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# **HUTCHINSON BUILDING**

## **BOSTON LANDMARKS COMMISSION**

### **STUDY REPORT**



Petition # 134.87  
Boston Landmarks Commission  
Office of Historic Preservation  
City of Boston

# DRAFT

## Report on the Potential Designation of

**The Hutchinson Building  
29 Bromfield Street, Boston, Massachusetts 02108**

As a Landmark under Chapter 772 of the Acts of 1975, as amended

Approved by:



December 29, 2023

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Rosanne Foley, Executive Director

Date

Approved by:



December 29, 2023

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Bradford C. Walker, Chair

Date

Draft report posted on December 29, 2023

Cover image: Hutchinson Building, corner of Bromfield Street and Province Street, March 26, 2023.  
Photograph by Mary Cirbus.

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## INTRODUCTION

The designation of the Hutchinson Building was initiated in 1987 after a petition was submitted by registered voters to the Boston Landmarks Commission asking that the Commission designate the property under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a designation is to recognize and protect a physical feature or improvement which in whole or part has historical, cultural, social, architectural, or aesthetic significance.

### Summary

The Hutchinson Building (1924) is a unique and mostly intact example of Classical Revival commercial architecture in the Central Business District of downtown Boston. It was built for noted Boston real estate broker, investor, and developer J. Murray Howe, a founding member of the Real Estate Exchange and Auction Board, which is now known as the Greater Boston Real Estate Board. The building was designed by prominent architect Ralph Harrington Doane, who had been educated at the Massachusetts Institute of Technology and served as consulting architect for the government of the Philippines before opening his Boston office. Doane designed a number of buildings in the Greater Boston area, including Rindge Technical School in Cambridge and Motor Mart Garage in Park Square, for which he was awarded the Harleston Parker Medal by the Boston Society of Architects.

In addition to its significance as an example of Doane's Classical Revival architecture, the Hutchinson Building is representative of the development and growth of the Central Business District in the years following the Great Boston Fire of 1872, which saw a surge in the construction of commercial buildings to accommodate the city's thriving dry goods, shoe, and leather trades. During this period, the expansion of the trolley system and the growing popularity of automobiles led to increased commercial activity in the Central Business District, specifically Washington St. The popularity of automobile use for consumers also led to the widening of roads, including Province St. The Hutchinson Building was an important contribution to the newly widened Province St. and completed the brand-new street wall.

This study report contains Standards and Criteria that have been prepared to guide future physical changes to the property in order to protect its integrity and character.

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## **Boston Landmarks Commission**

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## **1.0 LOCATION**

### **1.1 Address**

According to the City of Boston's Assessing Department, the Hutchinson Building is located at 29 Bromfield St., Boston, Massachusetts, 02108. While the Assessing Department identifies the property address as 29 Bromfield St., the Landmark petition for the Hutchinson Building gives the address as 32–54 Province St./25–29 Bromfield St. According to documentation in the Massachusetts Cultural Resource Information System (MACRIS), the address of the building is 29 Bromfield St.

### **1.2 Assessor's Parcel Number**

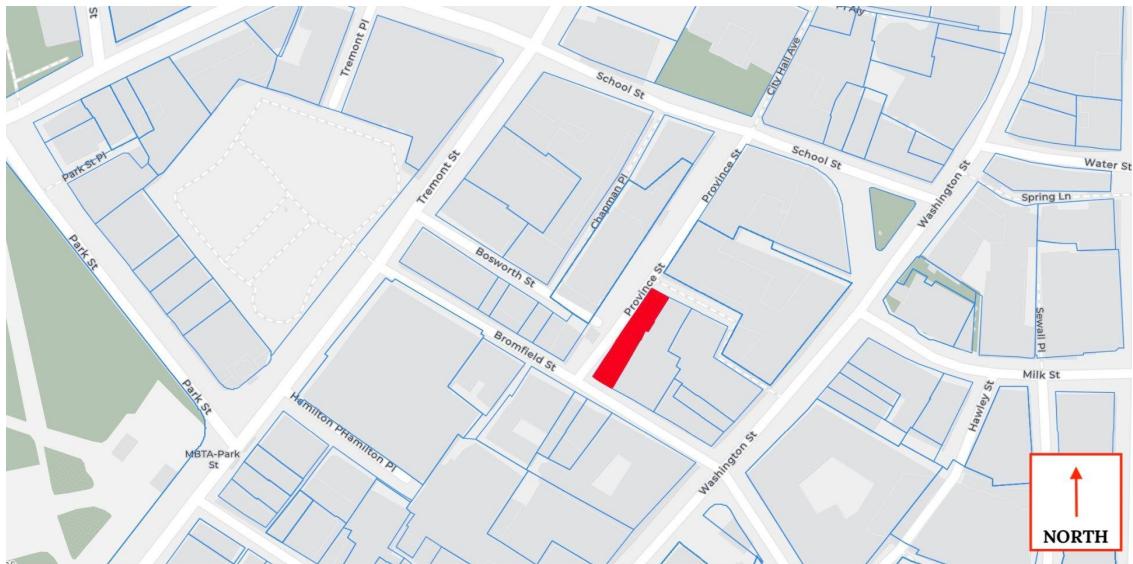
The Hutchinson Building is located on an irregularly shaped and shallow parcel that is bounded by Bromfield St. to the southwest, Province St. to the northwest, and Province Ct. to the northeast, and an abutting single-story building (21 Bromfield) with zero clearance to the east. The Assessor's Parcel Number is 0304733000. The building and lot are located in Boston's Ward 3, Precinct 6.

