

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received JUN 21 1985

date entered JUL 18 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Richmond Court

and or common Same

2. Location

street & number 1209-1217 Beacon Street N/A not for publication

city, town Brookline, vicinity of N/A

state Massachusetts code 025 county Norfolk code 021

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: rental residents

4. Owner of Property

name Field Corporation: Nancy Yetman, Treasurer

street & number 1412B Beacon Street

city, town Brookline, vicinity of N/A state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Norfolk County Registry of Deeds

street & number 649 High Street

city, town Dedham state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assetsof the Commonwealth has this property been determined eligible? yes no

date June 1980 federal state county local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston state Massachusetts

7. Description

Richmond Court
1209-1217 Beacon Street, Brookline; Richmond Court

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

Dating from 1898, Richmond Court is a four-story brick apartment house with sandstone trim designed by the renowned Boston architect, Ralph Adams Cram. It is significant in the architectural development of apartment houses as an early example of the Jacobethan style and as a prototype for later courtyard apartments. It is located in the south side of Beacon Street between Coolidge Corner to the west and Auburn Circle (at the Boston line) to the east. Conceived by the Olmsted brothers in the 1880s as a spacious throughfare accommodating streetcars, pleasure vehicles, and pedestrians, Beacon Street is noted for its fine masonry apartment blocks and commercial establishments.

Richmond Court was designed as five attached apartment houses, symmetrically arranged around a U-shaped courtyard that is screened from the street by an iron picket fence supported between brick piers with sandstone finials. The fence incorporates four gates; the two narrow outer gates are for pedestrians while the larger inner gates, spanned by decorative arches with lanterns, accommodate vehicular traffic. The courtyard itself is laid out as a small private park in the formal Italian fashion. The grassed area surrounded by the driveway contains gravel footpaths and a central fountain ornamented by Lee Lawrie's bronze statue of a nymph. The courtyard concept, employed here for the first time in the Boston area¹, provided several amenities lacking in apartment houses of conventional plan. It supplied more windows per apartment, thus increasing air circulation and the admittance of light; it provided each apartment with a pleasant view of an elegant and private park; and finally, it allowed a setback from the bustle of Beacon Street.

Built on a U-shaped plan with its arms extending out toward Beacon Street, Richmond Court is symmetrically arranged with five distinct sections, each containing two apartments per floor, and defined by changing wall planes. Each section is provided with a separate entry to enhance the sense of privacy. This strong definition of building sections adds complexity to the massing of an essentially symmetrical structure while also allowing for additional windows.

The building is constructed of red brick, laid up in Flemish bond, with a wood frame interior and sandstone trim. It rises four stories from a sandstone-faced basement, partially exposed by wells or areaways, to a brick parapet with sandstone coping that masks the roof. A granite watertable separates the basement from the first story, while sandstone belt courses are generally located above the first, third, and fourth story windows. Other sandstone trimmings include lintels and sills, entry surrounds, quoins at all corners of major elevations, and a decorative cartouche and parapet panel above the centermost entry. Fenestration includes single, paired, and triple windows with 6/1 double-hung sash, except at the second story, where 9/1 double-hung sash is found. Chimneys with multiple flues rise from the roof at numerous locations, providing each apartment with one fireplace.

Continued

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date entered

Continuation sheet 1209-1217 Beacon Street;

Item number 7

Page 1

Brookline

The north courtyard elevation, which serves as the focal point for the building, consists of a projecting frontispiece flanked by recessed wings. The frontispiece, which forms one of the building sections, contains a central entry flanked by three-sided window bays rising to the base of the parapet. The entry, which is offset inside a projecting one-story porch, consists of a segmentally arched, quoined surround and a paneled and glazed wood door. The flat-roofed porch is decorated with stylized Gothic carving and quoins. Paired windows flanking a blank central section are located above the entry at the second and fourth stories. Paired windows flanking a carved cartouche are found at the third story. A central panel, with a curvilinear profile and geometric interlace carving, distinguishes the parapet. The side elevations of the frontispiece measure approximately 15 feet and contain one window at each story. The wings, which mark the transition to a new building section, contain two sets of paired windows and one single window adjacent to the frontispiece at each story.

