although its library function was transferred to the Roxbury Branch (formerly Dudley Branch) in the 1960s.

The establishment of horse-drawn omnibus service on rails along Washington Street and through Dudley Square (now Nubian Square) and onward into Boston facilitated access to and from the city, making possible a 'suburban' lifestyle for those who wished to commute into jobs downtown and return to a more tranquil, leafy setting at night. The creation from former wetlands of large areas of land in the South End and later the Back Bay reduced the effective separation between Roxbury and Boston and spurred many to move out of the city, prompting increased residential development in Roxbury, with a building boom shared by Boston after Roxbury was annexed in 1868. The establishment of electric streetcar service in the 1880s made Roxbury an even more attractive destination for middle-class Bostonians looking for a more suburban residential area, leading to denser patterns of development.

By about 1870, just two years after Roxbury was annexed to Boston, the built landscape was profoundly altered. Many of the estates had been parceled into smaller lots, often for row house developments, which dotted the neighborhood in a piecemeal fashion in the locations where individual landowners constructed them to extract value from their land and without any coordinated plan for development. The result is an interesting mixture of urban and suburban typologies that are found in unusual proximities not seen in other areas of the city. The neighborhood also includes a number of examples of industrial sites, as it was not uncommon in Victorian times for both workers and owners to live close to their sites of production. One example is the Prang Lithographic Company on Roxbury Street, a nineteenth-century industrial printing facility, with Louis Prang's mansion perched just above it on the hill. Other industrial operations in the neighborhood include the original Dennison Manufacturing Company on Valentine Street (later moved to Framingham) and a dye works at the foot of Highland Avenue, where it joins Centre Street.

By the end of the 1870s, many of the detached single-family houses in the district had been constructed, and row houses and multiple-family housing types became the predominant form of construction through the end of the nineteenth century. Annexation also brought new demographics. Where the early residents had been predominantly colonial families of British descent, the late nineteenth century saw an influx of Irish and later Scandinavian and Eastern European immigrants, with especially large numbers of Latvians. Also around the turn of the twentieth century, Roxbury became popular as a Jewish neighborhood, and Boston's chief temple, Mishkan Tefila, was located in Upper Roxbury up through the 1950s. Black residents who were longtime residents of Beacon Hill and the South End also moved to Roxbury in significant numbers from the early twentieth century onward. A significant second source of growth in the Black community came from the Great Migration that brought Black people from the American South seeking relief from Jim Crow laws and drawn by employment and economic opportunities.⁶

Between 1950 and 1960, the district shifted from being majority white to predominantly Black and, due to redlining and blockbusting practices that were part and parcel of institutional racism, became subject to disinvestment and deterioration. There were a number of local responses to these problems. Interestingly, Roxbury was the only neighborhood in Boston that actually asked the Boston Redevelopment Authority for urban renewal, which led to the Washington Park Renewal Area, with questionable results. A more self-determining force arose with the Roxbury Action Program, which was organized by community residents in 1968 as one response to these trends and

⁶ Yawu Miller. "Boston blacks made exodus to Roxbury." *Bay State Banner*, February 9, 2018, <https://www.baystatebanner.com/2018/02/09/boston-blacks-made-exodus-to-roxbury/>, accessed June 2020.

was focused on revitalizing Highland Park as a model Black community.⁷ Large-scale land clearing activities by the state were generally confined to the south end of the district, where row houses on Valentine Street were removed in preparation for the construction of a connector street between the new Martin Luther King Jr. Boulevard on the east and the proposed Southwest Expressway branch of Interstate 95 on the west; neither the connector nor the Southwest Expressway were built. Since the late 1960s, some vacant lots near the center of the district, particularly along Linwood, Cedar, and Highland Streets, have been turned into community gardens and green space; the City of Boston's Conservation Commission owns the Rockledge Urban Wild on Rockledge Street, which was formerly the front garden of the Wainwright's Rockledge estate (likely a design by Richard Bond).

Through the 1980s and 1990s Roxbury continued to suffer from urban blight and disinvestments. However, with the increase in land value and a shortage of other properties to convert elsewhere, starting in the 2000s developers have increasingly set their sights on the district. There had already been significant destruction throughout the prior 50 years, and many important buildings and landmarks were either destroyed or lost to neglect and fire. Developers looking for profit and quick turnaround have further contributed to the destruction of at least 21 buildings in the district since 1989, when the Roxbury Highlands Historic District was listed in the National Register of Historic Places. Demolitions were primarily focused on the removal of wood-frame houses and their subsequent replacement with new single- or multiple-family dwellings. Several heated disputes have arisen in the last 10 years as residents, increasingly aware of what has been lost, have become active in seeking a way to preserve the unique characteristics that remain and still provide the quality of life that makes this area distinct in the city.

Of the approximately 375 vacant lots now in the district, 204 were vacant in the 1989 National Register documentation, 12 were contributing resources, and 1 was a non-contributing resource; this is an imperfect metric, however, because there is not a one-to-one correlation between lots listed on the 1989 data sheet and lots documented for this ACD documentation, which pulled from the Boston City Assessor's database, due to shifting addresses and parcel lines in the intervening 30 years. Construction of five new buildings in the district replaced contributing buildings documented in 1989, two replaced non-contributing buildings, and 44 were built on formerly vacant lots. Two substantial historic buildings in John Eliot Square, the Hotel Eliot (1875) and the Dudley School (1873–1874) are no longer extant: the hotel was destroyed by a fire in 1982 and the school burned in 1975. Other losses are documented in the following subsection titled “Integrity, Losses, and Threats.”

Another potential realm of change in the neighborhood is the empty lots throughout the district. The present building patterns are – due to destruction and loss – far less dense than those of the nineteenth century. There are many open spaces today and the loss of these spaces, if they were to be developed, would negatively affect the characteristics of the district that have emerged as a byproduct of loss and yet have come to be seen as enhancements. The green spaces are the sites of community gardens and neighborhood events, and they provide a feeling of tranquility and greenness that is atypical of inner-city neighborhoods. Recent studies have shown that communities of color are far more likely than others to suffer from inadequate tree cover that leads to excessive summer heat and other health problems.⁸ To return all of these now-empty lots to buildable sites would impose a significant injustice of environmental racism and remove what is now a healthy level of green space in the neighborhood.

⁷ Roxbury Action Program (RAP), Roxbury Action Program, 1969, Roxbury Action Program Collection (MS 765), Special Collections and University Archives, University of Massachusetts Amherst Libraries, Amherst, MA. <https://credo.library.umass.edu/cgi-bin/pdf.cgi?id=scua:mums765-b02-f24-i001>.

⁸ <https://www.scientificamerican.com/article/trees-are-missing-in-low-income-neighborhoods>

Single-family houses in the district are primarily wood frame, representing popular eighteenth-through late-nineteenth-century architectural styles from Georgian through Queen Anne and Shingle Style. Houses are generally sited on small lots near street edges on irregularly aligned streets that conform to the topography of the district, rather than forming an organized grid pattern. Some houses, such as the Bond-Hampton House, retain more fully the scope of their original lots, although it is rare to see this. Multiple-family houses are likewise generally near street edges, and are typically built of brick, with the exception of three-deckers, which are built of wood, and are generally built in popular late-nineteenth through early-twentieth-century architectural styles like Second Empire, Queen Anne, Colonial Revival, and Classical Revival. Buildings have a variety of cladding, ranging from wood shingles and clapboards, to asbestos and asphalt shingles and vinyl siding. In some cases, historic windows have been replaced with vinyl windows.

2.2 Integrity, Losses, and Threats

The proposed Highland Park Architectural Conservation District largely retains integrity of location, setting, feeling, association, materials, workmanship, and design. There are few large-scale new buildings in the district, and any such buildings are generally on the outer edges of the neighborhood. Smaller new buildings consist of contemporary single- and multi-family residences, typically replacing earlier residences on the same property. Generally speaking, infill construction in the district is of compatible scale and massing to the surrounding buildings. Much of the infill has been built on parcels that were vacant at the time of the 1989 National Register documentation, although about 20 new buildings have replaced earlier buildings with new construction that varies in style and quality. Formerly single-family buildings converted to multiple-family housing generally retain their exterior massings.

Over time, the district has seen some building alterations. Exterior alterations have been made to some buildings in the form of replacement siding and windows or porch repairs. Numerous buildings have been converted to multi-family residences or for other uses, such as the conversion of the Fellowes Athenaeum into a church. Several of the larger houses in the district that occupied bigger original plots have been moved due to development pressures, including the Alvah Kittredge House and the Edward Everett Hale House. (A notable exception of a nineteenth-century house still in its original position and retaining its lot is the Bond-Hampton House at 88 Lambert Avenue.⁹)

While Highland Park largely retains its historic integrity with a significant and representative cross-section of architecture across nearly all periods, the district has faced a number of threats. In the second half of the twentieth century, the district began to decline as the population decreased and buildings deteriorated due to a lack of investment and a high number of absentee landlords. Immediately outside the district along Columbus Avenue and in Nubian Square, portions of the neighborhood have seen larger alterations, generally dating to the urban renewal period of the 1960s and 1970s. At that time, land was cleared along Columbus Avenue for the proposed Southwest Expressway which was never built; this left Highland Park with an empty stretch of land along its west edge. As part of the Washington Park Urban Renewal Program (to the southeast of Highland Park), a new civic center was constructed consisting of the Dudley Branch (today the Roxbury Branch) of the Boston Public Library, the Roxbury District Court, the Boys and Girls Club, and a Boston Police station. The Campus High Urban Renewal plan, which focused on the development of a new high school campus area as well as the creation of Malcolm X Blvd (New Dudley St.), extended into the northern part of Highland Park, where a number of buildings were demolished in preparation for new development. Highland Park's northern edge was irreversibly reshaped by this period of urban renewal, cutting it off from formerly close ties with the Madison Park neighborhood.

⁹ Comment by Curtis Perrin on the first draft of this report, March 4, 2021.

Highland Park was also part of the Boston Redevelopment Authority's (BRA) Model Cities program, which was a federal program under the Johnson administration that provided funding for comprehensive plans to address the needs of impoverished urban neighborhoods. As part of this program, some dilapidated buildings in the neighborhood were demolished. However, many improvements in the neighborhood came about due to grassroots activism during this period as well, led in part by the Roxbury Action Program (see section 3.1 of this report for more details about the work of the Roxbury Action Program).

Two buildings in John Eliot Square are no longer extant: the Dudley School burned down in 1975,¹⁰ and the Hotel Eliot was destroyed by a fire in 1982.¹¹ In addition to buildings lost to fire or neglect, a number of buildings have also been demolished, both before and after the district was listed in the National Register in 1989. Roxbury Town Hall, designed by the noted architect Asher Benjamin and built in 1811, was a two-story Federal building that was built to replace the town meeting house after the separation of church and state. It was demolished and replaced by the Dudley School after Roxbury was annexed to the City of Boston in 1867.¹² The school itself burned in the 1980s and was replaced with two colonial houses by the Department of Neighborhood Development. The distinctive Octagon Hall, designed by Nathaniel Dorr, was an eight-sided stone building with a square tower at the entrance; it served as the Norfolk Bank and the headquarters of the Roxbury Gas Light Company before it was lost sometime between 1920 and 1931.¹³ The Roxbury Court House, which opened in 1902, was demolished in the early 1970s when the street was widened to create New Dudley Street (today called Malcolm X Boulevard). This was also the era of the Campus High Urban Renewal Program.¹⁴ This urban renewal program focused on the creation of a new high school campus to the north of the district, but the plan extended into the northern part of Highland Park, where a housing development (never built) was planned for the site of the demolished Court House.

Several houses in the district have been demolished, including a Gothic Revival home at 56 Cedar Street which at one point served as part of the Norwegian Mission Home of Boston and was later demolished in the 1970s.¹⁵ A home at 145 Cedar Street was demolished in 2015 over the objections of abutters and other neighborhood residents, and was replaced with a 6-unit building which does not fit the context of the neighborhood in terms of height and setbacks.¹⁶ An 1850s Greek Revival cottage at 20 Hawthorne Street was torn down in 2016 after a developer was denied a variance to build condos on the site.¹⁷

While Highland Park has largely retained its historic integrity, the district continues to face severe threats to its defining characteristics because its proximity to downtown Boston makes it an appealing location for development. Without the guiding standards and criteria that could be provided through the establishment of an architectural conservation district, buildings lost to fires,

¹⁰ "Fires," Boston Fire Historical Society, accessed March 23, 2021, <https://bostonfirehistory.org/fires/>.

¹¹ Jim Jordan, "History up in smoke as Eliot Square burns," *Bay State Banner* (Boston, MA), November 18, 1982.

¹² L. Foster Morse, "Landmarks," *Roxbury Magazine*, 1899, 34.

¹³ L. Foster Morse, "Landmarks," *Roxbury Magazine*, 1899, 33; date of loss estimated from a September 2, 1920 classified ad in the *Boston Daily Globe* and the 1931 Roxbury Bromley Atlas.

¹⁴ Boston Redevelopment Authority, *Campus High School Urban Renewal Area Massachusetts R-29*, February 1, 1971, <http://www.bostonplans.org/getattachment/8929ac8c-3180-4e13-971b-ac103e92dd37/>.

¹⁵ Kathleen von Jena, Boston Landmarks Commission Study Report – Saint James African Orthodox Church (Report prepared for the Boston Landmarks Commission, 2018), 9.

¹⁶ Yawu Miller, "Controversial project raises abutters' ire," *Bay State Banner* (Boston, MA), August 17, 2016. <https://www.baystatebanner.com/2016/08/17/controversial-project-raises-abutters-ire/>

¹⁷ Highland Park ACD. "R.I.P." Electronic document, <https://www.highlandparkacd.org/r-i-p>, accessed March 2021.

neglect, or other causes could be replaced with new structures that are not compatible with the distinctive aspects of the district that reflect its particular legacy of the “political, economic, social, cultural, and architectural history of the city.” The designation of Highland Park as an ACD could foster the appreciation and welfare of not only its own residents but also people elsewhere in the city who look to this district as a unique place of integration, diversity, multiple lifestyles, income levels, and cultural manifestations, showing the wide range of “American stories.”

2.3 Single-Family Houses

A small number of buildings in the district, located along Bartlett and Roxbury streets, are examples of wood-frame, single-family residences constructed in the Georgian and Federal styles. The oldest building in the district, the Dillaway-Thomas House, 183 Roxbury Street (1750–1754, NRDIS, BOS.11337, Figure 4) is the only Georgian-style building in the district, and is now within the Roxbury Heritage State Park, maintained by the Department of Conservation and Recreation. It is situated well back from the street edge at the north end of the district, and is identifiable by its five-bay-by-two-bay configuration, gambrel roof pierced by dormers, center entrance, and window placement right below the cornice. A small number of Federal style houses remain extant, such as the Spooner-Lambert House, 64 Bartlett Street (ca. 1780, NRDIS, BOS.11506) and Ionic Hall, 149 Roxbury Street (1800–1804, NRDIS, BOS.11503), both of which are at the north end of the district. The Spooner-Lambert House retains its massing, fenestration, and chimney placement, as well as a balustrade surrounding the center of the roof. Ionic Hall has been altered to look Greek Revival by the addition of a third story but retains Federal-style massing and fenestration.



Figure 4: The Dillaway-Thomas House, looking northwest.

The Greek Revival style emerged as a popular architectural style about the same time that residential construction was beginning in earnest in the district, and is identifiable by its massing, wide band of horizontal trim at the cornices, eave returns, classically-inspired door surrounds, and corner pilasters. The style is seen on some of the earliest buildings in the district, like the Benjamin

F. Copeland House, 140 Highland Street (ca. 1828, BOS.12069, Figure 5), which has a side-gable roof, side-hall plan, and enclosed gables. The house at 1 Cedar Square (1840, BOS.11890, Figure 6) is an example of a center-entry house with a side-gable roof, pilasters, and enclosed gables. The Alvah Kittredge House, 10 Linwood Street (1834, NRIND, BOS.12139, Figure 7), and the Edward Everett Hale House, 12 Morley Street (1841, NRIND, BOS.12209) are both examples of ornate temple-front houses, while more modest examples of the style can be found on Cedar, Kenilworth, Centre, Millmont, Dudley, and Ellis Streets and Highland Avenue, such as those at 111, 117, 121, and 123 Centre Street (1849–1850, BOS.11942, x, 12652, 12653, Figure 8).



Figure 5: 140 Highland Street, looking northeast.



Figure 6: 1 Cedar Square, looking northeast.



Figure 7: (L to R) Alvah Kittredge House (10 Linwood Street) and 20 Linwood Street, looking southwest.



Figure 8: (R to L) 111, 117, 121, 123 and 125 Centre Street, looking southwest.

The Gothic Revival style, influenced by the work of architects and landscape designers Andrew Jackson Downing (1815–1852) and Alexander Jackson Davis (1803–1892), is found in only a small number of buildings in Highland Park which were constructed between ca. 1846 and 1858. These houses exhibit varying levels of ornamentation from the relatively restrained 108 Highland Street (ca. 1848, BOS.12065) with bargeboards in the gable peak, to the more ornate house at 54 Cedar Street (by 1852, BOS.11912) with bargeboards, window hoods, and a scrollwork entablature. (See section 3.4.1 of this report for additional discussion of the architectural significance of these houses.) An unusual example of a house constructed of native Roxbury puddingstone is the Gothic Revival stone cottage at 34 Lambert Street (ca. 1846, BOS.12126), constructed by Nathaniel Dorr. The Gothic Revival homes of Highland Park were among the earliest Gothic Revival structures ever built in this country and they served as prototypes for others elsewhere.

The Italianate style was by far one of the most popular styles in the district, and buildings in the district constructed in this style span the continuum from restrained to high style, and were built in both side-hall and center-entry plans. Examples of high-style buildings are generally found along Cedar, Centre, and Highland Streets and Highland and Lambert Avenues, and include 146 Cedar Street (ca. 1852–1859, BOS.11918), which has a bracketed flat roof, arched center windows, and a projecting entry bay with an arched, two-light door. 120 Highland Street (by 1858, BOS.12067) was built with a side-hall plan, a bracketed cornice, corner quoins, and an arched, double-leaf door. The William Lloyd Garrison House, 125 Highland Street (ca. 1855, BOS.12038, NRIND) has a center entry with an arched door, double-bracketed cornice, and drip moldings around the windows. Less ornate examples include 16 Marcella Street (ca. 1858–1873, BOS.12182) and 8 Highland Park Avenue (ca. 1871–1873, BOS.12020). Additionally, at least one building in the district, the Bond-Hampton House, 88 Lambert Avenue (1834, BOS.12118), is an example of a transitional Greek Revival-Italianate-style house, with Italianate-style massing, and likely had Greek Revival-style ornament that may have been removed during twentieth-century renovations. Bond also designed a house for the Wainwright family, whose central portion survives on Rockledge Street.

The Second Empire style, which came into popularity about 1855, is identifiable by its rectangular form and mansard roof. It was used for small cottages, like the two-and-one-half-story building at 85 Thornton Street (by 1858, BOS.12577) and the twin one-and-one-half-story buildings at 11 and 13 Valentine Street (ca. 1870, BOS.12631, 12632), and larger, ornate houses, like the two-and-one-half-story Louis Prang House, 47 Centre Street (1856, BOS.11932, Figure 9), with its shallow, bracketed mansard roof, recessed entrance, and rectangular massing. As with the Greek Revival and Italianate styles, Second Empire buildings in the district are configured with both center-entry and side-hall plans.



Figure 9: (R to L) 29, 45, and 47 Centre Street, looking southwest.

The Queen Anne style, identifiable by its steeply-pitched roof, irregular massing, and scrollwork details, is found predominantly on streets that developed later in the district, including Juniper and Thwing Streets, although there are examples of the style on Thornton and Highland Streets as well. Examples of buildings constructed in this style include 28, 32, 36, and 38 Thornton Street (ca. 1888, BOS.12585–12588) and nearly the entirety of Thwing Street which was built out in 1885–1890 (Figure 10).



Figure 10: (L to R) 12, 14, 16, 18, 20, 22, and 24 Thwing Street, looking west.

The district contains a few examples of buildings constructed in the Shingle Style, which are identifiable by their irregular massing and roofline, use of shaped and square shingles as wall coverings, and, often, eyebrow dormers. An intact example of the style is at 6 Ellis Street (1884–1886, BOS.11969); others, at 40 Linwood Street (by 1873, BOS.12141) and 21 Highland Street (1886, BOS.12031) are in fair condition due to alterations and, in some cases, deferred maintenance; 21 Highland Street has been converted into a two-family residence.

2.4 Multi-Family Houses

Multiple family houses in the district come in a variety of forms: row houses, two-family/duplexes, three-deckers, apartment buildings, and converted buildings, and are constructed in a variety of late nineteenth and early twentieth century styles, including Second Empire, Queen Anne, Classical Revival, and Colonial Revival, in addition to some earlier double houses that were built in the Greek Revival style. After Roxbury was annexed to Boston, row houses and multi-family houses were built as new patterns of development took over in Highland Park. Early efforts like the now-vanished Eliot Hotel took pains to dress themselves up and downplay their scale (and new lifestyles) through decoration, but as time went on, developers would take fewer pains to dress up large-scale buildings. Most row houses in the neighborhood were originally constructed as single-family townhouses, but as the neighborhood densified and conditions changed, many (if not most) of the row houses were converted to multiple units, with apartments giving way to condominiums as time has progressed.

Row houses are generally built of brick with shared party walls, frequently topped with mansard roofs, and are built near the street edge. Among the most ornate row houses in the district is the Marble Block, 28-44 Cedar Street (1871, Figure 11), built by George D. Cox, consisting of a row of mansard-roofed brick houses faced with marble. On Fort Avenue are the brownstone-faced row houses at 19-31 Fort Avenue (ca. 1858-1873, BOS.11972). Row houses are also found on Highland and Highland Park Avenues, Kittredge Park, Centre Place, and Beech Glen and Morley Streets. One pair of row houses at 49-51 Fort Avenue (ca. 1873-1884, BOS.11974) was constructed in the Italianate style.



Figure 11: The Marble Block (L to R: 28, 30, 32, 34, 36, 38, 40, 42, and 44 Cedar Street) and St. James African Orthodox Church (50 Cedar Street), looking west.

A small number of two-family or duplex buildings were typically built in the Queen Anne style and bungalow forms. Examples of this building type include the Queen Anne-style house at 47 Juniper Street (1892, BOS.12087) with ornate, scrollwork porches and flared bay window cornices; and the bungalow at 157-159 Cedar Street (1928, BOS.11906), with scrollwork corner brackets on the front two-story porch, and projecting gable dormer on the corner of the building's hip roof.

Near the end of the nineteenth century, wood-frame, rectangular, three-story, three-family residences known as three-deckers became a popular architectural form as building density increased, particularly in New England cities. Two types of three-deckers developed in the Boston area: the type with a flat roof was characteristic of urban South Boston, and the type with a pitched roof was more common in suburban Roxbury.¹⁸ Over time, as local builders exchanged ideas and techniques, these two types became more similar.¹⁹ The Highland Park District has both flat- and

¹⁸ Arthur J. Krim, *Three-Deckers of Dorchester: An Architectural Historical Survey* (Boston, MA: Boston Redevelopment Authority, 1977), viii.

¹⁹ Krim, *Three-Deckers of Dorchester*, xiv.

pitched-roof three-deckers. Depending on the period in which they were constructed, three-deckers were generally constructed in the Queen Anne, Colonial Revival, and Classical Revival styles, and are identifiable by their rectangular form topped with a flat or end-gable roof, and three-story wood porches – often on the front and rear elevations. Frequently a three-story bay window appears on the facade and on at least one side elevation. Classical Revival-style buildings are identifiable by their ornamentation with Ionic and Corinthian columns, end-gable roofs, modillioned eaves, and, occasionally, wide frieze bands under the cornice.²⁰ Colonial Revival-style buildings are identified by their dentiled and/or modillioned cornices, bow windows, and enclosed gables on end-gable buildings. Applied ornaments like swags and festoons are sometimes found on wood-frame buildings, but generally not on masonry buildings.

Examples of three-deckers in the district include the buildings at 101 and 103 Highland Street (ca. 1884-1895, BOS.12037) which have Queen Anne-style turrets enclosing one corner; 64 Lambert Avenue (ca. 1884-1895, BOS.12116) which has lunette and oval windows; 77 Marcella Street (ca. 1884-1890, BOS.12171) which has a distinctive ovolo cornice; 133 Thornton Street (ca. 1899-1906, BOS.12581) with its classically-inspired cornices and window lintels; 52 Lambert Avenue (1896, BOS.12115) with an arched, recessed entrance and two-story porch supported by Tuscan columns; 16-18 Oakland Street (ca. 1884-1895, BOS.12222) with wood sunburst motifs above the windows; and 41 Dorr Street (1894, BOS.12657) with its guilloche tower entablature and swan's neck gable. Less ornate three-deckers are found on numerous streets in the district, including the south end of Highland Street, (ex. 188 Highland Street, 1890, BOS.12073, Figure 12), the south side of Beech Glen Street (ex. 53 Beech Glen Street, 1890, BOS.11879, Figure 13), Lambert Avenue (ex. 27 Lambert Avenue, 1896, BOS.12110, Figure 14), Lambert Street (ex. 13-15 Lambert Street, 1891, BOS.12119, Figure 15), and Thornton Street (ex. 112 Thornton Street, 1905, BOS.12595, Figure 16).



Figure 12: (L to R) The Black Jesus statue and 188, 190, 194, 196, 198 and 200 Highland Street, looking southeast.

²⁰ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 435-436.



Figure 13: (L to R) 55, 53, 51, 49, 47, 45 and 43 Beech Glen Street, looking west.



Figure 14: (L to R) 27, 25, 23, 17, 19 and 5 Lambert Avenue, looking northwest.



Figure 15: (R to L) 7, 9, 13 and 15 Lambert Street, looking southeast.



Figure 16: (L to R) 102, 108, 110, 112 and 114-116 Thornton Street, looking northeast.

Apartment buildings came into favor in the late nineteenth century and were constructed in two major forms: flat facades or undulating facades that mimic row houses. They were built in popular styles like Classical Revival and Colonial Revival. Buildings in the district with flat facades built around the turn of the century include the Classical Revival-style 288-300 Roxbury Street (ca. 1895-1906, BOS. 12658, Figure 17) and 50-70 Highland Street (1899-1900, BOS.12061).



Figure 17: (L to R) 47 Centre Street, 12, 16-18, and 24-26 Gardner Street, and 288 Roxbury Street, looking south.

Bow-front row houses in the district were generally two to four bays wide and two to four stories tall, and were constructed in a variety of revival styles, with dentiled or corbelled cornices; often with recessed Greek crosses; and splayed lintels often of limestone or cast stone over windows and doors. These were built as single-family homes, many of which have been converted to multiple. Examples in the district can be found at 40-52 Guild Street (ca. 1884-1895, BOS.11995, 11996) constructed in an Italianate style, 15-21 Kenilworth Street (1887, BOS.12100) in a Romanesque Revival style with brownstone and detailed cornices, and 38-44 Kenilworth Street (1895, BOS.12105), which is a simpler later insertion on what had been the site of a single-family home (these row houses were later renovated by the Roxbury Action Program). The tall houses facing Highland Park on Fort Ave were all built as single-family residences that were later divided into many units. Nonetheless, many instances of row houses still configured for single-family residence are still present in the neighborhood, including 21 Kenilworth Street, 53 and 59 Dudley Street, 57 Fort Avenue, and 81 Fort Avenue.

By contrast, other buildings were specifically constructed as multi-family apartment style housing. One such example is the Louis Prang Apartment House, 16-18 Centre Street (1873-1884, BOS.RC, Figure 18), constructed in the Chateausque style, which is infrequently used in the United States and, when used, was generally found on single-family houses for elites, making the Centre Street building unusual; the choice of style is likely a result of Prang's European upbringing. The building was possibly constructed for some of Prang's employees.²¹ Other examples of buildings specifically constructed as apartments for multiple family include: 67-77 Highland Street (1897, BOS.12035), 4-6 Fort Avenue (1900, BOS.11978, Figure 19), 8-10 Fort Avenue (1901-1902, BOS.11979, Figure 19), and 2, 4, 4½ Centre Street (1902-1903, BOS.12650). An example of a wood-frame apartment building in the district, constructed in the Colonial Revival style, is at 149-151 Centre Street (ca. 1884-1889, BOS.12654).

²¹ McAlester, *Field Guide*, 469-470.



Figure 18: The Louis Prang Apartment House, 16–18 Centre Street, looking south.



Figure 19: (L to R) 145 and 147 Highland Street and 4, 6, 8 and 10 Fort Avenue, looking southwest.

Another form of multiple-family housing in Highland Park is found in converted buildings, both single-family houses, like the Queen Anne-style house at [21 Highland Street \(1886, BOS.12031\)](#) and the former [Louis Prang Chromolithograph Factory, 270–286 Roxbury Street \(1867, BOS.11988, 12256\)](#), which was converted into apartments in the 1980s. The [Dillaway School, 6–8 Kenilworth Street \(1882, BOS.12102, Figure 20\)](#) was converted into apartments in 1978.



Figure 20: The former Dillaway School at 6 Kenilworth Street, looking southeast.

2.5 Non-Residential and Mixed-Use Buildings and Structures

Non-residential buildings in the Highland Park neighborhood are generally found on or near major thoroughfares and intersections, and include schools, churches, industrial, and mixed-use buildings. With a few exceptions, non-residential buildings in the district generally date to the last quarter of the nineteenth century and the first quarter of the twentieth century and are constructed in a variety of popular styles including Italianate, Second Empire, and Gothic Revival.

Among the oldest buildings in the district, and the oldest surviving wood-frame church in Boston, is the [First Church in Roxbury \(1804, NRDIS, Figure 21\)](#), constructed in the Federal style and modeled on the First Church in Newburyport (1801) and Asher Benjamin's *The Country Builder's Assistant* (1797).²² The church has a projecting center bay surmounted by a steeple, modillioned cornices, and corner quoins and pilasters.

²² Keith N. Morgan, with Richard M. Candee, Naomi Miller, and Roger G. Reed, *Buildings of Massachusetts: Metropolitan Boston* (Charlottesville, VA: University of Virginia Press, 2009), 245.



Figure 21: First Church in Roxbury (160 Roxbury Street), looking east.

Three of the other four extant, purpose-built churches in the district were built in the Gothic Revival style: St. Luke's Chapel to St. John, 149 Roxbury Street (1901, BOS.12238); the Norwegian Evangelical Congregational Church, later the St. James African Orthodox Church, 50 Cedar Street (1910, BOS.11911, Figure 22); and Trinity Lettish Evangelical Lutheran Church (now Timothy Baptist Church), 35 Highland Street (1932, BOS.12033, Figure 23). St. James African Orthodox Church is a wood-frame building that blends Gothic Revival elements, like its square corner tower, with Shingle style materials and form, including flared eaves and brackets. Both St. Luke's Chapel to St. John, designed by Ralph Adams Cram (1863–1942), and the Trinity Lettish Evangelical Lutheran Church are brick buildings with end-gable roofs, buttressed walls, and Tudor arch windows. The fourth church, the Christ Temple Church of Personal Experience, 28–30 Kenilworth Street (1967, Figure 24) was designed by the Winchester, MA architectural firm of Arthur Brooks and Richard J. Donovan, and is an example of the Mid-Twentieth-Century Modern style.²³ The building has undulating concrete and brick side elevations, a flat roof, and a projecting center with parabolic entrance bays. The church was constructed on the foundation of the earlier Eliot Congregational Church, which was destroyed by fire in 1953.²⁴ Another modernist religious structure in the district is the 1968 addition to the rear of Ionic Hall at 149 Roxbury Street (BOS.11503); while the addition is not easily visible from Roxbury Street, its modernist qualities can be seen from Malcolm X Boulevard.

²³ The 1989 National Register documentation records this building as having been constructed in 1863 in the Gothic Revival style; this refers to the Parish Hall which is a surviving fragment of the Eliot Church.

²⁴ Boston Inspectional Services Department, Building Permits for 30 Kenilworth Street.



Figure 22: The St. James African Orthodox Church (50 Cedar Street), looking west.



Figure 23: The Timothy Baptist Church at 35 Highland Street, looking southwest.



Figure 24: The Christ Temple Church of Personal Experience, 28-30 Kenilworth Street, looking southwest.

The three school buildings in the district were built with masonry construction in different styles in the late nineteenth and early twentieth centuries. The Dillaway School, 6 Kenilworth Street (1882, BOS.12102, Figure 20) was constructed in the Renaissance Revival style, with brick walls, a mansard

roof with hip roof wings, a rusticated full-height center bay clad with limestone, and limestone moldings and surrounds. The Nathan Hale School, 51 Cedar Street (1908, BOS.11895) was built in the Colonial Revival style, with a cross-gable roof, brick walls with limestone belt courses, and segmental-arched entrances in projecting entry bays with gable parapet walls. The James P. Timilty School, 185–205 Roxbury Street (1937, BOS.12239, Figure 25) was built in the Art Deco style, with brick walls, vertical window groupings, and spandrels on the frontispiece of each wing. Other buildings have been informally used as schools, including Ionic Hall and the house at 27 Dudley Street, which were both informal community-run schools during the period when the Roxbury Action Program worked to develop Black self-determination and a model Black community.



Figure 25: James P. Timilty Middle School on Roxbury Street, looking north.

Civic buildings in the district include the Engine 14 Fire House, 27 Centre Street (ca. 1860, BOS.11929, Figure 26) and the Fellowes Athenaeum, 46 Millmont Street (1872, BOS.12208, Figure 27) designed by Nathaniel J. Bradlee. The firehouse is an Italianate-style brick building with later Colonial Revival-style alterations including a parapet wall and gable pediments over the center entrance and windows; the building has been converted for use by the Dudley Economic Empowerment Partners. The Fellowes Athenaeum, built as a public library and athenaeum, was constructed in the Renaissance Revival style, and has brick walls, a complex roof composed of smaller hip-roof wings and dormers, and a heavy, modillioned cornice. Windows are flanked by brick pilasters with limestone capitals and bases, and three entrances in the center of the west elevation have arched surrounds with exaggerated keystones and double-leaf doors. The building has been converted for use by the Refuge Church of Christ. Another notable non-residential building in the district is the Masonic Lodge, 23 Kenilworth Street or 49–51 Dudley Street (c. 1895, BOS.11951), which was originally built for the Dudley Club (formerly known as the “Dudley Association”),²⁵ a neighborhood club that offered a reading room, dance hall, and bowling alley, and was later used as the Lettish Workingmen’s Society, important in the history of unionization and the organization of labor in the early twentieth century. The building was designed in an English Tudor Revival style, although it has been altered beyond recognition with the removal of two upper floors due to fire damage; the bowling alley still survives on the lower level.

²⁵ Horace G. Allen, “Roxbury Clubs,” *Roxbury Magazine*, 1899, 38–40.



Figure 26: Engine 14 Fire House (today YouthBuild Boston), 27 Centre Street, looking north.



Figure 27: Fellows Athenaeum (today Refuge Church of Christ), 46 Millmont St, looking northeast.

The most readily apparent non-residential structure in the district is the Cochituate Standpipe (1869, NRIND, BOS.9408, Figure 28), a 70-ft-tall, Gothic Revival-style, columnar brick water tower with a conical roof. Designed by Nathaniel Bradlee, the standpipe was constructed to hold water and provide gravitational pressure to the Roxbury portion of Boston's water system. The standpipe was quickly obsolete as the water system improved, but it remained in place, and the surrounding open space was subsequently landscaped into park land (discussed below).



Figure 28: Cochituate Standpipe in Highland Park, looking southeast.

Mixed-use buildings are generally along main thoroughfares and have commercial space on the first story and residential units above. These buildings were constructed beginning in the middle of the nineteenth century and include the Second Empire-style, brick Cox Building, 1-3 John Eliot Square (ca. 1870, NRDIS, BOS.11505, Figure 29), which faces Dudley Street, Eliot Square, and Bartlett Street, and is currently used as offices and low-income housing; and the Italianate-style, wood-frame building at 80-82 Marcella Street (1890, BOS.12192), which has a convenience store on the first story and apartments above.



Figure 29: Cox Building, 1 and 3 John Eliot Square and 67, 69, and 71 Bartlett Street, looking east.

Several light industry operations existed in the neighborhood in the nineteenth century, one of which remains extant: the Italianate-style Louis Prang Chromolithograph Factory, 270-286 Roxbury Street (1867, BOS.11988, 12256, Figure 30), which is a two-to-four-story, brick building with a corbelled cornice and corbelled drip moldings over the windows. This building was converted into apartments in the 1980s. Other industrial sites included a dye works, a tannery, a card/box factory, a brewery and others. Additionally, several buildings held shops and other businesses in their lower levels, such as 13-15 Dudley Street, 1 Kenilworth Street, 83 Highland Street, and 80 Marcella Street.



Figure 30: Apartments at the former Louis Prang Chromolithograph Factory, 270–286 Roxbury Street, looking south.

2.6 Modern Infill and Alterations

The proposed district has not been the site of significant land clearing activities, and infill on residential streets within the district is generally compatible with surrounding buildings in massing and scale. An example of a modern two-family house built alongside historic buildings is at 4 Fort Avenue Terrace (2019, Figure 31). There are several notable examples of contemporary architecture on Dudley Street: 61 Dudley Street, designed by architect Lee Peters, is an interesting contemporary design (Figure 32); 7 Dudley Street is actually contemporary construction (ca. 1984) cleverly disguised to harmonize with the original Cox Building that was built more than a century earlier; 67 Dudley is a Passive House by Placetaylor. Other projects by Placetaylor include 59 Highland Street, 162 Highland Street (“Hover House”), and 226-232 Highland Street. 80 Fort Ave is a particularly striking recent addition from Placetaylor, mating shingle style with Cor-ten steel perched atop a high precipice overlooking Centre Street. Examples of energy-positive architecture in the neighborhood include the E+ houses on Dorr St., which were designed by Elizabeth Whittaker of Merge Architects (Figure 33), and the E+ houses on Highland Street, which were designed by Interface Studio Architects and won an AIA award for housing design in 2017. The Hawthorne Youth and Community Center at Fulda Street is a contemporary updating by Joshua Rose-Wood and Rose Wood Architects in collaboration with Placetaylor. A well-done contemporary rehab is also located at 39 Thornton Street.



Figure 31: (L to R) 2, 3 and 4 Fort Avenue Terrace, looking northeast.