### **1.3 Area in which Property is Located**

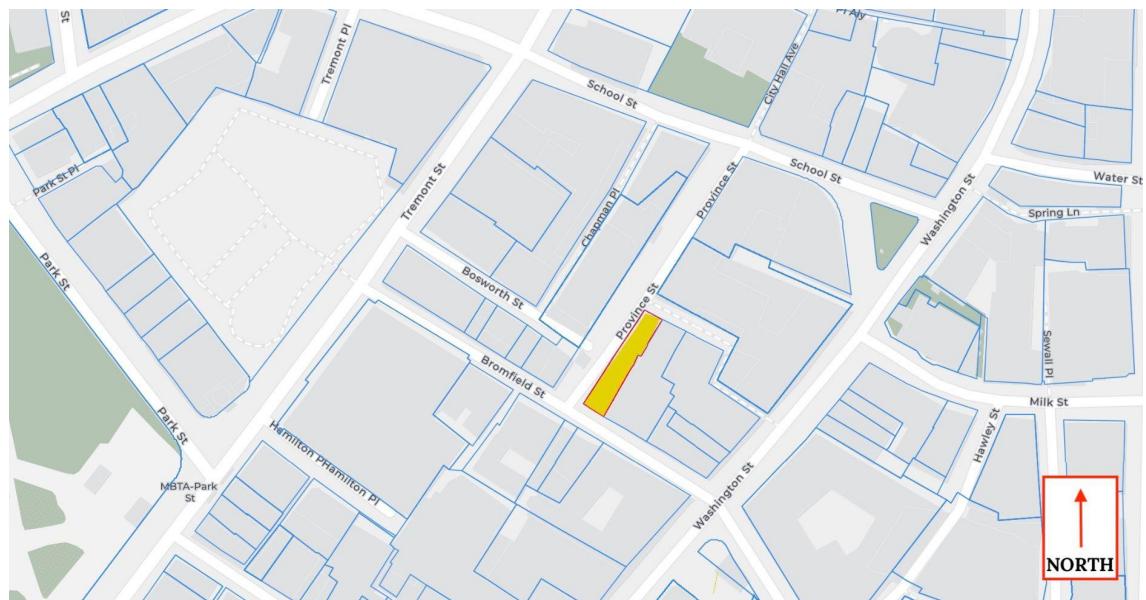
The Hutchinson Building is located in the Central Business District of downtown Boston on a 3,654-square-foot lot bounded by Bromfield St., Province St., and Province Ct. Although the address is listed as Bromfield St., the majority of the building fronts Province St. In the 18th and 19th centuries, the Central Business District was commercial in character due to its proximity to the original Long Wharf and Town Dock. As major landfill projects got underway throughout the 19th century, new residential areas were formed outside of the commercial areas, and new buildings and warehouses were constructed to accommodate Boston's flourishing trade market. By the late 19th and early 20th centuries, the Central Business District had become a center for shopping and retail. The commercial character of the neighborhood continues to the present day; the area contains a variety of building types and businesses including high-rise buildings, government buildings, theaters, restaurants, hotels, and a variety of chain and independent retail stores, particularly near Downtown Crossing. Geographically, the Hutchinson Building is located in close proximity to the Boston Common, the Granary Burying Ground, and King's Chapel Burying Ground. The Hutchinson Building is 0.3 miles from the Boston Common, which was added to the National Register of Historic Places 1972 and designated a National Historic Landmark District in 1987.

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## 1.4 Map Showing Location



**Figure 1.** Map showing the boundaries of parcel #0304733000 (shaded in red). Source: City of Boston Online Assessing.



**Figure 2.** Map showing the boundaries of parcel #0304733000 (outlined in red) and the boundary of the Hutchinson Building (shaded in yellow). Source: City of Boston Online Assessing.

## **2.0 DESCRIPTION**

### **2.1 Type and Use**

The Hutchinson Building (1924) was constructed as a three-story commercial building, accommodating stores at the street level and sales rooms and offices above. It is currently occupied and remains in commercial use with storefronts on the first floor. The second and third floors are currently in use as a restaurant and arcade bar.

