

**LONGWOOD MEDICAL AND
ACADEMIC AREA (LMA)
HISTORIC PROPERTIES
SURVEY, 2017**

**SUBMITTED TO
BOSTON PRESERVATION ALLIANCE
BOSTON, MASSACHUSETTS**

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ABSTRACT

The Boston Preservation Alliance received mitigation funds from Boston Children's Hospital to update and expand the existing historic properties inventory for the Longwood Medical and Academic Area (LMA), and identify resources that are potentially eligible for the National Register of Historic Places. The survey recorded historically and architecturally significant resources that represent the cultural history of Boston and the LMA and were at least 45 years old at the time of survey. Eleven (11) MHC area inventory forms and thirteen (13) MHC building inventory forms were prepared, recording 106 historic resources associated with hospital and medical research facilities, public and private college and secondary school campuses, residential areas, and one religious institution. A large-scale base map of the LMA shows the areas and individual properties inventoried during this survey project. The *Survey Final Report* includes a description of survey methodology, index of inventoried areas and properties, recommendations for National Register listings and local designations, further study recommendations, and a bibliography.

Historic resources recorded in the survey will be incorporated into the Inventory of Historic and Archaeological Assets of the Commonwealth, maintained by the Massachusetts Historical Commission. Additional copies of all inventory forms, the final report, and base map have been filed with the Boston Preservation Alliance as well as the Boston Landmarks Commission, where the survey products are available to the public in the Environment Department, Room 709, Boston City Hall.

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METHODOLOGY

Survey Objectives

Pursuant to a Memorandum of Agreement (MOA) between the Boston Landmarks Commission (BLC) and Boston Children's Hospital, dated November 22, 2013 and developed in connection with the demolition by Children's of the Rotch Memorial Hospital (Wolbach Building) at 55 Shattuck Street, the Boston Preservation Alliance received mitigation funds from Boston Children's Hospital to update and expand the existing inventory of historic properties in the Longwood Medical and Academic Area (LMA), which is maintained by the BLC and the Massachusetts Historical Commission (MHC). The project recorded historically and architecturally significant buildings in the target area that were at least 45 years of age (*i.e.*, a construction date of 1972 or earlier) at the time of survey.¹ The survey products provide the documentation needed to support existing preservation planning programs, including administration of the city's demolition delay policy (Article 85, Chapter 665 of the Acts of 1956, as amended), listing of additional districts and individual properties in the National Register of Historic Places, and designation of Boston Landmarks and architectural conservation districts.

Survey Target Area

The survey target area identified in the MOA is bounded by Huntington Avenue, Louis Prang Street, The Fenway, The Riverway, and Fenwood Road. This target area corresponds to the Longwood Medical and Academic Area, as defined by the Boston Redevelopment Authority's *LMA Interim Guidelines* (Dimensional Guidelines Map), incorporated herein by reference. In 2013, BLC staff amended this target area at its eastern and southern corners, yielding three locations for survey noted in the MOA.

Historic buildings associated with the Children's Hospital core campus at the center of the survey target area (per MOA item i) were documented in a separate preservation plan and therefore excluded from the LMA survey project. Also excluded from the LMA survey were properties already listed in the National Register of Historic Places or designated local landmarks, which are typically not recorded in a survey. Since the MOA was negotiated in 2013, the Francis Street – Fenwood Road Historic District (NRDIS 2016) was listed in the National Register, eliminating the need for surveying approximately 52 buildings in the southern corner of the survey target area (per MOA item ii).

Revised survey target area boundaries, which include the blocks bounded by Evans Way, Louis Prang Street, and Huntington Avenue (per MOA item iii), are illustrated on the survey base map included in this report.

¹ The typical 50-year age cut-off for selecting historic buildings to be documented was shortened in this project to 45 years pursuant to the MOA, so preservation planning recommendations could address the full range of historic resources that might merit consideration over the next five (5) years.

Criteria for Selecting Properties for Survey

Phase I of this project employed a reconnaissance survey to verify the property types and styles, architectural quality, physical integrity, and geographical distribution of buildings in the LMA. Properties excluded from this survey included pre-1973 buildings covered by the Boston Children's Hospital's preservation plan (see map herein) and buildings already listed in the National Register or designated as local landmarks [e.g., the Isabella Stewart Gardner Museum, 280 The Fenway (BOS.7408); the Massachusetts School of Art building, 364-370 Brookline Avenue (BOS.7357); and the Francis Street-Fenwood Road Historic District (BOS.ACA).