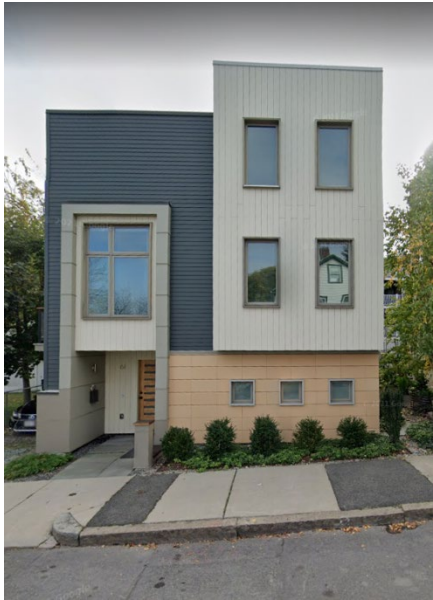


Figure 32: 61 Dudley Street, looking south.



Figure 33: E+ houses on Dorr Street, looking southwest.

Along the outer edges of the district, particularly in the north near John Eliot Square and Nubian Square, are larger buildings, which again are generally compatible with surrounding buildings in massing and scale. An example of this is Marcus Garvey Gardens, 44 John Eliot Square (1980, BOS.12080, Figure 34), a modernist, four-to-six story, U-shaped brick apartment building constructed by the Roxbury Action Program as affordable housing for the elderly, disabled, and families. The Marcus Garvey Gardens are a Stull & Lee design clearly influenced by the work of Aldo Rossi. The Bryant School across Malcolm X Boulevard from the district is a major Marcel Breuer commission.



Figure 34: Marcus Garvey Gardens (44 John Eliot Square), looking southeast.

In addition to the Marcus Garvey Gardens, pictured above, there are a range of other affordable housing buildings and units in Highland Park which have made a significant contribution to the district's social and economic history and enabled the district to have a notable level of racial and economic diversity. In the late 1960s and early 1970s, the Roxbury Action Program renovated and rehabilitated several historic buildings, including the Cox Building (Figure 29), the Alvah Kittredge House, and 38-44 Kenilworth Street to provide affordable housing for local residents.²⁶ The Dillaway School (Figure 20) was converted into affordable housing units in 2008-2010. The Fort Hill Trust Apartments at 58 Cedar Street also provide subsidized low-rent units in the neighborhood (Figure 35). In addition, there are affordable and subsidized units located in existing buildings throughout the neighborhood, including the RAP-UP 1 units on Kenilworth, Bartlett, Highland, Thornton,

²⁶ Roxbury Action Program. "Roxbury Action Program, 1969." Roxbury Action Program Collection (MS765), Special Collections and University Archives, University of Massachusetts Amherst Libraries, Amherst, MA.

Marcella, and Lambert Streets, and the Fort Hill Trust Apartments located on Cedar, Highland, and Hawthorne Streets.²⁷



Figure 35: The Fort Hill Trust Apartments at 58 Cedar Street, looking west.

Since 1989, numerous buildings in the district are currently being worked on or have undergone rehabilitation and, in some cases, subsequent renovation into apartments or condominiums. Much of the current work has been undertaken under the aegis of Historic Boston, Inc. (HBI), a non-profit organization founded in 1960 that rehabilitates and redevelops historic buildings at risk for demolition. Projects by HBI in the district include rehabilitation and renovation of the Alvah Kittredge House, Alvah Kittredge Park row houses, the partial exterior restoration of the Edward Everett Hale House, the conversion of the Spooner-Lambert House to apartments and then condominiums, and a comprehensive assessment of First Church in Roxbury. The Episcopal Diocese of Massachusetts is currently preserving and rehabilitating Ionic Hall and St. Luke's Chapel at 149 Roxbury Street, and HBI purchased the St. James African Orthodox Church to save it from demolition. Other projects HBI has undertaken in Roxbury near Highland Park include a condition assessment, conceptual design, and stabilization of the Malcolm X-Ella Little Collins House, 72 Dale Street, and rehabilitation of the 1859 Eustis Street Fire Station as HBI headquarters.²⁸ (The headquarters of HBI has since moved to the Old Corner Bookstore.)

²⁷ "Discover our Communities," UHM Properties, accessed June 8, 2021, <https://www.uhmproperties.com/our-communities/>.

²⁸ Historic Boston, Inc. (HBI). "Historic Preservation." <https://historicboston.org/our-work/>, accessed June 2020.

2.7 Topography and Landscape

The Highland Park district is hilly, undulating up and down from John Eliot Square (elevation 69 ft) at the north end of the district to Marcella Street (elevation 69 ft) at the south end of the district. Highland Park is on the highest point in the district (elevation 144 ft), and its location is prominently marked by the Cochituate Standpipe (1869, NRIND, BOS.9408, Figure 28). The park has outcroppings of Roxbury puddingstone, a naturally occurring conglomerate stone found throughout Roxbury. Many lots, particularly in the center and west areas of the district have puddingstone outcroppings of varying sizes.

The proposed Highland Park district has numerous green and open spaces, along with community gardens and playgrounds, developed beginning in the late nineteenth and early twentieth centuries. Open space in the proposed district is a combination of protected and unprotected space. Protected space is that which cannot be developed, and unprotected space is eligible for development. A little less than half of the open space parcels in the proposed district are protected from development by the City of Boston, consisting of Cedar Square, the Nancy Kafka Reserve, Rockledge Street Urban Wild, Lambert Avenue playground, Alvah Kittredge Park, Linwood Park, Jeep Jones Park, Roxbury Heritage State Park, and Highland Park. All other open spaces, including community gardens and pocket parks, do not currently have protections against development.²⁹

Cedar Square Park was originally conceived by Alvah Kittredge as a way to sell lots he owned in that vicinity. Another park took shape at Linwood Park. These were later improved when in the late nineteenth and early twentieth centuries, the City of Boston engaged the firm of Olmsted, Olmsted, and Eliot (Frederick Law Olmsted Jr., John Charles Olmsted, and Charles Eliot) and the successor firm of Olmsted Brothers to produce landscape plans for small parks throughout the district, including Highland Park, Cedar Square, Linwood Park, and Alvah Kittredge Park (formerly called Lewis Park).³⁰ The parks remain extant, but only Cedar Square and Highland Park are likely to have retained a majority of their Olmsted-era layouts; Linwood Park may retain some elements, and Alvah Kittredge Park was entirely redone ca. 2018. The Roxbury Heritage State Park on Roxbury Street is under the jurisdiction of the Commonwealth of Massachusetts Department of Conservation and Recreation (DCR) and was established in 1992. Jeep Jones Park, established in 2012 and named for Clarence “Jeep” Jones (1933–2020), the first Black deputy mayor in Boston, is on the west side of King Street, south of Malcolm X Boulevard (Figure 36). Playgrounds or play areas are on King Street and Lambert Avenue. Undesignated open space includes the Kittredge-Linwood Parcel and the Cedar-Juniper Natural Area.

²⁹ Boston Parks and Recreation. *City of Boston Open Space and Recreation Plan, 2015–2021*. 2015, https://documents.boston.gov/parks/pdfs/OSRP_2015-2021.pdf, accessed June 2020.

³⁰ Lucy Lawliss, Caroline Loughlin, and Lauren Meier, editors, *The Master List of Design Projects of the Olmsted Firm, 1857–1979* (Washington, D.C.: National Association for Olmsted Parks and the National Park Service, U.S. Department of the Interior, 2008).



Figure 36: Jeep Jones Park, looking southeast.

Several vacant lots have been turned into pocket parks and/or community gardens, along with a small number of City of Boston-designated urban wilds, which are preserved remnants of historic Boston landscapes, and are minimally landscaped. Two urban wilds are within the district: the John Eliot Square Urban Wild at 42 Highland Avenue (conveyed by the City to Paige Academy in 2019), and the Rockledge Street Urban Wild, spanning approximately one third of the block between Logan Street and Rockledge Street. Community gardens include the Highland Avenue Community Garden, Thornton Street Community Garden and Urban Farm, Centre Place Garden, Highland Park 400 Garden, Cedar Street Garden I and II, Allan Crite Garden (Figure 37), and Margaret Wright Memorial Garden.



Figure 37: The Allan Crite Community Garden on Cedar Street, looking northeast. A stone wall can be seen in the background.

2.8 Garages, Carriage Houses, and Retaining Walls

The Highland Park district has few garages or carriage houses, due in part to when and how the district developed in the mid-nineteenth century as a streetcar-dependent enclave. Several garages were constructed on the Bond-Hampton House lot in the early twentieth century to serve needs of automobile drivers similar to other such structures elsewhere in Roxbury, although these garages were demolished in 2021. Of the approximately 19 garages in the district, nearly all of them appear to date to the second quarter of the twentieth century or later and are generally constructed of rusticated concrete block with flat roofs with stepped parapets or pyramidal roofs. One wood-frame carriage house remains extant, at 21 Juniper Street (ca.1860, BOS.12085), and a brick carriage house is at 17 Highland Park Street (1880, BOS.12026) (note: the carriage house is now part of the parcel at 17 Highland Park Street, but was listed with a separate address of 15 Highland Park Street in the Boston Landmarks Commission’s survey of Roxbury). Numerous properties have small, wood-frame sheds, generally near the rear of the lot.

Many lots are enclosed with retaining walls, generally constructed of mortared ashlar puddingstone or mortared rubblestone. Retaining walls can generally be found on streets that developed primarily with single-family residences, including Cedar Square, Cedar, Ellis, Fulda, Highland, Marcella, Thornton, and Thwing streets, and Lambert Avenue.

2.9 Streetscapes

While most streets in the district present a mix of building types and are not consistent in any one architectural style, there are a few subtypes worth noting: main thoroughfares, streets with primarily single-family or wood-frame residences, and streets with row house or apartment block development. Main thoroughfares on the outer edge of the district, like Centre and Washington streets, generally have residential buildings set back from the street edge near the south end of the district and commercial, civic, or mixed-use buildings typically set along the street edge at the north end; they are often lined with concrete sidewalks on one or both sides. Dudley and Bartlett streets, at the north end of the district near John Eliot Square, generally have masonry civic or mixed-use buildings near the street edge and are lined with concrete or red brick sidewalks in the John Eliot Square Historic Area. Two eighteenth-century stone mileage markers are near the north end of the district: the 1744 Parting Stone at 52–54 John Eliot Square, which marked the intersection of the Boston Post Road, running west to Cambridge and the hinterlands of central and western Massachusetts beyond, and the southbound road, Shawmut Highway, now Washington Street, connecting Boston with Rhode Island via Dedham; and the 1729 three-mile marker on Centre Street, across from Gardner Street, which marked the distance from the Boston Town House, now the location of the Old State House.³¹

Streets near the center of the district, particularly in proximity to Highland Park, have a mix of wood-frame houses set back from the street edge, some on relatively large lots with yards, and brick row houses near the street edge, with small areas of associated landscaping. Streets immediately adjacent to Highland Park – Highland Park and Beech Glen Streets and Highland Park and Fort Avenues – have red brick sidewalks, as opposed to the concrete which is prevalent throughout the remainder of the district. Several streets, like Morley, Fort (Figure 38), Cedar (Figure 11), Beech Glen, and Linwood (Figure 39) Streets and Highland (Figure 40) and Highland Park (Figure 38) Avenues are lined on one or both sides with brick row houses set close to the street edge.



Figure 38: (L to R) 17, 15, 13, 11, 9, 7, and 5 Highland Park Avenue and 85, 83 and 81 Fort Avenue, looking southeast.



Figure 39: (L to R) 2, 4, 6, 8, 10, 12, and 14 Linwood Street, looking southwest.

³¹ Yawu Miller, “Stone mile markers harken back to Roxbury’s colonial past.” *Bay State Banner* 7 July 2014.



Figure 40: 15, 17, 19, 21, 23, 25, and 27 Highland Avenue, looking northwest.

Streets south of the park, including Beech Glen and Thwing, typically have buildings only on the south side of the street or only a small number of houses near intersections on the north side, and are wooded, in the case of Thwing Street, or abut Highland Park, in the case of Beech Glen Street, as a result of the steep slope making it harder to build into the upward ascent of the land. Both streets are generally built out with closely-set, wood-frame three-deckers, as on Beech Glen Street (Figure 13), or single-family, wood-frame houses, as on Thwing Street (Figure 10). Streets with houses concentrated on one side generally have sidewalks only on the side adjacent to the houses, and are often short, curving streets, some ending in dead ends, like Thwing Street, and some connecting to larger through-streets, like Beech Glen Street.

Taken as a whole, the defining characteristics of the district remain intact. Certain streets at the south end of the district, such as Marcella, Vale, and Valentine, have a few empty lots, generally as a result of targeted land clearance in the last quarter of the twentieth century. Land clearing activities on Marcella and Vale Streets likely cleared derelict buildings, as evidenced by single row houses with exposed blank party walls, as on Marcella Street (Figure 41). Valentine Street was cleared in preparation for the construction of a connector between Martin Luther King Jr. Boulevard to the east and the planned Southwest Expressway adjacent to the west side of the district; neither the connector nor the expressway were constructed, and land remains vacant.



Figure 41: (R to L) 94, 96, 102, 104, 116 and 124 Marcella Street, looking west.

3.0 SIGNIFICANCE

The Highland Park Architectural Conservation District (ACD) is nearly coterminous with the Roxbury Highlands Historic District on the National Register (BOS.RC, NRDIS 2/22/1989), and encompasses the following district (one) and individual (seven) properties listed on the National Register:

- John Eliot Square Historic District (BOS.QV, NRDIS 4/23/1977)
- Parting Ways Stone (BOS.9416, NRIND 4/7/1971, NRDIS 4/23/1977)
- Roxbury High Fort (BOS.9417, NRIND 4/23/1973)
- Roxbury Standpipe (BOS.9408, NRDIS 2/22/1989, NRTRA 1/18/1990, NRIND 1/18/1990)
- William Lloyd Garrison House, 125 Highland Street (BOS.12038, NRIND 10/15/1966, NHL 10/15/1966, NRDIS 2/22/1989)
- Dillaway School, 6–8 Kenilworth Street (BOS.12102, NRIND 4/9/1980, NRDIS 2/22/1989)
- Alvah Kittredge House, 10 Linwood Street (BOS.12139, NRIND 5/8/1973, NRDIS 2/22/1989, Boston Landmark 3/1/2016)
- Edward Everett Hale House, 12 Morley Street (BOS.12209, NRIND 5/8/1973, NRDIS 2/22/1989)

According to the standards of the National Register of Historic Places, the Roxbury Highlands Historic District is significant at the local level under Criterion A in the area of Community Planning and Development, and under Criterion C in the area of Architecture.

Six properties have preservation restrictions, held by Historic Boston, Inc., and the Massachusetts Historical Commission:

Historic Boston, Inc.:

- Spooner-Lambert House, 64 Bartlett Street (BOS.11506)
- Marble Block, 28–44 Cedar Street (BOS.11910)

Massachusetts Historical Commission:

- First Church in Roxbury, 10 Putnam Street (BOS.11502)
- Benjamin Bean Row House, 8 Alvah Kittredge Park (BOS.13605)
- Fellowes Athenaeum, 46 Millmont Street (BOS.12208)
- Paige Academy, 26–28 Highland Street (BOS.12013, 12014)

Three properties have been designated Boston Landmarks by the Boston Landmarks Commission:

- Cox Building, 1–3 John Edwards Square, 67–71 Bartlett St., and 1–7 Dudley Street (BOS.11505)
- St. James African Orthodox Church, 50 Cedar Street (BOS.11911)
- Alvah Kittredge House, 10 Linwood Street (BOS.12139)

Three properties are pending Boston Landmarks:

- Richard Bond/Henry Hampton House, 88 Lambert Avenue (BOS.12118)
- William Lloyd Garrison House, 125 Highland Street (BOS.12038)
- First Church in Roxbury, 10 Putnam Street (BOS.11502)

An Architectural Conservation District is defined in the enabling legislation of the Boston Landmarks Commission as an area containing physical features or improvements that comprise a distinctive section of the city.³² There are five factors of significance listed in the legislation: historical, social, cultural, architectural, and aesthetic. Sections 3.1-3.5 of this report will discuss how these five factors of significance are demonstrated by Highland Park. Section 3.6 provides a summary of how the proposed Highland Park Architectural Conservation District meets each criterion for designation as an Architectural Conservation District in the City of Boston, as established in Section 4 of Chapter 772 of the Acts of 1975.

3.1 Historical Significance

The Highland Park District is historically significant because it is the location of numerous events and sites that are important to the social and cultural history of the Native population, and to the social, cultural, and military history of the people of Roxbury and the city of Boston; the Commonwealth of Massachusetts; and the United States. Highland Park was also home to important historical figures including developer Alvah Kittredge, abolitionist William Lloyd Garrison, author Edward Everett Hale, architects Nathaniel J. Bradlee and Richard Bond, and filmmaker and producer Henry Hampton. The contributing buildings and open spaces of Highland Park help to illustrate the history of these historically significant events and actors.

The historical significance of the area that is now called Highland Park began with the important role of this place for the Native people who settled in the region. Boston, including Roxbury, is the traditional homeland of the Massachusetts people, who are still here. Native people have been in the area for at least 12,500 years. The uplands of Highland Park, coupled with the surrounding wetlands and rivers and the narrow access point to Shawmut Peninsula (today downtown Boston), made the Highland Park area a cultural and transportation hub, in much the same way nearby Nubian Square functions today.

PaleoIndians (12,500-10,000 BP [years before present]) experienced a tundra-like landscape and a shoreline miles east of its present location as water was still trapped in the receding glacier. The uplands of Highland Park would have been exposed puddingstone outcrops, moss, and low scrubs surrounded by the early drainage areas and wetlands that would evolve into the Charles River, Stoney Brook, and Muddy River.³³ Most nearby sites from this period, including the Neponset PaleoIndian site in Canton ten miles south of Highland Park, are on high, dry, hills overlooking wetlands from which bands of mastodon, mammoth, and caribou could be tracked.³⁴

The Archaic period (10,000-3,000 BP) began as the climate warmed, megafauna moved north, river systems were established, soils developed, and forests moved into the area.³⁵ Early Archaic (10,000-7,500 BP) sites are rare in the area, though much of the formerly usable surrounding landscape has been lost to rising seas.

³² Chapter 772 of the (Massachusetts) Acts of 1975, as amended.

³³ Holly Herbster and Duncan Ritchie, *Technical Report: Archaeological Site Examination New Education Center, First Church in Roxbury, Roxbury, Massachusetts*, archaeological report on file at the Massachusetts Historical Commission (Pawtucket, RI: Public Archaeology Laboratory (PAL) Report No. 1478, 2003), 20.

³⁴ Frederick M. Carty and Arthur E. Spiess, "The Neponset Paleoindian Site in Massachusetts," *Archaeology of Eastern North America* 20 (1992).

³⁵ Duncan Ritchie and Beth P. Miller, *Archaeological Investigations of the Prehistoric and Historic Period Components of the Dillaway-Thomas House Site, Roxbury Heritage State Park, Boston, Massachusetts* (Archaeological report on file at the Massachusetts Historical Commission, 1994).

Middle Archaic (7,500-5,500 BP) sites increase in number, suggesting larger populations than previous time periods. Area pollen analysis shows the presence of freshwater wetlands with red maple, buttonbush, ferns, ragweed, and grasses around the former Back Bay area, with deciduous and pine forests in the highlands.³⁶ Sites concentrate along major river systems at this time, especially waterfalls and rapids, as established rivers provide transportation and natural resources.³⁷ Within the Highland Park district, archaeologists have found a Middle Archaic site on the property of the Dillaway-Thomas site, a high terrace from which the Back Bay wetlands would be observable.³⁸

During the Late Archaic period (5,000-3,000 BP), sea level rise brought the ocean closer, producing brackish wetlands with white ash, alder, and myrtle trees in lowlands, with uplands including Highland Park dominated by coniferous and deciduous trees including oak, hemlock, pine, and alder.³⁹ There are numerous Late Archaic sites in the region including at the Dillaway-Thomas and First Church sites,⁴⁰ with the most famous site from this period being the Back Bay or Boylston fishweirs, which would have been visible in the former Back Bay from the project area.⁴¹

Around 3000 years ago, rising seas flooded eastern Boston creating Boston Harbor, the Harbor Islands, and the large estuary and salt marsh system. At this same time, Native people in the area began to use pottery for the first time, a technological marker that archaeologists use to define the start of the Woodland period (3,000-400 BP).

Early Woodland (3,000-1,600 BP) sites are rare, with several sites known near the Charlestown mouth of the Charles River,⁴² suggesting a drop in population or cultural changes that produced fewer durable artifacts. As shellfish beds developed in the new estuaries and mudflats along the shore, populations moved towards the shoreline with the development of shell middens and larger village-type sites along the mouths of rivers and the Harbor Islands.

During the Middle Woodland period (1600-1000 BP) trade within the region flourished, and the time period is marked by the use of stone materials from areas including Maine, New York, and Pennsylvania in local stone tools. In Highland Park, the presence of Onondaga chert from the Albany area of New York at the First Church site strongly suggests a Middle Woodland period occupation.

The Late Woodland period (1000-400 BP) is marked by the formation of year-round villages growing domesticated crops including corn, beans, and squash among others.⁴³ The landscape became

³⁶ Herbster and Ritchie, *First Church in Roxbury*, 21; Clifford C. Kaye and Elso Barghoorn, "Late Quaternary Sea-level Changes and Crustal Rise at Boston, Massachusetts, with Notes on the Autocompaction of Peat," *Geological Society of American Bulletin* 75 (1964).

³⁷ Herbster and Ritchie, *First Church in Roxbury*, 26.

³⁸ Ritchie and Miller, *Dillaway-Thomas House Site*.

³⁹ Herbster and Ritchie, *First Church in Roxbury*, 21; Paige Newby, *Pollen and Sediment Records from 500 Boylston Street, Boston, Massachusetts* (Providence, RI: Department of Geological Sciences, Brown University, n.d.; submitted to Timelines, Inc., Groton, MA).

⁴⁰ Herbster and Ritchie, *First Church in Roxbury*, 21; Joseph Bagley and Lauryn Poe, *Report for Intensive (Locational) Archaeological Survey at First Church in Roxbury, Boston (Roxbury), Massachusetts* (in progress).

⁴¹ Frederick Johnson, *The Boylston Street Fishweir: A Study of the Archaeology, Biology, and Geology of a Site in Boylston Street in the Back Bay District of Boston, Massachusetts* (Papers of the Robert S. Peabody Foundation for Archaeology, Vol. 2, Phillips Academy, Andover, MA, 1942).

⁴² Duncan Ritchie, *Site Clearance Memo, Archaeological Data Recovery Program, Town Dock Wharf Prehistoric Component; Central Artery North Reconstruction Project, Charlestown Massachusetts*, archaeological report on file at the Massachusetts Historical Commission (Pawtucket, RI: Public Archaeology Laboratory (PAL), 1987).

⁴³ Herbster and Ritchie, *First Church in Roxbury*, 29.

similar to what was first encountered by European colonists in the early 17th century around 1,300 years ago with the emergence of the estuaries around the tidal Charles River, the Muddy River, and Stony Brook.⁴⁴

No pottery or stone tools from the Woodland period have been found by archaeologists in the Highland Park district, but during archaeological surveys for the Southwest Corridor project, archaeologists documented the Hogs Bridge Fishweir, a stone fishweir built across the Muddy River at what is today the Jackson Square MBTA station, which was in use at least by the Late Woodland period and appears in early historical records.

In 1630, members of the Massachusetts Bay Company settled Roxbury in the vicinity of what would later become known as John Eliot Square, establishing small farms in the hilly but fertile highlands. The geography of Roxbury divided the town's settlement into two main areas: the Roxbury Highlands, which were the steep uplands to the south of Dudley Street, and Lower Roxbury, the lowlands that lay to the north of Dudley Street. These two areas developed in different ways, as will be described in this section.

Members of the Massachusetts Bay Company built the first meetinghouse (not extant) in 1632 at the location in the Highlands that later came to be known as John Eliot Square, named after John Eliot (1604–1690), the first minister in Roxbury (1632–1650) and minister to local Native American tribes. From 1646 to 1674, Eliot converted to Christianity nearly 1100 Native Americans of the Narragansett and related tribes, and established 14 “Praying Indian” towns, comprising those Native Americans who had converted to Christianity.⁴⁵

While the early historical records of Roxbury largely reflect the history of the white settlers of the Massachusetts Bay Company, there were also Black residents living in the town of Roxbury from the early days of the settlement. Slavery existed in Roxbury from about 1640.⁴⁶ In 1641, slavery was legally sanctioned in the Massachusetts Bay Colony.⁴⁷ There were also free Black people in the colony; free Black residents accounted for nearly 80% of Boston's Black population by 1750.⁴⁸ The Black residents of Roxbury, both enslaved and free, were restricted in when and how they could occupy specific spaces in the town. A petition dating to 1739, signed by twelve slave-owners in Roxbury, calls for prevention or punishment of Black “servants” who were out at late hours.⁴⁹ When the third meetinghouse for Roxbury was built in 1741, a corner of the meetinghouse was assigned for Black people to sit in.⁵⁰ While it can be challenging to find the stories of the early Black residents of the area because they are underrepresented in archival documents, the City of Boston's archaeology department has been working to uncover more of their stories through archaeological evidence.⁵¹

⁴⁴ Herbster and Ritchie, *First Church in Roxbury*, 22.

⁴⁵ Dr. William P. Marchione, “John Eliot and Nonantum.” 1998–2001.

<http://www.bahistory.org/HistoryJohnEliotNonantum.html>; Sidney H. Rooy “Eliot, John” in *Biographical Dictionary of Christian Missions*, ed. Gerald H. Anderson (New York: Macmillan Reference USA, 1998), 197.

<http://www.bu.edu/missiology/missionary-biography/e-f/eliot-john-1604-1690/>.

⁴⁶ Roxbury Action Program (RAP). *Roxbury Action Program*, 1969. Roxbury Action Program Collection (MS 765). Special Collections and University Archives, University of Massachusetts Amherst Libraries, Amherst, MA. <https://credo.library.umass.edu/cgi-bin/pdf.cgi?id=scua:mums765-b02-f24-i001>.

⁴⁷ “Massachusetts Constitution and the Abolition of Slavery,” Massachusetts Court System, accessed June 1, 2021, <https://www.mass.gov/guides/massachusetts-constitution-and-the-abolition-of-slavery>.

⁴⁸ “18th Century,” African American Trail Project, accessed June 1, 2021, <https://africanamericantrailproject.tufts.edu/18th-century-sites>.

⁴⁹ RAP, *Roxbury Action Program*.

⁵⁰ RAP, *Roxbury Action Program*.

⁵¹ Keeghan O'Brien, “Boston's Archaeology Lab Unearths Buried Narratives,” *The Gavel*, February 23, 2020, <https://bcgavel.com/2020/02/23/bostons-archaeology-lab-unearths-buried-narratives/>.

In the eighteenth century, Eliot Square in Roxbury became an important civic center at a major intersection, with nearby Dudley Square serving its mercantile needs. Roxbury was the last town on the mainland before crossing the “neck” which led to Boston. Thus, to get to and from Boston one had to pass through Roxbury. When leaving Boston, the route split at John Eliot Square in Roxbury in two directions: the road to Dedham and points west and south, and the road to Cambridge and Watertown and points to the north.⁵² Farms, which supplied maritime-oriented Boston with fresh produce, generally occupied the gently sloping land of the highlands, with a few houses near the town green in Eliot Square and along Washington and Dudley streets.⁵³ Only one building from this time period appears to survive, the Dillaway-Thomas House, 183 Roxbury Street (1750-1754, BOS.11337, Figure 4), likely constructed by the Reverend Oliver Peabody as an unofficial parsonage for First Church.⁵⁴ See the painting by John Ritto Penniman titled “Meeting House Hill, Roxbury, Massachusetts” in the collection of the Art Institute of Chicago for an image of how Roxbury appeared at this time.⁵⁵

Roxbury was of strategic importance to the Americans in the American Revolution. During the Siege of Boston (1775-1776), Roxbury Highlands’ strategic location and forts were critical to the Americans’ defeat of the British, who had occupied Boston. As well as a number of smaller redoubts and other fortifications, two earthen forts were constructed in the Roxbury Highlands overlooking Shawmut neck: the low fort, near Linwood Street, and the High Fort, within what became the public green space of Highland Park, also called Fort Hill; both names are today used to refer to the surrounding neighborhood. Meetinghouse Hill, now part of John Eliot Square, was used as a parade ground for American troops, and the bell tower on the meetinghouse was used as a signal station.⁵⁶ Additionally, the Dillaway-Thomas House is believed to have been General John Thomas’ headquarters for the Continental Army.⁵⁷ The Spooner-Lambert House, 64 Bartlett Street (ca. 1780, BOS.11506) was built for Boston merchant Major John J. Spooner shortly before the war’s end.⁵⁸

After the war, the Roxbury Highlands became a residential suburb of Boston and developed slowly through the middle of the nineteenth century, evolving from an area of farms to one populated mostly with large, country houses for well-to-do Boston merchants, lawyers, and others. The steepness of the topography tended to discourage industrial uses but was well suited for fine estates and summer houses.⁵⁹ Captain Reuben Stoddard of Hingham constructed Ionic Hall, 149 Roxbury Street (1800-1804, BOS.11503) for his daughter Sally Hammond. In 1804, the fifth meeting house for Roxbury, the First Church in Roxbury, 10 Putnam Street (1804, BOS.11502, Figure 21) was constructed with designs by parishioner William Blaney, a carpenter and member of the building committee, who modeled the new edifice on the 1801 First Church in Newburyport and Asher Benjamin’s 1797 *The Country Builder’s Assistant* pattern book.⁶⁰

⁵² Sam Bass Warner Jr., *Streetcar Suburbs: The Process of Growth in Boston 1870-1900* (New York: Athenaeum Press, 1973), 106; Morgan et al., *Buildings of Massachusetts*, 239.

⁵³ Warner, *Streetcar Suburbs*, 106; Boston Parks and Recreation, *Open Space and Recreation Plan*, 316.

⁵⁴ Judith McDonough, *National Register Nomination - John Eliot Square Historic District (BOS.QV)*. Suffolk County, Massachusetts, NRIS 73000854, 1973.

⁵⁵ <https://www.artic.edu/artworks/59455/meetinghouse-hill-roxbury-massachusetts>

⁵⁶ Unitarian Universalist History and Heritage Society (UUHHS), “Edward Everett Hale.”

<https://uudb.org/articles/edwardeverettthale.html>.

⁵⁷ McDonough, *John Eliot Square*.

⁵⁸ *Ibid.*

⁵⁹ Sam Bass Warner, Jr., *Streetcar Suburbs; The Process of Growth in Boston (1870-1900)*, 2nd ed. (Cambridge, MA: Harvard University Press, 1978), 107.

⁶⁰ Morgan et al., *Buildings of Massachusetts*, 245.

As former marshes and tidal flats were filled on both sides of the 'Neck' connecting Roxbury to Boston, industrial operations started to occupy the new land in the northern and eastern sections of Roxbury, or what is now known as Lower Roxbury. Lower Roxbury's development as an industrial center accelerated after the completion of the Boston and Roxbury Mill Dam in the Back Bay in the 1820s, which drew other industry, including iron and lead works, rubber manufacturing, and cordages.⁶¹

Meanwhile, development in what is today Highland Park was initially centered on two nodes: John Eliot Square at the north end of the district, and a 26-acre parcel surrounding the High Fort, purchased in 1825 by Benjamin F. Copeland, David A. Simmons, Thomas Simmons, Supply C. Thwing, and Charles Hickling. The latter was intended for development into a bucolic residential enclave of luxury estates while simultaneously preserving the High Fort.⁶² Copeland's house at 140 Highland Street (ca. 1828, BOS.12069), east of the park, is one of the oldest remaining houses in the district. David A. Simmons' house remains extant at 165 Highland Street (1827, BOS.12043). Other early residents included real estate developer and prominent businessman Alvah Kittredge, who purchased several large lots and subdivided them for building, and architect Richard Bond, who built his house at 88 Lambert Avenue in 1834.⁶³

The proximity of the area now known as Highland Park to important travel routes continued to encourage further development. One popular mode of transportation to reach Boston in the early 19th century was the stagecoach. Tommy Hommagen, a formerly enslaved Black man, operated a stagecoach stop at the eastern edge of the district on Washington Street in the early 1800s;⁶⁴ Hommagen Court and Tommy's Rock, located just outside the district to the east of Washington Street, are named after him.

Development in Highland Park accelerated ca. 1826–1870, as transit access through the district expanded and Highland Park began to shift from its bucolic origins to a fashionable suburb.⁶⁵ In 1826, horse-drawn omnibus service began on Washington Street, providing convenient access into downtown Boston.⁶⁶ With the introduction of omnibus service, residential construction increased, particularly near major transportation routes, like Washington and Dudley streets, as businessmen and other middle and upper class people and their families relocated out of the city proper into the more pastoral countryside. Highland Park was a popular destination due to its proximity to transit. Several early houses remain extant, including 7 Kenilworth Street (by 1832, BOS.12098) and 13 Kenilworth Street (by 1832, BOS.12099). In 1831, a large farm near the north end of Highland Park was divided amongst family members who proceeded to lay out Lambert Avenue (then called Ascension Street) and several east-west streets south of Bartlett Street: Norfolk, Lambert, Millmont (then called Porter), and Dorr streets. Nathaniel Dorr developed the new streets and built two puddingstone houses: his own house at 21 Dorr Street (1838, BOS.12656) and a Gothic Revival-style house at 34 Lambert Street (1846, BOS.12126). Architect Richard Bond (1798–1861) constructed his

⁶¹ Michael Rawson, *Eden on the Charles: the Making of Boston* (Cambridge, MA: Harvard University Press, 2010), 136.

⁶² Carol Kennedy and Christine S. Beard, *National Register Nomination – Roxbury Highlands Historic District* (BOS.RC). Suffolk County, Massachusetts, NRIS 89000147, 1989; Neighborhood Preservation Partnership of Boston (NPPB), *Highland Park Historic Preservation Priority Report* (Boston, MA: Boston Preservation Alliance and Historic Boston Incorporated, 2009).

⁶³ Kennedy and Beard, *Roxbury Highlands*.

⁶⁴ 1990 Boston Urban Wilds Report (Boston, MA: Boston Natural Areas Fund, 1991), 60.

<https://archive.org/details/1990bostonurbanw00bost>. See also Francis Drake for more information on Hommagen.

⁶⁵ Morgan et al., *Buildings of Massachusetts*, 246.

⁶⁶ Morgan et al., *Buildings of Massachusetts*, 239.

fashionable Greek Revival-Italianate-style house at 88 Lambert Street (1834, BOS.12118) shortly after his partner Isaiah Rogers left their joint practice to go to New York City where he designed the Astor House. Bond, who lived on Lambert Street until his death, became a prominent architect in New England, designing, among many other buildings, Merchants Exchange in Portland, ME (1836–1838), Gore Hall at Harvard University (1836–1838, demolished 1913), Salem City Hall (1837, SAL.2438, NRIND 1973, NRDIS 1983), and the Concord Town House (1851, CON.302).⁶⁷

In 1836, Alvah Kittredge (1798–1876) constructed his house on Highland Street (now at 10 Linwood Street, BOS.12139) on the site of the lower fort, demolishing whatever was left of it. Kittredge, one of the founders of the Eliot Congregational Church, which split from First Church in Roxbury in 1834, was also instrumental in the 1848 establishment of Forest Hills Cemetery, the first public cemetery in Boston, modeled after Mount Auburn Cemetery in Cambridge. Kittredge, in partnership with James Gorham Blake (1810–1868), was a prominent furniture manufacturer and dealer in Boston, and parlayed his financial success into significant real estate holdings, both on his own, and with Blake, with an eye toward subdivision and development. The 1850 federal census recorded Kittredge as owning \$80,000 worth of real estate (approximately \$2.5 million dollars in 2019). In 1851, he donated a parcel of land on the north side of Cedar Street to the City of Boston – today’s Cedar Square.⁶⁸

In 1834, the Boston and Providence Railroad extended into Roxbury along Tremont Street, immediately west of the district. With it came expanded access to the area and an increase in residential construction, and in 1846, Roxbury incorporated as a city. Evidence of the increased development remains extant in the district today: approximately half of the buildings listed as contributing resources in the Roxbury Highlands Historic District on the National Register are single-family, detached houses built before 1868.⁶⁹ Another hallmark of the increasing population and suburbanization of Roxbury in the mid-nineteenth century was the construction of Norfolk House, 4–20 John Eliot Square (1853–1854, BOS.11508), an early example of hotel architecture built in proximity to the primary transportation corridors.⁷⁰ In 1864, abolitionist and newspaper publisher William Lloyd Garrison (1805–1879) moved to the Roxbury Highlands, living at 125 Highland Street (ca. 1855, BOS.12038) until his death. Garrison was a prominent abolitionist who gave his first public speech on the topic in Boston in 1829, and, while editing *The Genius of Universal Emancipation* with anti-slavery activist Benjamin Lundy, was the first person to demand “the immediate and complete emancipation” of slaves.⁷¹ He began publishing his abolitionist newspaper, *The Liberator*, in 1831, and in 1832 he organized the New England Anti-Slave Society. On July 4, 1854, he publicly staged a protest, burning copies of the United States Constitution, Fugitive Slave Law, and other documents pertaining to slavery. His publications and actions contributed to people in the North beginning to accept abolition, and his work established a moral component to the Civil War. He stopped publishing *The Liberator* in 1865, after the 13th Amendment was ratified. He lived at the house on Highland Street through the last years of publishing his newspaper and into his retirement.⁷² The house remained in the family until 1900 when it was acquired by the Rockledge Association, an organization of Black men and women formed to preserve the building.⁷³ The building is owned by Emmanuel College today.

⁶⁷ Stephen Jerome. “Richard Bond,” *Biographical Dictionary of Architects in Maine* (Augusta, ME: Maine Historic Preservation Commission and Maine Citizens for Historic Preservation, 1984–present).

⁶⁸ Wendy Frontiero, *Boston Landmarks Commission Study Report – The Alvah Kittredge House* (Report prepared for the Boston Landmarks Commission, 2016), 12–15.

⁶⁹ Tonya M. Loveday, *Boston Landmarks Commission Study Report – The William Lloyd Garrison House* (Report prepared for the Boston Landmarks Commission, 2015), 29.

⁷⁰ Morgan et al., *Buildings of Massachusetts*, 245.

⁷¹ Loveday, *William Lloyd Garrison House*, 30.

⁷² *Ibid.*, 30.

⁷³ Morgan et al., *Buildings of Massachusetts*, 246; Loveday, *William Lloyd Garrison House*.