The east and west, or lateral, courtyard elevations are identical and are joined to the central section by angled vestibules that are fronted by curved balustrades. The entries consist of arched openings with keystones enframed by geometrically carved pilasters, and entablatures with triglyphs and metopes. The heavy wood doors are paneled and glazed. Single windows are located above the entry and on the inner face of the vestibule at each story. The lateral elevations are enlivened by a change in plane, with the projecting portion closest to Beacon Street; the change in plane also reflects the transition to a new building section. The recessed section includes tripled, paired, and single windows progressing toward Beacon Street at each story. The projecting section includes one set of tripled windows and three sets of paired windows at each story, also progressing toward Beacon Street. Entries to the apartments in these sections are similar to those in the angled bays, but are slightly wider and more stylized; they are located beneath the first set of paired windows. These sections are distinguished by a sandstone facing beneath the first-story windows.

The north elevations, facing directly onto Beacon Street, are defined by paired projecting window bays and continue the first-story sandstone facing established on the courtyard elevation. Progressing away from the courtyard, the fenestration at each story consists of paired windows, three-sided window bays, single windows, three-sided window bays, and paired windows. Richmond Court directly abuts its easterly and westerly Beacon Street neighbors. Due to its greater depth, however, the lateral elevations are revealed at the rear of the building.

The lateral east and west, and the rear south elevations lack the fine finishes of the major facades. They are laid up in common bond, and sandstone trim is confined to lintels and sills. Moving southward on the exposed elevations, fenestration at each story consists of two windows, one paired window, one small single window, two single windows, two small single windows, and two more single windows; the small windows light closets, lavatories, and stairhalls.

Continued

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The rear elevation is composed of three sections, defined by slight recesses, that reflect the internal apartment arrangement. Fenestration of the outer sections progresses from small single windows to paired windows to three single windows. The recesses contain two windows on their outer faces, three on their rear faces, and one on their inner faces. The central section, which is broken up by its own recess, consists of paired outer windows and small single windows. The recess contains two windows on its rear face.

A promotional pamphlet for Richmond Court noted several distinct features that differentiated it from other apartment houses of the period. Its open plan eliminated "dark rooms and cheerless corridors" and provided a "great variety in the arrangement of different apartments"; its courtyard provided each apartment suite with a pleasant view; its numerous entries enhanced a sense of privacy; and finally, it was furnished with all the modern conveniences such as hot and cold running water, gas ranges, up-to-date plumbing, and ample storage, including a special basement room for bicycles.²

The same pamphlet also provided the following interior description:

The vestibules and staircase halls, amply lighted by means of large skylights above the stair-wells, are finished in oak, panelled for about two-thirds the height of their walls, the stairs themselves being of easy ascent, with elaborate newel posts and balustrades. The servants' staircases are surrounded with white brick, a form of construction rendering any disfigurement from the moving of furniture quite impossible, and on the score of cleanliness leaving nothing to be desired.

Each suite consists of nine rooms, not including halls or passageways, all with outside light and air, among which are a large reception hall, parlor, library, dining-room, and kitchen, this last being thoroughly isolated from the rest of the apartment, though communicating directly with the servants' staircases. The rear halls are of ample size to permit the handling of heavy furniture, ice, and so forth. By means of an ingenious arrangement it has been possible to place the bed-rooms with their closets and bath, on a private passage separated by a door from the reception room and staircase hall; this device ensures the cessation of all those contretemps - often amusing indeed, but more often unpleasant - so familiar to the dweller in apartments; the entrance of a strange guest into one's bed-room under the impression that he is decorously making his way to the parlour; they tramp past a long range of mysteriously closed doors to the dining-room, or the apparently hopeless prominence given to the bath-room, being instances....