Selection of properties for survey was influenced by a number of considerations, including architectural quality and integrity, architectural and historical significance, current threats, visibility, physical context, and related planning processes. The nature and scale of development pressures in this dynamic neighborhood made susceptibility to demolition and large-scale renovation a particularly important factor in prioritizing survey work. Priority was given to properties whose loss would likely be detrimental to the cultural or architectural heritage of the city.

Inventory forms dating from the 1980s through 2000 recorded about forty (40) buildings in the survey target area, including some buildings that have since been listed in the National Register or landmarked (see above), and others that have been demolished (see **FURTHER STUDY RECOMMENDATIONS** for a list of demolished buildings). While the majority of inventory forms for the remaining buildings were very well developed, several required updating to reflect current conditions or new research. Some of these previously surveyed properties were grouped into new MHC area forms, and in those cases the corresponding building forms were not updated. As agreed with the Boston Preservation Alliance, when an inventory form for a building outside a documented area needed updating, an entirely new building form was prepared, rather than an amendment of the original form with continuation sheets.

Survey Procedures

The survey was conducted according to current standards and methodology of the MHC. Final inventory forms – eleven (11) area forms with data sheets and thirteen (13) building forms – provide detailed information on 106 buildings that pre-date 1973. All properties proposed for survey were approved by the Boston Preservation Alliance.

In **Phase I**, a reconnaissance survey was undertaken to determine the types, character, and context of buildings in the LMA. Existing documentary research was reviewed to establish a contextual basis for creating the list of properties to be surveyed. A majority of buildings surveyed in this project are represented in MHC area forms. Area forms are especially well suited to the institutional character of the LMA, which has a collection of contiguous campuses with well-defined boundaries encompassing buildings with related histories. While less numerous, the residential buildings that accompanied the early development of academic, cultural, and medical institutions here also tend to express larger patterns of growth, architecturally and socially. Several congenial blocks of contiguous apartment houses, both large and small scale, survive in the LMA.

Surveyed properties represent a range of building types, sizes, and ages, and include both representative and outstanding buildings.

In **Phase II**, fieldwork was completed, properties intensively researched, National Register contexts identified, and National Register criteria applied to inventoried properties. Architectural/physical descriptions were prepared from a thorough on-site observation of all properties. MHC survey methodology requires observations available only from a public way. Where a campus or other complex is often used by the public, access to shared open spaces such as courtyards and pathways was attempted. No interiors were documented. The institutional nature of the LMA, especially the security concerns associated with maintaining medical, research, and educational facilities, generated significant challenges in the fieldwork and photography for the survey that were alleviated with the involvement of MASCO (Medical Academic and Scientific Community Organization) staff and their contacts throughout the survey area.

Historical research focused on identifying the significance of the various institutions represented in the survey and, for residential and commercial buildings, the property owners and/or tenants and their occupations. The form narratives incorporate a brief overview of the history of the area or building, describing use; association with specific individuals, groups, or institutions; relationship to historic trends and events; and historic appearance and modifications over time. Published institutional histories provided essential historic context. Several institutions in the area maintain digital archives that yielded timelines, photographs, yearbooks and directories, and other important information. As noted in the proposal for this survey project, examination of building permit records and deed research was minimized, given time and budget limitations and MHC's standard survey methodology. Newspaper articles, especially for building dedications and other major events, were very useful in confirming names of architects and/or builders, as the City of Boston's online research function of scanned historic building permits (which include wiring and plumbing permits, elevator and other inspection records, and certificates of occupancy), proved quite unwieldy in the effort to pinpoint architects and builders of multiple buildings under a single street address.

MHC area and building inventory forms were produced, complete with architectural description, historical narrative, photographs, locus maps, and National Register criteria statement forms, as applicable. Area forms include area data sheets listing the parcel number, MHC inventory number, historic name, current address, construction date, and architectural style for each pre-1973 building in the area. At the request of the Boston Preservation Alliance, area forms include one photograph view of each pre-1973 building contained within the area, though the narrative architectural descriptions for area forms are typically more selective, discussing representative and outstanding buildings in the area, per MHC survey methodology.

Color digital images of inventoried resources were inserted into the inventory form documents. The MHC specifies that an original photograph paper print also be submitted for the first digital image shown on each inventory form (the cover image). Photograph prints were produced using MHC-approved papers and inks. DVDs containing the digital images for inventoried properties have been submitted with the final products.