Author, historian, and Unitarian minister Edward Everett Hale (1822–1909) moved into his grand Greek Revival-style house in 1869, now at 12 Morley Street (1841, BOS.12209), a short distance from Alvah Kittredge.⁷⁴ Hale, a graduate of Harvard College, was one of the most prominent Unitarian ministers of the second half of the nineteenth century, leading the South Congregational Church in Boston in 1856–1899. Hale was also a vocal social reformer, supporting Irish famine relief, advocating for fairness to Native Americans and educational opportunities for former slaves, and co-founding the New England Emigrant Aid Society which encouraged anti-slavery supporters to settle the new Kansas territory. Hale was a prolific writer of fiction, including early science fiction.⁷⁵ He founded the Lend A Hand Society and organized Lend A Hand clubs, which are based on one of Hale’s short stories, “Ten Times One is Ten,” written in 1870, in which ten people meet at a mutual friend’s funeral and find out that they each had been financially helped by their deceased friend. They decide to follow their friend’s example, and vow to help their friends, neighbors, and community, with the thought that if they each helped ten people, those ten would go on to themselves help ten people, and so on, growing and spreading charity in the community.⁷⁶ The Lend A Hand Society remains active, providing rent, utility, and medical assistance in conjunction with non-profit agencies in greater Boston.⁷⁷ In 1967 the Edward Everett Hale House was purchased by Byron Rushing, a long-time member of the Massachusetts House of Representatives and President of the Roxbury Historical Society, and it was then sold in 1975 to the award-winning artist Napoleon Jones-Henderson, who remains its current owner.

In 1860, Roxbury constructed the Engine 14 Fire House, 27 Centre Street (ca. 1860, BOS.11929, Figure 26), originally manned by Roxbury Fire Department America Company No. 2; when Roxbury merged with Boston, the station became part of the Boston Fire Department and Engine No. 14 was stationed there.⁷⁸ The firehouse was constructed near John Eliot Square, likely due to the concentration of buildings there, which increased over the nineteenth century.

Due to the uneven topography of the area, industrial buildings tended to occupy the flatter lowlands of Lower Roxbury to the east; thus the Highlands area remained predominantly residential, but did contain several important industrial buildings. One example is the Louis Prang Chromolithograph Factory, 270–286 Roxbury Street (1867) constructed by Louis Prang (1824–1909), a Prussian lithographer, who published instructional art books for schools and color printed greeting cards. Prang’s house was adjacent at 47 Centre Street (1856, BOS.11932), demonstrating a nineteenth century industrial planning concept that put owner’s houses near their factories.⁷⁹ Historic maps indicate that the Roxbury Chemical and Color Manufacturing Works Company was located at the base of Highland Street in the southwest corner of the district from as early as 1832 through at least 1858, and was demolished by 1873 and replaced with a large house owned by politician Horace Binney Sargent (1821–1908).⁸⁰ By 1873, the New England Card Factory was in operation on the north side of Vale Street near Thornton Street. A factory remained in operation there through about 1950

⁷⁴ Morgan et al., *Buildings of Massachusetts*, 246.

⁷⁵ Jeffrey Mifflin, “Edward Everett Hale.” *Harvard Magazine*, 2015.
<https://harvardmagazine.com/2015/01/edward-everett-hale>.

⁷⁶ Lend A Hand Society. “History.” <http://www.lend-a-hand-society.org/about-us/history/>.

⁷⁷ Ibid.

⁷⁸ Boston Fire Historical Society. “Engine 14 @ 27 Roxbury Street.”
<https://bostonfirehistory.org/firehouses/former-firehouses-extant/engine-14-27-centre-st-roxbury/>.

⁷⁹ Kennedy and Beard, *Roxbury Highlands*.

⁸⁰ John Groves Hales, *Map of the town of Roxbury* (Boston, MA: Selectmen, 1832); Henry W. Walling, *Map of the County of Norfolk, Massachusetts* (Boston, MA: Smith and Bumstead, 1858); G.M. Hopkins and Company (Hopkins), *Atlas of the County of Suffolk, Vol. 2: Late City of Roxbury* (Philadelphia, PA: G.M. Hopkins & Company, 1873).

but was largely destroyed by a fire and then demolished by 1969 and the land remains vacant to the present; the Prang factory is the only industrial building that remains extant.⁸¹

In 1868, Roxbury merged with the City of Boston. This was a controversial event that also turned out to be a catalyst for transformation. Many of those who supported annexation were newer middle-class settlers in Roxbury who wanted the improvements in city services that annexation to Boston could provide (such as paved streets, improved water supply, more street lighting, etc.). Those who were opposed felt that Roxbury's progress in municipal services was satisfactory or could be improved through cooperation with Boston, rather than annexation.⁸² The opponents believed that annexation would lead to increased public spending and higher taxes, which would be detrimental to economic growth.⁸³ In 1868, the pro-annexation forces won, and Roxbury was annexed to the City of Boston. This spurred a wave of development in the highlands, accompanied by a shift in the types of housing that were constructed. After annexation, developers – who recognized the appeal of row houses to the middle class because they were more affordable than single family homes, but similar to the fashionable row houses occupied by wealthier residents in more urban areas like the Back Bay – built row houses in the neighborhood in blocks that were then sold off individually. (This contrasts with the Back Bay, where most row houses were uniquely designed to fit the tastes of individual owners.) The presence of isolated blocks of row houses in Highland Park today is a legacy of the desire of developers and owners to emulate urban housing juxtaposed with the historically suburban nature of the neighborhood.⁸⁴ Also, the new tax rates made the large estates unaffordable to many of their owners, who frequently sought to extract the value of their land by subdividing and developing on it.

In the wake of annexation, a large number of immigrants moved to the area from Ireland, Germany, Italy, Latvia, and Scandinavian countries, as well as the Maritime provinces of Canada.⁸⁵ Many were drawn to the industrial jobs in Lower Roxbury. From the late nineteenth century through the 1950s, Roxbury was also home to a large Jewish community that extended southward to Mattapan. The city's main synagogue (the Mishkan Tefila) was first located on Moreland Street and then moved to a sumptuous building on Seaver Street to the north of Franklin Park, and many other synagogues and Jewish businesses were found across Roxbury. Large numbers of apartment buildings were built to accommodate the influx of Jewish families to Roxbury in the 1920s; many were located in Elm Hill, but some of these apartment buildings were built in the Roxbury highlands.⁸⁶

Soon after annexation, the City of Boston constructed the Cochituate Standpipe (1869, BOS.9408, Figure 28) in the green space that is now called Highland Park (ca. 1826, BOS.9417) on the site of the High Fort, linking Roxbury into Boston's public water supply. Despite public opposition, the remains of the fort were demolished as part of the construction process.⁸⁷ Architect and civil engineer Nathaniel J. Bradlee (1829–1888) designed the standpipe, as well as other buildings in the district, like

⁸¹ Hopkins, *Atlas of the County of Suffolk*; Sanborn Map Company, *Insurance Maps of Boston, Massachusetts, Volume 3*, (New York: Sanborn Map Company, 1919, revised 1950); Nationwide Environmental Title Research, LLC, historicaerials.com.

⁸² Sam Bass Warner, Jr., *Streetcar Suburbs; The Process of Growth in Boston (1870–1900)*, 2nd ed. (Cambridge, MA: Harvard University Press, 1978), 113.

⁸³ Noam Maggor and Sam Bass Warner, "Annexation Movement, 1868–1873," in *The Atlas of Boston History*, ed. Nancy S. Seasholes (Chicago: The University of Chicago Press, 2019), p. 78.

⁸⁴ Carol Kennedy and Christine S. Beard, *National Register Nomination – Roxbury Highlands Historic District (BOS.RC)*. Suffolk County, Massachusetts, NRIS 89000147, 1989, sec. 8 p. 5.

⁸⁵ Samuel Davis, "Roxbury," Global Boston, accessed June 1, 2021, <https://globalboston.bc.edu/index.php/home/immigrant-places/roxbury/>.

⁸⁶ Warner, Jr., *Streetcar Suburbs*, 114–115.

⁸⁷ Linda Fitzpatrick, *Report and Proposal – Highland Park, Roxbury*, (On file, Boston Public Library – Main Branch, Boston, MA, 1968), 23.

the Fellowes Athenaeum, 46 Millmont Street (1872-1873, BOS.12208), and numerous buildings throughout Boston and Cambridge, including row houses in the South End and Back Bay neighborhoods, Grays Hall at Harvard University (1858, CAM.187), and the Young Men's Christian Union (48 Boylston Street, 1875, BOS.2247, NRIND). Bradlee and his family owned and occupied the Alvah Kittredge House from 1871-1896, during which time he was designing fewer buildings but overseeing large public works projects, including the construction of the Chestnut Hill Reservoir while he was president of the Boston Water Board.⁸⁸

In 1875, at the centennial of the American Revolution, commemoration efforts of the High Fort began, and in 1880, with the standpipe rendered obsolete by improvements in the water system, the site was turned over to the Boston Park Department (now the Department of Parks and Recreation). The park fell into disrepair until 1895 when the firm of Olmsted, Olmsted, and Eliot (Frederick Law Olmsted Jr., John Charles Olmsted, and Charles Eliot) was hired to develop a landscaping plan for Highland Park. The plan included the restoration of the lines of the fort up to the interior platform and the installation of an iron fence to protect the edges from being destroyed by people climbing on them.⁸⁹

In the last quarter of the nineteenth century into the early twentieth century, building density in the Highland Park neighborhood significantly increased, due in part to increased transit availability (with the arrival of the trolleys and then the overhead rail line on Washington Street) and a desire to move out of the crowded city proper. Some lots were subdivided to make smaller building lots, like the former Alvah Kittredge estate on Linwood and Highland streets, which occasionally involved moving the original wood-frame houses. Two instances of this occurred near Kittredge Park: the Alvah Kittredge house was rotated to face Linwood Street in 1884-1899 and was quickly hemmed in by brick row houses, and the Edward Everett Hale House was rotated onto Morley Street in 1899-1915, and the Trinity Lettish Evangelical Lutheran Church (now Timothy Baptist Church), 35 Highland Street (1932, BOS.12033) was built on the south end of the lot.⁹⁰ By 1870, the Cox Building, 1-3 John Eliot Square (1870, BOS.11505, Figure 29) had been built by George D. Cox, a local builder and speculative developer who was also responsible for the Marble Block, 28-44 Cedar Street (1871, BOS.11910, Figure 11). The Fellowes Athenaeum, 46 Millmont Street (1872, BOS.12208, Figure 27) was designed by Nathaniel J. Bradlee, and was simultaneously a public library and a membership athenaeum; it was oriented toward more scholarly literature rather than the popular literature available in the public library. The construction of the Athenaeum was originally begun on a lot bounded by Dudley and Bartlett Streets, but when the Metropolitan Railroad acquired the land for a stable, the building-in-progress was dismantled and reconstructed at its current location.⁹¹

In 1901, elevated rail service was constructed in Dudley Square, adjacent to the district, which made the northern section of Roxbury more accessible to working-class Bostonians. The streetcar system was electrified in 1887, which improved transit service along Washington and Dudley streets. As a result of the rapid access to the city core, row houses and wood-frame multiple family buildings, like three-deckers, became the predominant building type constructed in this period. Row houses are found in groups on many streets in the neighborhood, including Fort Avenue, Kenilworth Street, Highland Street, and Centre Street. These groups in most cases either replaced estate properties (as

⁸⁸ Frontiero, *Alvah Kittredge House*, 12; Dr. William P. Marchione, "Nathaniel J. Bradlee: Master Builder of Boston." 1998-2001, <http://www.bahistory.org/HistoryNathanielBradlee.html>.

⁸⁹ Robert Rettig, *National Register Nomination - Highland Park*. Suffolk Co., Massachusetts. NRIS 73000856, 1973; Fitzpatrick, *Highland Park*, 26.

⁹⁰ G.W. Bromley and Company (Bromley), *Atlas of the City of Boston: Volume 2, Roxbury* (Philadelphia, PA: G.W. Bromley And Company, 1884, 1899, 1915).

⁹¹ Keith N. Morgan, "Refuge Church of Christ (Fellowes Athenaeum)," SAH Archipedia, accessed March 30, 2021, <https://sah-archipedia.org/buildings/MA-01-RX15>.

on Kenilworth Street) or were squeezed in behind them (as on Morley and Linwood). A small number of two-family houses, like 47 Juniper Street (1892, BOS.12087), were constructed, but most of the multiple-family dwellings were three-deckers, like 64 Lambert Avenue (ca. 1884-1895, BOS.12116). By 1882, population in the Highland Park neighborhood had increased sufficiently to require new, large school buildings: the Dillaway School, 6-8 Kenilworth Street (1882, BOS.12102, Figure 20), designed by Boston City Architect George Clough (1843-1910), and the Dudley School at the northeast corner of Dudley and Putnam streets; the Dillaway School is the only nineteenth-century school that remains extant in the area.⁹² Up the street from the Dillaway School was the Roxbury High School, which occupied a large granite building with a mansard roof. The site is now an empty lot on Kenilworth.⁹³

In 1904, the Rockledge Association sold the William Lloyd Garrison house to the Episcopal Sisters of the Society of St. Margaret, an Episcopalian religious order founded in Sussex, England, in 1855 to care for the poor and sick. The order came to Boston in 1873 to help run the Boston Children's Hospital, and in 1888, the order founded St. Monica's Home for Sick and Colored Women and Children on Beacon Hill. After many years in small quarters, the order acquired the Garrison house, providing more space, fresh air, and light, all things that were deemed necessary and restorative to health.⁹⁴

Near the turn of the twentieth century, apartment buildings came into popularity, and certain examples were constructed within the Highland Park neighborhood, the first of which was the Hotel Eliot (68-70 Bartlett Street, ca. 1877, burned). Apartment buildings in the area were built primarily on or near major transit thoroughfares, or, later, on former large estates that were subdivided and subsequently densely built up with multi-family housing. Apartment houses were generally constructed of brick, though there are a small number of wood-frame examples, were typically three stories in height, and were constructed primarily in the Classical Revival and Colonial Revival styles. A rare example of a wood-frame apartment building is at 149-151 Centre Street (ca. 1884-1889, BOS.12654). Apartment buildings are found on Kenilworth, Highland, Roxbury, and Centre streets, as well as Fort Avenue and Guild Street. Residents were a mix of native-born New Englanders; first generation Americans, primarily with Irish or English parents; and immigrants from Western Europe and the Canadian Maritimes. They were generally engaged in blue-collar occupations like tailor, letter carrier, piano tuner, or railway worker.⁹⁵ In 1910, the Norwegian Evangelical Congregational church, now the St. James African Orthodox Church, 50 Cedar Street (1910, BOS.11911, Figure 22), designed by Boston architect Edward T.P. Graham, was built.⁹⁶ One of the last residences constructed in the area ahead of the urban renewal period of the 1960s was at 157-159 Cedar Street (1928, BOS.11906), a two-family bungalow.

In 1915, the Olmsted Brothers, successors to Olmsted, Olmsted, and Eliot, were hired to develop plans for several small parks in the Highland Park neighborhood, including Alvah Kittredge Park (formerly called Lewis Park), Highland Park, Cedar Square, and Linwood Park as part of a larger program of park improvements in Boston.⁹⁷ Shortly afterwards, in 1916, four cannons were cast and placed in Highland Park; they have subsequently gone missing.⁹⁸ Between 1930 and 1935, the

⁹² Hopkins *Atlas of the County of Suffolk*; Bromley, *Atlas of the City of Boston*, 1884.

⁹³ Comment from Curtis Perrin, study committee member.

⁹⁴ Loveday, *William Lloyd Garrison House*.

⁹⁵ United States Bureau of the Census (U.S. Census), *Twelfth Census of the United States, 1900* (T623, 1,854 rolls). National Archives and Records Administration, Washington, D.C., ancestry.com database.

⁹⁶ Historic Boston, Inc. (HBI), "St. James African Orthodox Church, Roxbury, MA (1910)," 2019, https://historicboston.org/portfolio_page/st-james-african-orthodox-church-50-cedar-st/.

⁹⁷ Lawliss et al., *Design Projects of the Olmsted Firm*, 51.

⁹⁸ Fitzpatrick, *Highland Park*, 32.

population of Roxbury increased by 15,000, resulting in the need for more school buildings, such as the James P. Timilty School, 205 Roxbury Street (1937, BOS.12239, Figure 25) constructed near the north end of the district.⁹⁹

The early to middle decades of the twentieth century witnessed huge shifts in the racial and ethnic populations of the United States that had a dramatic social and political impact on the country. In order to escape the extreme racism of the southern states and the lack of economic and social opportunities, the Great Migration brought a significant population of Black migrants to northern urban areas in pursuit of work. Black military veterans, who had fought overseas to defend democracy in WWI, returned home to the United States with dreams for a better life.¹⁰⁰ Through much of the twentieth century, Highland Park experienced demographic shifts that reflected these larger national trends. At the same time, the extension of commuter rail service westward opened up outlying regions for settlement. The coming of the automobile increased the commuter range, and as European immigrant groups that had made Roxbury their home during the nineteenth century became more affluent and moved elsewhere, they were replaced by lower-income groups of Southern Blacks and West Indians moving into the city. Between 1950 and 1960, Roxbury had become the center of Boston's Black community.¹⁰¹ Roxbury's Latino population also grew in the postwar decades, beginning with the arrival of immigrants from the Dominican Republic in the 1950s, as well as immigration from Puerto Rico in the late 1950s and 60s.¹⁰²

This changeover of class and race coincided with a series of institutional actions that had a significant effect on the character of the built environment, such as redlining and blockbusting.¹⁰³ The Federal Housing Authority (FHA) and many insurance companies and banks denied federal mortgage insurance, mortgage and home improvement loans, and affordable insurance policies to property owners in the district based on biased racial and socioeconomic considerations. Denied the investment incentives that were granted to other regions, many property owners sold or simply stopped maintaining their buildings in the late 1950s and through the 1960s. By the late 1950s, absentee landlords owned upwards of one quarter of the housing in the area. The disinvestment led to deteriorating conditions in the district. The situation worsened in the late 1960s, when the Boston Banks Urban Renewal Group (BBURG), a consortium of local banks, encouraged Black settlement in parts of Roxbury and Dorchester by guaranteeing mortgages for low-income Black families. The project was not a success, resulting in a 50 percent default rate by 1974 and continued deterioration and abandonment of local properties.¹⁰⁴

⁹⁹ Massachusetts Historical Commission (MHC), *Statewide Reconnaissance Survey Report, Boston* (Boston, MA: Massachusetts Historical Commission, 1981).

¹⁰⁰ Kathleen von Jena, *Boston Landmarks Commission Study Report – Saint James African Orthodox Church* (Report prepared for the Boston Landmarks Commission, 2018), 14.

¹⁰¹ von Jena, *Boston Landmarks Commission Study Report – Saint James African Orthodox Church*, 2.

¹⁰² Samuel Davis, "Roxbury," *Global Boston*, accessed June 1, 2021, <https://globalboston.bc.edu/index.php/home/immigrant-places/roxbury/>.

¹⁰³ Redlining was a policy instituted and supported by the Federal Housing Authority (FHA) through at least the 1960s that allowed banks and insurance companies to declare properties in certain areas of cities ineligible for loans or mortgages. It was based largely on demographics, and the term came from color-coded maps created in the mid-1930s by the Home Owners' Loan Corporation and the FHA and adopted by the Veterans Administration. Any areas in or around where Black people lived were colored red, indicating neighborhoods considered too risky to insure mortgages. Blockbusting was the practice of real estate agents encouraging residents to rapidly sell their property because of impending neighborhood change and the potential for deterioration (Gerald Gamm, *Urban Exodus* (Cambridge, MA: Harvard University Press, 1999), 40–41; Richard Rothstein, *The Color of Law* (New York: W.W. Norton Co., 2017)).

¹⁰⁴ Richard Heath, "Washington Park Urban Renewal Program – Part I," *Right Here in Roxbury Wiki*, http://roxbury.wikia.com/wiki/Washington_Park_Urban_Renewal_Program-Part_I_by_Richard_Heath, accessed 12/14/2016.

In the late 1950s and early 1960s, urban renewal projects were planned for Roxbury, predominantly in nearby Washington Park, by the Boston Redevelopment Authority (BRA, now the Boston Planning and Development Agency) to combat perceived blight, likely caused in large part by redlining practices.¹⁰⁵ Roxbury was the only neighborhood in Boston that actually asked the Boston Redevelopment Authority to undertake urban renewal. One of the civic groups which most strongly advocated for urban renewal in Roxbury was the Freedom House, founded by the social workers and activists Otto and Muriel Snowden. They believed that urban renewal could help protect and stabilize Roxbury, and they pushed for the Washington Park Urban Renewal Project to be included in Boston's urban renewal campaign.¹⁰⁶ In the Highland Park neighborhood, funds were approved in 1966 by the Boston City Council to make improvements to the Highland Park, including repairing the standpipe, repairing and/or replacing commemorative markers, and improving the grounds and landscaping.¹⁰⁷ Highland Park also became part of the Boston Redevelopment Authority's (BRA) Model Cities program in an effort to revitalize the neighborhood and reverse its pattern of disinvestment and deterioration. Some dilapidated buildings were demolished, but there was never wholesale land clearance as was undertaken in other parts of the city. Indeed, the only significant demolition and reconstruction program was the construction of the Fort Hill Trust apartments in 1969 at 58–80 Cedar Street, across from the Nathan Hale School, 51 Cedar Street (1908, BOS.11895). In the late 1960s, plans for the Southwest Expressway, an extension of Interstate 95 through the South End, Roxbury, and Jamaica Plain resulted in the demolition of wide swaths of houses, breweries, and industrial buildings along Columbus Avenue, immediately west of the district. Further demolition took place along Valentine Street near the southeast corner of the district, due to plans to build a connector road between Martin Luther King Jr. Boulevard and the new highway; both the connector road and highway projects were halted due to widespread community opposition, but not before buildings had been demolished.¹⁰⁸ However, unlike Washington Park immediately to the east, Highland Park was not a locus of large-scale, city-organized and -sponsored urban renewal activity, resulting in the preservation of much of the historic building stock of the neighborhood, along with street patterns and parks.

Starting in the 1960s, Roxbury became a center of grassroots activism and community organizing to combat unjust housing practices and inequality in housing, education, and employment.¹⁰⁹ Organizations like the Roxbury Action Program; Freedom House, founded by Otto and Muriel Snowden; and the Organization for Afro-American Unity founded by Malcolm X engaged in the fight for justice, equality, and power.¹¹⁰ Despite a pattern of disinvestment by city leaders and financial lenders, Highland Park began to be revitalized by community groups like the Roxbury Action Program (RAP) that bought derelict properties and rehabilitated them for residential and commercial use, including the Cox Building and the Alvah Kittredge House, which became RAP headquarters. The Roxbury Action Program, initially a program within the American Friends Service Committee, was established to address tenants' rights and the need for housing in Boston. In November 1968, in response to riots in the wake of the assassination of Dr. Martin Luther King Jr., the program was spun off as the Roxbury Community Committee, a result of demands for local control and leadership. In December 1968, the organization was incorporated as the Roxbury Action Program (RAP). The founders, George J. Morrison and Lloyd King, were focused on housing,

¹⁰⁵ Gamm, *Urban Exodus*, 40.

¹⁰⁶ <https://www.leventhalmap.org/digital-exhibitions/more-or-less-in-common/topics/remaking-urban-env/>

¹⁰⁷ Fitzpatrick, *Highland Park*, 2.

¹⁰⁸ Gail Sullivan Associates, Inc., *Preserving Highland Park, Protecting a Livable Community* (Report prepared for the Boston Landmarks Commission, 1999), 2–5.

¹⁰⁹ Roxbury Historical Society (RHS). "About Roxbury." <http://roxburyhistoricalsociety.org/about-roxbury>.

¹¹⁰ *Ibid.*

educational needs, and neighborhood revitalization in Highland Park, centered around the ideas of Black self-determination, consciousness raising, and community control. RAP stabilized and renovated buildings, provided social services,¹¹¹ and, through lobbying and rallying community support, helped to attract Roxbury Community College to a site immediately west of Highland Park.¹¹² The Roxbury Community College was designed by Stull and Lee, an architecture firm owned and run by Black architects.¹¹³

By 1969, RAP was working on rehabilitating 33 housing units at 38-44 Kenilworth Street (1895, BOS.12105), 37-41 Bartlett Street (1895, BOS.11873), 133 Thornton Street (1900, BOS.12581), 31 Marcella Street (1865, BOS.12165), and 151-153 Highland Street (1900, BOS.12042). In the early planning stages were projects to rehabilitate Norfolk House, 10-18 John Eliot Square (1853-1854, BOS.11508); the rehabilitation of 35 units in brownstones between 15-27 Highland Avenue (1873, BOS.12009), along with 15 units in two other unnamed buildings; the construction of 140 units of housing, with 100 slated for elderly housing and 40 slated for families; and a proposed drugstore in Highland Park. RAP owned 160-162 Centre Street (1905), 23 Marcella Street (1865, BOS.12161), and had their offices in the Alvah Kittredge House, 10 Linwood Street (1836, BOS.12139), which they also owned.¹¹⁴ RAP provided numerous community services, including a Black library comprising material published by Black authors and Black draft counseling, and they owned an extermination company called RAP OFF.¹¹⁵

In 1968, filmmaker Henry Hampton (1940-1998) established Blackside, Inc., a film production studio in a brownstone at 501 Shawmut Avenue in Boston's South End and in 1972, made his home at 88 Lambert Avenue (1834, BOS.12118), Roxbury. Hampton was born in St. Louis, MO, and came to Boston in 1961 after an unsuccessful attempt to study medicine at McGill University in Montreal, QC, Canada. Following his time at McGill, Hampton moved to Boston, where one of his sisters lived, and he drove cabs, played classical guitar, and spent time around Boston University. Around 1963, he got a job working as an editor at the headquarters of the Unitarian Universalist Association (UUA) at 25 Beacon Street (1926, BOS.15014, NHL, NRDIS 1966). With other members of the UUA staff, Hampton traveled to Selma, Alabama and joined the march across the Edmund Pettus Bridge, an experience which he would later say influenced making his film series, "Eyes on the Prize."¹¹⁶ Blackside, Inc. was the largest Black-owned film production company of its time, producing more than 65 Civil Rights documentaries, including Hampton's 1987, 14-hour, Peabody and Emmy award-winning series "Eyes on the Prize," covering the Civil Rights movement from 1954 through to the mid-1980s, and his 1994, two-hour series "Malcolm X: Make It Plain," about the life of Malcolm X, both of which aired on PBS.¹¹⁷ Blackside, Inc. also produced short informational films for a wide variety of clients including the U.S. State Department, the Department of Labor, the U.S. Navy, and U.S. Department of Commerce.¹¹⁸ Hampton died in 1998 after complications from cancer treatment.¹¹⁹

¹¹¹ Roxbury Action Program (RAP). *Roxbury Action Program*, 1969. Roxbury Action Program Collection (MS 765). Special Collections and University Archives, University of Massachusetts Amherst Libraries, Amherst, MA. <https://credo.library.umass.edu/cgi-bin/pdf.cgi?id=scua:mums765-b02-f24-i001>.

¹¹² Stewart E. Perry, *Building a Black Community: The Roxbury Action Program* (Cambridge, MA: The Center for Community Economic Development), 81.

¹¹³ <https://www.architects.org/news/remembering-donald-l-stull-faia>

¹¹⁴ Ibid.

¹¹⁵ Ibid.

¹¹⁶ Helen Epstein. "Meet Harry Hampton." *Boston Review*, December 1988.

<http://bostonreview.net/archives/BR13.6/epstein.html>.

¹¹⁷ Perrin, Curtis Maxwell. Seeing the Forest for the Trees: Preserving the Roxbury Legacies of Richard Bond and Henry Hampton. June 13, 2017. <https://historicboston.org/seeing-the-forest-for-the-trees-preserving-the-roxbury-legacies-of-richard-bond-and-henry-hampton/>, accessed June 2020; Washington University in St. Louis, Henry Hampton Collection, <https://library.wustl.edu/spec/filmandmedia/collections/hampton/>, accessed June 2020.

¹¹⁸ *Black Enterprise*. The Black Side of Mass Media, June 1980, 72.

In the 1960s, 70s, and 80s, Highland Park continued to suffer from a lack of equity in City services, but neighbors turned to self-help and mutual aid initiatives, such as daycare programs. A number of these initiatives grew out of the work of local churches in the community. In the 1960s, the parishes of St. James and St. John's both lost their buildings -- the St. James church building was sold to the city in 1962 as part of an urban renewal project, and the St. John's building was destroyed by fire in 1967. They were not allowed to rebuild on the same site due to the planned Inner Belt highway expansion that was later canceled. In 1968, the two congregations realized that they would be stronger together, and they combined to form the St. John St. James Church. The new church began worshipping in a new addition to Ionic Hall, 149 Roxbury Street (1803, BOS.11503), with the occasional use of St. Luke's Chapel, 149 Roxbury Street (1901, BOS.12238), designed by Ralph Adams Cram, for special services and ceremonies.¹²⁰ St. John St. James became a prominent provider of support and services for the community, with the establishment of programs such as Parents for Justice and Welfare Rights, Inc.; the St. John St. James Community Clinical Nursing School; and classes in reading and Black history.¹²¹

Many other community initiatives also led to institutions that still exist today. For example, the Paige Academy is an independent school that grew out of a theater company for teens, the Black Ghetto Theater Company, founded in 1970. In 1975, the adult leaders of the company realized that theater could also be an educational tool for younger children. Angela Paige Cook established the Paige Academy in 1975 based on the pedagogical philosophy of her great-grand aunt Lucy Paige Williams. Paige Academy programs are based on the values of Nguzo Saba, or the Seven Principles of Kwanzaa: umoja (unity), kujichagulia (self-determination), ujima (collective work and responsibility), ujamaa (cooperative economics), nia (purpose), kuumba (creativity), and imani (faith).¹²² Today, the Paige Academy continues to be guided by its commitment to the cultural diversity in the surrounding community, and it is proud of the representation of the diverse people, cultures, and languages of the African diaspora on its staff.¹²³

In 1974, further efforts for neighborhood improvements began with the establishment of the Highland Park 400 Survival Garden on Linwood Street, intended to help senior citizens have enough food. The garden was later connected with the Allan Crite Community Garden on Cedar Street; the gardens meet in the middle of the block in an urban wild.¹²⁴ Throughout the 1970s other small community and personal gardens were started in Highland Park, many of which remain extant to the present, including one in Cedar Square, one near Kittredge Park, and on Fort Avenue.¹²⁵

By 1975, as part of a much larger push to stop the extension of Interstate 95 by community activists, the Massachusetts Bay Transportation Authority (MBTA) had made the decision to move the Orange

¹¹⁹ *New York Times*, "Henry Hampton Dies at 58; Produced 'Eyes on the Prize.' November 24, 1998, B10; Jon Else, *True South: Henry Hampton and "Eyes on the Prize," the Landmark Television Series That Reframed the Civil Rights Movement* (New York: Viking, 2017).

¹²⁰ Jeff Gonyeau, "How Roxbury's Ionic Hall and St. Luke's Chapel Became the Church of St. John St. James," *Historic Boston Incorporated*, posted September 21, 2018, <https://historicboston.org/how-roxburys-ionic-hall-and-st-lukes-chapel-became-the-church-of-st-john-st-james/>.

¹²¹ "Church History," St. John St. James Church, Roxbury, accessed June 1, 2021, <http://stjohnstjamesroxbury.randombasket.com/sjsjhistory.htm>.

¹²² "Paige Academy," *Right Here in Roxbury Wiki*, accessed June 1, 2021, https://roxbury.fandom.com/wiki/Paige_Academy.

¹²³ "Paige Academy," *Boston Public Schools*, accessed June 1, 2021, <https://www.bostonpublicschools.org/Page/8468>.

¹²⁴ Kenya Thompson, "Cedar Street Gardens." *asla.org/guide/site.aspx?id=40400*.

¹²⁵ Sam Bass Warner Jr., *To Dwell is to Garden: A History of Boston's Community Gardens* (Boston, MA: Northeastern University Press, 2019).

Line from Washington Street to Columbus Avenue, which was projected to, and did, have a significant impact on the Highland Park neighborhood.¹²⁶ In 1975, the City of Boston hired the Resource Planning Association of Cambridge, MA, to evaluate the effect on historic buildings if nearby derelict buildings were to be demolished. In the report, the authors discussed the condition of notable buildings like the Alvah Kittredge House and William Lloyd Garrison House. The report noted that historic buildings in the district were generally in fair to poor condition, with the exception of First Church in Roxbury, the Spooner-Lambert House, Dudley School, William Lloyd Garrison House, and Ionic Hall. The Dillaway-Thomas House had been gutted by fire but was slated for repair and rehabilitation for use as the Afro-American History Museum, and the Alvah Kittredge House was slated for restoration if the Kittredge Square Urban Renewal Project was funded.¹²⁷

Unlike neighboring Washington Park, there were few large-scale, City-owned housing projects built in Highland Park until 1980, when the Marcus Garvey Apartments, 44 John Eliot Square (1980, BOS.12080, Figure 34) were constructed as City of Boston elderly housing. A few years later the nearby Louis Prang factory was converted to apartments in 1986. Approximately 21 single- and multiple-family dwellings have been constructed in the district, some replacing properties that were demolished, while other housing projects involved the conversion of historic single-family houses to condominiums. In 1984, the Commonwealth of Massachusetts established the Roxbury Heritage State Park at 183 Roxbury Street, and in 1992, the Dillaway-Thomas House was restored by the Commonwealth for use as the park's headquarters.¹²⁸

In 1988, the St. Monica's home closed, and the Garrison house became the headquarters for the St. Margaret's order until 2012, when the property was sold to Emmanuel College. The Garrison house is now Emmanuel College's Notre Dame campus, a living-learning community of upperclassmen committed to community service and social justice.¹²⁹

In 1989, the Highland Park neighborhood generally encompassed by the Highland Park ACD was listed in the National Register of Historic Places as the Roxbury Highlands Historic District. Since the district's listing, it has remained relatively stable, but there have been some notable demolitions (see section 2.2). Eight buildings in the district have undergone or are currently undergoing rehabilitation by Historic Boston, Inc., preserving the historic exterior of the buildings while renovating them for housing or work space. In 2013, the Cochituate Standpipe was rehabilitated by the City of Boston, and in 2018–2019 Alvah Kittredge Park was completely rehabilitated with new landscaping and furniture by the Highland Park Neighborhood Coalition with funds from the George B. Henderson foundation¹³⁰; Chris McCarthy's leadership was critical to the success of the Alvah Kittredge Park project. Most of the other late nineteenth- and early twentieth-century parks remain extant with varying degrees of preservation.

Through the end of the twentieth century, the Black population in Roxbury increased, reaching 79 percent in 1990, with 14 percent Latinx and 3 percent white. Subsequently, as more Latinx people moved into the neighborhood, it became increasingly heterogeneous. In the first two decades of the

¹²⁶ Roxbury Action Program (RAP) and Stull Associates, Inc., *Highland Park Neighborhood Preservation Study*. (Report prepared for Massachusetts Department of Community Affairs and the Boston Housing Authority. On file, Boston Public Library, Boston, MA, 1974), 45.

¹²⁷ RAP and Stull Associates, *Highland Park Neighborhood Preservation Study*.

¹²⁸ Marcia Butman, "Dillaway Thomas House/Roxbury Heritage State Park." https://roxbury.fandom.com/wiki/Dillaway_Thomas_House/Roxbury_Heritage_State_Park.

¹²⁹ Loveday, *William Lloyd Garrison House*; Emmanuel College, "Notre Dame Campus." <https://www.emmanuel.edu/discover-emmanuel/campus/notre-dame-campus.html>.

¹³⁰ George B. Henderson Foundation. "Outdoor Space: Alvah Kittredge Park." http://thehendersonfoundation.com/alvah_kittredge_park.htm, accessed June 2020.

twenty-first century, the population of Black residents has decreased to 53 percent, and the Latinx and white populations have increased to 28 percent and 12 percent, respectively.¹³¹

Today, Highland Park is a vibrant and diverse neighborhood that residents are proud to call home. Community and civic engagement are highly valued, and Highland Park residents can become involved in community life by joining a network of organizations that are actively engaged in community-building and problem-solving, such as the Highland Park Neighborhood Coalition (HPNC), John Eliot Square Neighborhood Association (JESNA), the Hawthorne Youth and Community Center (HYCC), and others. One of the primary concerns of neighborhood residents is the risk of displacement of long-time residents and small business owners due to the development pressures generated in recent years by Highland Park's high quality of life, attractive architecture and green space, and improvements to MBTA connections, as well as the overall economic growth of the city of Boston.¹³² See section 5.1 of this report for more about the history of community efforts to protect Highland Park.

3.2 Social Significance

The district is socially significant as a location in which truly diverse groups have made their homes side by side. Rather than representing a single focus of significance, the many representatives of different social groups have produced a rich fabric of many styles of dwelling mixed together with places of worship and some places of business. The passage of time has contributed to the variety that characterizes this area through the loss and removal of certain structures that are nonetheless memorialized in certain contextual vestiges that carry forward those old configurations. The neighborhood also hosts newer adaptations and constructions that both support and challenge continuities and show an organic development over time, as different groups impressed their social patterns and habits of living onto what was built by groups preceding them. The neighborhood is valuable as a palimpsest of all these different agendas, and remarkable for the manner in which such variety exists with such ease. The past activities of all of these people are clearly identified in the landscapes, buildings, and improvements they shaped: the Native Americans who occupied the area for thousands of years; the early colonial settlers; and later immigrants from across Europe and more recently from Africa, Central America, the Caribbean, and other places.

3.3 Cultural Significance

The district is culturally significant as the site of numerous efforts to challenge the prevailing status quo of lifestyles of their time. The first wave of development was spurred by wealth and urban dwellers looking for country life, and it was followed by an altogether different impulse to create mass housing. Within the former category arose houses for abolitionists and others driven by religious zeal, and in the latter are seen the first fruits of “developers” as well as early gestures toward philanthropy in institutions like the Roxbury Alms House, St. Luke’s Convalescent Home, the Norfolk Settlement House, and many others. In the twentieth century, a period of disinvestment also saw the emergence of a vital Black community with its own community-fashioned educational establishments like Paige Academy, reform efforts that created new types of affordable housing, and initiatives undertaken in the spirit of urban renewal. The area has attracted its share of idealists too: John Eliot and the early Christian missionaries, the encampments of Revolutionary soldiers, the abolitionists, the powerful agenda of groups such as the Roxbury Action Program (RAP) that fought

¹³¹ Bob Hayden. “Boston’s black population took the long way to Roxbury.” *Bay State Banner*, June 14, 2019. <https://www.baystatebanner.com/2019/06/14/bostons-black-population-took-long-path-to-roxbury/>.