The reception rooms, halls, and staircases have been wainscoted with oak to a height of five feet and six inches. The parlours are finished in enamel and the dining-rooms in oak, with a wainscot two-thirds the height

Continued

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BROOKLINE

of the walls. The bed-rooms are finished in white, and the bath-rooms in enamel-tiled wainscoting and floors, the plumbing appliances being the best of their several kinds, with porcelain tubs, nickel-plated trimmings, and fixtures of the most approved patterns. The kitchens and pantries are finished in hardwood, and the arrangement of closets, boiler, ice-chest, sinks, and set-tubs will be found sensible and comfortable.³

8. Significance

Richmond Court
1209-1217 Beacon Street; Brookline

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				community development

Specific dates 1896-98 **Builder/Architect** Ralph Adams Cram

Statement of Significance (in one paragraph)

Richmond Court possess integrity of location, design, setting, materials, and workmanship as well as significant associations with the late nineteenth century development of Brookline, and with the development of the apartment house building type. Constructed in 1896-1898, to the designs of noted Boston architect Ralph Adams Cram, Richmond Court was the first apartment house in the Boston area to be designed in the Jacobethan or English manor style, and to be arranged about a central courtyard.⁴ Richmond Court was also a relatively early apartment house built along Beacon Street after its transformation into an elegant boulevard by the Olmsted brothers in 1886; in plan and style, it served as the prototype for many later apartment houses of the higher class. Thus, Richmond Court meets Criteria A, B, and C of the National Register of Historic Places on the local level.

The historical development of Richmond Court has been recorded by the Brookline Historical Commission in their comprehensive townwide inventory (26-124-7).

Richmond Court was built in 1898 by the Richmond Court Trust, Francis Peabody and Noah W. Jordan, trustees. Jordan was also a trustee of the Brookline Real Estate and Building Trust which built 1056-1064 Beacon Street as well as a stockholder in the West End Land Company. (The West End Land Co. had been formed in 1886 by Henry Whitney for the purpose of improving Beacon Street, an end that was accomplished in that same year.) Born in 1846, he was listed as a financier, a trustee of the Boston and Worcester Electric Co., and a director of the Columbian National Life Insurance Co. Like most of the other investors in Beacon Street buildings, Jordan lived in Boston....

Among the early residents of Richmond Court whose individual buildings each had a name--Grafton Hall, Lennox Hall, Gordon Hall, St. Albans Hall, and Portsmouth Hall--were architects, lawyers, and publishers.⁵

Cram himself took up residence at Richmond Court in 1903.

Richmond Court's primary significance derives from its innovative plan and style, which influenced many later apartment houses in the Boston area and elsewhere. Architectural historian Douglass Shand Tucci, quoting from Cram's memoirs, described the signal role of Richmond Court thusly:

Thirty-six years later, when the relatively unknown architect of 1898 had become internationally distinguished, Cram asserted in his memoirs that Richmond Court had been "the first attempt to camouflage an apartment house through the counterfeit presentment of a great Tudor mansion" and if only because he lamented the fact, this is strong evidence for Richmond Court's having been the prototype. "From then on," continued

9. Major Bibliographical References

The Brickbuilder; May 1900. Vol. 9, No. 5.
 Brookline Historical Commission. Townwide Inventory. Carla Benka & Leslie Larkin. Richmond Court #26 -124-7. Une 1980.
 Cram, Ralph Adams. My Life in Architecture. Little, Brown, & Co. Boston, 1936. (cont.)

10. Geographical Data

Acreeage of nominated property 29,927 sq. ft.
 Quadrangle name Boston South Quadrangle scale 1:25000

UTM References

A	<u>19</u>	<u>325660</u>	<u>4689830</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The nomination is confined to the parcel occupied by Richmond Court. See attached assessor's map. Sheet 26, lot 7. It is planned to nominate the surrounding Beacon Street area when research is complete.