Completed inventory forms were lettered and/or numbered and mapped according to the recommendations of the survey and MACRIS staffs of the MHC. A street index, incorporated herein, provides a list of inventory forms, with their assigned MHC inventory letters (for areas) or numbers (for individually recorded buildings). Small-scale maps inserted into the building inventory forms are screen shots of online mapping available through the City of Boston Assessing Department. Small-scale maps inserted into the area inventory forms illustrate the boundaries of each area, with pre-1973 buildings labeled and later buildings left unlabeled. MASCO staff provided the consultants with detailed maps of the LMA that illustrate streets, building footprints, and/or parcel lines. These maps were excerpted to produce the area form maps as well as the survey base map, incorporated in this report and also separately printed on a larger scale and submitted with the survey final products.

Two sections of the BLC's *Fenway Project Completion Report* (1984) – “Brief Topographical History” and “Review of Architectural Styles” – serve as the basis of the National Register context for evaluating the recorded resources for National Register eligibility. Additional historic themes are identified in the inventory forms completed during this project. National Register of Historic Places criteria were applied to each property inventoried. Criteria statement forms were completed for all areas and individual buildings recommended for National Register listing. Recommendations for designation as Boston Landmarks or architectural conservation districts, where applicable, were added to the end of the appropriate criteria statement forms. A list of buildings recommended for historic designations is included in this report.

The bibliography includes the major sources and collections consulted during the survey project. Sources specific to a particular property or area were referenced on the appropriate inventory form. Institutional master plans prepared by the various medical and educational facilities in the LMA were valuable sources of documentation. For other sources, see the discussion of historical research above.

In **Phase III**, final hard-copies of MHC inventory forms, large scale base maps of resources surveyed, and a survey final report were prepared, with copies going to the BPA, MHC, and BLC, per the project proposal as amended. Electronic versions of all forms, photographs, and the final report were submitted as specified.

Accomplishments and Assessment of Survey Results

The goals of the survey, as outlined in the consultant proposal (Scope of Work), have been accomplished. MHC inventory forms were produced to document 106 buildings of at least 45 years of age at the time of survey, using eleven (11) area forms and thirteen (13) building forms. Approximately 74 buildings documented are new additions to the inventory for the LMA. Remaining resources have been updated with new architectural descriptions, expanded historical narratives, building construction dates, and/or photographs. A remarkable number of early and mid-20th century residential and institutional buildings survive, amid phenomenal growth and intensifying redevelopment in the late 20th and early 21st centuries.

INDEX OF PROPERTIES SURVEYED AND RECOMMENDATIONS FOR NATIONAL REGISTER OF HISTORIC PLACES AND CITY OF BOSTON DESIGNATIONS