¹³² University of Massachusetts, Boston – School for the Environment, *Highland Park: A Historic Neighborhood in the Heart of Roxbury* (Boston, MA: University of Massachusetts, Boston – School for the Environment, 2018).

racism and poverty, and utopian experiments in collective living with the Lyman “Family” and a gay collective living simultaneously at opposite ends of the district. Henry Hampton lived in and contributed to the cultural life of Highland Park during the time he was at the helm of Blackside, Inc., the largest Black-owned film production company of its time. These cultural expressions and experiments live on both in the buildings they occupied as well as the memories associated with them.

3.4 Architectural Significance

The Highland Park ACD is significant as a collection of architectural styles and types that demonstrate the development of Roxbury from an agricultural settlement to a fashionable nineteenth-century streetcar suburb of Boston, and finally a dense, urban neighborhood. Taken as a whole, the buildings in the district provide a nearly comprehensive cross-section of architectural styles and types found in Boston. The district is distinctive, with integrity of location and setting; it is an unusually well-preserved, clearly bounded, and interesting collection of many styles and periods mostly free from obscuring alteration. In this respect, it serves as a valuable illustration of the trajectory of both architecture history and urban development in the region.

As noted by Gail Sullivan Associates in their 1999 report on the district:

*The stylistic and historic variety present in such close proximity results in a unique experience as one walks through the district. Where setbacks are deep and large lots are still preserved the landscape is surprisingly pastoral. Within a block the view may change to an urban streetscape with rowhouses providing a strong, consistent rhythm of bow or bay fronts and repetitive entries tight to the sidewalk.*¹³³

The juxtaposition of a variety of building types, architectural styles, and landscapes gives Highland Park a unique contemporary character. Highland Park is one of the oldest developed areas of the City of Boston. Due to its trajectory as a farming settlement, a military stronghold, a suburb of luxury estates, a streetcar suburb, a working-class family neighborhood, and a neighbor to urban renewal, the Highland Park district provides a valuable record of Boston’s physical, social, cultural, and economic development.

3.4.1 Single Family Houses

The oldest building in the district, the Dillaway-Thomas House, 183 Roxbury Street (1750-1754, BOS.11337, Figure 4) is the only example of Georgian architecture in the district. The Georgian style gained favor in the eighteenth century for its symbolic representation of order and sophistication through the use of symmetry, formal public facades, and the geometric division of building mass through ornamentation. Georgian buildings typically exhibit a paneled center entrance with an elaborate entablature supported by pilasters; dentilled cornices; and double-hung, multi-pane windows arranged symmetrically.¹³⁴ In New England, gambrel roofs, as seen on the Dillaway-Thomas House, were common, comprising approximately 25 percent of all surviving examples; these roofs generally supported large central chimneys.¹³⁵

A small number of extant buildings in the district were constructed in the Federal style: the Spooner-Lambert House, 64 Bartlett Street (ca. 1780, BOS.11506), Ionic Hall, 149 Roxbury Street

¹³³ Gail Sullivan Associates, Inc., *Preserving Highland Park*, 3-1.

¹³⁴ McAlester, *Field Guide*, 201.

¹³⁵ *Ibid.*, 201-202.

(1803, BOS.11503), and First Church in Roxbury, 10 Putnam Street (1804, BOS.11502, Figure 21). The Federal style represented a progression of the previous Georgian style with more elegant, slender features derived from the work of brothers Robert and James Adam in Britain and was popular in port cities along the eastern seaboard.¹³⁶ During the Federal period, the first professional architects emerged in the Northeast, notably Charles Bulfinch (1763–1844), who primarily worked in Boston, Massachusetts; Samuel McIntire (1757–1811) in Salem, Massachusetts; and Alexander Parris (1780–1852) in Portland, Maine; the style further spread through architectural books like the Adams brothers' *Works in Architecture* of Robert and James Adam (1779), and Asher Benjamin's second book of architecture, *The American Builder's Companion* (1806).¹³⁷ The Federal house plan is similar to its Georgian predecessor, though with a wider variety of interior configurations, representing a shift from the typical center entry/center hall configuration favored by the Georgian style.¹³⁸ Federal-style buildings often had a five-bay-wide, symmetrical façade and were two or three stories high, but the style can also be seen in single-story Capes of varying widths. The majority of early Federal-style houses in New England are wood frame and have few exterior elaborations beyond a fanlight, elaborate door surround, and/or decorative cornice moldings; brick was favored in the American South, but is also found, to a limited extent, in New England, as on *Ionic Hall*.¹³⁹ Windows evolved to have narrower muntins and larger panes of glass than Georgian-style windows.¹⁴⁰

Through the mid-nineteenth century, three styles came into prominence: Greek Revival, Gothic Revival, and Italianate. These styles employed the regionally characteristic mid-nineteenth-century front-gable form with three bays, a side entrance, and applied ornament in the Greek Revival, Gothic Revival, and Italianate styles. Most are moderately sized and are one-and-one-half to two stories. Considered as a group, these houses clearly illustrate the progression of architectural styles as applied to regional house plans, including the updates made to the exteriors as fashions changed. Greek Revival became so popular it was referred to as the National Style.¹⁴¹ Both the Gothic Revival and Italianate styles have their origins in the English picturesque movement, and were popularized in publications such as Alexander Jackson Davis' 1837 *Rural Residences*, and later, Andrew Jackson Downing's 1842 *Cottage Residences* and 1850 *The Architecture of Country Houses*.¹⁴²

The Greek Revival style came into favor in the early nineteenth century and was the dominant style for residential buildings from about 1830 to 1850.¹⁴³ The style arose due to a growing awareness of classical buildings that began during the late eighteenth century but culminated in the early nineteenth century with influences from ancient Greece. America's empathy for the Greek War for Independence (1821–1830) and the War of 1812 weakened adherence to British influences, including those in architecture. The Greek Revival style spread throughout the country, like the earlier Federal style, through published illustrated builder's guides. Predominantly constructed with an end-gable form, the Greek Revival style influenced the form of free-standing houses in urban areas such as Roxbury and Boston. There are two examples of monumental temple-front houses in the district: Alvah Kittredge House, 10 Linwood Street (1836, BOS.12139, Figure 7), and the Edward Everett Hale House, 12 Morley Street (1841, BOS.11209). The Benjamin F. Copeland House, 140 Highland Street (ca. 1828, BOS.12069) is one of the earliest examples of the Greek Revival style in the District. Modest examples of the style, typically with end-gable forms and side-hall plans, can be found on Cedar, Kenilworth, Centre, Millmont, Thornton, and Ellis streets and Highland Avenue.

¹³⁶ *Ibid.*, 222, 232.

¹³⁷ *Ibid.*, 232.

¹³⁸ McAlester, *Field Guide*, 218.

¹³⁹ *Ibid.*, 218.

¹⁴⁰ *Ibid.*, 220.

¹⁴¹ *Ibid.*, 250.

¹⁴² *Ibid.*, 270.

¹⁴³ *Ibid.*, 250–251.

The Gothic Revival followed the Greek Revival, coming into popularity in the United States in about 1840, due in large part to the afore-mentioned publication of Alexander Jackson Davis' 1837 *Rural Residences*, and later, Andrew Jackson Downing's 1842 *Cottage Residences* and 1850 *The Architecture of Country Houses*.¹⁴⁴ Gothic Revival houses were frequently constructed with side- or cross-gable plans with center gables generally over the entrance, or, in more modest examples, end-gable plans. Gothic Revival-style houses are identifiable by their steeply pitched gables, ornamental bargeboard in gable peaks, and at least one window with an elaborate window surround. Only a few buildings in Highland Park exhibit the Gothic Revival style, including 54 Cedar Street (by 1852, BOS.11912), 108 Highland Street (ca. 1848, BOS.12065), and 86 Thornton Street (1855, BOS.12592), all of which are wood-frame buildings. Both 54 Cedar Street and 108 Highland Street are featured in a book by William Bailey Lang that helped to popularize the Gothic Revival style in North America. The existing house at 54 Cedar Street is one piece (the service wing) of a larger structure that was known as Bute Cottage; the plan of Bute Cottage was published in Lang's book *Views, With Ground Plans, Of The Highland Cottages At Roxbury: Near Boston*.¹⁴⁵ Also in the same book, Lang's "Glenn Cottage" was moved to 108 Highland Street from its original location at Cedar Street and Lambert Avenue by Jonathan P. Robinson in 1855. Like the portion of "Bute Cottage" surviving at 54 Cedar Street, "Glenn Cottage" underwent later alterations, but the overall massing and key central gable reflect Lang's original design.¹⁴⁶ The Gothic Revival-style house at 34 Lambert Street (ca. 1846, BOS.12126) is constructed of Roxbury puddingstone and has a cross-gable plan, a steeply-pitched roof, and shaped windows and vents in the gable peak.

The third popular mid-nineteenth century style is the Italianate style, which came into use in the United States at about the same time as the Gothic Revival. Nationally, the most popular Italianate form had a square footprint and a hip roof, but in urban areas like Roxbury, the end-gable form, patterned on the Greek Revival form, was predominant; it was also used, although sparingly, in multiple-family houses. Italianate-style houses have bracketed cornices, scrollwork door hoods, and often have projecting molded and segmentally arched window lintels. Examples of the Italianate style in the district include the William Lloyd Garrison House, 125 Highland Street (1854, BOS.12038), 146 Cedar Street (ca. 1852-1859, BOS.11918), 120 Highland Street (by 1858, BOS.12067), 16 Marcella Street (ca. 1858-1873, BOS.12182), and 8 Highland Park Avenue (ca. 1871-1873, BOS.12020).

The Second Empire style, identified by its characteristic mansard roof, often ornamented with bracketed eaves and pierced by dormers, was an imitation of the style of buildings that predominated during the French Second Empire and the reign of Napoleon III (1852-1870); the style was popularized by British architect Calvert Vaux's 1857 *Villas and Cottages*. It was facetiously called the General Grant style in the United States, where it was used for many public buildings during the administration of President Ulysses S. Grant (1869-77). The style was popular, particularly in urban settings, because the mansard roof provided extra living space in a smaller footprint.¹⁴⁷ Within the district, the style is found in single- and multi-family houses, particularly row houses. Examples of free-standing single-family houses include the modest 81 Thornton Street (ca. 1845, BOS.12575), 85 Thornton Street (by 1858, BOS.12577), 27 Marcella Street (ca. 1845, BOS.12163), and 11 and 13 Valentine Street (ca. 1870, BOS.12631, 12632), and the larger, more ornate Louis Prang House, 47 Centre Street (1856, BOS.11932, Figure 9).

¹⁴⁴ Ibid., 270.

¹⁴⁵ William Bailey Lang, *Views, With Ground Plans, Of The Highland Cottages At Roxbury: Near Boston* (Boston: Printed by L. H. Bridgham and H. E. Felch, Water Street, 1845).

¹⁴⁶ Contributed by historian Stephen Jerome in comments on the original draft of this report.

¹⁴⁷ McAlester, *Field Guide*, 318.

Queen Anne-style buildings, generally constructed between 1880 and 1910 nationally but only until about the mid-1890s in Boston, are identified by their use of steeply pitched, irregularly shaped roofs with dominant front-facing gables, patterned shingles, and asymmetrical facades and plans, frequently with partial or full-width porches that often wrap around to one or more side walls.¹⁴⁸ Some Queen Anne buildings have spindlework in the gable peaks, ranging from relatively simple king truss posts to more elaborate gable detailing such as ornately carved panels or patterned shingles.¹⁴⁹ The Queen Anne style rose in prominence after the financial panic of 1873 and subsequent depression, gaining popularity toward the late 1870s as the economy recovered.¹⁵⁰ Most of the Queen Anne-style houses in the district are one or two stories with projecting bays and porches and modest application of varied ornament, but the style was also popular for multi-family houses (discussed below). Examples of buildings constructed in this style include 28, 32, 36, and 38 Thornton Street (ca. 1888, BOS.12585-12588) and nearly the entirety of the south side of Thwing Street, which was built out ca. 1890 (Figure 10).

The Shingle Style came into use in the last quarter of the nineteenth century, typically manifested in architect-designed, wood-frame houses in coastal resort areas like Cape Cod, Newport, RI, Long Island, NY, and the coast of Maine. The style employed similar elements to the Queen Anne, such as shingled walls, wide porches, and asymmetrical footprints, but didn't gain the same popularity as Queen Anne.¹⁵¹ An intact example of the style is at 6 Ellis Street (1884-1886, BOS.11969); others, at 40 Linwood Street (by 1873, BOS.12141) and 21 Highland Street (1886, BOS.12031), are in fair condition; 21 Highland Street has been converted into a two-family residence.

3.4.2 Row Houses

In the United States, row houses became popular particularly in places with gridded street development, but also became popular in areas where streets were platted with uniform, rectangular and/or square blocks.¹⁵² Structurally, row houses had fireproof partition walls between each unit and rectangular plans. Some row houses were single-family homes, while in other cases, the row house was subdivided into apartments occupying only a portion of the space. In Boston's Back Bay neighborhood, row houses were constructed along a grid of streets laid out on purpose-made land. In contrast, the row houses constructed in the Highland Park district were built in truncated rows inserted in a more piecemeal fashion. They were nearly always infill, as large landholders sold off property to develop, often in response to taxation pressures following Roxbury's annexation to Boston. They were typically, but not exclusively, built on short, straight, east-west oriented streets, rather than winding north-south oriented streets. Most of the row houses in the Highland Park neighborhood were originally configured as single-family homes when they were first built, but were later converted to multi-family configurations as the neighborhood densified. Row houses typically had side-hall plans, lending themselves to division into apartments.¹⁵³ Row houses in the district were typically constructed in the Second Empire style, taking advantage of the extra living space afforded by the roof form, but there are also examples of row houses built in the Italianate style. Row houses built in the Second Empire style include the Marble Block, 28-44 Cedar Street (1871, BOS.11910, Figure 11) and 19-31 Fort Avenue (ca. 1858-1873, BOS.11972); they can also be found on Highland and Highland Park avenues, Kittredge Park, Centre Place, and Beech Glen and Morley streets. Italianate style row houses in the district include 49-51 Fort Avenue (ca. 1873-1884, BOS.11974).

¹⁴⁸ Warner, *Streetcar Suburbs*, 131.

¹⁴⁹ McAlester, *Field Guide*, 345-50.

¹⁵⁰ *Ibid.*, 302.

¹⁵¹ *Ibid.*, 374.

¹⁵² Christine Hunter, *Ranches, Rowhouses, and Railroad Flats* (New York: W.W. Norton & Company, 1999), 175.

¹⁵³ Hunter, *Ranches, Rowhouses, and Railroad Flats*, 176, 178-179.

3.4.3 Three-deckers

Three-decker houses are a combination of side-hall plan houses and urban masonry row houses. The earliest three-decker in Massachusetts was constructed in 1855, and the form grew in popularity through the late nineteenth century and into the early twentieth century in New England as affordable housing for immigrants and working-class residents. Wood-frame three-deckers, although closely spaced to maximize urban land use, were required by health and fire codes to be freestanding buildings, providing firebreaks and helping prevent the spread of contagious disease in close quarters.¹⁵⁴ Three-deckers are particularly associated with multi-generational family living arrangements.

Highland Park has both types of three-deckers that developed in the Boston area: the flat-roofed three-deckers characteristic of South Boston, and the pitched-roofed three-deckers that developed in Roxbury.¹⁵⁵ Three-deckers in the district are generally built in the Queen Anne, Colonial Revival, and Classical Revival styles. The Colonial Revival style did not gain momentum in America until the more dominant Queen Anne style fell out of favor in the 1910s. The Colonial Revival period, which began in the United States with the 1876 American centennial and 1893 Columbian Exposition, was a time marked by social upheaval and a yearning for the more tranquil, orderly days of the colonial era. These characteristics were manifested architecturally in buildings that reflected the earlier Georgian and Federal styles with Post-medieval, Dutch, and English Colonial influences. Decorative characteristics of earlier styles—including center entrances with fanlights and/or sidelights, Palladian windows, and details such as columns, floral swags, and balustrades on a larger scale than their colonial antecedents—were typically incorporated into the designs of Colonial Revival-style buildings.¹⁵⁶ Examples of Colonial Revival and Queen Anne style three-deckers can be found particularly on Beech Glen and Highland streets, but they are seen throughout the district.

3.4.4 Apartment Houses

The apartment building as it is understood in modern parlance (a relatively large building constructed with multiple separate residential units) is a rarity in Highland Park. Apartment buildings in the district had three main forms: mixed-use, with offices and storefronts on the first story and apartments above; flat faces, similar to what modern apartment buildings look like today; and bow-front faces, which mimicked the undulating rhythm of row houses. Mixed-use buildings such as the Second Empire-style Cox Building, 1–3 John Eliot Square (ca. 1870, BOS.11505, Figure 29) were generally constructed on main thoroughfares, near passing pedestrian traffic and near transit. This form is reminiscent of early stores in colonial America, which had a storefront on the first story and housing for the storekeeper and his family above. Examples of flat front apartment buildings include 288–300 Roxbury Street (ca. 1895–1906, BOS.12658) and 50–70 Highland Street (1899–1900, BOS.12061). Bow front apartment buildings, like those at 67–77 Highland Street (1897, BOS.12035), are more prevalent in the district, and can be found on Kenilworth, Highland, Guild, and Centre streets, and Fort Avenue. Both flat front and bow front apartment buildings constructed in the district in the late nineteenth and early twentieth centuries are generally constructed in the Classical Revival style, which was popularized by the World's Columbian Exposition in 1893. The Exposition triggered a renewed interest in classical forms, drawing on earlier styles like Greek Revival. The Classical Revival

¹⁵⁴ Kingston Wm. Heath, *The Patina of Place* (Knoxville, TN: University of Tennessee Press, 2001), 122–125.

¹⁵⁵ Arthur J. Krim, *Three-Deckers of Dorchester: An Architectural Historical Survey* (Boston, MA: Boston Redevelopment Authority, 1977), viii.

¹⁵⁶ McAlester, *Field Guide*, 414, 432

style became popular in the mid-1890s and was widely used through the mid-20th century.¹⁵⁷ The style is characterized by symmetry and the use of classical details, such as columns and pediments. Examples include 99-101 Cedar Street (1900, BOS.11900-11901), 83-85 Highland Street (1897, BOS.12036), and 69,73,75,79, and 81 Highland Street (1897, BOS.12035, 12036). Later multi-family buildings constructed in the district, notably Marcus Garvey Apartments, 44 John Eliot Square (1980, BOS.12080, Figure 34), were generally constructed with the flat face form, but are less stylistically distinctive.

3.4.5 Garages and Carriage Houses

In the Highland Park district, there are relatively few purpose-built garages due to the neighborhood's history as a streetcar suburb. The garages that were built sometimes replaced earlier stables. Most of the garages in the district are concrete block, although there are a small number of wood-frame garages as well. The most historically significant garages in the district were those found at 88 Lambert Avenue (1834, BOS.12118). This house was built by architect Richard Bond in 1834 as his residence and was later occupied by Henry Hampton, who founded a film production studio of national renown called Blackside, Inc. that made more than sixty-five civil rights documentaries. The garages were built in 1910, but their significance was largely derived from their more recent history, as Hampton used the garages for storage of his work (as well as renting them out to other artists).¹⁵⁸ In 2021, the garages were demolished.

There were a few carriage houses built in the district, but they rarely survive. One wood-frame carriage house remains extant, at 21 Juniper Street (ca.1860, BOS.12085), and a brick carriage house is at 17 Highland Park Street (1880, BOS.12026).

3.4.6 Non-Residential Buildings and Structures

One of the most distinctive buildings in the district is the wood-frame, Federal-style First Church in Roxbury (1804, BOS.12139, Figure 21), which is modeled on the First Church in Newburyport (1801) and Asher Benjamin's *The Country Builder's Assistant* (1797). Three of the other four extant churches in the district were built in the Gothic Revival style: St. Luke's Chapel to St. John, 149 Roxbury Street (1901, BOS.12238); the Norwegian Evangelical Congregational Church, later the St. James African Orthodox Church, 50 Cedar Street (1910, BOS.11911, Figure 22); and Trinity Lettish Evangelical Lutheran Church (now Timothy Baptist Church), 35 Highland Street (1932, BOS.12033, Figure 23). The fourth church, the Christ Temple Church of Personal Experience, 28-30 Kenilworth Street (1967, Figure 24), is an example of Mid-Twentieth Century Modern architecture in the district.

There are three City of Boston school buildings in the district: Dillaway School, 6-8 Kenilworth Street (1882, BOS.12102, Figure 20); Nathan Hale School, 51 Cedar Street (1908, BOS.11895), and the James P. Timilty School, 185-205 Roxbury Street (1937, BOS.12239, Figure 25). Each of the three schools was constructed in popular styles of the day, demonstrating the importance placed on the architecture of the schools by the School Department. The Dillaway School was constructed in the Renaissance Revival style, with brick walls, a mansard roof with hip roof wings, a rusticated full-height center bay clad with limestone, and limestone moldings and surrounds. The Nathan Hale School was built in the Colonial Revival style, with a cross-gable roof, brick walls with limestone belt courses, and segmental-arched entrances in projecting entry bays with gable parapet walls. The

¹⁵⁷ McAlester, *Field Guide*, 435, 446.

¹⁵⁸ Jon Else, *True South: Henry Hampton and "Eyes on the Prize," the Landmark Television Series That Reframed the Civil Rights Movement* (New York: Viking, 2017).

Timilty School was built in the Art Deco style, with brick walls, vertical window groupings, and spandrels on the frontispiece of each wing.

The Italianate-style Engine 14 Fire House, 27 Centre Street (ca. 1860, BOS.11929, Figure 26) and the Renaissance Revival-style Fellowes Athenaeum, 46 Millmont Street (1872, BOS.12208, Figure 27), designed by Nathaniel J. Bradlee, are two of only a very small number of civic buildings constructed in the district. The Renaissance Revival style is characterized by recessed entry porches; broad, boxed eaves ornamented with brackets; and hip roofs.¹⁵⁹ Buildings constructed in the style are typically built of masonry, such as the Fellowes Athenaeum, which is constructed of brick.

The Louis Prang Chromolithograph Factory, 270–286 Roxbury Street (1867, BOS.11988, 12256, Figure 30), which is the only extant industrial building in the district and is one of only a small number to have ever been constructed in Highland Park, is an Italianate-style, two-to-four-story, brick building with a corbelled cornice and corbelled drop moldings over the windows. The siting of the factory near Prang's house at 47 Centre Street is a notable example of nineteenth-century industrial planning, where the owner of a mill or factory would live adjacent to the factory itself to facilitate overseeing his business.

The Gothic Revival-style Cochituate Standpipe (1869, NRIND, BOS.9408, Figure 28) designed by Nathaniel J. Bradlee at the location of Roxbury's High Fort is a visible example of mid-nineteenth-century infrastructure, and is highly significant as one of the earliest waterworks of its type. Although it was quickly obsolete as Boston's water system improved, it remains a landmark within the district, where it is situated at the highest point. The surrounding Highland Park, landscaped by Olmsted, Olmsted and Eliot, memorializes the Roxbury High Fort and provides open space for the neighborhood.

3.5 Aesthetic Significance

Finally, there are aesthetic elements that are both features of the architecture as well as of the landscape. The Highland Park District fosters an appreciation of beauty through the harmonization of its natural features, described below, with the architectural and built features previously described. The whole area is set dramatically on a rocky hill that is steep in places, and builders have taken advantage of the topography to achieve unique views as well as surprising proximities, with old retaining walls holding structures perched on ledges far above their immediate neighbors. The same rock is found as a building material in foundations and many walls that survive from the earliest periods, which are often the only record of long-lost configurations that still hold considerable importance as the markers for present plot divisions. Mature trees and a variety of landscape forms that range from Victorian efforts at small formal parks to civic amenities of today are an additional element worthy of note, as are the many urban wilds that are home to animals not seen in other parts of the city.

3.5.1 Landscapes

The variety of landscapes in the district serve as a chronicle of evolving land use since the settlement of Roxbury in the 1630s. Landscapes within the proposed district include residential yards, churchyards, landscape-architect-designed spaces, vernacular community gardens, playgrounds, state parks, and City-designated urban wilds. These green spaces are a combination of previously vacant lots co-opted for garden use, designated parks and playgrounds, and urban wilds,

¹⁵⁹ McAlester, *Field Guide*, 497–498.

which preserve historic landscape elements. Designed spaces include the Olmsted, Olmsted, and Eliot-designed Highland Park (ca. 1826, BOS.9417) and the Olmsted Brothers' Cedar Square (1851), Linwood Park (1913), and alterations to Highland Park. Alvah Kittredge Park (ca. 1873) was rehabilitated in 2018 based on a design by Carol R. Johnson Associates, Inc. Playgrounds are located on Lambert Street and King Street, and city and state parks include Jeep Jones Park (2012) and the Roxbury Heritage State Park (1992), both along the south side of Malcolm X Boulevard and extending south to Roxbury Street. City-designated urban wilds are located on Rockledge Street and near John Eliot Square.

Community gardens throughout the district include the Highland Park 400 Survival Garden (1974), the Cedar Street Garden (1974), and the Margaret Wright Memorial Community Garden (1980). Community gardens were one way that the local residents transformed vacant lots into a resource for the community. For example, the Highland Park 400 Survival Garden was established on vacant land that had once been the site of four separate house lots. The transformation from vacant lots to community garden involved a great deal of cooperation between individuals and organizations in the neighborhood; later, public agencies also stepped in to provide some support and funding. The garden became known as “Cooper’s Place” after Ed Cooper, the community activist and former director of both the NAACP and the Urban League in Boston. Cooper initiated the establishment of the garden and kept it running for its first decade.¹⁶⁰ Later, Cooper’s neighbor Willie Brown III, who lived next door to Cooper for decades and was inspired by his work in the community, became President of the Board of Directors for the Edward L. Cooper Community Garden and Education Center.¹⁶¹

Doris Tillman was another influential civic leader who shaped the community through her involvement with multiple local boards and associations, as well as her tireless efforts to transform a problematic lot across the street from her house on Lambert Avenue. As a result of her advocacy, in 1965 the Boston Parks Department agreed to transform the vacant lot filled with trash and abandoned cars into a playground for local children.¹⁶² This playground was recently renamed the Doris F. Tillman Playground (formerly known as the Lambert Avenue Playground) in recognition of her advocacy work.

Other notable aspects of the landscape in Highland Park are the Roxbury puddingstone outcroppings, stone retaining walls, and other stone elements (such as mile markers and gate posts); the diversity of mature trees that provide greenery and shade for the district; and views out over the lower-lying land adjacent to the district. See section 8.4, “Character-Defining Features,” for more discussion of these elements.

3.6 Relationship to Criteria for Designation

As described in the preceding sub-sections of this study report, the proposed Highland Park Architectural Conservation District meets the criteria for designation as an Architectural Conservation District, as established in Section 4 of Chapter 772 of the Acts of 1975, as amended, in that:

¹⁶⁰ “Cooper’s Place,” last modified July 18, 1996, <http://web.mit.edu/wplp/plan/coopersp.htm>.

¹⁶¹ Mike De Socio, “The Community Gardener: A Portrait of Willie Brown,” accessed June 1, 2021, <http://mikedesocio.com/blog/portfolio/the-community-gardener/>.

¹⁶² Kay Bourne, “Tot Lot park is result of one woman’s dedication,” *Bay State Banner*, July 24, 1975.

- a) it was listed in the National Register of Historic Places in 1989 with nearly the same boundary as has been proposed for the district;¹⁶³
- b) it represents important aspects of the social, cultural, and military history of Roxbury and the city of Boston, the Commonwealth of Massachusetts, and the United States, including the evolution of small farms and country estates into a streetcar suburb, and later, an urban neighborhood affected by migration patterns through the city and the country and the late twentieth-century urban renewal period;
- c) it was home to important people including developer Alvah Kittredge, abolitionist William Lloyd Garrison, author Edward Everett Hale, architects Nathaniel J. Bradlee and Richard Bond, and filmmaker and producer Henry Hampton;
- d) and it represents the continuum of architectural design and construction beginning in the late eighteenth century through the late twentieth century.

¹⁶³ The boundary of the proposed Architectural Conservation District has been altered slightly in selected locations from the 1989 National Register boundary to account for changing parcel lines in the intervening 30 years, and has been shifted in a few locations at the discretion of the study committee. See section 1.0 of this report for more information.

4.0 Economic Status

As described in section 3.1 of this report, in the twentieth and twenty-first centuries Highland Park suffered from disinvestment and discriminatory practices due to systemic racism. For decades, the Highland Park community has undertaken local initiatives to counteract the effects of redlining and other harmful practices by establishing community aid and mutual support programs. (See section 3.1 for specific discussion of the Roxbury Action Program, St. John St. James Church, the Paige Academy, and the Highland Park 400 Survival Garden as examples.) More recently, investment has grown rapidly and property values in the neighborhood have increased due to the value that the Highland Park community maintained through their mutual aid and survival skills. However, one of the defining features of Highland Park in recent years has been its ability to accommodate a range of low- to middle-income residents alongside wealthier residents. Subsidized housing, such as Fort Hill Gardens and Marcus Garvey Gardens, helps prevent lower-income and elderly residents from being priced out of the neighborhood. One of the primary motivations for the Highland Park community to seek ACD status has been to preserve socioeconomic, ethnic, and racial diversity in the community by empowering local residents to have a voice in shaping the neighborhood and introducing notions of sustainability into discussions about development.

Information provided by the Boston Assessor's Office on the FY2019 property assessments for the Highland Park Architectural Conservation District neighborhood in Roxbury shows a total of 935 1-3 family properties, including residential condominiums, with an average assessment of \$481,329; 44 4+ unit apartment buildings with an average value of \$3,323,603; and 10 commercial properties with an average value of \$328,838. Assessed property values are broken down by type, below.

Residential properties:

Single family

There are 159 residential single-family properties (R1) with an average value of \$442,172. Individual assessments range from a low of \$134,800 to a high of \$1,079,600.

Two family

There are 185 residential two-family properties (R2) with an average value of \$598,341. Individual assessments range from a low of \$311,500 to a high of \$1,319,400.

Three family

There are 157 residential three-family properties (R3) with an average value of \$661,654. Individual assessments range from a low of \$181,181 to a high of \$1,565,300.

Apartments, 4-7 Units

There are 26 4-7-unit apartment buildings (R4) with an average value of \$1,027,936. Individual assessments range from a low of \$82,860 to a high of \$2,851,500.

Apartments, 7+ Units

There are 18 residential, 7-or-more unit apartment buildings (A) with an average value of \$2,362,882. Individual assessments range from a low of \$101,938 to a high of \$3,486,000.

Condominium Units

There are 434 condominium units (CD) with an average value of \$380,563. Individual assessments range from a low of \$113,500 to a high of \$793,900.

Condominium Parking

There are 22 condominium parking units (CP) with an average value of \$11,840. Individual assessments range from a low of \$6,500 to a high of \$23,100.

Residential Land

There are 174 residential land units (RL) with an average value of \$50,529. Individual assessments range from a low of \$1,600 to a high of \$1,385,300.

Non-Residential properties:

Commercial/Office

There are 6 commercial buildings (C) with an average value of \$391,550. Individual assessments range from a low of \$212,000 to a high of \$750,100.

Commercial Condominium Units

There are 4 commercial condominium units (CC) with an average value of \$266,125. Individual assessments range from a low of \$165,000 to a high of \$374,000.

Commercial Land

There are 22 commercial land areas (CL) with an average value of \$282,880. Individual assessments range from a low of \$14,300 to a high of \$514,300.

Industrial

There are 2 industrial properties (I) with an average value of \$110,724. Individual assessments range from a low of \$67,112 to a high of \$134,336.

Mixed-Use

There are 42 mixed-use properties (RC) with an average value of \$488,204. Individual assessments range from a low of \$128,952 to a high of \$1,331,000.

Exempt properties:

Exempt

There are 225 exempt properties (E) with an average value of \$2,275,771. Individual assessments range from a low of \$900 to a high of \$56,894,777.

Exempt 121A

There is 1 exempt 121A property (EA) with a value of \$18,826,000.

5.0 Planning Context

5.1 Background

The process of planning for Boston's neighborhoods has been managed by the City of Boston's (City) Boston Redevelopment Authority (BRA), renamed in 2016 as the Boston Planning & Development Agency (BPDA), since its founding in 1957. In recent decades, the Department of Neighborhood Development (DND), which is now the Mayor's Office of Housing (MOH), has played an important role in neighborhood planning, which increasingly has been realized through the adoption of zoning plans tailored to the needs and visions of the specific neighborhoods and reflecting the active participation of neighborhood residents through the creation of Neighborhood Planning and Zoning Advisory Committees.

Perhaps the earliest preservation planning study in the Highland Park area was the City Planning Department's 1968 *Highland Park, Roxbury, Report and Proposal* which included recommendations for rehabilitation of the landscape and structures and developing programs for community use of the park.¹⁶⁴ In 1971, the Boston Architectural Center completed the *Highlands Study*, a report on a pilot architectural survey project funded by a grant from the National Foundation for the Arts and Humanities.¹⁶⁵ The earliest neighborhood-wide study was completed in 1974 by a community organization and local architecture firm for two state agencies. *The Highland Park Neighborhood Preservation Study*, prepared by the Roxbury Action Program and Stull Associates, Inc. for the Massachusetts Department of Community Affairs and the Boston Housing Authority, examined the neighborhood's built assets and history including the demographic and racial context, recommending actions to mobilize funding and programs.¹⁶⁶ The community organizing group Roxbury Action Program (RAP) published the *Highland Park Neighborhood Preservation Study* in 1977 that proposed a historical pathway to highlight the community's rich history.¹⁶⁷ In 1978, a group of Highland Park neighborhood residents petitioned the Boston Landmarks Commission for Landmark District designation. However, at that time, there was insufficient neighborhood interest to pursue designation.

The Boston Landmarks Commission's files include an undated *Draft Report - Roxbury Highlands District Architectural Conservation District*, which may date from ca. 1990, but there is no record of it being carried forward. It references the recent removal of the Orange Line rapid transit elevated structure on Washington Street (ca. 1987), BRA planning in the mid-1980s, the issues around local residents' desire to have some control in land development, initiation of a zoning restudy process, and planning for the Roxbury Heritage State Park (established in 1992).¹⁶⁸

Preparation of this report was roughly contemporaneous with the listing of the Roxbury Highlands Historic District (BOS.RC, NRDIS 2/22/1989) in the National Register of Historic Places (National Register) in 1989.¹⁶⁹ (See section 1.0 for a discussion of how the boundary of the Roxbury Highlands Historic District relates to the boundary of the Highland Park ACD.) Within the Roxbury Highlands Historic District are an additional National Register district and seven individually-listed properties,

¹⁶⁴ Fitzpatrick, *Highland Park*.

¹⁶⁵ Boston Architectural Center (BAC), *Highlands Study* (Boston, MA: Boston Architectural Center, 1971).

¹⁶⁶ RAP and Stull Associates, Inc., *Highland Park Neighborhood Preservation Study*.

¹⁶⁷ Roslyn Saunders and Stewart E. Perry, *Highland Park 1630-1977* (Roxbury, MA: Roxbury Action Program, 1977).

¹⁶⁸ Boston Landmarks Commission (BLC), *Draft Report - Roxbury Highlands District Architectural Conservation District*, (undated draft on file, Boston Landmarks Commission, Boston, MA), 54

¹⁶⁹ Kennedy and Beard, *Roxbury Highlands*.

listed between 1966 and 1989. In addition, the William Lloyd Garrison House is a National Historic Landmark, and the Alvah Kittredge House is a Boston Landmark. These properties are as follows:

- John Eliot Square Historic District (BOS.QV, NRDIS 4/23/1977),
- Parting Ways Stone (BOS.9416, NRIND 4/7/1971, NRDIS 4/23/1977),
- Roxbury High Fort (BOS.9417, NRIND 4/23/1973),
- Roxbury Standpipe (BOS.9408, NRDIS 2/22/1989, NRTRA 1/18/1990, NRIND 1/18/1990),
- William Lloyd Garrison House, 125 Highland Street (BOS.12038, NRIND 10/15/1966, NHL 10/15/1966, NRDIS 2/22/1989),
- Dillaway School, 6–8 Kenilworth Street (BOS.12102, NRIND 4/9/1980, NRDIS 2/22/1989),
- Alvah Kittredge House, 10 Linwood Street (BOS.12139, NRIND 5/8/1973, NRDIS 2/22/1989, Boston Landmark 3/1/2016), and
- Edward Everett Hale House, 12 Morley Street (BOS.12209, NRIND 5/8/1973, NRDIS 2/22/1989).

In 1994, a group of local activists issued a proposal to pass legislation to establish a Roxbury Highlands Historic District Commission in order to “facilitate the empowerment of Roxbury Highlands owners with preservation restrictive authority and special responsibility to safeguard the historic integrity of buildings, sites and settings within the Roxbury Highlands District.”¹⁷⁰ The group’s mission was to “create an awareness of how preservationists and community activists can work together and use historic preservation as a tool for community revitalization.” Regular discussions and forums were held to share knowledge and explore topics such as tax credits, financing, and restorations. The group also came up with a five-year capital plan for investment in the community. Although the legislation to formally appoint the proposed Commission did not come to fruition at this time, their work undoubtedly helped to keep alive the neighborhood interest in preservation that would eventually lead to the current designation efforts. See Appendix B.

In 1998–1999, the Boston Landmarks Commission revisited the idea of establishing protection for Highland Park, as presented in *Preserving Highland Park: Protecting a Livable Community*. The report presented the history, architectural heritage, and significance of the neighborhood. A set of recommendations was derived from meetings with the Project Review Committee (PRC) of the Roxbury Neighborhood Council. The recommendations included a proposal to revisit the idea of a Highland Park Architectural Conservation District, which would establish a preservation approach and develop design criteria in partnership with the community and provide for design review for all projects in the district.¹⁷¹

Effective April 22, 1991, the City adopted the Article 50 – Roxbury Neighborhood District zoning overlay ordinance, which was developed with the extensive participation of the Roxbury Neighborhood Council including the Planning and Zoning Advisory Committee. Article 50 established zoning regulations for the comprehensive plan for the Roxbury Neighborhood District. As stated in Article 50, Section 50-1, “the goals and objectives of this Article and the Roxbury Neighborhood Plan are to provide for affordable and market rate housing for individuals and families; to promote and expand neighborhood educational and cultural facilities; to promote the viable neighborhood economy and provide for new economies and expansion of job opportunities; to preserve, enhance, and create open space; to protect the environment and improve the quality of

¹⁷⁰ Roxbury Highlands Historic District Commission, “Proposal to Pass Legislation to Establish Roxbury Highlands Historic District Commission,” October, 1994, on file at the Boston Landmarks Commission.