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

state	n/a	code	county	code
state		code	county	code

11. Form Prepared By

name/title Candace Jenkins, Preservation Consultant
 organization Field Corporation date April 1985
 street & number 1412B Beacon Street telephone 617-738-5700
 city or town Brookline state Massachusetts

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 National Park Service.

State Historic Preservation Officer signature Valerie Talmage

title Executive Director, State Historic Preservation Officer date May 30, 1985

For NPS use only Massachusetts Historical Commission.

I hereby certify that this property is included in the National Register

Entered in the **National Register**

Melores Byrum
 Keeper of the National Register

date 7-18-85

Attest: _____ date _____
 Chief of Registration

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

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Continuation sheet 1209-1217 Beacon Street; Item number 8 Page 1

Brookline

Cram, "this sort of thing has run riot in multifarious exaggeration all over the Eastern seaboard, and I have wondered many times since, if a measure of guilt does not attach itself to us for what, unwittingly, we had done." Yet, as in the case of the "dishonest" two-suite house, there was good and in this case even venerable precedent: apartments for courtiers, after all, had always been a standard feature of palaces. And Boston is fortunate in many of the local apartment houses that were inspired by Richmond Court: the most conspicuous and grandiose example, begun in 1900, is Riverbank Court Apartments (now Ashdown House), designed by Henry B. Ball and H. E. Davidson on the other side of the Harvard Bridge, but perhaps the best is Burton Hall in Cambridge, built at 10 Dana Street in 1909 and designed by Newhall and Blevins. Here the way the elements of Richmond Court have been reorganized on an oddly shaped lot is imaginative. Certainly the grandest courtyard apartment house, however, is the Stoneholm in Brookline. (Beacon Street)⁶

Richmond Court not only introduced the courtyard landscaped to serve as a park rather than as a mere lightwell, but also solved the problems inherent in the ubiquitous dumbbell plan which was long, narrow, and dark, with indentations on each side for light shafts. Its appearance in Brookline in the late nineteenth century was fortuitous as the community was undergoing rapid development with both single and multi-family dwellings.

Ralph Adams Cram (1863-1942) was born in Hampton Falls, N.H., and received his academic education and architectural training in New England. He opened an architectural office in Boston at the age of twenty-four in partnership with Charles Wentworth. In 1891, Bertram G. Goodhue was taken in as a third partner. In 1910 Goodhue left the firm to establish his own practice. Cram is especially well known as an ecclesiastical architect, reflecting his own deep interest in religion. Cram was instrumental in establishing the popularity of the English Gothic style in the early twentieth century. Among his many local commissions are All Saint's Church in Ashmont (Boston; NR 6/16/80), and All Saints Church in Brookline. He was also supervising architect at Princeton University as well as at Bryn Mawr, Mount Holyoke, and Wellesley Colleges. He was consulting architect of the Cathedral of St. John the Divine in New York City, and architect of the U.S. Military Academy at West Point.⁷

Richmond Court is also significant for its associations with Lee Lawrie (1877-1965), the sculptor of the courtyard fountain statue. Lawrie received the gold medal of the American Institute of Architects twice, and had a long association with Cram and his various associates. He worked under Philip Martiny and Augustus Saint Gaudens. Among his works are sculptures for the Nebraska State Capitol and the statue of Atlas in Rockefeller Center, New York City.

The building has recently undergone a certified rehabilitation in accordance with the standards promulgated by the Secretary of the Interior, restoring it to its former standard excellence.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 1209-1217 Beacon Street
Brookline