The parcel is located in the Midtown Cultural District Zoning District and the General Area Zoning Subdistrict.<sup>1</sup> The parcel is also part of a Restricted Parking Zoning Overlay District. Ground level use and cultural use of street-level commercial spaces is permitted.<sup>2</sup>

### **2.2 Physical Description of the Resource**

#### **Existing Building**

The Hutchinson Building is a three-story, Classical Revival style, cast stone building located on the southeast corner of Bromfield and Province streets in the Central Business District of Boston. Bromfield St. runs in a northwest-southeast direction between the southeast side of Tremont St. (directly across from the entrance to Granary Burying Ground) for two blocks to the northwest side of Washington St. where it terminates at Franklin St. Province St. runs for two blocks in a northeast-southwest direction between the northeast side of Bromfield St. to the southwest side of School St. where it terminates at City Hall Ave. Geographically, the Hutchinson Building is situated within the Downtown Boston Business Improvement District.<sup>3</sup> The streetscapes of Bromfield St. and Province St. consist of a variety of 19th and 20th century brick and stone commercial and office buildings of varying heights that predominantly range from 2 to 8 stories. A 32-story modern luxury condo building constructed in 2009 at, and eponymously named, 45 Province St., rises well above the surrounding buildings. The Hutchinson Building, at three stories, is one of the smaller buildings on both streets.

The Hutchinson Building (1924) was designed by noted architect Ralph Harrington Doane, for J. Murray Howe, a real estate broker, investor, and developer, as a commercial building with storefronts at the street level, and storerooms or sales rooms and offices on the second and third stories. For the most part, this original configuration of Doane's design remains. Although the first-floor storefronts have been modified to accommodate different tenants and owners over the life of the building, the second and third stories largely maintain their

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<sup>1</sup> "Map 1A Midtown Cultural District," BostonPlans.org. Accessed March 7, 2023. <http://www.bostonplans.org/getattachment/b18f73cd-59bc-4945-8e55-fb39d7f3747a/>; "29 Bromfield Street," BostonPlans.org. Accessed March 7, 2023.

<http://maps.bostonredevelopmentauthority.org/zoningviewer/>

<sup>2</sup> Boston Redevelopment Authority, "Article 38"

<sup>3</sup>Downtown Boston Business Improvement District brochure, "Welcome to Boston". Accessed December 27, 2023.

[https://downtownboston.org/assets/BID-pdfs/20626\\_BID\\_OrientationBrochure\\_DIGITALPDF.pdf](https://downtownboston.org/assets/BID-pdfs/20626_BID_OrientationBrochure_DIGITALPDF.pdf)

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integrity. The upper stories are clad in ashlar and wrapped with an entablature consisting of a cornice with simple molding and capped with a flat roof and masonry parapet, which is currently clad in metal. There is a basement cellar that spans the full footprint of the building above.

The majority of the Hutchinson Building's massing faces Province St., spanning the length of the street between Bromfield St. and Province Ct., a private way.<sup>4</sup> The building's orientation is probably due to the long, shallow footprint of the parcel.<sup>5</sup> Its horizontal massing stands out among other buildings in the neighborhood, creating a strong visual impact.

This west façade extends for fourteen bays along Province St. For clarification purposes, this report will consider the northernmost bay of the building, that which is closest to Province Ct., to be the first bay. A row of modified storefronts line the street level, but the façade is dominated by the ornate cast stone.<sup>6</sup> The second and third stories contain some original two-story arched-headed windows with metal spandrels featuring a shallow pyramidal motif. The façade is interrupted by two temple-front sections at bays three through five, and 10 through 12. Each temple-front section consists of a triangular pediment with a fan motif. At the roof level, a pair of urns sit on top of the parapet, one above each base angle of the pediment (four urns in total). The pediment is supported by an entablature which matches the rest of the façade and four giant pilasters. Each pilaster has a composite capital and a molded base. A Palladian style window system is contained within each temple-front section, consisting of a center arched-headed multi-light two-story steel window with metal spandrel between the second and third story and fan-light motif within the top arch. The bottom section has 20 lights, while the top section has 22 lights. The center window has a molded, cast stone surround. On each side of the center window is a narrower, slightly shorter, straight-headed multi-light steel window with 15 lights at the bottom section and fourteen lights at the top section. Despite their straight heads, these two flanking windows contain the same fan-light motif within their upper sections. Each section of this Palladian window system is separated by a pilaster. Between the first and second pilaster and third and fourth pilaster of each temple front (above each straight-headed window) is a row of cast stone ornament featuring a garland motif.