¹⁷¹ Gail Sullivan Associates, Inc., *Preserving Highland Park*.

life; to promote the most desirable use of land; and to promote the public safety, health, and welfare of the people of Roxbury.”¹⁷²

The BRA’s 2004 Roxbury Strategic Master Plan identified the Highland Park neighborhood as one of eight sub-neighborhoods in Roxbury which possess unique characteristics of architecture, open space, topography, and mix and density of land uses. The Plan outlined general and sub-neighborhood specific strategies and recommendations for maintaining each sub-neighborhood’s uniqueness and integrity. The housing and community-wide urban design recommendations called for maintaining the integrity of historic buildings and establishing guidelines to complement the existing neighborhood fabric. For Highland Park, the Plan specifically referenced the Boston Landmark Commission’s 1999 report, *Preserving Highland Park: Protecting a Livable Community*.¹⁷³

Ongoing city-wide and neighborhood community engagement with planning for the Highland Park neighborhood has included several studies and groups. In 2009, a collaboration of the Boston Preservation Alliance, Historic Boston Incorporated, and the National Trust for Historic Preservation, in partnership with the Highland Park community, updated the 1999 Boston Landmarks Commission’s report with the *Highland Park Historic Preservation Priority Report*. Incorporating community input from a series of workshops, the report presented general recommendations for protecting and preserving Highland Park’s unique built environment. It looked at the potential obstacles and complications in again proposing a Highland Park ACD and proposed alternative tools, actions, and strategies like using preservation restrictions and endangered property lists and taking advantage of existing affordable housing and Historic HomeWorks exterior repairs programs. The report identified priority preservation opportunities and planning strategies for key historic properties (Alvah Kittredge House and Park, Hodgdon House (51 Hawthorne Street), Cochituate Standpipe, and Highland Park) and green/open spaces.¹⁷⁴

5.2 Current Planning Issues

In the last several years, community interest and engagement in the overall City planning processes has increased with the revival of the Roxbury Neighborhood Council.¹⁷⁵ Following a decade of discussions at the Highland Park Neighborhood Coalition (HPNC) meetings and the Highland Park Project Review Committee (PRC), in 2016, the HPNC Preservation Committee formed a group to pursue a City-designated ACD for Highland Park to protect the neighborhood’s character and values in the face of private development proposals. The group established and maintains a website, blog, and Facebook page, and conducted an online survey in 2016.¹⁷⁶ In 2018, they collected over 500 signatures of neighborhood residents on a petition in support of the ACD.¹⁷⁷ The group has also worked to support the ACD by speaking with neighbors about the benefits of the proposed district.

¹⁷² Boston Redevelopment Authority (BRA). Article 50 – Roxbury Neighborhood District. effective April 22, 1991, https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART50RONEDI.

¹⁷³ Gail Sullivan Associates, Inc., *Preserving Highland Park*; Boston Redevelopment Authority (BRA), *Roxbury Strategic Master Plan, Building a 21st Century Community*. (Boston, MA: Boston Redevelopment Authority, 2004), 8, 26, 29, 80.

¹⁷⁴ NPPB, *Highland Park*.

¹⁷⁵ Pattison-Gordon. Jule. Election aims to fill Roxbury Neighborhood Council board. Interim board members expected to serve three-month term. *The Bay State Banner*. May 4, 2016.

<https://www.baystatebanner.com/2016/05/04/election-aims-to-fill-roxbury-neighborhood-council-board/>

¹⁷⁶ Highland Park ACD, “Documents.” <https://www.highlandparkacd.org/documents>, 2016; Highland Park ACD, “ACD Committee Named.” <https://www.highlandparkacd.org/post/acd-committee-named>, 2020.

¹⁷⁷ Highland Park ACD, “We are 500,” posted November 17, 2018, <https://www.highlandparkacd.org/post/we-are-500>.

In 2018, the Highland Park Neighborhood Coalition (HPNC) contacted the University of Massachusetts Boston to ask if students in the MS in Urban Planning and Community Development program would be interested in partnering with the HPNC to research Highland Park. Students in the Community Development Seminar at the University of Massachusetts Boston School for the Environment subsequently completed a report titled *Highland Park, A Historic Neighborhood in the Heart of Roxbury, A Community Profile, Current Conditions and Future Possibilities*.¹⁷⁸

In 2018, a group of neighborhood supporters reinitiated the petition request to the BLC, requesting that the Commission reprioritize designating the Highland Park area as an Architectural Conservation District under the provisions of Chapter 772 of the Acts of 1975, as amended. In 2019, the Boston Landmarks Commission initiated preparation of the Highland Park ACD Study Report, engaging a historic preservation consultant to assist in that process. In March 2020, the Boston City Council approved the Mayor's appointment of six neighborhood residents to join representatives from the Boston Landmarks Commission and other City departments on the Highland Park ACD Study Committee.¹⁷⁹ The Highland Park ACD Draft Study Report was posted online on February 11, 2022, and the final report was posted on April 29, 2022 in preparation for a Boston Landmarks Commission vote on May 10, 2022.

5.3 Future Planning Issues

The City has collaborated with Highland Park residents to define the best use for the many City-owned vacant lots which are the legacy of prior decades of disinvestment and arson that destroyed many residences. Neighborhood residents, through the Highland Park Project Review Committee (HPPRC) working with the Department of Neighborhood Development (now the Mayor's Office of Housing), have determined that certain vacant parcels still under City ownership shall remain open community spaces. Under this plan, ownership will transfer to community control/ownership/stewardship by NGOs such as the Highland Park Community Land Trust or the Hawthorne Youth and Community Center. The BPDA is also working to close out the Kittredge Square Urban Renewal Area project by transferring some vacant lots still owned by the BPDA. In 2020, the BPDA proposed to retain these vacant lots as permanent open space.¹⁸⁰

5.4 Current Zoning

Article 50 of the Boston Zoning Code establishes regulations for the Roxbury Neighborhood District. The Boston Zoning Commission updates and maintains this code. Zoning maps that cover the area of Highland Park can be obtained from the Boston Planning and Development Agency's Planning and Zoning Department or from the BPDA's website at <http://www.bostonplans.org/3d-data-maps/gis-maps/zoning-maps>. The applicable maps that cover Highland Park are 6A/6B/6C. The zoning designations found within the proposed Highland Park ACD include the following:

- 3F-4000 = Three-Family Residential (minimum lot area of 4,000 square feet)
- MFR-LS = Multi-Family Residential/Local Services
- OS = Open space
- OS-G = Community Garden Open Space

¹⁷⁸ University of Massachusetts, Boston – School for the Environment, *Highland Park: A Historic Neighborhood in the Heart of Roxbury* (Boston, MA: University of Massachusetts, Boston – School for the Environment, 2018).

¹⁷⁹ Highland Park ACD, “ACD Committee Named.”

¹⁸⁰ “Kittredge Square Open Space Parcels Public Meeting,” Codman Square Neighborhood Development Corp, meeting dated November 18, 2020, <https://www.csndc.com/past-events/kittredge-square-open-space-parcels-public-meeting/>.

- OS-P = Parkland Open Space
- OS-RC = Recreation Open Space
- OS-UW = Urban Wild Open Space
- RH = Row House
- Urban Renewal Area Overlay District
- CF = Community Facilities

6.0 Alternative Approaches

The Highland Park Study Area has been proposed for Boston Landmarks Commission (BLC) designation as an Architectural Conservation District, which would provide for the review of proposed physical changes that would affect the district's distinctive characteristics. An "architectural conservation district" is defined in Ch. 772 of the Acts of 1975, as amended, as an area designated by the commission which contains physical features or improvements or both which are of historical, social, cultural, architectural, and aesthetic significance to the city and cause such area to constitute a distinctive section of the city.

Alternative designation categories under BLC legislation are Landmark District and Protection Area. The former provides a somewhat stricter degree of protection with respect to architectural and aesthetic elements, but requires that the area proposed for designation be of significance to the Commonwealth, New England or the Nation. A Protection Area provides only limited design control on building height, bulk, setback, land coverage and demolition, and is designed to protect abutting areas which surround Landmarks, Landmark Districts or Architectural Conservation Districts, and are essential to their character.

The Roxbury Highlands Historic District (which is largely coterminous with the proposed Highland Park Architectural Conservation District; see section 1.0 of this report) was listed on the National Register of Historic Places in 1989 after a survey of historical and architectural resources was completed by the Boston Landmarks Commission with funding from the Massachusetts Historical Commission. Listing on the National Register provides limited protection in cases when Federal funds are involved in proposed physical changes, as well as tax incentives for rehabilitation of income-producing properties. This form of designation does not, however, provide any design review powers over changes undertaken by private owners at their own expense.

The Commission has the option of changing the boundaries for the designation, to include fewer properties.

The Commission also has the option of not designating.

The local level of significance of the Highland Park Study Area, in combination with the degree of protection sought by its residents, suggests that designation as an Architectural Conservation District is the appropriate category of protection.

7.0 Recommendations

The Highland Park Study Committee makes the following recommendations:

1. That Highland Park be designated by the Boston Landmarks Commission as an Architectural Conservation District under Chapter 772 of the Acts of 1975, as amended.
2. That the boundaries shown in Section 1.0 of this report be adopted without modification.
3. That the Standards and Criteria for the District, recommended by the Study Committee after the public hearing, be accepted.
4. That the Boston Landmarks Commission establish a Highland Park Architectural Conservation District Commission in accordance with Chapter 772 of the Acts of 1975, as amended, which stipulates that there be five District Commissioners and two alternates: two members and two alternates from the District and three members from the Boston Landmarks Commission. In accordance with Chapter 772, the Mayor shall appoint all members and alternates from the nominees submitted to the Mayor. Such appointments must be confirmed by the City Council. The Study Committee further recommends the following provisions for the selection of members and alternates from the District:
 - All members and alternates from the District shall have established residence within the District.
 - All members and alternates from the District shall serve staggered three-year terms as provided below:
 - a. Nominations for members and alternates from the District shall be solicited by the Boston Landmarks Commission from the resident, civic, neighborhood, block, or tenants organizations that have been established within Highland Park, including the Highland Park Neighborhood Coalition, the Highland Park Community Land Trust, the Roxbury Historical Society, the Hawthorne Youth and Community Center, the John Eliot Square Neighborhood Association, the UUU Ministry, and the Edward L. Cooper Community Garden & Education Center. In the event that such nominations are not forthcoming within sixty (60) days of written solicitation by the Boston Landmarks Commission, the Boston Landmarks Commission shall make the nominations.
 - b. For the initial appointment of members and alternates from the District, the Highland Park Study Committee shall nominate, based on nominations solicited from the organizations named above, one member and one alternate to serve a term of two years, and shall nominate one member and one alternate to serve a term of three years.
 - c. The same procedures as described above shall be followed for the replacement of a member or alternate who is unable to complete their term or who no longer meets the definition of member or alternate as described in (a) or (b).
 - d. Prior to the appointment of members and alternates to the Highland Park Architectural Conservation District Commission, or when a quorum of at

least three members cannot be reached, the Boston Landmarks Commission may assume the powers and responsibilities of the District Commission.

8.0 Standards and Criteria

8.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each District Designation which shall be applied by the Commission in evaluating proposed changes to the contributing resource. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the District Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission at a public hearing with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages to the preservation and/or enhancement of the district characteristics gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and after holding a public hearing, in accordance with the statute.

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements do not supersede the Standards and Criteria for the District or take precedence over Commission decisions.

The Boston Landmarks Commission can provide District residents and property-owners with information and guidance concerning the regulatory process, historic preservation planning and protection, archaeology, sources for historical information, and technical assistance. For more information, please see boston.gov/landmarks or email blc@boston.gov.

As required by the enabling legislation of the Boston Landmarks Commission (Chapter 772 of the Acts of 1975, as amended), the Landmarks Commission has 30 days from the time when an application comes in to review and act on an application. If the application requires review by the district commission, the application will be put on an upcoming public hearing agenda. Hearings are held once a month and complete applications must be received fifteen calendar days prior to the scheduled hearing date in order to be placed on the agenda.

8.2 Levels of Review

The Commission acts in the interest of the designated characteristics and has no desire to interfere with the normal maintenance procedures for properties within the District. In order to provide instructive guidance for property owners, managers, or developers, and for the Commission's own guidance, the activities that might be construed as causing an alteration to the physical character of the exterior are categorized below to indicate the level of review required, based on the potential impact of the nature of proposed type of work. Note: the examples for each category are illustrative examples and are not intended to act as a comprehensive list; see Section 8.2.D.

A. Activities requiring an application and full Commission review:

1. **Full demolition:** the complete removal of a built structure.

2. **Partial demolition:** substantial demolition including the removal of more than 15% of an existing building (as determined by the Highland Park District Commission), the removal of a roof or more than 15% of the roof (as determined by the Highland Park District Commission), the removal of one side of a building (as determined by the Highland Park District Commission), or the removal of porches or similar ancillary structures on the building.
3. **Major architectural alteration:** changes that cause an increase or decrease in square footage or cubic volume, including additions (of more than 300 square feet gross building area), adding another story, raising the overall height of a roof, or changing the roof pitch.
4. **Major landscape alteration:** the removal of major, mature trees (but not shrubs or other landscaping); the removal or alteration of stone outcroppings; the removal or alteration of historic walls, gateposts, and boundary markers; changes in landforms or topography.

A mature tree is defined as whichever is smaller: either 8 inches in diameter at breast height (DBH), or the DBH that defines a "Significant Tree" in the Tree Canopy section of the most up-to-date version of the City of Boston Municipal Code.

5. **New construction:** site preparation for and construction of new structures. This will include design review of all new structures and additions. Each new project will be required to demonstrate through a written description and/or a presentation the manner by which it enhances and/or (more rarely) preserves the features of the district in their social, political, historical, aesthetic, or architectural dimensions.
6. Should the Commission determine that there has been an attempt to incrementally make changes that, in their aggregate, add up to something that would have required an application to the Commission under section 8.2.A, this may trigger a consultation that is to be administered by the Commission.

B. Routine activities that are not subject to review by the Commission:

1. Activities associated with normal cleaning and routine maintenance.
2. Routine activities associated with special events or seasonal decorations which do not disturb the ground surface, are to remain in place for less than six weeks, and do not result in any permanent alteration or attached fixtures.
3. Maintenance and repairs, including in-kind replacement or repair. The District Commission can serve in an advisory capacity for maintenance and repairs involving changes in design, material, color, ground surface or outward appearance but **shall not** dictate such choices. The Boston Landmarks Commission can provide guidance on historical research and technical assistance.
4. Repair projects of a repetitive nature.
5. Temporary installations or alterations that are to remain in place for longer than six months. This includes tents, scaffolding, tarps, and vestibules. The District Commission can serve in an advisory capacity but shall not regulate such installations.
6. Repairs consequent to an emergency such as a fire or flood that require temporary tarps, board-ups, etc. The District Commission can serve in an advisory capacity to

assist in evaluating the damage and recommending measures for protection and repair.

C. Activities which may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:

1. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.

D. Activities not explicitly listed above:

In the case of any activity that contravenes the intent of this District and is not explicitly covered in these Standards and Criteria, the District Commission will have the option to establish a standing subcommittee of three or more members of the Highland Park District Commission. This subcommittee will be available outside of regular hearings to determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption. If the District Commission chooses not to have this subcommittee, the Landmarks Commission staff will determine whether an application is required. The Landmarks Commission staff will also serve in an advisory capacity for informational requests.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Planning and Development Agency, the Inspectional Services Department, Boston's Zoning Code, the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements do not supersede the Standards and Criteria for the District or take precedence over Commission decisions.

8.3 Standards and Criteria

A. Introduction

1. The following Standards and Criteria apply to **exterior** alterations which are visible from any existing or proposed street or way that is open to public travel.
2. In these Standards and Criteria, the verb **should** indicates a recommended course of action; the verb **shall** indicates those actions that are specifically required.
3. The District Commission **shall** provide detailed reasons for each decision they make. These reasons shall be provided verbally at a public hearing and **shall** become part of the written record of the hearing.
4. Applicants may file for a Certificate of Exemption based on financial hardship. The applicant will be required to produce evidence of substantial financial hardship as cited in Section 4.9 of the Regulations of the Boston Landmarks Commission as adopted on November 30, 1976, amended July 20, 1977, April 8, 1980, and May 27, 1986. Copies of the

Regulations are available at the offices of the Boston Landmarks Commission and online at the Highland Park district webpage, which can be found by visiting www.boston.gov/landmarks. The District Commission will review the evidence and make a finding as to whether substantial hardship would result from failure to issue a Certificate of Exemption.

B. Landscape Elements

Intent

1. The intent of the landscape standards is to preserve the overall natural and human-made landscape features that define the character of Highland Park, including trees, stone outcroppings, historic walls, historic gate posts, boundary markers, and green spaces.

Commission Review

2. Contributing trees **shall** be protected from adjacent construction activity.
3. Contributing trees **should** be retained. A contributing tree is defined as alive; culturally relevant, contextually significant, and/or environmentally significant; and not a threat to public safety. On a case-by-case basis, a report from an arborist may be required for any mature tree that is proposed to be removed.
4. When removal of a contributing tree is necessary, it **shall** be replaced with another tree that is a non-invasive or native species. Refer to the most up-to-date version of the City of Boston Tree Canopy Ordinance for further requirements.
5. Changes in landforms or topography **shall** preserve the historic relationships between buildings and landscape features.
6. Stone outcroppings or exposed ledges **shall** not be removed or altered.
7. Historic stone walls, gateposts, and boundary markers **shall** not be removed or altered except in limited cases where replacement is required. Historic stone walls **should** be restored whenever possible.
8. Modifications to historic walls may be allowed in certain cases where there is an overriding necessity for the property owner to create an access point. Stones removed from walls due to modifications **should** be retained within the property whenever possible; when this is not possible, historic stones **should** be offered to other property owners within the district.

C. Architectural Alterations

Intent

1. The intent of the architectural alterations standards is to protect the features and improvements that are important for their historic, social, cultural, architectural or aesthetic significance and contribute to the quality of life in the District.

Commission Review

2. Major alterations or additions **shall** not destroy the overall shape of a building as well as the various aspects of its site and environment that form the spatial relationships that characterize a property.
3. Major alterations or additions **should** seek to preserve or enhance a building's materials, craftsmanship, and decorative details and features.

D. Demolition

Intent

1. The intent of the demolition standards is to preserve the features and improvements that are important for their historic, social, cultural, architectural or aesthetic significance.

Commission Review

2. The character-defining features that define the overall historic character of the District (as identified in Section 8.4) **shall** be retained and preserved.
3. Full or partial demolition **shall** not destroy buildings or architectural elements which contribute to the historic character of the district.
4. Demolition of buildings **shall** be reviewed on an individual, case-by-case basis, considering the building's contribution to and enhancement of the District, and also considering the physical and/or architectural elements of what is proposed to replace the existing building, but not the proposed use.
5. Demolition **shall** only be considered as the first stage of construction.

E. New Construction

Intent

1. The intent of the new construction standards is to encourage construction that is sympathetic or compatible with the goals of the district to preserve and/or enhance the character-defining aspects of it. The purpose of the district is not to inhibit innovative design or lock new buildings into patterns that simply replicate historical forms.

Commission Review

2. Each new project **shall** be required to demonstrate through a written description and/or a presentation the manner by which it enhances and/or (more rarely) preserves the significant features of the district in their social, political, historical, aesthetic, or architectural dimensions.
3. New construction **shall** be compatible with the goals of the district to preserve and/or enhance the character-defining aspects of it. This is not to preclude different types of structures, but rather to establish that what new developments arise will support the environment that is being protected by these guidelines.
4. Generally, the height of new construction **shall** respect certain standards of scale in order to maintain the District's special qualities including overall building height and massing.
5. New construction **shall** provide setbacks and space between nearby buildings that preserves and/or enhances existing relationships in conformity with the district intentions. In most cases these will be approximately equal to the setbacks and space between buildings of similar scale, context, and type that are adjacent to it.
6. New construction that is proposed for vacant lots or open green space **shall** be reviewed by the commission, as the placement and disposition of empty lots constitutes a rhythm of spaces and buildings that is a character-defining feature of the district.
7. City-owned open green spaces **should** remain unbuilt if they contribute to the character of the district (as defined in section 8.4) or improve quality of life for local residents.
8. Current and future community gardens, urban wilds, and urban farms **shall** remain unbuilt. This includes but is not limited to the Allan Crite Garden, the Cedar Street Garden I and II, the Centre Place Garden, the Edward L. Cooper Community Garden

and Education Center (formerly known as the Highland Park 400 Survival Garden), the Highland Avenue Community Garden, the Margaret Wright Memorial Community Garden, the Thornton Street Community Garden and Urban Farm, the Viola Galvez Garden, the Cedar-Juniper Natural Area, the John Eliot Square Urban Wild, the Rockledge Street Urban Wild, and the Thwing Street Urban Wild.

F. Archaeology

Intent

1. The intent of the new construction standards is to preserve known and potential archaeological sites.

Commission Review

2. Staff archaeologists **shall** review proposed changes to a property (including open lots) that may impact known and potential archaeological sites. Archaeological surveys may be required to determine if significant archaeological deposits are present within the area of proposed work. Significant archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. See Section 9.0 Archaeology.

8.4 List of Character-defining and Contributing Features

The significance of the Highland Park Architectural Conservation District in the city is conveyed by the historic, social, cultural, architectural, and aesthetic features and improvements that exist in the District. Together these features define the District as distinct in the City and they should be carefully considered in order to resist and restrain influences that would be adverse to the quality of its environment, specifically in respect to the manner in which its physical and architectural features and configurations produce its distinctive character that strengthens the cultural and educational life of the city and make it a more attractive and desirable place in which to live and work.

What are character-defining features?

A district is significant for the physical features and improvements that show its identity and character in observable, concrete aspects of its historical, social, cultural, architectural, and aesthetic qualities. Character-defining features are the significant observable and experiential aspects of the district, whether a single building, pattern of development, natural landform, or landscape comprising all of them. Together, these features define a district's distinctive personality.

The character of the Highland Park Architectural Conservation District is defined broadly as the shape of its present built form as well as its landscape elements. Therefore, the character of the District includes the placement of buildings, their overall massing form, their height, distance from each other and the edges of lots, and their distance from the street. The combination of built form and open space around it is an important quality of this environment; too many structures crowding the area will reduce or eliminate the quality of life that District designation seeks to protect. The character of the District, for the purposes of these protections, is the larger framework of the relative dispositions of open space to structures, the view corridors and green areas this particular density affords, and the livable streetscapes already enjoyed.

Care shall be taken to resist and restrain environmental influences that are adverse to the quality of the Highland Park Architectural Conservation District. The intention of the Highland Park ACD is not to focus entirely on architectural details. The goal is to preserve and prevent the demolition of buildings and features that create the configuration of streetscapes, buildings, and landscape that defines the District's distinctive character in the City. Therefore, the protections established by the standards and criteria for this District are not intended to regulate decorative details or historic features of the architecture except insofar as they are the *legible traces* of the historic, social, cultural, architectural, or aesthetic character-defining aspects of the neighborhood. For instance, the history of an apartment building constructed as affordable housing should continue to be legible in the building going forward, as this is important evidence of the social and architectural patterns that make this area unique; the mixture of classes is a character-defining aspect of this neighborhood. And as such a building evolves, it should retain the simplicity of materials, the plainness of approach, and the basic arrangements of its landscape, as those are the traits that are in conformity with its social history. This is to ensure the ongoing legibility of the economic and political histories that are constructed into material realities in these built forms. The existing configurations must retain their ability to be read in their outward physical features visible from the street that these are the houses owned and loved and maintained by diverse people for themselves, often against great odds of redlining and disenfranchisement. Those features that show evidence of such practices of construction and use will be the ones most crucial to designate, including, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of the spatial organization of its site and environment. These are critically important considerations whenever preservation work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

Below is a list that identifies the physical elements that contribute to the unique character of the District. The items listed in this section should be considered important aspects of the District and changes to them should be approved by Commissioners only after careful consideration. Because of the variety in the District, this list is not exhaustive, and sections 1-5 of the report are to be considered additional detailed enumeration (again non-exhaustive) of the character-defining features. The goal is for future development to preserve and/or enhance these features, as envisioned by the definition of the purposes of Chapter 772 of the Acts of 1975, as amended.

Diversity of building massing and height

Highland Park contains a diverse array of scales and massing of housing; this provides the neighborhood with a range of housing options for individuals, couples, and families or housemates. Within Highland Park, there are detached single-family homes, two-family dwellings, row houses, triple deckers, and larger multi-family buildings (Figure 42).

The height and massing of buildings in Highland Park varies throughout the neighborhood. However, among this diversity of massing and height, most streets have a certain defining rhythm.

Single-family homes are distributed throughout Highland Park, but they are interspersed with a variety of other scales of housing. For example, portions of Fort Avenue, Highland Park Avenue, Linwood Square, and Kenilworth Street and other streets are characterized by 4- to 5-story row houses. A particularly distinctive series of marble-clad row houses is located on Cedar Street. Triple-deckers are found on the south side of Beech Glen Street as well as on Highland Street, Lambert Avenue, Lambert Street, Thornton Street, and others. The neighborhood also contains larger multi-family structures, such as the Marcus Garvey Gardens which is a 7-story affordable housing complex located at 44 John Eliot Square. This variety of housing scales and types is

important to the neighborhood's diversity because it accommodates a range of family sizes and provides units for the elderly and low-income residents.

With the exception of row houses, there is separation between many of the residential buildings in Highland Park that allows for a variety of side yard, driveway, and alley configurations. These spaces provide more access to light, air circulation, and views.



Figure 42: Highland Park is characterized by a variety of residential building types and scales, as seen here on Kenilworth Street.

Diversity of architectural styles and periods

Highland Park is notable for its diversity of architectural styles and periods that illustrate a cross-section of architectural history, yet it is even more notable for the way in which these styles have been freely adapted and altered to suit the purposes and lifestyles of various groups who have inhabited them. External features such as fire escapes and new entries for basement apartments are physical records of the way these structures have been changed from their original designs to suit later needs. These are the types of features that reflect the evolution of the neighborhood. The vernacular adaptations that have been made to a building over time are part of its history and should be preserved. For example, the Lettish Workingmen's Society, later the Masonic Lodge, shows the effort to make-do in a structure that survived a fire; it is physical evidence of the way of living that did not simply throw away a broken thing for some new construction, and therefore the two missing

upper levels are in fact a defining feature that could be retained in future work on the property, as it is the lack of those elements that is the physical manifestation of the choices historically manifest in how the structure is occupied.

Highland Park's rich architectural fabric contains a range of building types and styles that span from the time of the Revolutionary War until today. Single-family houses represent popular eighteenth through late nineteenth century architectural styles, including Georgian, Federal, Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and Shingle Style. Multiple-family houses are generally built in popular late nineteenth through early twentieth century architectural styles like Second Empire, Queen Anne, Colonial Revival, and Classical Revival. With a few exceptions (notably the Dillaway-Thomas House, the First Church in Roxbury, and Ionic Hall), non-residential buildings in the district generally date to the last quarter of the nineteenth century and the first quarter of the twentieth century and are constructed in a variety of popular styles including Italianate, Second Empire, and Gothic Revival. In addition, the Christ Temple Church of Personal Experience on Kenilworth Street is a notable example of mid-twentieth century Modern architecture from 1967 (see Figure 24). This church represents the direct outward expression of a charismatic preacher who founded the denomination and chose this style to embody his new mission atop the foundations of the old Puritan structure that was altogether different. That this modern building operates in conjunction with a surviving wing of the original church is also a characteristic feature to be retained; the blending of styles and the way they express certain habits of creating institutions from buildings that were already at hand and required adaptive conjunction with new additions is a key feature of the district to retain.

Architectural materiality and detailing

The buildings of Highland Park that were constructed between the eighteenth and mid-twentieth centuries are generally notable for the quality of their traditional building materials and the attention to detail in their construction. Many buildings retain their original materials and details. High-quality materials commonly found in the district include brick, wood, stone, and slate. Architectural details include door and window surrounds, scrollwork, bargeboards, cornice brackets, porch balusters, shingle patterns, and brick details. These details cultivate variety and visual interest within the district and create a sense of connection to the styles and craftsmanship of the past. Just as much, however, this neighborhood is characterized by the innovative ways in which structures have been freely adapted, often without architects and in informal ways. Extra stories have been added, new windows, and often sometimes experimental structures added such as greenhouses, certain outbuildings, and the like. These are all evidence of later ways of making do with existing building stock that could be turned to new purposes, often in very individual and singular ways. Conservation of this culture of making do, or even dreaming, with these structures and their challenges - as well as the opportunities they give - is essential, and to undo all those modifications would be to erase the physical signs of a long tenure of many different people here.

Setbacks

Throughout Highland Park, few buildings have a footprint that extends to the sidewalk. Single-family and multi-family buildings are generally located near street edges, but most have at least enough setback for a front garden between the building and the sidewalk or street edge. The area of setback is typically planted with grass, shrubs, flowers, or trees, increasing the amount of green vegetation in the neighborhood (Figure 43).



Figure 43: The Marble Block has setbacks which allow for green plantings in between the buildings and the sidewalk.

Trees

Highland Park is notable for its relatively high proportion of mature trees, as well as its diversity of different tree types. Many of the private residences in the neighborhood have mature trees in their yards, and there are also numerous City-managed trees along streets and in local parks. Near the Cochituate Standpipe, there is a particularly notable group of large weeping willows in the public park. The trees of Highland Park provide greenery and shade for the neighborhood and reduce the urban heat island effect.

Fruit-bearing trees in particular have played a significant role in the history of the area. Roxbury was once widely known for its apple and pear orchards, which could thrive even in the area's rocky soil. Roxbury was the birthplace of what is generally recognized as the oldest apple variety that originated in North America: the Roxbury Russet, first cultivated in the mid-17th century.¹⁸¹ Roxbury was also the location of the first Bartlett pear trees planted in North America after they were imported in 1799.¹⁸²

¹⁸¹ "Celebrating the Roxbury Russet," Historic Boston, Inc., published December 30, 2013, <https://historicboston.org/celebrating-the-roxbury-russet/>.

¹⁸² "Bartlett," USA Pears, accessed May 18, 2021, <https://usapears.org/bartlett/>.

While there are no commercial orchards in Highland Park today, a variety of tree types continue to thrive in the neighborhood (Figure 44). These trees play a vital role in providing comfort and beauty for today's residents.



Figure 44: Trees in parks (such as Cedar Square Park, above left), along streets (such as Centre Street, above right), and in yards provide greenery, shade, and beauty for the neighborhood.

Open spaces

Highland Park has a variety of open spaces that give character to the neighborhood. The neighborhood features several parks, including the Alvah Kittredge Park to the north and Highland Park (Roxbury High Fort) to the south. These parks provide green space for recreation, relaxation, and socializing. The 1990 *Boston Urban Wilds Report* describes the value of green space in the city:

*Green spaces can cool an urban neighborhood in summer, alleviate air pollution, buffer winter winds, brighten spring days with bird song, and color the autumn without any one having to set foot into them. They are part of the atmosphere of their neighborhoods as much as the styles and colors of buildings and the width of streets.*¹⁸³

Due to the low amount of paved surface parking, Highland Park has a relatively high ratio of green space to asphalt, which helps to decrease heat absorption in the neighborhood. Some vacant lots near the center of the district, particularly along Linwood, Cedar, and Highland streets, have been turned into community gardens. The Margaret Wright Memorial Community Garden on Fort Avenue is another example of a cherished community garden space (see 8.3.E.8 for a list of other community gardens in the neighborhood). Gardens like the Cedar Street Garden show how an urban green space can be a productive site for growing fruits, vegetables, and flowers while maintaining the natural features of the site. Another notable green space in Highland Park, the Thornton Street Farm, provides produce for a local cafe along with opportunities for youth and family programming (Figure 45); many local residents have raised beds there for family use. Like many such spaces in Highland Park, the open space at 184 Highland Street behind the Hawthorne Youth and Community Center (HYCC) has multiple layers of history. The site was once occupied by a German Catholic Church and also served as a school and an orphanage before the building was destroyed and became a vacant property; the Black Jesus statue (Figure 47) is a remnant left over from the German church that was later repainted.¹⁸⁴ Once the land became City-owned, it continued to serve as a community

¹⁸³ 1990 *Boston Urban Wilds Report* (Boston, MA: Boston Natural Areas Fund, 1991), 11-12.
<https://archive.org/details/1990bostonurbanw00bost>.

¹⁸⁴ Comment from Carl F. Todisco on the draft of the study report.

space through the efforts of the HYCC.¹⁸⁵ The current open green space at 184 Highland increases accessibility and affordability of healthy food for Roxbury residents in Highland Park by allowing for gardening and nutrition education for youth, children, and adults. It also provides space for exercise, recreation, and community events.¹⁸⁶

Highland Park's green spaces are highly valued by local residents as they function not only as sites to garden, socialize, or host neighborhood events, but also enhance the quality of life by providing a green, tranquil respite in the heart of the city. Recent studies have shown that communities of color are far more likely than others to suffer from inadequate tree cover that leads to excessive summer heat and other health problems. Highland Park's open spaces provide a healthy level of green space in the neighborhood, and they contribute to the improved wellbeing of the community.



Figure 45: The Thornton Street Farm provides produce for a local cafe along with youth and family programming.

Urban wilds are another type of open space in Highland Park that provide neighborhood residents with the opportunity to connect with nature. The City of Boston owns two lots designated as urban wilds on Rockledge and Thwing Streets. The largest urban wild in the district (16,741 sf), listed by the City as the "Cedar-Juniper Natural Area" across from Cedar Square, started as a community garden in 1968, and became a part of the City of Boston's Revival Garden Program. The City established deed restrictions lasting in perpetuity and transferred the deed to the Boston Natural Area Fund that now is part of the much larger Trustees of Reservations. However, other properties are currently only protected by a temporary agreement with the City. The Highland Park Community Land Trust is seeking to become owners of many of the existing small open spaces in the neighborhood with deeds in perpetuity. (Also see section 5.3.)

¹⁸⁵ Comment from study committee member Jon Ellertson.

¹⁸⁶ Information provided by Doris Morales, HYCC.

Views

Since much of the City of Boston lies at a lower elevation, unique vistas are afforded to Highland Park due to the topography and height of the neighborhood. With a maximum height of over 150 feet above sea level, Highland Park rises above the lowlands to the north and east,¹⁸⁷ and view corridors extend in all directions. As a result, there are a number of locations in Highland Park where it is possible to see commanding views of the city beyond. For example, from the Doris Tillman Playground at the corner of Dorr Street and Lambert Avenue, one can see Dorchester Heights, an important site in the American Revolutionary War (Figure 46). From the Roxbury Heritage State Park, one can look to the northeast and see the skyline of downtown Boston. These vistas provide a visual connection between Highland Park and other neighborhoods, and they also provide perspective on how Highland Park is situated within the City of Boston.



Figure 46: Views extend from Doris Tillman Playground out to Dorchester Heights (L) and Roxbury Heritage State Park out to downtown Boston (R).

Stone features

Geological features play a strong role in defining the character of Highland Park. Highland Park lies atop a drumlin, which is a small hill of rock, sand, and gravel that was formed under moving glacier ice. Highland Park contains numerous examples of stone outcroppings throughout the neighborhood, including a tall rock face that defines the northern edge of the district on Malcolm X. Boulevard. Forty feet of rock was blasted away in 1973 to make way for this road (then called New Dudley Street), leaving behind a dramatic rock wall.¹⁸⁸

Particularly unique in character is the Roxbury Conglomerate, also known as Roxbury Puddingstone, that is so named because it contains rounded pebbles embedded in a finer-grained matrix and resembles English raisin pudding. Roxbury (formerly spelled “Rocksbury” or “Rocksberry”) was in fact named after the outcroppings of puddingstone found throughout the area (Figure 47). In Highland Park, natural stone outcroppings can be found throughout the neighborhood, including at the top of the High Fort hill, where the south side of the park has a high degree of exposed puddingstone. Puddingstone was also used to build walls in Highland Park. Some of these walls represent historic land divisions; occasionally the walls are gone but stone gate posts still remain.

¹⁸⁷ “Boston topographic map, elevation, relief,” topographicmap.com, accessed May 18, 2021, <https://en-us.topographic-map.com/maps/f02f/Boston/>.

¹⁸⁸ 1990 *Boston Urban Wilds Report* (Boston, MA: Boston Natural Areas Fund, 1991), 59. <https://archive.org/details/1990bostonurbanw00bost>.

Puddingstone was also used for the foundations of some houses, including the Alvah Kittredge House.



Figure 47: The Black Jesus statue, a local landmark, stands atop an outcropping of Roxbury puddingstone.

Another significant stone in Highland Park is the Roxbury Parting Stone, located in John Eliot Square. The Parting Stone served as a wayfinding marker at the intersection of roads leading to Boston, Dedham, and Cambridge. The main face of the Parting Stone is inscribed with “THE / PARTING / STONE / 1744 / P. Dudley,”¹⁸⁹ while the southwest side reads “DEDHAM / & RHODE / ISLAND” and the northeast side says “CAMBRIDGE / WATERTOWN.”¹⁹⁰ The Parting Stone was also the departure point for stagecoaches traveling from Roxbury to Boston.¹⁹¹ Today, the stone is located at the intersection of Roxbury, Dudley and Centre streets. There is another stone marker a few hundred yards to the southwest on Centre Street. This marker, inscribed with a date of 1729 and a distance of 3 miles, measures the distance to the Boston Town House (known today as the Old State House).¹⁹² Stone mile markers like this one helped travelers navigate what was at that time sparsely populated farmland. Today, they serve as an important record of a time period from which there are few physical remains in Highland Park.

¹⁸⁹ The stone is inscribed with the name “P. Dudley” because it and other granite markers located in and near Boston were financed by Paul Dudley (1675-1751), the Attorney General of the Province of Massachusetts Bay and later justice on its Supreme Court.

¹⁹⁰ Richard W. Hale, Jr., *1767 Milestones - National Register of Historic Places Inventory - Nomination Form* (Boston, MA: Massachusetts Historical Commission, 1971), section 7.

¹⁹¹ Yawu Miller, “Stone mile markers harken back to Roxbury’s colonial past,” *Bay State Banner*, July 30, 2014, <https://www.baystatebanner.com/2014/07/30/stone-mile-markers-harken-back-to-roxburys-colonial-past/>.

¹⁹² Earl Taylor, “Eighteenth Century GPS: Milestones and Way Markers in Boston,” *Historic Boston, Inc.*, published May 6, 2019, <https://historicboston.org/eighteenth-century-gps-milestones-and-way-markers-in-boston/>; This stone was also erected by Paul Dudley.