Item number 9

Page 1

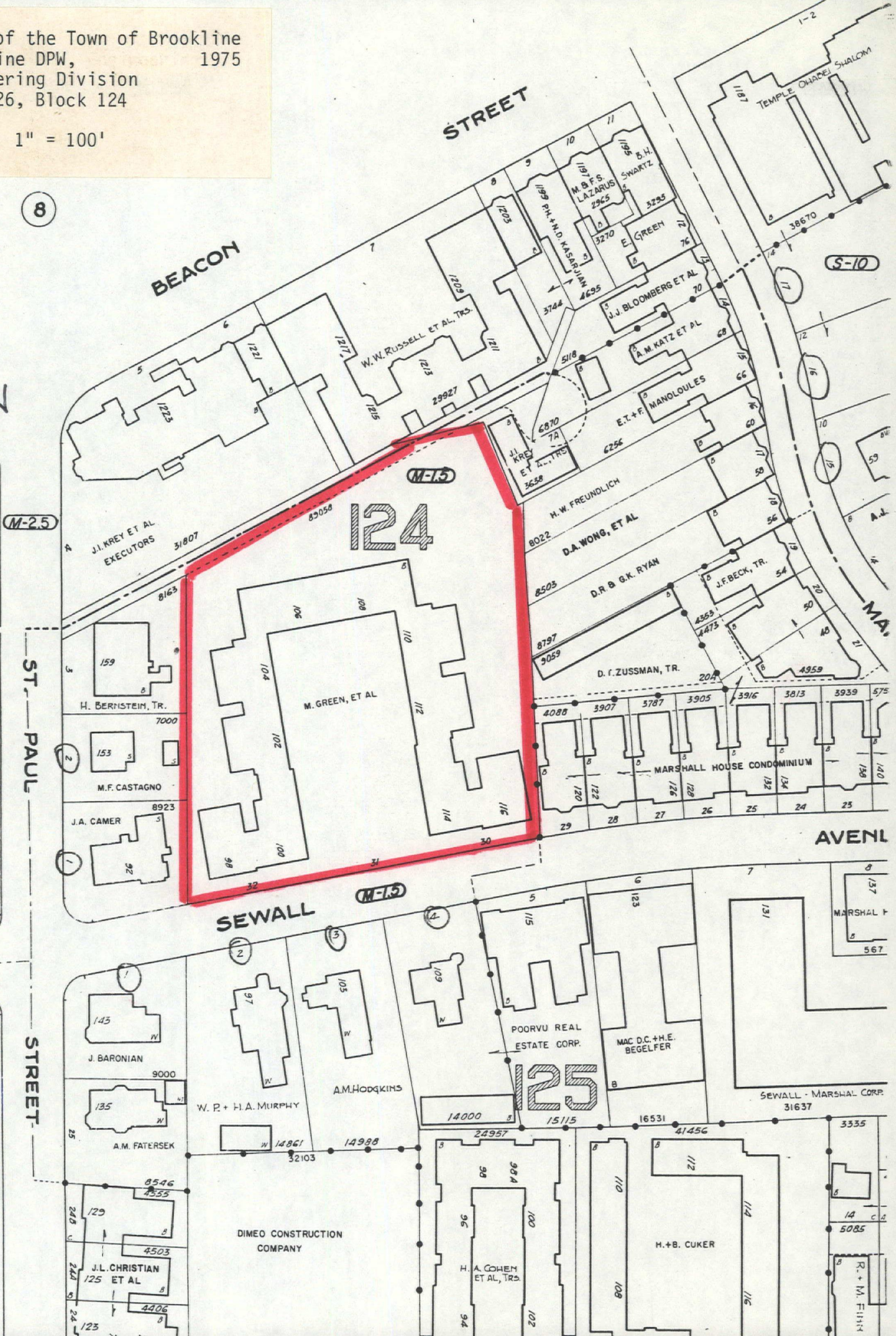
"Richmond Court Apartments." Promotional brochure. 1898.
Tucci, Douglass Shand. Built in Boston, City & Suburb 1800-1950.
New York Graphic Society. Boston. 1978.
Withey, H. F. & E. R. Biographical Dictionary of American Architects
Deceased. Hennessey & Ingalls, Inc. Los Angeles. 1970.