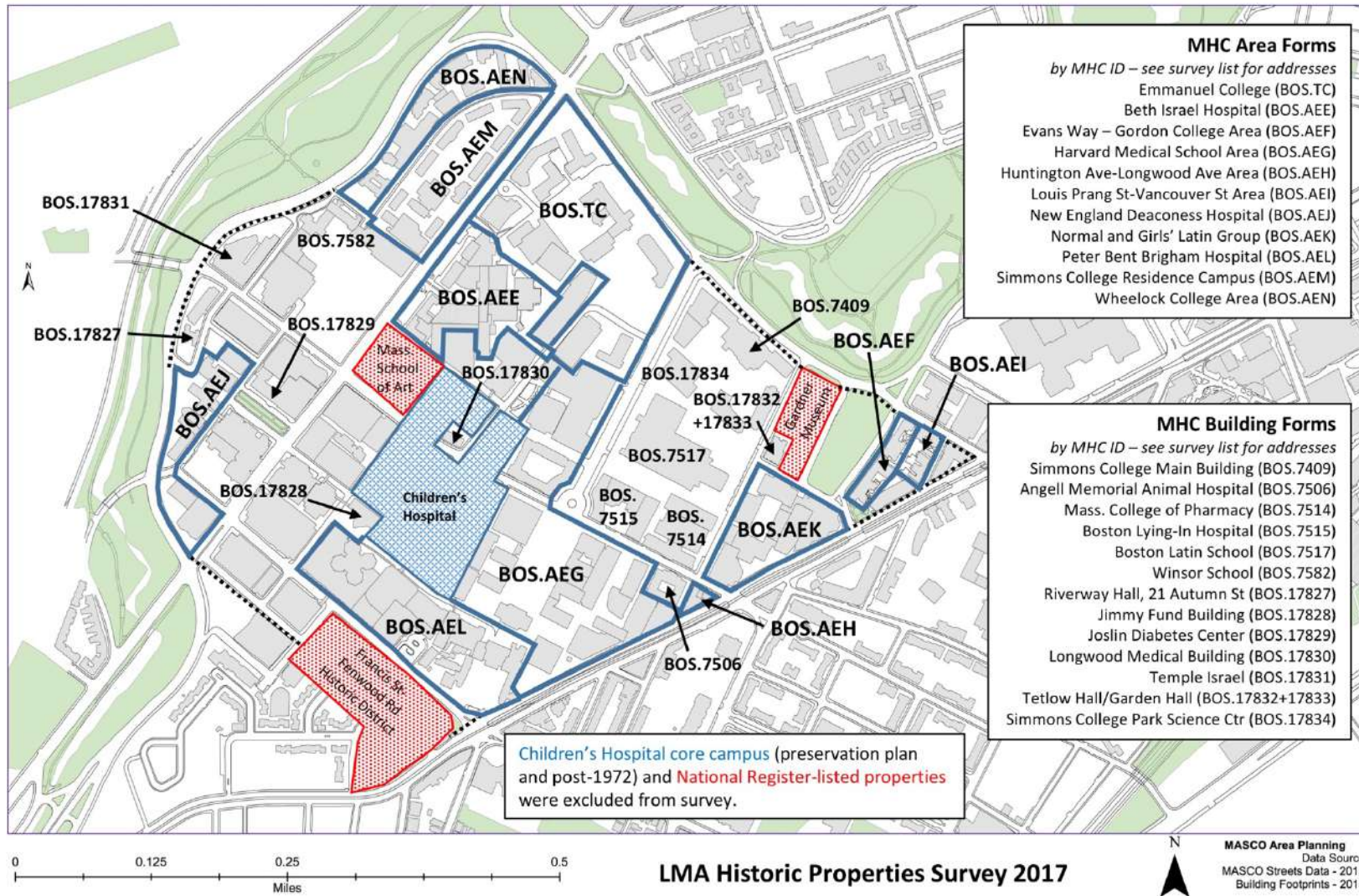
MHC Area Forms (see area data sheets for building addresses within each area)

Historic Name of Area	MHC #	NR Rec	Local Rec	Notes
Beth Israel Hospital	BOS.AEE	none	none	
Emmanuel College	BOS.TC	district	ACD	Local level of significance Potential Boston Landmark: Boston Academy of Notre Dame – Emmanuel College Administration Building
Evans Way – Gordon College Area	BOS.AEF	none	none	
Harvard Medical School Area	BOS.AEG	district	ACD	Local and state levels of significance
Huntington Ave – Longwood Ave Area	BOS.AEH	2 individuals – no district	none	Recommended for individual NR listing (local significance): The Ormonde, 641 Huntington Ave The Elsie, 643-645 Huntington Ave
Louis Prang St – Vancouver St Area	BOS.AEI	district	ACD	Local level of significance
New England Deaconess Hospital	BOS.AEJ	2-building individual listing – no district	none	Recommended for individual NR listing (local significance): Lowry Medical Office Building and Parking Garage, 110 Francis St
Normal and Girls' Latin Group	BOS.AEK	district	ACD	Local level of significance
Peter Bent Brigham Hospital	BOS.AEL	4 individuals – no district	none	Recommended for individual NR listing (local significance): Administration Building, 5-75 Francis St Ward A, 5 -75 Francis St Coolidge House, 5-75 Francis St Out-Door Department, 20 Shattuck St
Simmons College Residence Campus	BOS.AEM	district	none	Local level of significance
Wheelock College Area	BOS.AEN	3 individuals – no district	none	Recommended for individual NR listing (local significance): Lucy Wheelock Memorial Auditorium, Pilgrim Rd Pilgrim Court, 114-122 Riverway Riverway Studio Building, 132 Riverway

KEY: ACD = Architectural Conservation District under Chapter 772 of the Acts of 1975 (BLC enabling legislation)