9.0 Archaeology

The Highland Park Architectural Conservation District contains known and potentially significant archaeological sites. All projects with work that will permanently or temporarily disturb the ground surface will be reviewed by a qualified staff archaeologist in the Landmarks Commission to determine if proposed work may impact known or potentially significant archaeological sites within the district. This work may include landscape modifications, tree plantings, utility trenches, foundation excavations, paving, and other landscape modifications. Any disturbances to known or potential archaeological sites within the district shall be avoided, minimized, or mitigated. If avoidance is not possible, the project will require archaeological mitigation by a qualified archaeologist. Any disturbance to known or potential Native archaeological sites must be mitigated in consultation with a local tribal representative. A qualified archaeologist is a person who meets the Secretary of the Interior's Professional Qualifications for Archaeology.

Refer to Section 8.3 for any additional Standards and Criteria that may apply.

10.0 Severability

The provisions of these Standards and Criteria (Design Guidelines) are severable and if any of their provisions shall be held invalid in any circumstances, such invalidity shall not affect any other provisions or circumstances.

11.0 Bibliography

- Allen, Horace G. "Roxbury Clubs." *Roxbury Magazine*, 1899.
- Anonymous. *Draft Report - Roxbury Highlands District Architectural Conservation District*. On file, Boston Landmarks Commission, Boston, MA, undated.
- Bagley, Joseph, and Lauryn Poe. Report for Intensive (Locational) Archaeological Survey at First Church in Roxbury, Boston (Roxbury), Massachusetts (in progress).
- Black Enterprise*. The Black Side of Mass Media, June 1980, 72.
- Boston Architectural Center (BAC). *Highlands Study*. Boston, MA: Boston Architectural Center, 1971.
- Boston Fire Historical Society. "Engine 14 @ 27 Roxbury Street." Electronic document, <https://bostonfirehistory.org/firehouses/former-firehouses-extant/engine-14-27-centre-st-roxbury/>, accessed April 2020.
- Boston Inspectional Services Department (BISD). Building Permits for 30 Kenilworth Street. On file, Boston Inspectional Services Department, Boston, MA.
- Boston Parks and Recreation, *City of Boston Open Space and Recreation Plan, 2015–2021*. 2015. Electronic resource, https://documents.boston.gov/parks/pdfs/OSRP_2015-2021.pdf, accessed June 2020.
- Boston Redevelopment Authority (BRA). Article 50 – Roxbury Neighborhood District, effective April 22, 1991. Electronic resource, https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART50RONEDI, accessed April 2020.
- _____. Campus High School Urban Renewal Area Massachusetts R-29, February 1, 1971, <http://www.bostonplans.org/getattachment/8929ac8c-3180-4e13-971b-ac103e92dd37/>.
- _____. Roxbury Neighborhood District Map, North. Electronic resource, <http://www.bostonplans.org/getattachment/b50a8b49-be98-43ec-b8eb-1c0dfdd02fbf>, accessed April 2020.
- _____. Roxbury Neighborhood District Map, South. Electronic resource, <http://www.bostonplans.org/getattachment/c3961257-24b7-4e3b-be63-86c9a5525e9b/>, accessed April 2020.
- _____. *Roxbury Strategic Master Plan, Building a 21st Century Community*. Boston, MA, 2004.
- Bourne, Kay. "Tot Lot park is result of one woman's dedication." *Bay State Banner*, July 24, 1975.
- Brown, Frank Chouteau. "The First Residential 'Row Houses' in Boston." *Old-Time New England*. 37, No. 3 (January 1947): 60–69.
- Burns, Anne. *Image and New Development: Highland Park*. Master's Thesis, Harvard Graduate School of Design, 1988.

- Butman, Marcia. "Dillaway Thomas House/Roxbury Heritage State Park." Electronic document, https://roxbury.fandom.com/wiki/Dillaway_Thomas_House/Roxbury_Heritage_State_Park, accessed April 2020.
- Carty, Frederick M., and Arthur E. Spiess. "The Neponset Paleoindian Site in Massachusetts." *Archaeology of Eastern North America* 20 (1992).
- Davis, Samuel. "Roxbury." Global Boston. Accessed June 1, 2021, <https://globalboston.bc.edu/index.php/home/immigrant-places/roxbury/>.
- De Socio, Mike. "The Community Gardener: A Portrait of Willie Brown." Accessed June 1, 2021, <http://mikedesocio.com/blog/portfolio/the-community-gardener/>.
- Drake, Francis S. *The Town of Roxbury, Its Memorable Persons and Places*. Roxbury, MA: Francis S. Drake, 1908.
- Else, Jon. *True South: Henry Hampton and "Eyes on the Prize," the Landmark Television Series That Reframed the Civil Rights Movement*. New York: Viking, 2017.
- Emmanuel College. "Notre Dame Campus." Electronic document, <https://www.emmanuel.edu/discover-emmanuel/campus/notre-dame-campus.html>, accessed April 2020.
- Epstein, Helen. "Meet Harry Hampton." *Boston Review*, December 1988. Electronic document, <http://bostonreview.net/archives/BR13.6/epstein.html>, accessed June 2020.
- "Fires." Boston Fire Historical Society. Accessed March 23, 2021. <https://bostonfirehistory.org/fires/>.
- Fitzpatrick, Linda. *Report and Proposal – Highland Park, Roxbury*. On file, Boston Public Library – Main Branch, Boston, MA, 1968.
- Ford, Larry R. *Cities and Buildings: Skyscrapers, Skid Rows, and Suburbs*. Baltimore, MD: Johns Hopkins University Press, 1994.
- Frontiero, Wendy. *Boston Landmarks Commission Study Report – The Alvah Kittredge House*. Report prepared for the Boston Landmarks Commission, 2016.
- Gail Sullivan Associates, Inc. *Preserving Highland Park, Protecting a Livable Community*. Report prepared for the Boston Landmarks Commission, 1999.
- Gamm, Gerald. *Urban Exodus*. Cambridge, MA: Harvard University Press, 1999.
- Gaston, Mauricio, and Marie Kennedy. "Blueprint for Tomorrow." *Radical America* 20(5): 7-25.
- Gelernter, Mark. *A History of American Architecture: Buildings in their Cultural and Technological Context*. Hanover, NH: University Press of New England, 1999.
- George B. Henderson Foundation. "Outdoor Space: Alvah Kittredge Park." http://thehendersonfoundation.com/alvah_kittredge_park.htm, accessed June 2020.
- G.M. Hopkins and Company. *Atlas of the County of Suffolk, Vol. 2: Late City of Roxbury*. Philadelphia, PA: G.M. Hopkins & Company, 1873.

- Goat, Leslie G. *Housing the Horseless Carriage: America's Early Private Garages. Perspectives in Vernacular Architecture* 3: 62–72, 1989.
- Gonyeau, Jeff. "How Roxbury's Ionic Hall and St. Luke's Chapel Became the Church of St. John St. James." Historic Boston Incorporated. Accessed June 1, 2021. <https://historicboston.org/how-roxburys-ionic-hall-and-st-lukes-chapel-became-the-church-of-st-john-st-james/>.
- Goodman, Phebe S. *The Garden Squares of Boston*. Hanover, NH: University Press of New England, 2003.
- G.W. Bromley and Company. *Atlas of the City of Boston: Volume 2, Roxbury*. Philadelphia, PA: G.W. Bromley And Company, 1884.
- _____. *Atlas of the City of Boston: Roxbury*. Philadelphia, PA: G.W. Bromley and Company, 1899.
- _____. *Atlas of the City of Boston: Roxbury*. Philadelphia, PA: G.W. Bromley and Company, 1906.
- _____. *Atlas of the City of Boston: Roxbury*. Philadelphia, PA: G.W. Bromley and Company, 1915.
- _____. *Atlas of the City of Boston: Roxbury*. Philadelphia, PA: G.W. Bromley and Company, 1931.
- Hales, John Groves. *Map of the town of Roxbury*. Boston, MA: Selectmen, 1832.
- Heath, Richard. "Washington Park Urban Renewal Program – Part I." Right Here in Roxbury Wiki, http://roxbury.wikia.com/wiki/Washington_Park_Urban_Renewal_Program-Part_I_by_Richard_Heath, accessed 12/14/2016.
- Heath, Kingston Wm. *The Patina of Place*. Knoxville, TN: University of Tennessee Press, 2001.
- Herbster, Holly, and Duncan Ritchie. Technical Report: Archaeological Site Examination New Education Center, First Church in Roxbury, Roxbury, Massachusetts. Archaeological report on file at the Massachusetts Historical Commission. Pawtucket, RI: Public Archaeology Laboratory (PAL) Report No. 1478, 2003.
- Highland Park ACD. "ACD Committee Named." Electronic document, <https://www.highlandparkacd.org/post/acd-committee-named>, accessed May 2020.
- _____. "Documents." Electronic document, <https://www.highlandparkacd.org/documents>, accessed April 2020.
- _____. "R.I.P." Electronic document, <https://www.highlandparkacd.org/r-i-p>, accessed March 2021.
- Historic Boston, Inc. (HBI). "St. James African Orthodox Church, Roxbury, MA (1910)." 2019. Electronic document, https://historicboston.org/portfolio_page/st-james-african-orthodox-church-50-cedar-st/, accessed April 2020.
- _____. "Historic Preservation." Electronic document, <https://historicboston.org/our-work/>, accessed June 2020.
- Hopkins, G. M. *Combined Atlas of the County of Suffolk, Massachusetts, Vol. 2nd, Late City of Roxbury*. Philadelphia, PA: G.M. Hopkins & Co., 1873.

- Hunter, Christine. *Ranches, Rowhouses, and Railroad Flats*. New York: W.W. Norton & Company, 1999.
- Jerome, Stephen. "Richard Bond," *Biographical Dictionary of Architects in Maine*. Augusta, ME: Maine Historic Preservation Commission and Maine Citizens for Historic Preservation, 1984-present. <https://www.maine.gov/mhpc/programs/education/publications#:~:text=Biographical%20Dictionary%20of%20Architects%20in%20Maine,-A%20Biographical%20Dictionary&text=The%20biographical%20essays%20were%20prepared,Maine's%20architects%20and%20their%20buildings.>
- Johnson, Frederick. *The Boylston Street Fishweir: A Study of the Archaeology, Biology, and Geology of a Site in Boylston Street in the Back Bay District of Boston, Massachusetts*. Papers of the Robert S. Peabody Foundation for Archaeology, Vol. 2, Phillips Academy, Andover, MA, 1942.
- Jordan, Jim Jordan. "History up in smoke as Eliot Square burns." *Bay State Banner* (Boston, MA), November 18, 1982.
- Kaye, Clifford C., and Elso Barghoorn. "Late Quaternary Sea-level Changes and Crustal Rise at Boston, Massachusetts, with Notes on the Autocompaction of Peat." *Geological Society of American Bulletin* 75 (1964): 63-80.
- Kennedy, Carol, and Christine S. Beard. *National Register Nomination – Roxbury Highlands Historic District* (BOS.RC). Suffolk County, Massachusetts, NRIS 89000147, 1989.
- Kennedy, Lawry Lee. *Eliot Square, Roxbury*. On file, Boston Landmarks Commission, Boston, MA, 1973.
- Krim, Arthur J. *Three-Deckers of Dorchester: An Architectural Historical Survey*. Boston, MA: Boston Redevelopment Authority, 1977.
- Lang, William Bailey. *Views, With Ground Plans, Of The Highland Cottages At Roxbury: Near Boston*. Boston: Printed by L. H. Bridgham and H. E. Felch, Water Street, 1845.
- Lawliss, Lucy, Caroline Loughlin, and Lauren Meier, editors. *The Master List of Design Projects of the Olmsted Firm, 1857–1979*. Washington, D.C.: National Association for Olmsted Parks and the National Park Service, U.S. Department of the Interior, 2008.
- Lend A Hand Society. "History." Electronic document, <http://www.lend-a-hand-society.org/about-us/history/>, accessed May 2020.
- Loveday, Tonya M. *Boston Landmarks Commission Study Report – The William Lloyd Garrison House*. Report prepared for the Boston Landmarks Commission, 2015.
- Maggor, Noam and Sam Bass Warner. "Annexation Movement, 1868-1873." In *The Atlas of Boston History*, ed. Nancy S. Seasholes (Chicago: The University of Chicago Press, 2019), p. 78.
- McAlester, Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.
- McDonough, Judith. *National Register Nomination – John Eliot Square Historic District* (BOS.QV). Suffolk County, Massachusetts, NRIS 73000854, 1973.

- Marchione, Dr. William P. "John Eliot and Nonantum." 1998–2001a. Electronic document, <http://www.bahistory.org/HistoryJohnEliotNonantum.html>, accessed May 2020.
- _____. "Nathaniel J. Bradlee: Master Builder of Boston." 1998–2001b. Electronic document, <http://www.bahistory.org/HistoryNathanielBradlee.html>, accessed May 2020.
- Massachusetts Historical Commission (MHC). *Statewide Reconnaissance Survey Report*, Boston. Boston, MA: Massachusetts Historical Commission, 1981.
- Mifflin, Jeffrey. "Edward Everett Hale." *Harvard Magazine*, 2015. Electronic document, <https://harvardmagazine.com/2015/01/edward-everett-hale>, accessed May 2020.
- Miller, Yawu. "Boston blacks make exodus to Roxbury." *Bay State Banner* (Boston, MA), February 9, 2018.
- _____. "Controversial project raises abutters' ire." *Bay State Banner* (Boston, MA), August 17, 2016.
- _____. "Stone mile markers harken back to Roxbury's colonial past." *Bay State Banner* (Boston, MA), July 7, 2014.
- Morgan, Keith N., with Richard M. Candee, Naomi Miller, and Roger G. Reed. *Buildings of Massachusetts: Metropolitan Boston*. Charlottesville, VA: University of Virginia Press, 2009.
- Morgan, Keith N. Morgan. "Refuge Church of Christ (Fellowes Athenaeum)." SAH Archipedia, accessed March 30, 2021, <https://sah-archipedia.org/buildings/MA-01-RX15>.
- Morse, L. Foster. "Landmarks." *Roxbury Magazine*, 1899.
- Myers, Marcia. *National Register Nomination – Roxbury High Fort (BOS.9417)*. Suffolk County, Massachusetts, NRIS 73000856, 1973.
- Nationwide Environmental Title Research, LLC. <http://historicaerials.com>.
- Neighborhood Preservation Partnership of Boston (NPPB). *Highland Park Historic Preservation Priority Report*. Boston, MA: Boston Preservation Alliance and Historic Boston Incorporated, 2009.
- Newby, Paige. *Pollen and Sediment Records from 500 Boylston Street, Boston, Massachusetts*. Providence, RI: Department of Geological Sciences, Brown University, n.d.; submitted to Timelines, Inc., Groton, MA.
- New York Times*. "Henry Hampton Dies at 58; Produced 'Eyes on the Prize.'" November 24, 1998, B10.
- O'Brien, Keeghan. "Boston's Archaeology Lab Unearths Buried Narratives." *The Gavel*, February 23, 2020. <https://bcgavel.com/2020/02/23/bostons-archaeology-lab-unearths-buried-narratives/>.
- O'Connell, James C. *The Hub's Metropolis: Greater Boston's Development from Railroad Suburbs to Smart Growth*. Cambridge, MA: MIT Press, 2013.
- Pattison-Gordon. Jule. Election aims to fill Roxbury Neighborhood Council board. Interim board members expected to serve three-month term. *The Bay State Banner*. May 4, 2016. Electronic

resource, <https://www.baystatebanner.com/2016/05/04/election-aims-to-fill-roxbury-neighborhood-council-board/>

Perrin, Curtis Maxwell. "Seeing the Forest for the Trees: Preserving the Roxbury Legacies of Richard Bond and Henry Hampton." Last modified June 13, 2017. <https://historicboston.org/seeing-the-forest-for-the-trees-preserving-the-roxbury-legacies-of-richard-bond-and-henry-hampton/>.

Rawson, Michael. *Eden on the Charles: the Making of Boston*. Cambridge, MA: Harvard University Press, 2010.

Rettig, Robert. *National Register Nomination – Highland Park*. Suffolk Co., Massachusetts. NRIS 73000856, 1973.

Ritchie, Duncan. Site Clearance Memo, Archaeological Data Recovery Program, Town Dock Wharf Prehistoric Component; Central Artery North Reconstruction Project, Charlestown Massachusetts. Archaeological report on file at the Massachusetts Historical Commission. Pawtucket, RI: Public Archaeology Laboratory (PAL), 1987.

Ritchie, Duncan, and Beth P. Miller. Archaeological Investigations of the Prehistoric and Historic Period Components of the Dillaway-Thomas House Site, Roxbury Heritage State Park, Boston, Massachusetts. Archaeological report on file at the Massachusetts Historical Commission, 1994.

Rooy, Sidney H., "Eliot, John" in *Biographical Dictionary of Christian Missions*, ed. Gerald H. Anderson New York: Macmillan Reference USA, 1998, 197. Electronic document, <http://www.bu.edu/missiology/missionary-biography/e-f/eliot-john-1604-1690/>, accessed May 2020.

Rothstein, Richard. *The Color of Law*. New York: W.W. Norton Co., 2017.

Roxbury Action Program (RAP). *Roxbury Action Program*, 1969. Roxbury Action Program Collection (MS 765). Special Collections and University Archives, University of Massachusetts Amherst Libraries, Amherst, MA. <https://credo.library.umass.edu/cgi-bin/pdf.cgi?id=scua:mums765-b02-f24-i001>.

Roxbury Action Program and Stull Associates, Inc. *Highland Park Neighborhood Preservation Study*. Report prepared for Massachusetts Department of Community Affairs and the Boston Housing Authority. On file, Boston Public Library, Boston, MA, 1974.

Roxbury Highlands Historic District Commission. "Proposal to Pass Legislation to Establish Roxbury Highlands Historic District Commission." October, 1994, on file at the Boston Landmarks Commission.

Roxbury Historical Society (RHS). "About Roxbury." Electronic document, <http://roxburyhistoricalsociety.org/about-roxbury>, accessed May 2020.

Sanborn Map Company, *Insurance Maps of Boston, Massachusetts, Volume 3*. New York: Sanborn Map Company, 1919, revised 1950.

Saunders, Roslyn, and Stewart E. Perry. *Highland Park 1630–1977*. Roxbury, MA: Roxbury Action Program, 1977.

Taylor, Candacy. *Overground Railroad: The Green Book and the Roots of Black Travel in America*. New York: Abrams Press, 2020.

- Thompson, Kenya. "Cedar Street Gardens." Electronic document, asla.org/guide/site.aspx?id=40400, accessed April 2020.
- Unitarian Universalist History and Heritage Society (UUHHS). "Edward Everett Hale." Electronic document, <https://uudb.org/articles/edwardeveretthale.html>, accessed May 2020.
- United States Bureau of the Census (U.S. Census). *Twelfth Census of the United States, 1900* (T623, 1,854 rolls). National Archives and Records Administration, Washington, D.C., ancestry.com database.
- University of Massachusetts, Boston – School for the Environment. *Highland Park: A Historic Neighborhood in the Heart of Roxbury*. Boston, MA: University of Massachusetts, Boston – School for the Environment, 2018.
- Violette, Zachary J. *The Decorated Tenement: Working-Class Housing in Boston and New York, 1860–1910*. Ph.D. Dissertation, Boston University, Boston, MA, 2014.
- _____. *The Decorated Tenement*. Minneapolis, MN: University of Minnesota Press, 2019.
- von Jena, Kathleen. Boston Landmarks Commission Study Report – Saint James African Orthodox Church. Report prepared for the Boston Landmarks Commission, 2018.
- Walling, Henry W. *Map of the County of Norfolk, Massachusetts*. Boston, MA: Smith and Bumstead, 1858.
- Warner Jr., Sam Bass. *The Discarded Suburbs: Roxbury and North Dorchester, 1800–1950*. Typed manuscript, on file, Boston Public Library, 1961.
- _____. *Streetcar Suburbs: The Process of Growth in Boston 1870–1900*. New York: Athenaeum Press, 1973.
- _____. *To Dwell is to Garden: A History of Boston's Community Gardens*. Boston, MA: Northeastern University Press, 2019.
- Washington University in St. Louis, Henry Hampton Collection, <https://library.wustl.edu/spec/filmandmedia/collections/hampton/>, accessed June 2020.
- Whitehill, Walter Muir. *Boston: A Topographical History*. Cambridge, MA: The Belknap Press of Harvard University Press, 1968.
- Wilkerson, Isabel. *The Warmth of Other Suns: The Epic Story of America's Great Migration*. New York: Random House, 2010.

APPENDIX A: ORIGINAL 1978 PETITION

See next page.

BOSTON LANDMARKS COMMISSION
City Hall, Room 944, Boston, MA 02201

PETITION FORM
(please type or print)

Complete all numbered sections

For BLC USE ONLY
Petition No. <u>38</u>
Received on RECEIVED
Attest: <u>Marcia Myers</u> secretary
Schedule for preliminary hearing: <u>Oct. 10, 1978</u>

PETITION

We, ten registered voters of the City of Boston, undersigned, petition the Boston Landmarks Commission as authorized by Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts

CIRCLE ONE

1

- to designate	- to amend the designation of	- to rescind the designation of
the following: (name area to be considered using street names)		

2

Highland Park in Roxbury which is bordered by Marcella St. Wahington St., New Dudley and Roxbury Sts. and Columbus Ave. back to Marcella and Jackson Square.

3

Owner's Name & Address from Official City Records:

We recommend the designation category to be (omit if not designation petition)

CIRCLE ONE

4

- landmark	- landmark district	- architectural conservation district	- protection area
------------	---------------------	---------------------------------------	-------------------

We recommend this action for the following reasons with particular reference to architectural and historical significance:
(use back of page if necessary)

5

The purpose of this petition is not one establishing the historical worth of the area. The Boston Landmarks Commission is already familiar with and have done some documenting of historical sites in the boundaries outlined above. One such document dated March 22, 1973 was developed by Marcia Myers; present commission staff member and dealt with the nomination of **SITES** from this area for the National Register of Historical places, (see copy attached). Also, attached is a booklet prepared

by Ms. Patricia Raynor for the Roxbury Action Program entitled "Highland Park 1630-1977". It also present historical information on the area boundried by the streets listed above.

The petitioners are concerned that the intergration between the existing community and these historical sites not be taken lightly. That development of the area whether through new construction, restoration of older structure, or demolition of existing sites occur within the contex of the areas history and this histories intergration with present community life.

6 Please attach a map showing the location of the property(ies)

7 Please attach a photograph of the property(ies)

8 Ten Registered Voters of the City of Boston

* Signature	Address (Please print or type.)	zip	Ward	Precinct
1. <u>Wayne A. Carter</u>	<u>31 Highland Park Ave</u>	<u>02119</u>	<u>11</u>	<u>1</u>
2. <u>Joe C. Sturges</u>	<u>21 Highland Park Ave</u>	<u>02119</u>	<u>11</u>	<u>1</u>
3. <u>Russell L. Stanley</u>	<u>157 Cedar St Roxbury</u>	<u>02119</u>	<u>11</u>	<u>1</u>
4. <u>Patricia A. Bowden</u>	<u>64 Lambert Ave. B. 02</u>	<u>02119</u>	<u>11</u>	<u>+5</u>
5. <u>Diana J. Kelly</u>	<u>12 Columbus Sq, Boston</u>	<u>02116</u>	<u>4</u>	<u>3</u>
6. <u>Evelyn B. Wilkins</u>	<u>41 Hawthorne St. Rox</u>	<u>02119</u>	<u>11</u>	<u>2</u>
7. <u>Charles H. Turner</u>	<u>63 Beecham Street</u>	<u>02119</u>	<u>11</u>	<u>1</u>
8. <u>Thomas E. Pagnone</u>	<u>20 Greenwood St</u>	<u>02120</u>	<u>9</u>	<u>3</u>
9. <u>Leah E. Shelton</u>	<u>27 Dudley St. Rox</u>	<u>02119</u>	<u>9</u>	<u>5</u>
10. <u>E. K. Costello</u>	<u>81 Fort Ave</u>	<u>02119</u>	<u>11</u>	<u>1</u>

or

_____ Mayor

or

_____ Commissioner

*Please print or type name below signature.

9 Spokesperson for the petitioners is: _____ phone no. _____

6 Please attach a map showing the location of the property(ies)

7 Please attach a photograph of the property(ies)

8 Ten Registered Voters of the City of Boston

* Signature	Address (Please print or type.)	zip	Ward	Precinct
11. Joyce Stanley	159 Cedar St Rox	02119	11	1
12. Debbie E. Harris	88 Lambert Ave	02119	#9	15
13. Mae Rodriguez	141 Centre St. Rox.	02119	11	1
14. Leodora H. Little	13 Centre St. Rox	02119	11	1
15. Lawrence Hardy	39 Millmont St	02119	9	5
16. Lucile L. Stanley	157 Cedar Street	02119	11	DUPLICATE
16. Ilda L. Freeman	39 Parr St.	02119	9	5
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____
10. _____	_____	_____	_____	_____

or _____ Mayor

or _____ Commissioner

*Please print or type name below signature.

9 Spokesperson for the petitioners is: Wayne Canton phone no. 477-7385

APPENDIX B: ACTIVISTS FOR THE DISTRICT SINCE 1978

1978: Petition filed with the Boston Landmarks Commission

Petitioners

Wayne A. Canton
Joan C. Stanley
Lucile L. Stanley
Patricia A. Bowden
Diana J. Kelly
Erline B. Willis
Charles (Chuck) H. Turner
Reverend Thomas E. Payne
Pearl E. Shelton
Ernest R. Coston
Joyce Stanley
Leslie E. Harris
Noé Rodriguez
Teodoro Flattes
Laurlene Hardy
Ida L. Freeman

1994: Roxbury Highlands Historic District Commission

Roxbury Highlands Historic District Commission Officers:

Calvin DeLoatch, Board Chair/President
E. Theodore Johnson, Clerk/Commissioner
Reuben Fenton, Treasurer
Dorothy Barry, Secretary
Frank G. Williams, Deputy Commissioner

Roxbury Highlands Historic District Commission Board Members:

Calvin DeLoatch
Reuben Fenton
E. Theodore Johnson, II
Cornelia G. Reid-Jones
Napoleon Jones-Henderson
Sister Harriet of St. Margaret's Convent
Dr. Ronald Emmanuel Weston, D.D.S.

Founding members of the Commission:

Dorothy Barry
Gloria Coney
E.R. Coston
Calvin DeLoatch
Delores DeLoatch
Reuben Fenton

Sister Harriet of Saint Margaret's Convent
Sidney Holloway, M.Ed.
Ed Johnson
Charlette Johnson
Napoleon Jones-Henderson
Peter Kourtoulidis
John Kyper
David McIntosh
Elford Owens, Jr.
John Posey
Francis D. Powell
Cornelia G. Reid-Jones
Joyce T. Stanley
Dr. Ronald E. Weston, D.D.S.
Frank G. Williams, M. Ed.
Millicent Young

2018: Reactivation of petition by HPNC Preservation Committee

Andrea Cáceres
Ernest Coston
Jon Ellertson
Randy Foote
Juan Leon
Karen Mapp
Sam Nelson
Kate Phelps
Curtis Maxwell Perrin
Mark Schafer
Andrew Shelburne
Holly Shepherd

2020: Highland Park Architectural Conservation District Study Committee

Andrea Cáceres
Ernest Coston
Jon Ellertson
John Freeman
Susan Goganian
Kirsten Hoffman
Lucy Lomas
Diana Parcon
Curtis Maxwell Perrin
Andrew Shelburne
Lynn Smiledge