Footnotes

1. Tucci, Douglass Shand. Built in Boston. Pp. 118-119.
2. "Richmond Court Apartments." Promotional brochure.
3. Ibid.
4. Tucci. Op. Cit. Pp. 118-119.
5. Brookline Historical Commission. Inventory form #26-124-7.
6. Tucci. Op. Cit. P. 119.
7. Withey. Biographical Dictionary of American Architects. Pp. 145-147.

Scale: 1" = 100'

8



M-2.5

M-1.5

124

S-10

ST. PAUL

SEWALL

AVENUE

STREET

M-1.5

125

DIMEO CONSTRUCTION COMPANY

H. + B. CUKER

J.L. CHRISTIAN ET AL

H. A. COHEN ET AL, TRS.

R. + M. FINE

H. BERNSTEIN, TR.

M.F. CASTAGNO

J.A. CAMER

J. BARONIAN

A.M. FATERSEK

W. R. + H.A. MURPHY

A.M. HODKINS

POORVU REAL ESTATE CORP.

MAC D.C. + H.E. BEGELFER

SEWALL - MARSHAL CORP.

J.I. KREY ET AL EXECUTORS

M. GREEN, ET AL

H. W. FREUNDLICH

D.A. WONG, ET AL

D.R. & G.K. RYAN

D. I. ZUSSMAN, TR.

MARSHALL HOUSE CONDOMINIUM

W.W. RUSSELL ET AL, TRS.

J.J. BLOOMBERG ET AL

A.M. KATZ ET PL

E.T. + F. MANOLOULES

J.I. KREY ET AL, TRS.

D.A. WONG, ET AL

J.F. BECK, TR.