MHC Building Forms

Address and Historic Name	MHC #	NR Rec	Local Rec	Notes
Autumn St, 21 Riverway Hall	BOS.17827	none	none	
Avenue Louis Pasteur, 78 Boston Latin School	BOS.7517	individual	Boston Landmark (further study)	Local level of significance Further study recommended to determine whether criteria for Landmark designation are met
Binney St, 43 Jimmy Fund Building & Auditorium	BOS.17828	individual	Boston Landmark	Local, state, and possibly national levels of significance
Brookline Ave, 415-435 Joslin Diabetes Center (Diabetes Foundation Inc. Clinic)	BOS.17829	none	none	
Longwood Ave, 179 Mass. College of Pharmacy	BOS.7514	none	none	
Longwood Ave, 180-184 Angell Memorial Animal Hospital	BOS.7506	individual	Boston Landmark	Local and state levels of significance
Longwood Ave, 221 Boston Lying-In Hospital	BOS.7515	none	none	
Longwood Ave, 319 Longwood Medical Building	BOS.17830	none	none	
Longwood Ave, 477 Temple Israel (Congregation Adath Israel)	BOS.17831	individual	Boston Landmark (further study)	Local level of significance Further study recommended to determine whether criteria for Landmark designation are met
Pilgrim Rd, 103-117 Winsor School	BOS.7582	none	none	
Tetlow St, 11 + Palace Rd, 14 Tetlow Hall + Garden Hall	BOS.17832 BOS.17833	individual	none	Local level of significance
The Fenway, 300 Simmons College – Main Building	BOS.7409	individual	Boston Landmark (further study)	Local level of significance Further study recommended to determine whether criteria for Landmark designation are met
The Fenway, 300 Simmons College – Park Science Ctr	BOS.17834	evaluate at 50 years	none	



FURTHER STUDY RECOMMENDATIONS

The LMA survey target area encompasses most, but not all, of the Fenway-Longwood sub-area identified in the Fenway neighborhood survey completed by BLC in 1984. Current recommendations for future preservation planning activity and further study are confined to properties recorded in the LMA survey. New construction, building demolition, and changes in both MHC and National Register requirements over the last thirty years have rendered some 1984 recommendations obsolete or impractical.

The Southwest Fenway District, proposed in 1984 for National Register and Boston Landmark designation, is no longer recommended. The district was to have extended along the Longwood side of the Back Bay Fens, incorporating the Isabella Stewart Gardner Museum, Fenway Court, 280 The Fenway (1899-1901, BOS.7408, NRIND, PR, LL); the Simmons College Main Building, 300 The Fenway (1903-1904, BOS.7409); and the Boston Academy of Notre Dame – Emmanuel College Administration Building, 264-274 Brookline Avenue (1913-1915, BOS.7413), but excluding adjacent buildings on the two larger college campuses. See current separate recommendations for Simmons College Main Building and the Emmanuel College campus (BOS.TC).

Boundaries of the Harvard Medical School Area (BOS.AEG) have been expanded since the 1984 survey, which recommended Harvard Medical School (see BOS.7508 to 7512) for National Register and Boston Landmark district designation. The wider area is currently recommended for National Register listing and designation as an Architectural Conservation District.

In addition to recommended Boston Landmark designations for the Jimmy Fund Building, 43 Binney Street (1949-1951, BOS.17828) and Angell Memorial Animal Hospital, 180-184 Longwood Avenue (1913-1915, BOS.7506), three properties may also prove to meet criteria for Boston Landmark designation pending further study:

Boston Latin School, 78 Avenue Louis Pasteur (1921-1922, BOS.7517)
Temple Israel, 477 Longwood Avenue (1928, BOS.17831)
Simmons College Main Building, 300 The Fenway (1903-1904, BOS.7409)

For the purpose of updating MHC's MACRIS database and the 1984 inventory forms on file at MHC and BLC, it should be noted that inventory forms prepared in 2017 use current addresses as assigned by the City of Boston Assessor's Department. In addition, the following previously inventoried buildings in the LMA have been demolished:

BOS.7359 Boston Fire Engine House #3, 411 Brookline Ave (1873)
BOS.7494 Bangs Double House, 553-555 Huntington Ave (ca. 1900)
BOS.7683 Thomas M. Rotch Jr. Memorial Hospital, 55 Shattuck St (1910)
BOS.7684 Mary C. Hews Hastings House, 2 Short St (ca. 1875)
BOS.7685 Pope-Hastings House, 4 Short St (ca. 1855)
BOS.13248 Emmanuel College – Campus Shop, 400 The Fenway (1962)

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