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
2	ALVAH KITTREDGE	PK			0903507000	Kittredge-Linwood Parcel		
3	ALVAH KITTREDGE	PK			0903506000	Kittredge-Linwood Parcel		
4	ALVAH KITTREDGE	PK		1865	0903505000		BOS.12010	Second Empire;
5	ALVAH KITTREDGE	PK		1873	0903513000	Benjamin Bean Row House	BOS.11867	Row House; Second Empire;
6	ALVAH KITTREDGE	PK		1873	0903556000	Benjamin Bean Row House	BOS.18705	Row House; Second Empire;
7	ALVAH KITTREDGE	PK		1873	0903555000	Benjamin Bean Row House	BOS.18706	Row House; Second Empire;
8	ALVAH KITTREDGE	PK		1873	0903554000	Benjamin Bean Row House	BOS.13605	Row House; Second Empire;
0	ANITA	TE			1100040000			
0	ANITA	TE			1100041000			
20	ANITA	TE		1865	1100038000		BOS.11870	Italianate;
21	ANITA	TE		1865	1100035000		BOS.11868	Italianate;
22	ANITA	TE		1899	1100037000		BOS.11871	Italianate;
23	ANITA	TE		1865	1100036000		BOS.11869	Italianate;
0	ARCHER	TE			0903169000*			
0	BARTLETT	ST			0903183000			
0	BARTLETT	ST			0903196000			
0	BARTLETT	ST			0903197000			
7	BARTLETT	ST			0903184000			
9	BARTLETT	ST			0903185000			
11	BARTLETT	ST			0903186000			
13	BARTLETT	ST			0903187000			
15	BARTLETT	ST			0903188000			
17	BARTLETT	ST			0903189000			
19-21	BARTLETT	ST			0903190000			
23-25	BARTLETT	ST		1865	0903191000		BOS.11872	Greek Revival;
31	BARTLETT	ST		1910	0903192000		BOS.18707	Colonial Revival;
37	BARTLETT	ST		1895	0903193000		BOS.11873	Romanesque Revival;
39	BARTLETT	ST		1895	0903194000		BOS.18708	Romanesque Revival;
41	BARTLETT	ST		1895	0903195000		BOS.18709	Romanesque Revival;
55	BARTLETT	ST			0903278000			
56	BARTLETT	ST			0903592000			
57	BARTLETT	ST			0903279000			
58-60	BARTLETT	ST		1865	0903590000		BOS.11874	Italianate;
59	BARTLETT	ST			0903280000			
64	BARTLETT	ST		1780	0903589000	Spooner - Lambert House	BOS.11506	Federal;
65	BARTLETT	ST			0903281000			
67	BARTLETT	ST		1870	0903282000	Cox Building	BOS.11505	Second Empire;
68-70	BARTLETT	ST			0903575000			
69	BARTLETT	ST		1870	0903283000	Cox Building	BOS.11505	Second Empire;
71	BARTLETT	ST		1870	0903284000	Cox Building	BOS.11505	Second Empire;
0	BEECH GLEN	ST			1100511000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
0	BEECH GLEN	ST			1100512000			
0	BEECH GLEN	ST			1100526000			
0	BEECH GLEN	ST			1100527000			
0	BEECH GLEN	ST			1100591000	Highland Park		
3-5	BEECH GLEN	ST		1999	1100500020		BOS.18711	
7-9	BEECH GLEN	ST		1999	1100500030		BOS.18712	
17-19	BEECH GLEN	ST		1999	1100501010		BOS.18713	
21	BEECH GLEN	ST		1896	1100505000		BOS.11875	Colonial Revival;
25	BEECH GLEN	ST		1870	1100506000		BOS.11876	Second Empire;
27	BEECH GLEN	ST		1870	1100507000		BOS.18714	Second Empire;
29	BEECH GLEN	ST		1870	1100508000		BOS.18715	Second Empire;
31	BEECH GLEN	ST		1870	1100509000		BOS.18716	Second Empire;
33	BEECH GLEN	ST		1880	1100510000		BOS.11877	Italianate;
43	BEECH GLEN	ST		1921	1100512000	Garage	BOS.18717	Colonial Revival;
43	BEECH GLEN	ST		1911	1100513000		BOS.11878	Colonial Revival;
45	BEECH GLEN	ST		1911	1100514000		BOS.18718	No style;
47	BEECH GLEN	ST		1911	1100515000		BOS.18719	Colonial Revival;
49	BEECH GLEN	ST		1911	1100516000		BOS.18720	No style;
51	BEECH GLEN	ST		1911	1100517000		BOS.18721	Colonial Revival;
53	BEECH GLEN	ST		1890	1100518000		BOS.11879	Queen Anne;
55	BEECH GLEN	ST		1911	1100519000		BOS.18722	Colonial Revival;
57	BEECH GLEN	ST		1884	1100520000		BOS.11880	Queen Anne;
59	BEECH GLEN	ST		1884	1100521000		BOS.11881	Queen Anne;
60	BEECH GLEN	ST		1865	1100613000		BOS.11885	Italianate;
61	BEECH GLEN	ST		1890	1100522000		BOS.11882	No style
63	BEECH GLEN	ST		1884	1100523000		BOS.11883	Queen Anne;
64	BEECH GLEN	ST		1971	1100612020		BOS.11886	Not researched;
65	BEECH GLEN	ST		1890	1100524000		BOS.11884	Queen Anne;
65	BEECH GLEN	ST		20th c	1100524000	Shed		
66	BEECH GLEN	ST		1971	1100612010		BOS.18723	Not researched;
67	BEECH GLEN	ST		2014	1100526000		BOS.18710	
14	BLANCHARD	ST		1993	0903587010		BOS.18724	No style
16	BLANCHARD	ST		1993	0903585010		BOS.18725	No style
0	BONELL	TE			0903175000*			
0	BONELL	TE			0903176000			
1	BONELL	TE			0903171000*			
3	BONELL	TE			0903172000*			
4	BONELL	TE			0903181000			
5	BONELL	TE			0903173000*			
6	BONELL	TE			0903180000			
7	BONELL	TE			0903174000*			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
8	BONELL	TE			0903179000			
10	BONELL	TE			0903178000			
12	BONELL	TE			0903177000			
0	CARNES	PL			1100039000			
0	CEDAR	PK			1100687020			
3	CEDAR	PK		2001	1100684010		BOS.18726	
6	CEDAR	PK			1100687010			
8	CEDAR	PK			1100688000			
9-11	CEDAR	PK			1100686000			
10	CEDAR	PK		1884	1100689000		BOS.11887	Queen Anne;
12	CEDAR	PK			1100690000			
14-16	CEDAR	PK			1100691000			
22-24	CEDAR	PK			1100693000			
26-28	CEDAR	PK		1886	1100694000		BOS.11889	Queen Anne;
1	CEDAR	SQ		1840	0903750000		BOS.11890	Greek Revival;
1	CEDAR	SQ		ca. 1840	0903750000	Stone Walls	BOS.90026	
0	CEDAR	ST			0903692000			
0	CEDAR	ST			0903694000			
0	CEDAR	ST		1851	0903776000	Cedar Square	BOS.90029	
0	CEDAR	ST			0903802000	Cedar-Juniper Natural Area		
0	CEDAR	ST			0903803000	Cedar-Juniper Natural Area		
0	CEDAR	ST		1974	1100109000	Cedar Street Garden	BOS.90027	
0	CEDAR	ST		1974	1100110000	Cedar Street Garden	BOS.90027	
0	CEDAR	ST		1974	1100111000	Cedar Street Garden	BOS.90027	
0	CEDAR	ST		1974	1100112000	Cedar Street Garden	BOS.90027	
0	CEDAR	ST		1974	1100113000	Cedar Street Garden	BOS.90027	
0	CEDAR	ST		1974	1100115000	Allan Crite Garden	BOS.90028	
0	CEDAR	ST		1974	1100120000	Allan Crite Garden	BOS.90028	
0	CEDAR	ST		1974	1100121000	Allan Crite Garden	BOS.90028	
0	CEDAR	ST			1100127030			
0	CEDAR	ST			1100127040			
0	CEDAR	ST			1100127050			
0	CEDAR	ST			1100181001			
0	CEDAR	ST			1100673001			
0	CEDAR	ST			1100674020			
0	CEDAR	ST			1100674030			
0	CEDAR	ST			1100680000			
0	CEDAR	ST			1100683000			
1	CEDAR	ST			0903773000			
3	CEDAR	ST		1865	0903774000		BOS.11891	Italianate;
3	CEDAR	ST		20th c	0903774000	Shed		No style;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
4	CEDAR	ST		1840	0903777000		BOS.11907	Greek Revival;
5-9	CEDAR	ST			0903775000			
7	CEDAR	ST			1100139000			
12	CEDAR	ST			0903801000	Cedar-Juniper Natural Area		
16	CEDAR	ST		1852	0903800000		BOS.11908	Greek Revival;
18	CEDAR	ST			0903799000			
20	CEDAR	ST		1865	0903798000		BOS.11909	Second Empire;
22	CEDAR	ST		1865	0903797000			Second Empire;
24	CEDAR	ST			0903796000			
26	CEDAR	ST			0903795000			
28	CEDAR	ST		1871	1100187000	The Marble Block	BOS.11910	Second Empire;
29	CEDAR	ST		1873	0903690000		BOS.11892	Italianate;
30	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18727	Second Empire;
32	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18728	Second Empire;
34	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18729	Second Empire;
35-37	CEDAR	ST		1928	0903691000		BOS.11893	No style;
36	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18730	Second Empire;
38	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18731	Second Empire;
40	CEDAR	ST		1871	1100187000	The Marble Block	BOS.18732	Second Empire;
42	CEDAR	ST		1871	1100210000	The Marble Block	BOS.18733	Second Empire;
44	CEDAR	ST		1871	1100209000	The Marble Block	BOS.18734	Second Empire;
46-46A	CEDAR	ST		1871	1100208000	The Marble Block	BOS.18735	Second Empire;
49	CEDAR	ST		1848	0903693000		BOS.11894	Second Empire;
50	CEDAR	ST		1910	1100163000	Saint James African Orthodox Church	BOS.11911	Neo Gothic Revival;
51	CEDAR	ST		1908	0903694001	Nathan Hale Elementary School	BOS.11895	Colonial Revival;
54	CEDAR	ST		1852	1100186000		BOS.11912	Gothic Revival;
56	CEDAR	ST		1965	1100185000	Fort Hill Trust Apartments	BOS.11913	Not researched;
58	CEDAR	ST		1965	1100182000	Fort Hill Trust Apartments	BOS.18736	Not researched;
73	CEDAR	ST		1865	1100140000		BOS.11896	Second Empire;
77	CEDAR	ST			1100141010			
79-81	CEDAR	ST			1100143010			
82-84	CEDAR	ST			1100180000			
85	CEDAR	ST		1865	1100144000		BOS.11897	Greek Revival;
88	CEDAR	ST		1852	1100179000		BOS.11914	Italianate;
89	CEDAR	ST		1849	1100145000		BOS.11898	Italianate;
91	CEDAR	ST		1900	1100146000		BOS.11899	No style;
93-95	CEDAR	ST			1100147000			
93-95	CEDAR	ST			1100147001			
98	CEDAR	ST		1873	1100178000		BOS.11915	Italianate;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
99	CEDAR	ST		1900	1100105000		BOS.11900	Classical Revival;
101	CEDAR	ST		1900	1100106000		BOS.11901	Classical Revival;
102	CEDAR	ST		1852	1100177000		BOS.11916	Italianate;
103	CEDAR	ST			1100107000			
105	CEDAR	ST			1100108000			
107-107A	CEDAR	ST		1974	1100114000	Allan Crite Garden	BOS.90028	
111	CEDAR	ST		1974	1100116000	Allan Crite Garden	BOS.90028	
112	CEDAR	ST			1100696000			
113	CEDAR	ST		1974	1100117000	Allan Crite Garden	BOS.90028	
114	CEDAR	ST			1100695000			
115	CEDAR	ST		1974	1100118000	Allan Crite Garden	BOS.90028	
117	CEDAR	ST		1974	1100119000	Allan Crite Garden	BOS.90028	
122-126	CEDAR	ST		2002	1100681010		BOS.18737	
125	CEDAR	ST		1974	1100123000	Allan Crite Garden	BOS.90028	
127	CEDAR	ST		1895	1100124000	The Garrison	BOS.11902	Colonial Revival;
129	CEDAR	ST		1897	1100125000	The Lloyd	BOS.11903	Colonial Revival;
131	CEDAR	ST		1897	1100126000	The Lloyd	BOS.18738	Colonial Revival;
133	CEDAR	ST		2002	1100127010		BOS.18739	
135	CEDAR	ST		2005	1100127020		BOS.18740	
140	CEDAR	ST		1894	1100679000		BOS.11917	Queen Anne;
142	CEDAR	ST		2003	1100674010		BOS.18741	
145-147	CEDAR	ST		2016	1100128000		BOS.11904	No style;
146	CEDAR	ST		1855	1100673002		BOS.11918	Italianate;
146	CEDAR	ST		20th c	1100673002	Garage		No style;
153-155	CEDAR	ST		1928	1100129000		BOS.11905	No style;
157-159	CEDAR	ST		1928	1100130000		BOS.11906	Bungalow; Not researched;
1	CENTRE	PL		1864	1100054000		BOS.11919	Second Empire;
2	CENTRE	PL		1864	1100060000		BOS.11922	Second Empire;
3	CENTRE	PL		1864	1100055000		BOS.11920	Second Empire;
4	CENTRE	PL		1864	1100059000		BOS.11923	Second Empire;
5	CENTRE	PL		1864	1100056000		BOS.11921	Second Empire;
6	CENTRE	PL		1864	1100058000		BOS.11924	Second Empire;
0	CENTRE	ST			0903465000			
0	CENTRE	ST			0903466000			
0	CENTRE	ST			0903467000			
0	CENTRE	ST			0903468000			
0	CENTRE	ST			0903469000			
0	CENTRE	ST		1729	0903470000	3-mile marker	BOS.9832	
0	CENTRE	ST			0903470000	John Eliot Square Urban Wild		
0	CENTRE	ST			1100070000			
0	CENTRE	ST			1100133000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
0	CENTRE	ST			1100771000			
0	CENTRE	ST			1100853000			
0	CENTRE	ST			1100854000			
0	CENTRE	ST			1100855000			
0	CENTRE	ST			1100856000			
1-3	CENTRE	ST		1932	0903445000		BOS.11925	Not researched;
2	CENTRE	ST		1902	0903531030		BOS.12650	Classical Revival;
4	CENTRE	ST		1902	0903531020		BOS.18742	Classical Revival;
4 1/2	CENTRE	ST		1905	0903531010		BOS.18741	Classical Revival;
6	CENTRE	ST		1900	0903529000		BOS.18743	Classical Revival;
7-9	CENTRE	ST			0903446000			
8	CENTRE	ST			0903528000			
13	CENTRE	ST		1865	0903447000		BOS.11926	Greek Revival;
14	CENTRE	ST			0903527000			
15	CENTRE	ST			0903448000			
16-18	CENTRE	ST		1873-1884	0903526000	Louis Prang Apartment House	BOS.18744	Chateausque
17	CENTRE	ST			0903448010			
19	CENTRE	ST		1880	0903449000		BOS.11927	Italianate;
20	CENTRE	ST			0903525000			
21-23	CENTRE	ST		1870	0903450000		BOS.11928	Second Empire;
22	CENTRE	ST		1930	0903524000	Phillip's Auto	BOS.18745	
26	CENTRE	ST		2019	0903523000		BOS.18746	
27	CENTRE	ST		1860	0903451000	Boston Engine #14 Fire House	BOS.11929	Italianate;
29	CENTRE	ST		1860	0903452000		BOS.11930	Italianate;
45	CENTRE	ST		1993	0903453000	Center Manor Nursing Home	BOS.11931	No Style
47	CENTRE	ST		1856	1100048000	Louis Prang House	BOS.11932	Second Empire;
48	CENTRE	ST		1835	0903464000		BOS.18747	Greek Revival;
57	CENTRE	ST			1100051000			
59	CENTRE	ST		1862	1100052000		BOS.11933	Italianate;
61	CENTRE	ST		1862	1100053000		BOS.18748	Italianate;
63	CENTRE	ST			1100061000			
64	CENTRE	ST		ca. 1845	0903463000		BOS.18749	Greek Revival;
65	CENTRE	ST			1100062000			
66	CENTRE	ST		late 20th c	0903462000	Centre Place Garden	BOS.90030	
67	CENTRE	ST		1862	1100063000		BOS.11934	Second Empire;
69	CENTRE	ST		1848	1100064000		BOS.11935	Italianate;
71-73	CENTRE	ST		1870	1100065000		BOS.11936	Italianate;
75	CENTRE	ST		1880	1100066000		BOS.11937	Italianate;
77	CENTRE	ST		1880	1100067000		BOS.11938	Second Empire;
79	CENTRE	ST			1100068000			
85	CENTRE	ST		1930	1100069000		BOS.11939	No style;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
93	CENTRE	ST		1880	1100071000		BOS.11940	Second Empire;
94-96	CENTRE	ST		20th c	1100132000	Garage		No style;
94-96	CENTRE	ST		1925	1100132000		BOS.18750	Colonial Revival
95-97	CENTRE	ST		ca. 2001	1100072000	Attached garage		No style;
95-97	CENTRE	ST		2001	1100072000		BOS.18751	
98-100	CENTRE	ST		1925	1100131000		BOS.18752	Colonial Revival
107-109	CENTRE	ST		ca.1940	1100722000	Garage		
107-109	CENTRE	ST			1100722000		BOS.11941	
111	CENTRE	ST		1849	1100723000		BOS.11942	Greek Revival;
117	CENTRE	ST		1850	1100724000		BOS.18753	Greek Revival;
121	CENTRE	ST		1850	1100725000		BOS.12652	Greek Revival;
123	CENTRE	ST		1850	1100726000		BOS.12653	Greek Revival;
125	CENTRE	ST		1871	1100727000		BOS.18754	Second Empire;
127	CENTRE	ST			1100728000			
129	CENTRE	ST			1100729000			
131	CENTRE	ST			1100730000			
133	CENTRE	ST			1100731000			
137	CENTRE	ST		1900	1100736000		BOS.18755	Queen Anne;
139	CENTRE	ST		1910	1100737000		BOS.18756	Colonial Revival
141	CENTRE	ST		1907	1100738000		BOS.18757	Colonial Revival
142	CENTRE	ST		1890	1100805000		BOS.12199	No style;
147-151	CENTRE	ST		1884	1100769000		BOS.12654	Queen Anne;
153-153A	CENTRE	ST			1100769020			
155	CENTRE	ST		1900	1100770000		BOS.18758	Queen Anne;
158	CENTRE	ST		1875	1100858000		BOS.18759	Greek Revival
160	CENTRE	ST		1905	1100857010		BOS.18760	No style
162	CENTRE	ST		1905	1100857000		BOS.18761	No style
167	CENTRE	ST		1825	1100800000	David Dudley House	BOS.11143	Federal;
4-6	CENTRE STREET	TE		1910	1100586000		BOS.18762	Colonial Revival
72-80	CENTRE STREET	TE			1100589000			
72-80	CENTRE STREET	TE			1100590000			
0	CHICKAMAUGA	PK			1100608000			
0	CHICKAMAUGA	PK			1100608001			
0	CHICKAMAUGA	PK			1100608002			
0	CHICKAMAUGA	PK			1100609000			
0	CHICKAMAUGA	PK			1100610000			
0	DORR	ST			1100154010			
1	DORR	ST			1100149012			
3	DORR	ST			1100149014			
5	DORR	ST			1100149016			
6	DORR	ST		1899	0903662000		BOS.11943	Romanesque Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
7	DORR	ST			1100149018			
8	DORR	ST		1899	0903661000		BOS.18763	Romanesque Revival;
9	DORR	ST			1100149020			
10	DORR	ST		1899	0903660000		BOS.18764	Romanesque Revival;
11	DORR	ST			1100149022			
12	DORR	ST		1899	0903659000		BOS.18765	Romanesque Revival;
13	DORR	ST			1100150000			
14	DORR	ST		1894	0903658000		BOS.11944	No style;
15	DORR	ST		1865	1100151000		BOS.12655	Queen Anne;
17	DORR	ST		1885	1100152000		BOS.18766	Renaissance Revival; Second Empire;
18	DORR	ST		2009	0903657010		BOS.18767	
20	DORR	ST		2009	0903656010		BOS.18768	
21	DORR	ST		1838	1100153000	Nathaniel Dorr House	BOS.12656	Federal; Greek Revival;
22	DORR	ST		2009	0903654010		BOS.18769	
25	DORR	ST		2009	1100155010		BOS.18770	
26-30	DORR	ST		2009	0903653010		BOS.18771	
27	DORR	ST			1100156000			
29	DORR	ST		1970	1100157010		BOS.18772	
31	DORR	ST		1970	1100157020		BOS.18773	
37-39	DORR	ST			1100158000			
41	DORR	ST		1894	1100134000		BOS.12657	Colonial Revival;
3	DUDLEY	PL			0903252000			
4	DUDLEY	PL			0903251000			
0	DUDLEY	ST			0903235000			
0	DUDLEY	ST			0903244000			
0	DUDLEY	ST			0903245000			
3	DUDLEY	ST		1870	0903286000	Cox Building	BOS.11505	Second Empire;
5	DUDLEY	ST		1870	0903287000	Cox Building	BOS.11505	Second Empire;
7	DUDLEY	ST		1870	0903288000	Cox Building	BOS.11946	Second Empire;
9	DUDLEY	ST		1905	0903289000		BOS.11947	Colonial Revival;
11	DUDLEY	ST		1905	0903290000		BOS.11947	Colonial Revival;
13-15	DUDLEY	ST		1898	0903291000		BOS.11948	Queen Anne;
17-21	DUDLEY	ST		1868	0903292000		BOS.11949	Renaissance Revival; Second Empire;
27	DUDLEY	ST		1852	0903293000		BOS.11950	Federal;
30	DUDLEY	ST		2005	0903256040		BOS.18774	
32	DUDLEY	ST		2005	0903256030		BOS.18775	
34	DUDLEY	ST		2005	0903256020		BOS.18776	
36	DUDLEY	ST		2005	0903256010		BOS.18777	
38	DUDLEY	ST		1852	0903255000		BOS.11957	Federal; Greek Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
39-45	DUDLEY	ST			0903229000			
40	DUDLEY	ST		1852	0903254000		BOS.18778	Federal; Greek Revival;
46	DUDLEY	ST		1849	0903253000		BOS.11958	Greek Revival;
48	DUDLEY	ST		2010	0903250000		BOS.18779	
50	DUDLEY	ST		1849	0903249000		BOS.11959	Second Empire;
51	DUDLEY	ST		1895	0903228000	Lettish Workingmen's Association	BOS.11951	Classical Revival;
53	DUDLEY	ST		1887	0903230000		BOS.11952	Classical Revival;
54	DUDLEY	ST		1865	0903248000		BOS.11960	No style; Italianate
55	DUDLEY	ST		1887	0903231000		BOS.18780	Classical Revival;
56-58	DUDLEY	ST		1865	0903247000		BOS.11961	Greek Revival;
57	DUDLEY	ST		1887	0903232000		BOS.18781	Classical Revival;
59	DUDLEY	ST		1890	0903233000		BOS.18782	Classical Revival;
60	DUDLEY	ST		1865	0903246000		BOS.11962	Greek Revival;
61	DUDLEY	ST		2013	0903234000		BOS.18783	
67	DUDLEY	ST		1852	0903236000		BOS.11954	Greek Revival; Queen Anne;
69-71	DUDLEY	ST		1898	0903237000		BOS.11955	Renaissance Revival;
80	DUDLEY	ST		1914	0903243000	Roxbury Boys Club of Boston	BOS.11963	Colonial Revival;
81	DUDLEY	ST			0903215010			
1	ELIOT	TE		1852	0903531000		BOS.11964	Italianate;
2-3	ELIOT	TE		1865	0903530000		BOS.11965	Italianate;
2	ELLIS	ST		1901	1100456000		BOS.11967	Colonial Revival
4	ELLIS	ST		1901	1100455000		BOS.11968	Colonial Revival
6	ELLIS	ST		1884	1100454000		BOS.11969	Shingle Style;
9	ELLIS	ST		1845	1100196000		BOS.11966	Greek Revival;
11	ELLIS	ST		2001	1100197010		BOS.18784	
13	ELLIS	ST		2001	1100197020		BOS.18785	
7	ELMWOOD	ST			0903433000			
0	FORT	AV			1100500040			
0	FORT	AV		ca. 1826	1100592000	Highland Park	BOS.9417	
0	FORT	AV		1877	1100592000	Roxbury High Fort Monument	BOS.90031	
0	FORT	AV		1870	1100592000	Cochituate Standpipe	BOS.9408	Gothic Revival;
0	FORT	AV			1100599000			
0	FORT	AV			1100600000			
0	FORT	AV			1100630000*			
0	FORT	AV			1100673000			
4	FORT	AV		1900	1100604000		BOS.11978	Colonial Revival; Italianate;
6	FORT	AV		1900	1100603000		BOS.18786	Colonial Revival; Italianate;
8	FORT	AV		1901	1100602000		BOS.11979	Italianate;
10	FORT	AV		1901	1100601000		BOS.18787	Italianate;
17	FORT	AV		1875	1100715000		BOS.11971	Italianate;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
17	FORT	AV		ca. 1925	1100715000	Garage	BOS.18788	
19	FORT	AV		1865	1100716000		BOS.11972	Second Empire;
21	FORT	AV		1865	1100717000		BOS.18789	Second Empire;
23	FORT	AV		1865	1100718000		BOS.18790	Second Empire;
25	FORT	AV		1865	1100719000		BOS.18791	Second Empire;
27	FORT	AV		1865	1100720000		BOS.18792	Second Empire;
29	FORT	AV		1865	1100721000		BOS.18793	Second Empire;
31	FORT	AV		1865	1100654000		BOS.18794	Second Empire;
35	FORT	AV		1979	1100614000		BOS.11973	Not researched;
37	FORT	AV		1979	1100615000		BOS.18795	Not researched;
39	FORT	AV		1979	1100616000		BOS.18796	Not researched;
41	FORT	AV		1979	1100617000		BOS.18797	Not researched;
43	FORT	AV		1980	1100618000		BOS.18798	
45	FORT	AV		1979	1100619000		BOS.18799	Not researched;
47	FORT	AV		1979	1100620000		BOS.18800	Not researched;
49	FORT	AV		1880	1100621000		BOS.11974	Italianate;
51	FORT	AV		1880	1100622000		BOS.18801	Italianate;
53	FORT	AV		1875	1100623000		BOS.11975	Second Empire;
55	FORT	AV		1875	1100624000		BOS.18802	Second Empire;
57	FORT	AV		1875	1100625000		BOS.18803	Second Empire;
59	FORT	AV		1875	1100626000		BOS.18804	Second Empire;
60	FORT	AV		1998	1100500010		BOS.18805	
61 - 67	FORT	AV			1100627000	Margaret Wright Memorial Garden		
63	FORT	AV			1100628000*			
65	FORT	AV			1100629000*			
66	FORT	AV			1100500001			
69	FORT	AV			1100631000			
72	FORT	AV			1100500000			
73-75	FORT	AV			1100632000			
79	FORT	AV		1880	1100633000		BOS.11976	Second Empire;
81	FORT	AV		1880	1100634000		BOS.18806	Second Empire;
83	FORT	AV			1100635000			
85	FORT	AV			1100636000			
87-89	FORT	AV		2001	1100670010		BOS.18807	
91	FORT	AV		1865	1100671000		BOS.11977	Second Empire;
93	FORT	AV		1865	1100672000		BOS.18808	Second Empire;
93	FORT	AV		20th c	1100672000	Garage		No style;
1	FORT AVENUE	TE		1865	1100598000		BOS.11981	Italianate;
2	FORT AVENUE	TE		1894	1100597000		BOS.11982	Colonial Revival
3	FORT AVENUE	TE		1858	1100596000		BOS.18809	Second Empire;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
4	FORT AVENUE	TE		2019	1100595000		BOS.18810	No style;
5-6	FORT AVENUE	TE		1865	1100593000		BOS.11984	Second Empire;
4 HF	FORT AVENUE	TE		1870	1100594000		BOS.18811	Second Empire;
0	FULDA	ST			1100435000			
0	FULDA	ST			1100495000			
0	FULDA	ST			1100496000			
0	FULDA	ST			1100497000			
1	FULDA	ST		1978	1100485000		BOS.18812	Mid-Century Modern
12	FULDA	ST			1100453000			
16	FULDA	ST			1100452000			
17	FULDA	ST			1100486000			
18	FULDA	ST			1100451000			
19	FULDA	ST			1100487000			
20	FULDA	ST			1100450000			
23	FULDA	ST			1100488000			
26	FULDA	ST			1100449000			
31	FULDA	ST		2002	1100490010		BOS.18813	
35	FULDA	ST			1100491000			
39-41	FULDA	ST		2002	1100494010		BOS.18814	
45-59	FULDA	ST		2004	1100470010		BOS.18815	
74	FULDA	ST			1100434001			
76	FULDA	ST			1100434000			
78	FULDA	ST			1100433000			
1	GARDNER	ST	270-286 ROXBURY ST	1867	0903454000	Louis Prang Lithograph Factory	BOS.11988, BOS.12256	Italianate;
12	GARDNER	ST		1866	1100046000		BOS.11990	Italianate;
16-18	GARDNER	ST		1865	1100045000		BOS.11991	No style;
22	GARDNER	ST			1100044000			
24-26	GARDNER	ST		1865	1100043000		BOS.11992	Italianate;
10 R	GARDNER	ST		1860	1100047000		BOS.11989	Italianate;
1	GAY	ST		1992	0903296000	Roxbury Heritage State Park	BOS.90032	
7	GAY	ST		1992	903297000	Roxbury Heritage State Park	BOS.90032	
0	GUILD	RO			0903161010			
2	GUILD	ST		2007	0903742100		BOS.18816	
8-10	GUILD	ST		2004	0903742050		BOS.18817	
12-16	GUILD	ST		2004	0903742010		BOS.18818	
32-34	GUILD	ST		1928	0903721000		BOS.11993	No style;
36-38	GUILD	ST		1928	0903720000		BOS.11994	No style;
40	GUILD	ST		1890	0903719000		BOS.11995	Classical Revival;
42	GUILD	ST		1890	0903718000		BOS.18819	Classical Revival;
44	GUILD	ST		1890	0903717000		BOS.18820	Classical Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
46	GUILD	ST		1890	0903716000		BOS.18821	Classical Revival;
48	GUILD	ST		1890	0903715000		BOS.18822	Classical Revival;
50	GUILD	ST		1890	0903714000		BOS.11996	Classical Revival;
52	GUILD	ST		1884	0903713000		BOS.18823	Colonial Revival
1	HARRINGTON	AV		1839	1100050000		BOS.11997	Federal;
12	HAWTHORNE	ST		1852	1100207000		BOS.12002	Italianate;
16	HAWTHORNE	ST		1873	1100206000		BOS.12003	No style;
18	HAWTHORNE	ST		1873	1100205000		BOS.18824	No style;
20	HAWTHORNE	ST		2018	1100203000		BOS.12004	
24-26	HAWTHORNE	ST		2015	1100203000		BOS.18825	
25	HAWTHORNE	ST		1852	1100166000		BOS.11999	Italianate;
25	HAWTHORNE	ST		20th c	1100166000	Garage		
28	HAWTHORNE	ST		1852	1100202010		BOS.12005	Italianate;
28	HAWTHORNE	ST		ca. 1852	1100202010	Barn	BOS.18826	
29	HAWTHORNE	ST		1915	1100166001		BOS.12000	No style;
29	HAWTHORNE	ST		20th c	1100166001	Garage		
30-32	HAWTHORNE	ST		1898	1100200000		BOS.12006	Classical Revival;
31-33	HAWTHORNE	ST		2002	1100167000		BOS.18827	
35-37	HAWTHORNE	ST		2002	1100167000		BOS.18828	
36	HAWTHORNE	ST		1850	1100199000		BOS.12007	Second Empire;
41	HAWTHORNE	ST		1848	1100168000		BOS.12001	Italianate;
93	HAWTHORNE	ST			1100198000			
0	HIGHLAND	AV			0903501000			
10	HIGHLAND	AV		2007	0903504000	Highland Avenue Community Garden	BOS.90033	
11	HIGHLAND	AV		1865	0903514000		BOS.12008	Italianate;
12	HIGHLAND	AV		2007	0903503000	Highland Avenue Community Garden	BOS.90033	
13	HIGHLAND	AV		1865	0903515000		BOS.18829	Italianate;
14	HIGHLAND	AV		2007	0903502000	Highland Avenue Community Garden	BOS.90033	
15	HIGHLAND	AV		1873	0903516000		BOS.12009	Second Empire;
17	HIGHLAND	AV		1873	0903516000		BOS.18830	Second Empire;
18-20	HIGHLAND	AV		1893	0903500000		BOS.12011	Queen Anne;
19	HIGHLAND	AV		1873	0903516000		BOS.18831	Second Empire;
21	HIGHLAND	AV		1873	0903516000		BOS.18832	Second Empire;
22-24	HIGHLAND	AV		1895	0903499000		BOS.12012	Classical Revival;
23	HIGHLAND	AV		1873	0903516000		BOS.18833	Second Empire;
25	HIGHLAND	AV		1873	0903516000		BOS.18834	Second Empire;
26	HIGHLAND	AV		1859	0903496000	Paige Academy	BOS.12013	Italianate;
26	HIGHLAND	AV		20th c	0903496000	Shed		No style;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
27	HIGHLAND	AV		1873	0903516000		BOS.18835	Second Empire;
28	HIGHLAND	AV		1859	0903495000	Paige Academy	BOS.18836	Italianate;
32	HIGHLAND	AV			0903494000			
34	HIGHLAND	AV			0903493000			
38	HIGHLAND	AV		1844	0903492000	Paige Academy	BOS.12014	Greek Revival;
38	HIGHLAND	AV		20th c	0903492000	Shed		No style;
40	HIGHLAND	AV		1865	0903491000		BOS.12015	Second Empire;
40	HIGHLAND	AV		20th c	0903491000	Shed		No style;
42	HIGHLAND	AV			0903490000	John Eliot Square Urban Wild	BOS.90034	
0	HIGHLAND	ST		ca. 1873	0903512000	Alvah Kittredge Park	BOS.90035	
0	HIGHLAND	ST			1100170003			
0	HIGHLAND	ST			1100550030			
0	HIGHLAND	ST			1100551000*			
3	HIGHLAND	ST		1879	0903534000		BOS.12028	Italianate;
5	HIGHLAND	ST		1879	0903535000		BOS.18837	Italianate;
7-9	HIGHLAND	ST		1840	0903536000		BOS.12029	Greek Revival;
17-19	HIGHLAND	ST		1892	0903537000		BOS.12030	Second Empire;
21-21A	HIGHLAND	ST		1896	0903538000		BOS.12031	Shingle Style;
23	HIGHLAND	ST			0903539000			
25	HIGHLAND	ST		1890	0903540000		BOS.12032	Colonial Revival;
33	HIGHLAND	ST			0903541000			
34	HIGHLAND	ST		1880	0903620010		BOS.12059	Second Empire;
35	HIGHLAND	ST		1932	0903553000	Timothy Baptist Church	BOS.12033	Neo Gothic Revival;
36	HIGHLAND	ST		1880	0903619000		BOS.18838	Second Empire;
40-42	HIGHLAND	ST		1900	0903644010		BOS.18839	Queen Anne;
44	HIGHLAND	ST		1845	0903643000		BOS.12060	Italianate;
50-52	HIGHLAND	ST		1899	0903671000		BOS.12061	Classical Revival;
54	HIGHLAND	ST		1899	0903670000		BOS.18840	Classical Revival;
56	HIGHLAND	ST		1899	0903669000		BOS.18841	Classical Revival;
58	HIGHLAND	ST		1899	0903668000		BOS.18842	Classical Revival;
59-61	HIGHLAND	ST		1900	1100092010		BOS.12138	No style;
60	HIGHLAND	ST		1899	0903667000		BOS.18843	Classical Revival;
62	HIGHLAND	ST		1899	0903666000		BOS.18844	Classical Revival;
63	HIGHLAND	ST		1897	1100094010		BOS.12034	Classical Revival;
64	HIGHLAND	ST		1899	0903665000		BOS.18845	Classical Revival;
65	HIGHLAND	ST		1897	1100094010		BOS.18846	Classical Revival;
66	HIGHLAND	ST		1899	0903664000		BOS.18847	Classical Revival;
67	HIGHLAND	ST		1897	1100094010		BOS.18848	Classical Revival;
68-70	HIGHLAND	ST		1899	0903663000		BOS.18849	Classical Revival;
69	HIGHLAND	ST		1897	1100097000		BOS.12035	Classical Revival;
71	HIGHLAND	ST		1897	1100098000		BOS.18850	Classical Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
73	HIGHLAND	ST		1897	1100099000		BOS.18851	Classical Revival;
74	HIGHLAND	ST		2014	1100149010		BOS.18852	
75	HIGHLAND	ST		1897	1100100000		BOS.18853	Classical Revival;
76	HIGHLAND	ST		1998	1100148000		BOS.12062	No style;
77	HIGHLAND	ST		1897	1100101000		BOS.18854	Classical Revival;
79	HIGHLAND	ST		1897	1100102000		BOS.12036	Classical Revival;
81	HIGHLAND	ST		1897	1100103000		BOS.18855	Classical Revival;
82	HIGHLAND	ST		1885	1100147002		BOS.12063	Queen Anne;
83-85	HIGHLAND	ST		1897	1100104000		BOS.18856	Colonial Revival;
99	HIGHLAND	ST		2001	1100700010		BOS.18857	
101	HIGHLAND	ST		1890	1100701000		BOS.12037	Queen Anne;
103	HIGHLAND	ST		1890	1100701001		BOS.18858	Queen Anne;
106	HIGHLAND	ST		1865	1100176000		BOS.12064	Greek Revival;
108	HIGHLAND	ST		1848	1100175000		BOS.12065	Gothic Revival;
108	HIGHLAND	ST		ca. 1950	1100175000	Garage		
118	HIGHLAND	ST		1866	1100174000		BOS.12066	Italianate;
120	HIGHLAND	ST		1858	1100173000		BOS.12067	Italianate;
130	HIGHLAND	ST		1965	1100185000	Fort Hill Trust Apartments	BOS.12068	Not researched;
139	HIGHLAND	ST			1100712000			
140	HIGHLAND	ST		1828	1100171000	Benjamin F. Copeland House	BOS.12069	Greek Revival;
140	HIGHLAND	ST		1828	1100171000	Stone Walls	BOS.90036	
140	HIGHLAND	ST		1828	1100171000	Gate posts	BOS.90037	
141	HIGHLAND	ST			1100713000			
143	HIGHLAND	ST		1865	1100714000		BOS.12040	Second Empire;
145-147	HIGHLAND	ST		1900	1100605000		BOS.12041	Classical Revival;
151	HIGHLAND	ST		1900	1100606000		BOS.12042	Classical Revival;
153	HIGHLAND	ST		1900	1100607000		BOS.18859	Classical Revival;
156-160	HIGHLAND	ST			1100170001			
162	HIGHLAND	ST			1100170000			
164-166	HIGHLAND	ST		2006	1100169001		BOS.18859	
165	HIGHLAND	ST		1827	1100611000	David A. Simmons House	BOS.12043	Federal; Greek Revival;
174	HIGHLAND	ST		1870	1100169000	David M. Hodgdon House	BOS.12072	Second Empire;
177	HIGHLAND	ST		1911	1100528000		BOS.12044	Colonial Revival
179-181	HIGHLAND	ST		1910	1100529000		BOS.12045	No style;
184	HIGHLAND	ST			1100482000			
185	HIGHLAND	ST			1100530000			
187	HIGHLAND	ST		1890	1100531000		BOS.12046	Queen Anne;
188	HIGHLAND	ST		1890	1100481000		BOS.12073	Queen Anne;
189	HIGHLAND	ST		1893	1100532000		BOS.12047	Queen Anne;
190	HIGHLAND	ST		1890	1100480000		BOS.12074	Queen Anne;
191	HIGHLAND	ST			1100533000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
192-194	HIGHLAND	ST		1890	1100478010		BOS.12075	Queen Anne;
196	HIGHLAND	ST		1892	1100477000		BOS.12076	Queen Anne;
198	HIGHLAND	ST		1897	1100476000		BOS.12077	Queen Anne;
200	HIGHLAND	ST		1901	1100475000		BOS.12078	Romanesque Revival;
202	HIGHLAND	ST		1901	1100474000		BOS.18860	Romanesque Revival;
205	HIGHLAND	ST			1100550010			
216	HIGHLAND	ST		1889	1100469000		BOS.12079	Queen Anne;
219	HIGHLAND	ST		1890	1100552000		BOS.12048	Queen Anne;
226-232	HIGHLAND	ST		2013	1100427010		BOS.18861	
227	HIGHLAND	ST		1890	1100553000		BOS.12049	Queen Anne;
231	HIGHLAND	ST		1887	1100555000		BOS.12050	Queen Anne;
233	HIGHLAND	ST		1880	1100556000		BOS.12051	Queen Anne;
233	HIGHLAND	ST		ca. 1925	1100556000	Garage	BOS.18862	Colonial Revival
235	HIGHLAND	ST		1890	1100557000		BOS.12052	Queen Anne;
237	HIGHLAND	ST			1100558000			
253	HIGHLAND	ST		1890	1100833000		BOS.12053	Queen Anne;
255	HIGHLAND	ST			1100834000			
257	HIGHLAND	ST			1100835000			
259	HIGHLAND	ST			1100836000			
261	HIGHLAND	ST			1100837000			
263	HIGHLAND	ST		1865	1100838000		BOS.12054	Second Empire;
269	HIGHLAND	ST		1865	1100839000		BOS.18863	Second Empire;
273	HIGHLAND	ST			1100840000			
275	HIGHLAND	ST			1100841000			
277	HIGHLAND	ST			1100842000			
279	HIGHLAND	ST			1100843000			
281-281A	HIGHLAND	ST			1100844000			
283	HIGHLAND	ST			1100845000			
287	HIGHLAND	ST			1100846000		BOS.12056	
291	HIGHLAND	ST		1898	1100847000	P. J. Riley and Company	BOS.12057	Italianate;
293	HIGHLAND	ST		1898	1100848000	P. J. Riley and Company	BOS.18864	Italianate;
295	HIGHLAND	ST		1898	1100849000	P. J. Riley and Company	BOS.18865	Italianate;
301	HIGHLAND	ST		1905	1100850000		BOS.12058	Classical Revival;
303	HIGHLAND	ST			1100851000			
305	HIGHLAND	ST			1100852000			
1	HIGHLAND	TE			0903498000			
2-3	HIGHLAND	TE			0903497000			
0	HIGHLAND PARK	AV			1100651000			
0	HIGHLAND PARK	AV			1100652000			
5	HIGHLAND PARK	AV		1873	1100637000		BOS.12016	Second Empire;
7	HIGHLAND PARK	AV		1873	1100638000		BOS.18866	Second Empire;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
8	HIGHLAND PARK	AV		1871	1100668000		BOS.12020	Italianate;
8	HIGHLAND PARK	AV		20th c	1100668000	Shed		No style;
9	HIGHLAND PARK	AV		1873	1100639000		BOS.18867	Second Empire;
11	HIGHLAND PARK	AV		1873	1100640000		BOS.18868	Second Empire;
13	HIGHLAND PARK	AV		1873	1100641000		BOS.18869	Second Empire;
14	HIGHLAND PARK	AV		1909	1100667000		BOS.12021	No style;
15	HIGHLAND PARK	AV		1873	1100642000		BOS.18870	Second Empire;
16	HIGHLAND PARK	AV		1888	1100666000		BOS.12022	No style;
16	HIGHLAND PARK	AV		20th c	1100666000	Shed		No style;
17	HIGHLAND PARK	AV			1100643000			
18	HIGHLAND PARK	AV		1871	1100665000		BOS.12023	Italianate;
19	HIGHLAND PARK	AV			1100644000			
20-22	HIGHLAND PARK	AV			1100664000			
21	HIGHLAND PARK	AV		1865	1100645000		BOS.12017	Second Empire;
23	HIGHLAND PARK	AV		1865	1100646000		BOS.18871	Second Empire;
24	HIGHLAND PARK	AV			1100663000			
25	HIGHLAND PARK	AV			1100647000			
26	HIGHLAND PARK	AV			1100662000			
27-29	HIGHLAND PARK	AV			1100648000			
31	HIGHLAND PARK	AV		1873	1100650000		BOS.12018	Second Empire;
32	HIGHLAND PARK	AV		1971	1100661010		BOS.12024	Not researched;
34	HIGHLAND PARK	AV		1971	1100660010		BOS.18872	Not researched;
36	HIGHLAND PARK	AV			1100659000			
38	HIGHLAND PARK	AV		1880	1100658000		BOS.12025	No style;
41	HIGHLAND PARK	AV		1871	1100653000		BOS.12019	No style;
17	HIGHLAND PARK	ST		1880	1100706000	Garrison Carriage House	BOS.12026	Second Empire;
17	HIGHLAND PARK	ST	125 HIGHLAND AVE	ca. 1855	1100706000	William Lloyd Garrison House; Rockledge	BOS.12038	Italianate;
40	HIGHLAND PARK	ST			1100657000			
1-3	JOHN ELIOT	SQ	1 DUDLEY ST	1870	0903285000	Cox Building	BOS.11505	Second Empire;
4	JOHN ELIOT	SQ			0903574000			
10-18	JOHN ELIOT	SQ		1853-1854	0903573000	Norfolk House	BOS.11508	Italianate;
44	JOHN ELIOT	SQ		1979	0903557000	Marcus Garvey Gardens	BOS.12080	Not researched;
45	JOHN ELIOT	SQ			0903294500	John Eliot Square	BOS.90038	
48-50	JOHN ELIOT	SQ		1880	0903533000		BOS.12081	Queen Anne;
52-54	JOHN ELIOT	SQ		1744	0903445000	1767 Milestone/ Parting Stone	BOS.9416	
52-54	JOHN ELIOT	SQ		1932	0903445000		BOS.12083	Not researched;
50A	JOHN ELIOT	SQ		1897	0903532000		BOS.12082	Colonial Revival
0	JUNIPER	ST			0903761000			
1	JUNIPER	ST			0903755000*			
5	JUNIPER	ST		1899	0903756000			Second Empire;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
7	JUNIPER	ST		1899	0903757000		BOS.18873	Second Empire;
9	JUNIPER	ST			0903758000			
11	JUNIPER	ST			0903759000			
15	JUNIPER	ST			0903760000			
21	JUNIPER	ST		1852	0903762000		BOS.12085	Greek Revival;
21	JUNIPER	ST		ca. 1860	0903762000	Carriage House	BOS.18874	Stick
22	JUNIPER	ST		1840	0903749000		BOS.12089	No style;
23	JUNIPER	ST		1852	0903763000		BOS.18875	Greek Revival;
25	JUNIPER	ST		1910	0903764000		BOS.12086	Classical Revival;
26	JUNIPER	ST		1848	0903748000		BOS.12090	Gothic Revival;
29	JUNIPER	ST			0903765000			
30	JUNIPER	ST		1889	0903747000		BOS.12091	Queen Anne;
31 -35	JUNIPER	ST		2005	0903742250		BOS.18876	
34-36	JUNIPER	ST		1890	0903746000		BOS.12092	No style;
37-39	JUNIPER	ST		2005	0903742300		BOS.18877	
38	JUNIPER	ST		1890	0903745000		BOS.12093	No style;
41-45	JUNIPER	ST		2004	0903742350		BOS.18878	
42	JUNIPER	ST		1893	0903744000		BOS.12094	Queen Anne;
47	JUNIPER	ST		1892	0903738000		BOS.12087	Queen Anne;
48	JUNIPER	ST		1880	0903743000		BOS.12095	Queen Anne;
1	JUNIPER	TE			0903769000			
2	JUNIPER	TE			0903768000			
3	JUNIPER	TE			0903767000			
4	JUNIPER	TE		1865	0903766000		BOS.12096	Greek Revival;
0	KENILWORTH	ST			0903201000			
0	KENILWORTH	ST			0903202000			
0	KENILWORTH	ST			0903203000			
0	KENILWORTH	ST			0903204000			
6-8	KENILWORTH	ST		1882	0903214000	Dillaway School	BOS.12102	Renaissance Revival;
7	KENILWORTH	ST		1832	0903222000		BOS.12098	Greek Revival;
13	KENILWORTH	ST		1832	0903223000		BOS.12099	Federal;
15	KENILWORTH	ST		1867	0903224000		BOS.12100	Romanesque Revival;
17	KENILWORTH	ST		1867	0903225000		BOS.18879	Romanesque Revival;
19	KENILWORTH	ST		1867	0903226000		BOS.18880	Romanesque Revival;
21	KENILWORTH	ST		1867	0903227000		BOS.18881	Romanesque Revival;
22	KENILWORTH	ST		1848	0903213000		BOS.12103	Federal; Greek Revival;
24	KENILWORTH	ST		1848	0903212000		BOS.18882	Federal; Greek Revival;
28-30	KENILWORTH	ST		1967	0903211000	Christ Temple Church	BOS.12104	Modern
34	KENILWORTH	ST			0903210000			
38	KENILWORTH	ST		1895	0903209000		BOS.12105	Classical Revival;
40	KENILWORTH	ST		1895	0903208000		BOS.18883	Classical Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
42	KENILWORTH	ST		1895	0903207000		BOS.18884	Classical Revival;
44	KENILWORTH	ST		1895	0903206000		BOS.18885	Classical Revival;
0	KING	ST		2012	0903340000	Jeep Jones Park	BOS.90039	
0	LAMBERT	AV			0903651000	Lambert Ave Playground	BOS.90040	
0	LAMBERT	AV			1100138000			
4	LAMBERT	AV			0903200000			
5	LAMBERT	AV		1849	0903593000		BOS.12106	Italianate;
14	LAMBERT	AV		1931	0903199000	Holy Temple Church	BOS.12113	Colonial Revival;
17-19	LAMBERT	AV		1840	0903594000		BOS.12107	Greek Revival;
23	LAMBERT	AV		1900	0903596000		BOS.12108	Queen Anne;
25	LAMBERT	AV			0903597000			
27	LAMBERT	AV		1896	0903598000		BOS.12110	Queen Anne;
46	LAMBERT	AV		1894	0903712000		BOS.12114	Queen Anne;
48	LAMBERT	AV		1894	0903736000			Queen Anne;
50	LAMBERT	AV			0903735000			
52	LAMBERT	AV		1896	0903734000		BOS.12115	Queen Anne;
60	LAMBERT	AV			0903733000			
62	LAMBERT	AV			0903732000			
63	LAMBERT	AV		1894	1100135000		BOS.12111	Classical Revival;
64	LAMBERT	AV		1890	0903695000		BOS.12116	Queen Anne;
65	LAMBERT	AV		1894	1100136000		BOS.18886	Classical Revival;
67	LAMBERT	AV		1852	1100137000		BOS.12112	Italianate;
80	LAMBERT	AV		1882	0903711000		BOS.12117	Queen Anne
88	LAMBERT	AV		1834	0903679000	Bond, Richard House	BOS.12118	Italianate;
88	LAMBERT	AV		20th c	0903679000	Garage		No style;
88	LAMBERT	AV		20th c	0903679000	Garage		No style;
88	LAMBERT	AV		20th c	0903679000	Shed		No style;
0	LAMBERT	ST			0903610010			
6	LAMBERT	ST		2009	0903615030		BOS.18887	
8	LAMBERT	ST		2009	0903615020		BOS.18888	
10	LAMBERT	ST		2009	0903615010		BOS.18889	
12	LAMBERT	ST		2009	0903614010		BOS.18890	
13-15	LAMBERT	ST		1891	0903645000		BOS.12119	Queen Anne;
16	LAMBERT	ST			0903613000			
17	LAMBERT	ST		1865	0903645001		BOS.12120	Greek Revival;
20-22	LAMBERT	ST		1865	0903611010		BOS.12124	No style;
21	LAMBERT	ST			0903646000			
23	LAMBERT	ST			0903647000			
24	LAMBERT	ST			0903610020			
26	LAMBERT	ST		1900	0903609000		BOS.12125	No style;
28-30	LAMBERT	ST			0903604000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
29-31	LAMBERT	ST		1897	0903650000		BOS.12122	Queen Anne; Romanesque Revival;
34	LAMBERT	ST		1846	0903603000		BOS.12126	Gothic Revival;
36-38	LAMBERT	ST		1883	0903601000		BOS.12127	Second Empire;
40	LAMBERT	ST			0903600000			
42	LAMBERT	ST			0903599000			
2	LINWOOD	SQ		1870	0903455000		BOS.12132	Second Empire;
4	LINWOOD	SQ		1870	0903481000		BOS.18891	Second Empire;
5	LINWOOD	SQ		1866	0903485000		BOS.12128	Second Empire;
6	LINWOOD	SQ		1870	0903480000		NPS.18892	Second Empire;
7	LINWOOD	SQ		1865	0903486000		BOS.12129	Second Empire;
8	LINWOOD	SQ		1870	0903479000		BOS.18893	Second Empire;
9	LINWOOD	SQ		1866	0903487000		BOS.12130	Second Empire;
9	LINWOOD	SQ		20th c	0903487000	Shed		No style;
10	LINWOOD	SQ		1870	0903478000		BOS.18894	Second Empire;
12	LINWOOD	SQ		1870	0903477000		BOS.18895	Second Empire;
13	LINWOOD	SQ		1870	0903488000		BOS.12131	Second Empire;
13	LINWOOD	SQ		20th c	0903488000	Shed		No style;
14	LINWOOD	SQ		1870	0903476000		BOS.18896	Second Empire;
16	LINWOOD	SQ			0903475000			
20	LINWOOD	SQ		1873	0903474000		BOS.12133	Italianate;
24	LINWOOD	SQ		1880	0903472010		BOS.12134	Second Empire;
26	LINWOOD	SQ		1880	0903471000		BOS.12135	Second Empire;
0	LINWOOD	ST			0903460000			
0	LINWOOD	ST		1913	0903482000	Linwood Park	BOS.90041	
0	LINWOOD	ST			0903483000			
0	LINWOOD	ST			1100085020			
1	LINWOOD	ST			0903508000	Kittredge-Linwood Parcel	BOS.90042	
6	LINWOOD	ST			1100091000		BOS.18897	
10	LINWOOD	ST		1834	1100090010	Alvah Kittredge House	BOS.12139	Greek Revival;
14-20	LINWOOD	ST		1884	1100089000		BOS.12140	Classical Revival;
19	LINWOOD	ST			0903509000			
21	LINWOOD	ST		1870	0903510000		BOS.12136	Second Empire;
23	LINWOOD	ST		1870	0903511000		BOS.18898	Second Empire;
24	LINWOOD	ST		1974	1100088000	Highland Park 400 Garden	BOS.90043	
25	LINWOOD	ST		1859	0903483010		BOS.12137	Second Empire;
26	LINWOOD	ST		1974	1100087000	Highland Park 400 Garden	BOS.90043	
27	LINWOOD	ST		1859	0903484000		BOS.18899	Second Empire;
32	LINWOOD	ST		1974	1100086000	Highland Park 400 Garden	BOS.90043	
34	LINWOOD	ST			1100085010			
39	LINWOOD	ST			0903456000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
40	LINWOOD	ST		1884	1100084000		BOS.12141	Colonial Revival; Shingle Style;
41	LINWOOD	ST			0903457000			
43	LINWOOD	ST			0903458000			
44	LINWOOD	ST		1878	1100083000		BOS.12142	Italianate;
45	LINWOOD	ST			0903459000			
46	LINWOOD	ST		1865	1100082000		BOS.12143	Italianate;
50	LINWOOD	ST		1852	1100081000		BOS.12144	Italianate;
51-53	LINWOOD	ST		1861	0903461000		BOS.18900	
54	LINWOOD	ST			1100080000			
54	LINWOOD	ST		20th c	1100080000	Secondary building	BOS.18901	No style;
56	LINWOOD	ST		1859	1100079000		BOS.12145	Second Empire;
0	LOGAN	ST		1962	0903708000	Rockledge Street Urban Wild	BOS.90044	
4	LOGAN	ST		1895	0903710000		BOS.12150	Queen Anne;
6	LOGAN	ST		1900	0903709000		BOS.12151	Queen Anne;
9-11	LOGAN	ST		1928	0903680000		BOS.12146	No style;
12-14	LOGAN	ST		1928	0903707000		BOS.12152	No style;
15-17	LOGAN	ST		1928	0903681000		BOS.12147	No style;
16-18	LOGAN	ST		1928	0903706000		BOS.12153	No style;
21-23	LOGAN	ST		1928	0903682000		BOS.12148	No style;
22-20	LOGAN	ST		1928	0903705000		BOS.12154	No style;
25	LOGAN	ST		1971	0903683010		BOS.12149	Not researched;
27	LOGAN	ST		1971	0903683020		BOS.18902	Not researched;
1	MALBON	PL		1992	903334000	Roxbury Heritage State Park	BOS.90032	
0	MALCOLM X	BL			0903270020			
0	MALCOLM X	BL		1992	0903306000	Roxbury Heritage State Park	BOS.90032	
0	MALCOLM X	BL		1992	0903319000	Roxbury Heritage State Park	BOS.90032	
3	MARCELLA	ST		1865	1100368000		BOS.12155	Italianate;
4-6	MARCELLA	ST		ca. 1890	1100914000		BOS.18903	No style;
5	MARCELLA	ST		1865	1100369000		BOS.12156	Italianate;
7-9	MARCELLA	ST			1100370000			
8-10	MARCELLA	ST		1885	1100914000		BOS.12179	Queen Anne;
12	MARCELLA	ST		1865	1100929000		BOS.12180	Second Empire;
14	MARCELLA	ST		1865	1100928000		BOS.12181	Italianate;
15	MARCELLA	ST		1845	1100391000		BOS.12158	Greek Revival;
16	MARCELLA	ST		1865	1100927000		BOS.12182	Italianate;
17	MARCELLA	ST		1853	1100392000		BOS.12159	Italianate;
18-20	MARCELLA	ST		1885	1100926000		BOS.12183	Queen Anne;
21	MARCELLA	ST		1880	1100393000		BOS.12160	Italianate;
21	MARCELLA	ST		ca. 1940	1100393000	Garage		
22	MARCELLA	ST		1885	1100925000		BOS.12184	No style;
22	MARCELLA	ST		20th c	1100925000	Garage		No style;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
23	MARCELLA	ST		1865	1100394000		BOS.12161	Second Empire;
24	MARCELLA	ST		1865	1100924000		BOS.12185	Italianate;
24	MARCELLA	ST		20th c	1100924000	Garage		No style;
25	MARCELLA	ST		1845	1100395000		BOS.12162	Greek Revival;
25	MARCELLA	ST		ca. 1940	1100395000	Shed		
27	MARCELLA	ST		1845	1100396000		BOS.12163	Second Empire;
28	MARCELLA	ST		1865	1100923000		BOS.12186	Italianate;
29	MARCELLA	ST		1865	1100397000		BOS.12164	Second Empire;
30	MARCELLA	ST		1845	1100922000		BOS.12187	Italianate;
31	MARCELLA	ST		1865	1100398000		BOS.12165	Second Empire;
32	MARCELLA	ST		1845	1100921000		BOS.12188	Italianate;
34	MARCELLA	ST		1853	1100919000		BOS.12189	Italianate;
35-39	MARCELLA	ST		2009	1100399000		BOS.18905	
36-38	MARCELLA	ST		1845	1100918000		BOS.12190	Second Empire;
42	MARCELLA	ST		1865	1100917001		BOS.12191	Second Empire;
43	MARCELLA	ST			1100400000			
47	MARCELLA	ST		1871	1100401000		BOS.12166	Second Empire;
51	MARCELLA	ST		1894	1100422000		BOS.12167	Queen Anne
53	MARCELLA	ST		1890	1100423000		BOS.12168	Queen Anne
55	MARCELLA	ST			1100424000			
57	MARCELLA	ST		1890	1100425000		BOS.12169	Queen Anne;
75	MARCELLA	ST			1100559000			
77	MARCELLA	ST		1885	1100560000		BOS.12171	Queen Anne;
79	MARCELLA	ST		1890	1100561000		BOS.12172	Queen Anne;
80-82	MARCELLA	ST		1890	1100832000		BOS.12192	Italianate;
84	MARCELLA	ST			1100831000			
86	MARCELLA	ST			1100830000			
88	MARCELLA	ST			1100829000			
90	MARCELLA	ST			1100828000			
91-91A	MARCELLA	ST			1100563000			
92	MARCELLA	ST			1100827000			
93-95	MARCELLA	ST			1100564000			
94	MARCELLA	ST		1870	1100826000		BOS.12193	Second Empire;
96	MARCELLA	ST		1870	1100825000		BOS.18906	Second Empire;
97	MARCELLA	ST			1100565000			
98	MARCELLA	ST			1100824000			
100	MARCELLA	ST			1100823000			
101	MARCELLA	ST			1100566000			
102	MARCELLA	ST		1870	1100822000		BOS.12194	Second Empire;
104	MARCELLA	ST		1870	1100821000		BOS.18907	Second Empire;
105	MARCELLA	ST			1100567000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
106	MARCELLA	ST			1100820000			
108	MARCELLA	ST			1100819000			
109	MARCELLA	ST			1100568000			
110	MARCELLA	ST			1100818000			
112	MARCELLA	ST			1100817000			
113	MARCELLA	ST			1100569000			
114	MARCELLA	ST			1100816000			
115	MARCELLA	ST			1100570000			
116	MARCELLA	ST		1870	1100815000		BOS.12195	Second Empire;
118	MARCELLA	ST			1100814000			
120	MARCELLA	ST			1100813000			
121	MARCELLA	ST			1100571000			
123	MARCELLA	ST			1100572000			
124	MARCELLA	ST		1870	1100812000		BOS.12196	Second Empire;
125-125R	MARCELLA	ST			1100573000			
126	MARCELLA	ST		1860	1100811000		BOS.12197	Second Empire;
126	MARCELLA	ST		ca. 1940	1100811000	Garage		
127	MARCELLA	ST		1885	1100574000		BOS.12173	Italianate;
130-132	MARCELLA	ST		1866	1100810010		BOS.12198	Second Empire;
131	MARCELLA	ST			1100577000			
133	MARCELLA	ST		1889	1100578000		BOS.12174	No style;
134-136	MARCELLA	ST		1866	1100810010		BOS.18908	Second Empire;
135	MARCELLA	ST		1890	1100579000		BOS.12175	No style;
137	MARCELLA	ST		1890	1100580000		BOS.12176	No style;
139	MARCELLA	ST			1100581000			
141	MARCELLA	ST			1100582000			
143	MARCELLA	ST			1100583000			
145	MARCELLA	ST		1870	1100584000		BOS.12177	Italianate;
147	MARCELLA	ST		1870	1100585000		BOS.18909	Italianate;
161-163	MARCELLA	ST		1905	1100587000		BOS.12178	Italianate;
30 R	MARCELLA	ST		2002	1100922001		BOS.18904	
0	MILLMONT	ST			0903634000			
0	MILLMONT	ST			0903642000			
5	MILLMONT	ST		1899	0903672000		BOS.12200	Colonial Revival;
7-9	MILLMONT	ST		2007	0903673000		BOS.18910	
10	MILLMONT	ST		1868	0903640000		BOS.12203	Italianate;
12	MILLMONT	ST		1868	0903639000		BOS.12204	Italianate;
14	MILLMONT	ST			0903638000			
15	MILLMONT	ST		2006	0903674000		BOS.18911	
16	MILLMONT	ST			0903637000			
23-25	MILLMONT	ST		2006	0903675000		BOS.18912	