MARSHALL HOUSE CONDOMINIUM

M.B. + S. LAZARUS

E. GREEN

J.J. BLOOMBERG ET AL

A.M. KATZ ET PL

E.T. + F. MANOLOULES

D.R. & G.K. RYAN

D. I. ZUSSMAN, TR.

MARSHALL HOUSE CONDOMINIUM

P.H. + N.D. KASARIAN

J.J. BLOOMBERG ET AL

A.M. KATZ ET PL

E.T. + F. MANOLOULES

D.R. & G.K. RYAN

D. I. ZUSSMAN, TR.

MARSHALL HOUSE CONDOMINIUM

M.B. + S. LAZARUS

E. GREEN

J.J. BLOOMBERG ET AL

A.M. KATZ ET PL

E.T. + F. MANOLOULES

D.R. & G.K. RYAN

D. I. ZUSSMAN, TR.

MARSHALL HOUSE CONDOMINIUM

M.B. + S. LAZARUS

E. GREEN

J.J. BLOOMBERG ET AL

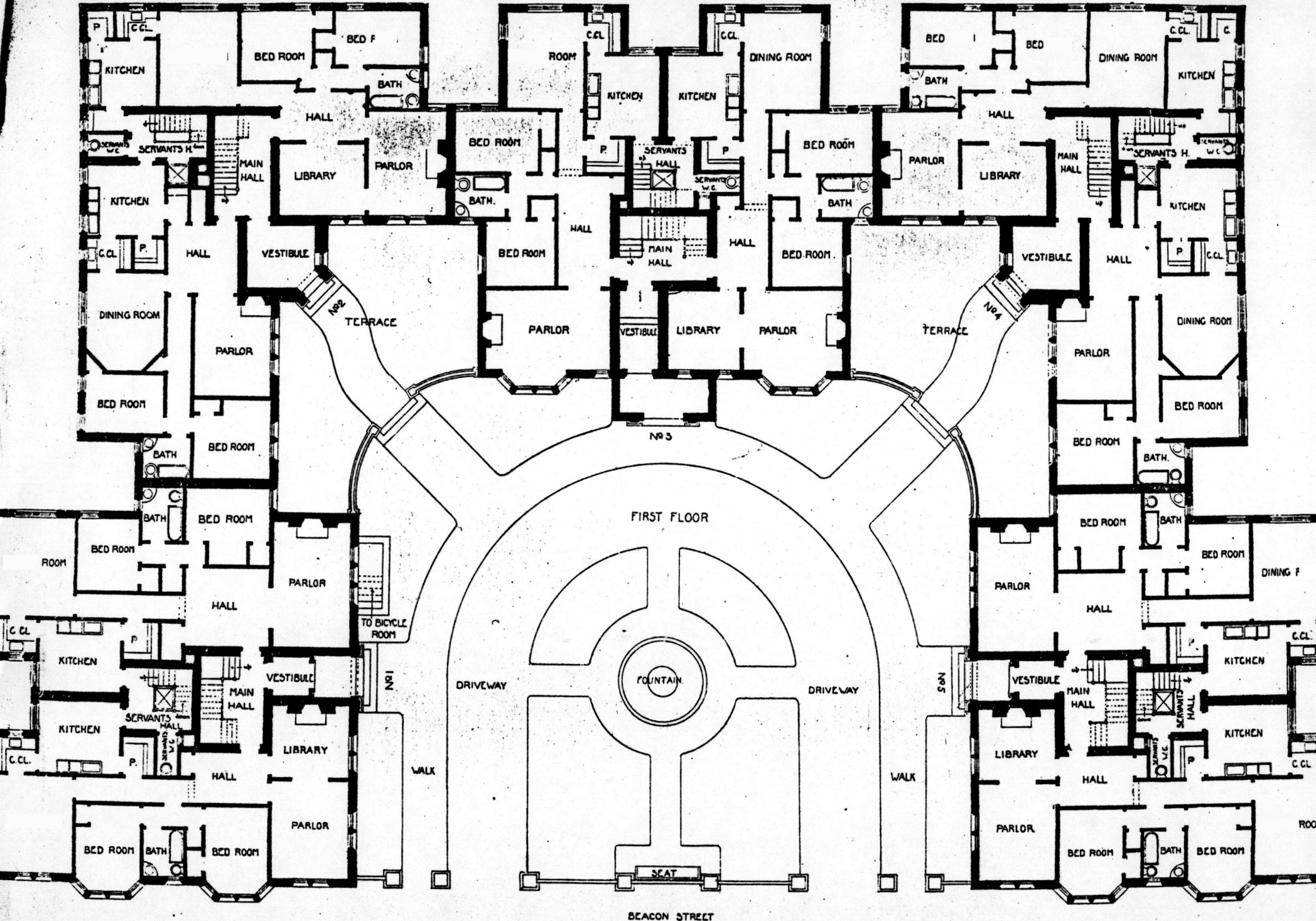
A.M. KATZ ET PL

E.T. + F. MANOLOULES

D.R. & G.K. RYAN

D. I. ZUSSMAN, TR.

MARSHALL HOUSE CONDOMINIUM



PLAN, RICHMOND COURT, BEACON ST., BOSTON.
 GRAM, GOODHUE & FERGUSON, ARCHITECTS.

BRICK BUILDER
 MAY 1900



RICHMOND COURT, BEACON STREET, BOSTON, MASS.
GRAM, GOODHUE & FERGUSON, ARCHITECTS.



RICHMOND COURT, BEACON STREET, BOSTON, MASS.
GRAM, GOODHUE & FERGUSON, ARCHITECTS.

BRICK BUILDER
MAY 1900

REF #
85001575

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Richmond Court
Norfolk County
MASSACHUSETTS

Working No. JUN 21 1985
Fed. Reg. Date: 2/4/86
Date Due: 7/8/85 - 8/5/85
Action: ACCEPT 7-18-85
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



6

Richmond Court
1209-1217 Beacon Street
Brookline, Mass.

Candace Jenkins 1985

North facade and Gate
Photo 1 of 2



Richmond Court
1209-1217 Beacon Street
Brookline, Mass.

