

NR Ind. # TH-60

651-657 Washington

ADDRESS 2-22 Boylston St. Stor. Boylston Sq. (alley)

NAME Boylston Building (same)

present original

MAP No. 24N/12E

SUB AREA Theatre

DATE 1887

Building Permit

source

(Photo)

ARCHITECT Carl Fehmer

"

source

BUILDER Woodbury & Leighton

"

source

OWNER Boylston Market Assoc/

Century Building Trust

original

present

PHOTOGRAPHS 9/1/79

Ward 3, Parcel # 4908 UTM#19/330040/4690690

(Ind. Ref. #)

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

(non-residential) mercantile and manufacturing

NO. OF STORIES (1st to cornice) 6 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION Freestanding Nova Scotia sandstone proto-Commercial Style design with Renaissance and Romanesque detailing, with 7 structural bays on Boylston (188 ft) and 3 on Washington (82 ft.). Iron post and beam storefronts largely obscured, 2nd floor paired recessed round-arched windows; 3rd fl. rectangular windows with plain molded architraves; 2-story arches at level 4-5 in groups of 2-3, heavy cornice followed by 6th fl.

EXTERIOR ALTERATION (minor - moderate) drastic arcade & plain cornice

(storefronts obscured)

CONDITION (good) fair poor LOT AREA 15,390 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding building in prominent corner location enhanced by recent construction of plaza in front. Stone veneer on Washington and Boylston elevations only. Across from Liberty Tree Block.

(Map)

SIGNIFICANCE (cont'd on reverse) The Boylston Bldg is significant as a distinguished design by a notable Boston architect, as an important example of the transition from traditional load-bearing masonry construction to the commercial style skeleton-framed building pioneered by the Chicago School, as an important urban design element, and, historically, as the late 19th c. replacement for Bulfinch's Boylston Market, which occupied the same site from 1810 until construction of the present structure.

Moved; date if known _____

Themes (check as many as applicable)

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

Significance (include explanation of themes checked above)

Architect Carl Fehmer (1835-?) was born and educated in Germany, began practice in Boston in 1870, and was responsible for a number of downtown commercial buildings and Back Bay residences, most notably the Governor Ames Mansion at Commonwealth and Mass. Ave. His design for the Boylston Bldg. includes features of the emergent Chicago commercial style but has its roots in the eclectic, ornamental masonry building tradition and displays some wariness of the new construction methods in its use of load-bearing walls on the alley facade. ¹

The building was built for the Boylston Market Association, which had been formed in the early 19th century to construct the Bulfinch-designed Boylston Market, one of the city's three major trading centers, formerly on the same site. The new building replaced the 1810 Federal structure and was intended to serve retail uses on the ground floor with office or wholesale space above. At the turn-of-the-century the building was occupied by numerous wholesale clothing dealers.

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

Designated a Boston City Landmark, 1977
Recommended for Individual National Register Listing

Present Status: Building is occupied on the ground floor by adult entertainment and other uses and is vacant above. Its significance, location, condition and Landmark status make it a clear candidate for adaptive re-use.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- 1) Report of the Boston Landmarks Commission on the Potential Designation of the Boylston Building as a Landmark (revised report of 11/30/1977)

9. Major Bibliographical References

See continuation sheets, Section 9

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property see individual and area forms

Quadrangle name Boston South

Quadrangle scale 1"=25,000'

UMT References

A 19 329940 4690650
 Zone Easting Northing
 C
 E
 G

B
 Zone Easting Northing
 D
 F
 H

Verbal boundary description and justification The southern boundary of the Theatre Area starts at a point on Washington St., 520' south of the intersection of Kneeland & Washington. From this point it runs due west along an arbitrary straight line to a point on Charles St. South 442' south of Stuart Street. From thence it follows Charles St. South one block north to the intersection of Stuart St.,

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

state	code	county	code

11. Form Prepared By

name/title Candace Jenkins, Registration Director by Pamela Fox
Boston Landmarks Commission
 organization Massachusetts Historical Commission date
 street & number 294 Washington Street telephone (617) 727-8470
 city or town Boston, state MA 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia W. Weslowski date 10/20/80
 title date

For HCRS use only
 I hereby certify that this property is included in the National Register
John W. Ray Luce date 12/9/80
 Keeper of the National Register
 Attest: Patrick Andrews date 12/4/80
 Chief of Registration

Property Boston Theatre Multiple Resource Area

DUE
1/7/81

State MA, Suffolk Working Number 11, 7, 80, 2781

TECHNICAL

CONTROL

Photos 11
Maps 4-13

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

HISTORIAN

accept
Patrick Andrews
12/4/80

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

accept all

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____
Federal Register Entry 2.2.82

Send-back _____
Re-submit _____

Entered DEC 9 1980



Boylston Building

Boston Theater MRA

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

Multiple Property Cover Sheet Reference Number: 64000272

DATE

9/8/81

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL TO: FROM (Name)

Dinah Seiver

2. ADDRESS (Tel. No. if needed)

617-482-1390

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

She inquired about the Boylston Building (22 Boylston Street, Boston) - she wanted to know if it was listed as part of the Boston Theater Multiple Resource Area - it is. She wanted to know when notice of its listing will appear in the Federal Register - Feb. 2, 1982.

She requested that we send her a letter containing the above information

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Patrick Andrus

HISTORIAN

NATIONAL REGISTER

Patricia Andrus
9/22/81

710

SEP 23 1981

Ms. Dinah Seiver
c/o Foley, Hoag, and Eliot
10 Post Office Square
Boston, Massachusetts 02109

Dear Ms. Seiver:

Thank you for your inquiry of September 8, 1981, concerning the Boylston Building, 2-22 Boylston Street, Boston, Massachusetts.

We are pleased to inform you that the Boylston Building was entered in the National Register of Historic Places as part of the Boston Theater Multiple Resource Area on December 9, 1980. Notice of this listing is scheduled to appear in the "Federal Register" on February 2, 1982.

If we can be of further assistance to you, please let us know. We appreciate your interest in historic preservation.

Sincerely yours,

Carol D. Skull (Sgd.)

Carol D. Skull
Acting Keeper of the National
Register

cc: Mrs. Patricia Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

bcc: 710
FNP:P Andrus:lw:272-3504-9/22/81

BASIC FILE RETAINED IN NR