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
24-26	MILLMONT	ST		1865	0903636000		BOS.12206	Italianate;
29	MILLMONT	ST		1870	0903676000		BOS.12201	Italianate;
30	MILLMONT	ST		1840	0903635000		BOS.12207	Greek Revival;
30	MILLMONT	ST		ca. 1940	0903635000	Garage		
31	MILLMONT	ST		1870	0903677000		BOS.18913	Italianate;
39	MILLMONT	ST		1910	0903678000		BOS.12202	Classical Revival;
46	MILLMONT	ST		1872	0903633000	Fellowes Athenaeum	BOS.12208	Renaissance Revival;
11	MORLEY	ST		1870	0903542000		BOS.18914	Second Empire;
12	MORLEY	ST		1841	0903552000	Edward Everett Hale House	BOS.12209	Greek Revival;
14	MORLEY	ST		1872	0903551000		BOS.12210	Second Empire;
15	MORLEY	ST		1870	0903543000		BOS.18915	Second Empire;
16	MORLEY	ST		1872	0903550000		BOS.18916	Second Empire;
17	MORLEY	ST		1870	0903544000		BOS.12211	Second Empire;
18	MORLEY	ST		1872	0903549000		BOS.18917	Second Empire;
19	MORLEY	ST		1872	0903545000		BOS.18918	Second Empire;
20	MORLEY	ST		1872	0903548000		BOS.18919	Second Empire;
21	MORLEY	ST			0903546000			
22	MORLEY	ST		1872	0903547000		BOS.18920	Second Empire;
1	MULVEY	TE		1900	1100562000		BOS.12212	No style;
1-3	NEW HEATH	ST		2018	1100739000, 1100740000			
5	NEW HEATH	ST			1100741000			
7	NEW HEATH	ST			1100742000			
15	NORFOLK	ST		1880	0903627000		BOS.12213	Italianate;
17	NORFOLK	ST			0903628000			
19-21	NORFOLK	ST		1880	0903629000		BOS.12214	No style;
23	NORFOLK	ST		1890	0903630000		BOS.12215	Queen Anne;
25	NORFOLK	ST			0903631000			
27	NORFOLK	ST			0903632000			
30	NORFOLK	ST		1845	0903583000		BOS.12217	Second Empire;
31	NORFOLK	ST			0903605000			
38	NORFOLK	ST			0903581010			
40	NORFOLK	ST			0903580010			
49	NORFOLK	ST		1880	0903606000		BOS.12216	Italianate;
51	NORFOLK	ST		1880	0903607000			Italianate;
53	NORFOLK	ST			0903608000			
12-14R	OAKLAND	PK			1100220000			
4	OAKLAND	ST		1865	1100223000		BOS.12220	Second Empire;
5-7R	OAKLAND	ST		1890	0903785000		BOS.12218	No style;
6	OAKLAND	ST		1865	1100222000		BOS.18921	Second Empire;
8-10	OAKLAND	ST		1888	1100221000		BOS.12221	Queen Anne

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
9	OAKLAND	ST		1880	0903786000		BOS.12219	No style;
11-13	OAKLAND	ST			0903787000			
12-14	OAKLAND	ST			1100219000			
15	OAKLAND	ST			0903788000			
16-18	OAKLAND	ST		1890	1100218000		BOS.12222	Queen Anne
17	OAKLAND	ST			0903789000			
19	OAKLAND	ST			0903790000			
20-22	OAKLAND	ST		1890	1100217000		BOS.12223	Queen Anne
1-2	OAKVIEW	AV		1905	1100576000		BOS.18922	Queen Anne
4	OAKVIEW	AV			1100575000			
2	OSGOOD	CT		1865	0903772000		BOS.12224	Second Empire;
0	PERCY	ST		1992	0903295000	Roxbury Heritage State Park	BOS.90032	
0	PUTNAM	PL			0903263000			
0	PUTNAM	PL			0903264000			
0	PUTNAM	PL			0903265000			
0	PUTNAM	PL		1888	0903267000	Church of United Community	BOS.12254	No style;
1	PUTNAM	PL		1880	0903266000		BOS.18923	No style;
2	PUTNAM	PL			0903265001			
4	PUTNAM	PL		2005	0903262020		BOS.18924	
5	PUTNAM	PL		2005	0903262010		BOS.18925	
0	PUTNAM	ST			0903256050			
0	PUTNAM	ST			0903262001			
13	PUTNAM	ST		1849	0903257000		BOS.12227	Greek Revival;
15	PUTNAM	ST		1849	0903258000		BOS.18926	Greek Revival;
23	PUTNAM	ST		2005	0903259010		BOS.18927	
25	PUTNAM	ST			0903259020			
0	ROCKLEDGE	ST		1962	0903696000	Rockledge Street Urban Wild	BOS.90045	
0	ROCKLEDGE	ST		1962	0903697000	Rockledge Street Urban Wild	BOS.90045	
0	ROCKLEDGE	ST		1962	0903698000	Rockledge Street Urban Wild	BOS.90045	
0	ROCKLEDGE	ST		1962	0903699000	Rockledge Street Urban Wild	BOS.90045	
4 A	ROCKLEDGE	ST		1890	0903729000		BOS.18928	No style;
2	ROCKLEDGE	ST		1900	0903731000		BOS.12230	No style;
4	ROCKLEDGE	ST		1910	0903730000	The Rockledge	BOS.12231	Classical Revival;
6	ROCKLEDGE	ST		2013	0903728000		BOS.18929	
8	ROCKLEDGE	ST		1896	0903727000		BOS.12232	Queen Anne;
10-12	ROCKLEDGE	ST		1928	0903726000		BOS.12233	No style;
14-16	ROCKLEDGE	ST		1920	0903725000		BOS.12234	No style;
19-21	ROCKLEDGE	ST		1925	0903699001		BOS.12228	Colonial Revival;
23-25	ROCKLEDGE	ST		1928	0903700000		BOS.12229	Colonial Revival;
0	ROMAR	TE			1100675000			
4	ROMAR	TE		1893	1100678000		BOS.12235	Italianate;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
6	ROMAR	TE		1893	1100677000		BOS.12236	Italianate;
8	ROMAR	TE		1880	1100676000		BOS.12237	Italianate;
0	ROXBURY	ST		after 1931	0903422010	King St Play Area/George White Fund Park	BOS.90046	
120-122	ROXBURY	ST			0903261000			
130	ROXBURY	ST			0903260000			
149	ROXBURY	ST		1803	0903308000	Ionic Hall	BOS.11503	Federal;
149	ROXBURY	ST		1901	0903308000	Saint Luke's Chapel to Saint John	BOS.12238	Gothic Revival;
160	ROXBURY	ST	10 Putnam Street	1804	0903294000	First Church of Roxbury	BOS.11502	Federal;
165	ROXBURY	ST		1992	0903332000	Roxbury Heritage State Park	BOS.90032	
167	ROXBURY	ST		1992	0903333000	Roxbury Heritage State Park	BOS.90032	
171-173	ROXBURY	ST		1992	0903335000	Roxbury Heritage State Park	BOS.90032	
183	ROXBURY	ST		1750	0903336000	Dillaway - Thomas House	BOS.11337	Georgian;
205	ROXBURY	ST		1937	0903337000	James F. Timilty School	BOS.12239	Art Deco;
209-219	ROXBURY	ST		mid-20th c.	0903338000	King Street Play Area	BOS.90047	
227	ROXBURY	ST		1868	0903339000		BOS.12242	Italianate;
227	ROXBURY	ST		ca. 1970	0903339000	Garage		
234	ROXBURY	ST			0903454010			
244-246	ROXBURY	ST		1880	0903450010		BOS.12255	Italianate;
245	ROXBURY	ST			0903424000			
247	ROXBURY	ST		1881	0903424001		BOS.12241	Queen Anne;
249	ROXBURY	ST		1845	0903425010		BOS.12243	Federal;
251	ROXBURY	ST			0903425010		BOS.12244	
255-257	ROXBURY	ST			0903425010		BOS.12245	
259	ROXBURY	ST			0903425010		BOS.12246	
261-263	ROXBURY	ST			0903425010		BOS.12247	
265-273	ROXBURY	ST			0903428000			
275	ROXBURY	ST		1893	0903429000		BOS.12248	Queen Anne; Romanesque Revival;
277	ROXBURY	ST		1893	0903430000		BOS.18930	Queen Anne; Romanesque Revival;
279-281	ROXBURY	ST		1894	0903431000		BOS.12249	Queen Anne;
285	ROXBURY	ST		1840	0903432000		BOS.12250	Federal;
288	ROXBURY	ST		1900	1100042000		BOS.12658, BOS.12557	Colonial Revival;
291	ROXBURY	ST		1832	0903432001		BOS.11970, BOS.12251	No style;
0	THORNTON	PL			1100379000			
1	THORNTON	PL		1868	1100383000		BOS.12559	Second Empire;
3	THORNTON	PL		1871	1100382000		BOS.12560	Italianate;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
4	THORNTON	PL		1870	1100378000		BOS.12561	Italianate;
5	THORNTON	PL		1868	1100381000		BOS.12562	Italianate;
7	THORNTON	PL			1100380000			
0	THORNTON	ST			1100414000			
0	THORNTON	ST			1100462000			
1-3	THORNTON	ST		1928	0903722000		BOS.12563	No style;
2-4	THORNTON	ST			0903741000			
5-7	THORNTON	ST		1927	0903723000		BOS.12564	No style;
6-8	THORNTON	ST			0903740000			
9-11	THORNTON	ST		1928	0903724000		BOS.12565	No style;
12	THORNTON	ST		1892	0903739000		BOS.12584	Queen Anne;
19-21	THORNTON	ST		1928	0903701000		BOS.12566	No style;
23-25	THORNTON	ST		1928	0903702000		BOS.12567	No style;
27-29	THORNTON	ST		1927	0903703000		BOS.12568	No style;
28	THORNTON	ST		1888	0903754000		BOS.12585	Queen Anne;
31-33	THORNTON	ST		1928	0903704000		BOS.12569	No style;
32	THORNTON	ST		1888	0903753000		BOS.12586	Queen Anne;
35-37	THORNTON	ST		1927	0903686000		BOS.12570	No style;
36	THORNTON	ST		1888	0903752000		BOS.12587	Queen Anne;
38	THORNTON	ST		1888	0903751000		BOS.12588	Queen Anne;
39-41	THORNTON	ST		1928	0903687000		BOS.12571	No style;
45	THORNTON	ST		1852	0903688000		BOS.12572	Greek Revival;
51	THORNTON	ST		1855	0903689000		BOS.12573	Italianate;
51	THORNTON	ST		ca. 1940s	0903689000	Garage		
75	THORNTON	ST		1852	1100188000		BOS.12574	Italianate;
76	THORNTON	ST		1852	0903794000		BOS.12589	No style;
80	THORNTON	ST		1852	0903793000		BOS.12590	Greek Revival;
81	THORNTON	ST		1845	1100189000		BOS.12575	Italianate;
82	THORNTON	ST		1840	0903792000		BOS.12591	Italianate;
85	THORNTON	ST		by 1858	1100191000		BOS.12577	Second Empire;
86	THORNTON	ST		1855	0903791000		BOS.12592	Gothic Revival;
91	THORNTON	ST		1849	1100192000		BOS.12578	Italianate;
93-95	THORNTON	ST		1855	1100193000		BOS.12579	Greek Revival;
96-98	THORNTON	ST			1100259000			
102	THORNTON	ST		1852	1100258000		BOS.12593	Greek Revival;
102	THORNTON	ST		ca. 1940	1100258000	Shed		
108	THORNTON	ST		1845	1100257010		BOS.12594	Italianate;
110	THORNTON	ST		1845	1100257000		BOS.18931	Italianate;
112	THORNTON	ST		1905	1100256000		BOS.12595	Colonial Revival;
114-116	THORNTON	ST		1906	1100255000		BOS.12596	Colonial Revival;
118-120	THORNTON	ST		1848	1100254000		BOS.12597	Greek Revival;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
119	THORNTON	ST		1847	1100195000		BOS.12580	Greek Revival;
126	THORNTON	ST		1852	1100253020		BOS.12598	Greek Revival;
132	THORNTON	ST		1880	1100252000		BOS.12599	Second Empire;
133	THORNTON	ST		1900	1100457000		BOS.12581	Colonial Revival;
134	THORNTON	ST			1100251000			
135	THORNTON	ST			1100458000			
136	THORNTON	ST			1100250000			
137	THORNTON	ST		1890	1100459000		BOS.12582	No style;
139	THORNTON	ST		1890	1100460000		BOS.12583	Queen Anne;
140-142	THORNTON	ST		1880	1100249000		BOS.12600	Italianate;
143	THORNTON	ST			1100461000			
144	THORNTON	ST			1100248000			
146	THORNTON	ST			1100247000			
151	THORNTON	ST			1100463000			
152-154	THORNTON	ST			1100246000			
153	THORNTON	ST			1100464000			
155	THORNTON	ST			1100465000			
178	THORNTON	ST			1100377000			
180	THORNTON	ST			1100376000			
182	THORNTON	ST		1913	1100375000		BOS.12601	No style;
184	THORNTON	ST		1865	1100374000		BOS.12602	Italianate;
185	THORNTON	ST		2012	1100389000		BOS.18933	No style
188	THORNTON	ST		1865	1100372000		BOS.12603	Italianate;
192	THORNTON	ST		1900	1100371000		BOS.12604	Queen Anne;
83R	THORNTON	ST		1891	1100190000		BOS.12576	Italianate;
95 R	THORNTON	ST			1100194000			
1	THORNTON	TE		1865	1100373000		BOS.12605	Italianate;
0	THWING	ST			1100536000			
0	THWING	ST			1100537000			
2	THWING	ST		1885	1100549000		BOS.12608	Queen Anne;
4	THWING	ST		1885	1100548000		BOS.12609	Queen Anne;
5	THWING	ST		1890	1100534000		BOS.12606	Queen Anne;
6	THWING	ST		1890	1100547000		BOS.12610	Queen Anne;
7	THWING	ST		1890	1100535000		BOS.12607	Queen Anne;
8	THWING	ST		1890	1100546000		BOS.12611	Queen Anne;
10	THWING	ST		1880	1100545000		BOS.12612	Queen Anne;
12	THWING	ST		1890	1100544000		BOS.12613	Queen Anne;
14	THWING	ST		1890	1100543000		BOS.12614	Queen Anne;
16	THWING	ST		1890	1100542000		BOS.12615	Queen Anne;
18	THWING	ST		1890	1100541000		BOS.12616	Queen Anne;
20	THWING	ST		1890	1100540000		BOS.12617	Queen Anne;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
22	THWING	ST		1890	1100539000		BOS.12618	Queen Anne;
24	THWING	ST		1890	1100538000		BOS.12619	Queen Anne;
0	VALE	ST			1100416000			
9-45	VALE	ST			1100415000			
12	VALE	ST			1100413000			
16-18	VALE	ST			1100412000			
26-30	VALE	ST			1100411000			
32	VALE	ST			1100410000			
34	VALE	ST		1885	1100409000		BOS.12620	Italianate;
38	VALE	ST		1880	1100408000		BOS.12621	Second Empire;
40	VALE	ST		1865	1100407000		BOS.12622	Second Empire;
42	VALE	ST		1865	1100406000		BOS.12623	Italianate;
44	VALE	ST		1865	1100405000		BOS.12624	Italianate;
46	VALE	ST		1865	1100404000		BOS.12625	Italianate;
48	VALE	ST		1865	1100403000		BOS.12626	Italianate;
50	VALE	ST		1865	1100402000		BOS.18934	Italianate;
51	VALE	ST		1900	1100417000		BOS.12627	No style
53	VALE	ST		1845	1100418000		BOS.12628	Italianate;
57-61	VALE	ST			1100419010			
63	VALE	ST		1900	1100421000		BOS.12629	Queen Anne;
0	VALENTINE	ST			1100448000			
3	VALENTINE	ST		1890	1100358000	Sam's Tavern	BOS.12643	No style;
4	VALENTINE	ST			1100242000			
5	VALENTINE	ST		2006	1100387010		BOS.18935	
6	VALENTINE	ST			1100243000			
8	VALENTINE	ST			1100244000			
9	VALENTINE	ST		1865	1100386000		BOS.12630	Second Empire;
10	VALENTINE	ST			1100245000			
11	VALENTINE	ST		1870	1100385000		BOS.12631	Second Empire;
13	VALENTINE	ST		1870	1100384000		BOS.12632	Second Empire;
19	VALENTINE	ST			1100444000			
20	VALENTINE	ST			1100466000			
21	VALENTINE	ST			1100443000			
22	VALENTINE	ST			1100467000			
23	VALENTINE	ST			1100442000			
24	VALENTINE	ST			1100445000			
25	VALENTINE	ST			1100441000			
26	VALENTINE	ST			1100446000			
27	VALENTINE	ST			1100440000			
28	VALENTINE	ST			1100447000			
29	VALENTINE	ST			1100439000			

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
31	VALENTINE	ST			1100438000			
33	VALENTINE	ST			1100437000			
35	VALENTINE	ST			1100436000			
0	WASHINGTON	ST			0903168000*			
0	WASHINGTON	ST			0903168020			
0	WASHINGTON	ST			0903170010			
0	WASHINGTON	ST			0903782000			
2451	WASHINGTON	ST			0903162020		BOS.18936	
2489-2493	WASHINGTON	ST			0903168010			
2493-2497	WASHINGTON	ST			0903170000*			
2499-2501	WASHINGTON	ST		1900	0903182000	Gately's Company	BOS.12636	No style;
2591-2595	WASHINGTON	ST		2006	0903742150		BOS.18937	
2597-2601	WASHINGTON	ST		2004	0903742200		BOS.18938	
2613	WASHINGTON	ST			0903770000			
2641	WASHINGTON	ST		1865	0903771000		BOS.12637	Second Empire;
2641	WASHINGTON	ST		20th c	0903771000	Shed		No style;
2665	WASHINGTON	ST		1865	0903778000		BOS.12638	Italianate;
2671	WASHINGTON	ST		1865	0903779000		BOS.12639	Italianate;
2673-2677	WASHINGTON	ST			0903780000			
2679	WASHINGTON	ST			0903781000			
2681-2683	WASHINGTON	ST			0903783000			
2685-2687	WASHINGTON	ST			0903784010			
2691-2693	WASHINGTON	ST		2003	0903784020		BOS.18939	
2707-2711	WASHINGTON	ST			1100224000			
2717-2719	WASHINGTON	ST		1865	1100225000		BOS.12640	Italianate;
2727	WASHINGTON	ST			1100226000			
2731-2735	WASHINGTON	ST			1100227000			
2735	WASHINGTON	ST			1100228000			
2741	WASHINGTON	ST		1845	1100229000		BOS.12641	Greek Revival;
2747	WASHINGTON	ST		2018	1100230000		BOS.12642	No Style
2751	WASHINGTON	ST			1100231000			
2757	WASHINGTON	ST			1100232000			
2761	WASHINGTON	ST			1100233000			
2767	WASHINGTON	ST			1100234000*			
2773	WASHINGTON	ST			1100235000			
2775-2775B	WASHINGTON	ST			1100236000			
2777-2777R	WASHINGTON	ST			1100237000			
2779	WASHINGTON	ST			1100238000			
2809-2811	WASHINGTON	ST		1870	1100359000		BOS.12644	Italianate;
2815	WASHINGTON	ST		1870	1100360000		BOS.12645	Italianate;
2817	WASHINGTON	ST		1869	1100361000		BOS.12646	Italianate;

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX C: DISTRICT DATA TABLE

Street No.	Street Name	Street Name Ext.	Alternate Address	Date of Construction	Assessor No.	Historic Name	MHC No.	Style
2821-2823	WASHINGTON	ST		1890	1100362000		BOS.12647	Colonial Revival;
2825-2829	WASHINGTON	ST		1894	1100363000	Marion's Ballroom Restaurant	BOS.12648	No style
2831	WASHINGTON	ST		1890	1100364000		BOS.12649	No style
2833	WASHINGTON	ST			1100365000			
2837-2839	WASHINGTON	ST			1100366000			
2841-2845	WASHINGTON	ST			1100367000			
2849	WASHINGTON	ST		1920	1100913000		BOS.18940	Colonial Revival;
2855-2859	WASHINGTON	ST		2004	1100914000		BOS.18941	No style
2	WILLOUGHBY	PL		1993	0903579010		BOS.18942	
4	WILLOUGHBY	PL		1993	0903576010		BOS.18943	

*Certain parcel numbers are no longer listed by the City Assessor due to parcel alterations

APPENDIX D: GLOSSARY

Architectural conservation district: any area designated by the Boston Landmarks Commission in accordance with section four of the Ch. 772 enabling legislation as an area containing any physical features or improvements or both which are of local historical, social, cultural, architectural or aesthetic significance to the city and cause such area to constitute a distinctive section of the city.

Ch. 772: Chapter 772 of the Acts of 1975 is the legislation that established the Boston Landmarks Commission. This enabling legislation also addresses the process of designating landmarks and districts; the regulatory functions of the commission; applications for certificates of design approval or exemption; appeals; enforcement; and other functions of the commission.

City: the city of Boston.

Commission: When this term appears in the Highland Park study report, it will typically refer to the Highland Park Architectural Conservation District Commission. “District Commission” always refers to the Highland Park Architectural Conservation District Commission. “Landmarks Commission” always refers to the entire Boston Landmarks Commission provided for by section three of Ch. 772.

Commissioner: a volunteer Boston resident appointed by the Mayor and confirmed by City Council to sit on one or more commissions to hear and decide on proposed changes to designated resources.

Commission review: see “Design Review” and “Non-Design Review.”

Council: the city council of the city of Boston.

Designation: the status of being officially classified as a Landmark, a Landmark District, an Architectural Conservation District, or a Protection Area.

Design review: If you plan to make certain changes to a building in Boston that is landmarked or located in a historic district, you must first apply for approval by the Boston Landmarks Commission (for landmarks) or the appropriate historic district commission (for buildings located in districts). Approval from the appropriate commission is required to receive a building permit. See the study report section 8.2 for specific guidelines on what kinds of change require a review in Highland Park.

Exterior features: the site topography and general architectural arrangement, or either, of such portion of the exterior of any structure that is open to view from any street or way open to public travel.

Improvement: any place, structure, building, fixture, object or landscape or topographic feature which in whole or part constitutes an exterior or interior betterment, adornment or enhancement of any real property.

Landmark: any physical feature or improvement designated by the Boston Landmarks Commission in accordance with section four of Ch. 772 as a physical feature or improvement which in whole or part has historical, social, cultural, architectural or aesthetic significance to the city and the commonwealth, the New England region or the nation.

Landmark district: any area designated by the Boston Landmarks Commission in accordance with section four of Ch. 772 as an area containing any physical features or improvements or both which are of historical, social, cultural, architectural or aesthetic significance to the city and the

commonwealth, the New England region or the nation and cause such area to constitute a distinctive section of the city.

Ledge: a projecting shelf or ridge of rock or stone.

Mayor: the mayor of the city.

Non-design review: Non-design review items are matters reviewed by a commission that are not related to design changes to existing landmarks or buildings in protected districts. An example would be a petition to designate a new landmark.

Open to public travel: a space which the public has the right to occupy or move through.

Outcropping: an exposure of rock or stone that protrudes from the surface of the ground.

Petition: In general, the process to Landmark a significant historic resource begins with a draft petition and a meeting with the Executive Director of the Boston Landmarks Commission. A complete petition must be signed by 10 registered Boston voters. A Landmarks Commissioner or the Mayor can also submit a petition.

Physical feature: any natural topographic feature or landscape element, including plants or trees, water courses, shores, promontories and rock outcroppings.

Privately owned: all property which is not owned by the city, the commonwealth, or the federal government or by any department, board, agency or authority thereof.

Protection area: any area designated by the commission in accordance with section four as an area which is contiguous to and constitutes an essential part of the physical environment of any architectural conservation district, landmark or landmark district.

Public travel: see "Open to public travel."

Publicly owned: property which is owned by the city, the commonwealth, or the federal government or by any department, board, agency or authority thereof.

Site topography: all or any of the topography, planting, paving, steps, fencing and masonry walls of the site of any structure.

Standards and criteria: As part of every designation or amendment of designation, the Boston Landmarks Commission shall adopt regulations which shall specify general standards and other appropriate criteria consistent with the purposes of Ch. 772. The standards and criteria shall be applied by the appropriate commission in making any determination with respect to the designated landmark or within the designated landmark district, architectural conservation district, or protection area. Such standards and criteria shall be adopted by the Landmarks Commission after it has considered the study report for the proposed landmark, district, or protection area. Refer to the study report section 8.3 for more information.

Unbuilt: protected from future development. However, the Commission may approve built structures that support the functioning of the open green space, community garden, urban wild, or urban farm when appropriate; examples of such structures include storage sheds, fences, and raised beds.