Candace Jenkins 1985

West courtyard elevation
Photo #2 of 2

Richmond Court
1209-1217 Beacon Street
Brookline, MA

UTM Reference:
19/325660/468930



CONVERSION SCALES

Feet	Meters
1000	300
2000	600
3000	900
4000	1200
5000	1500
6000	1800
7000	2100
8000	2400
9000	2700
10000	3000
11000	3300
12000	3600
13000	3900
14000	4200
15000	4500

To convert feet to meters multiply by 3048
To convert meters to feet multiply by 3.2808

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

SCALE 1:25 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUM IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE ON MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

UTM GRID AND 1979 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road

Interstate Route U. S. Route State Route

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



FIELD CORP.

REALTORS

1412 B Beacon Street, Brookline, Massachusetts 02146

Telephone (617) 738-5700

April 23, 1985

Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th and C Streets, N.W.
Washington, DC 20240

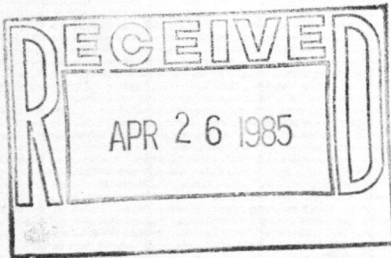
Dear Ms. Shull:

Field Corporation recognizes that the following property will be considered for Nomination to the National Register of Historic Places by the Massachusetts State Review Board at its meeting on May 8, 1985.

Richmond Court
1209-1217 Beacon Street
Brookline, MA 02146

Field Corporation is aware of both the incentives and disincentives of the Economic Recovery Tax Act of 1981 and other consequences of National Register listing and hereby waives by right the 30-day commenting period.

Thank you.



Very truly yours,

FIELD CORPORATION
BY:

Nancy C. Yetman
Nancy C. Yetman
Treasurer

NCY/eg

cc: Sarah J. Zimmerman, Preservation Planning Director
Massachusetts Historical Commission



RESIDENTIAL • CO RCIAL • COND(IMS • PROPERTY MANAGEMENT

Recd 5/8/85



TOWN of BROOKLINE

Massachusetts

RECEIVED

MAY - 6 1985

BOARD OF SELECTMEN

EDWARD NOVAKOFF, Chairman
STEPHEN B. GOLDENBERG
MICHAEL W. MERRILL
ZVI A. SESLING
JEFFREY P. ALLEN

April 30, 1985 MASS. HIST. COMM.

RICHARD T. LEARY
Executive Secretary

Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th and C Streets, N.W.
Washington, D.C. 20240

Dear Ms. Shull:

The Chief Executive Officers recognize that the following property will be considered for Nomination to the National Register of Historic Places by the Massachusetts State Review Board at its meeting on May 8, 1985.

Richmond Court
1209-1217 Beacon Street
Brookline, MA 02146

The Chief Executive Officers are aware of both the incentives and disincentives of the Economic Recovery Tax Act of 1981 and other consequences of National Register listing and hereby waive by right the 30 day commenting period. Thank you.

Very truly yours,

Edward Novakoff
Stephen B. Goldenberg
Michael W. Merrill
Zvi A. Sesling
Jeffrey P. Allen
Board of Selectmen

cc: Sarah J. Zimmerman, Preservation Planning Director
Massachusetts Historical Commission



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

May 31, 1985

Ms. Carol Shull, Chief
National Park Service
Department of Interior
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Attleboro, Makepeace Building, 46 Pine Street.
HPCA completed, #0445-83-MA-83-0440.

✓ Brookline, Richmond Court, 1209-1217 Beacon Street.
Notification waived. HPCA pending, #0405-83-0394.

Lincoln, Lincoln Center Historic District,
roughly bounded by Bedford, Lincoln, Old Lexington,
Sandy Pond, Trapelo and Weston Roads. 59 properties.

Lynn, Lucian Newhall House, 281 Ocean Street.
HPCA pending, number not yet assigned.

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Sarah J. Zimmerman

Sarah J. Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

SJZ/lis
enclosures