The 10th through 14th bays hold two-story, arched-headed steel windows consisting of 20 lights at the bottom sections and twenty-two lights at the top sections, separated by pressed metal spandrels between the second and third stories featuring a shallow pyramidal motif. The top arched-headed sections contain a fan-light motif. Several bays, however, have been modified at some point from their original design. The bottom sections of bays 1 through 3 and 7 through 9 have been removed and contain single-light glass panels, while bays 4 through 6 appear to have the bottom sash behind reflective glass at the exterior. Images from the Hutchinson Building Landmark Petition (1987) indicate that all windows were intact at the time of submission.

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<sup>4</sup> At the time of its construction, Province Ct. appears to have been a public way.

<sup>5</sup> Boston Landmarks Commission, "CLGC Opinion: Eligibility for National Register for the Hutchinson Building," 1991.

<sup>6</sup> The Landmark Petition as well as MACRIS inventory forms identify the building cladding as cast stone. The original building plans, however, identify the material as ashlar.

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The upper stories contain historic and modern signage. Historic metal lettering (“Boston Casualty Co”) is pin-mounted on the façade between bays 1 and 2; 7 and 8; and 13 and 14. A modern flag sign and associated armature is installed between bays 7 and 8, directly underneath the historic pin-mounted signage. Two modern banner signs and associated armature are installed at the north and south corners of the façade.

The bottom third of the façade consists of a row of storefronts along the street level, capped by a wide sign band and molded water table. A row of metal caps and holes in the cast stone where caps are missing is evenly spaced across the façade, remnants of a former canopy that was historically present (see **Figure 3**). Province St. is not level, and the building is built into the slope of the street. The south elevation (facing Bromfield St.), therefore, sits at a lower level than the Province St. and Province Ct. elevations. The southernmost storefronts of the elevation (toward Bromfield St.), have higher bulkheads and additional cast stone above the windows to accommodate the slope of the street. Cast stone piers separate each of the storefronts, except underneath bays 3 through 5, and 10 through 12. All the storefronts have been modified from their historic design and are constructed of wood and metal materials. Two storefronts maintain an identical mosaic pattern within the recessed entries, which indicates that this feature may be original. Marble cladding is present at the two main entrances to the building, which are located underneath bay 4 and bay 11 (these entrances correspond with the center bay of each temple-front). These entrances also share the same mosaic floor as the previously mentioned two storefronts.

The south elevation faces Bromfield St. and measures two bays wide. Like that of the façade, the upper stories are clad in cast stone and wrapped with an entablature consisting of cornice with simple molding and is capped by a flat roof and brick parapet, which is clad in metal. The two bays hold original steel arched-headed two-story windows separated by a pressed metal spandrel featuring a shallow pyramidal motif. Each window has twenty lights in the lower section and twenty-two lights in the upper section. The lights within the arched-headed section of the window are arranged in a fan motif. Similar to the Province St. façade, original pin-mounted signage (“Boston Casualty Co”) is mounted between the two bays. Modern signage is also present at the upper stories, consisting of a flag sign and associated armature mounted at the third floor between the two bays, and two banner signs and associated armatures mounted at the west and east corners of the façade.

There are two storefronts at the street level on the south elevation, each capped by a wide sign band and molded water table. Remnants of the original marquee are also present in the form of three evenly spaced holes below the sign band. As mentioned previously, the Bromfield St. elevation sits at a lower level than the storefronts on Province St. Both storefronts at this elevation have been modified from their original design although the original cast stone piers remain: the westernmost storefront is a recessed entry with wood trim and stone bulkheads angled on the corner between two elevations, and the easternmost storefront is a recessed entry with splayed entry walls and modern metal display windows above. Exposed conduits are present.

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The north elevation faces Province Ct., a private way, and measures one bay wide. The upper stories display the same cast stone cladding, cornice, and metal-clad parapet. The single bay holds the same two-story steel arched-headed window with pressed metal spandrel to match the primary façade and south elevation, but the bottom section of the window has been removed and replaced with a single pane of glass.

The first story shares the same wide signband and molded water table, and also displays evidence of the original marquee. There are three cast-stone piers which extend from the signband to the sidewalk. The storefront has been infilled with yellow brick to the same plane of the piers, with modern metal windows and security grates above. A service door is also present. There are multiple security lights, security cameras, and associated conduits installed at the first level.

The east elevation, or rear of the building, is visible from areas of Bromfield St. and Province Ct. An elevator or stair headhouse is located on the same plane and extends toward the middle of the roof. The elevation is clad in red brick, with pointing patterns indicating that this elevation may have had openings that have since been filled in. Faint ghost signage also appears. Mechanical equipment is present on this utilitarian elevation, including piping that extends from the roof down past the second story.

### Original Building Plans

The original building plans, as approved by the city's Building Department, are currently stored in the City Archives. These plans show that the first floor of the Hutchinson Building had two storefronts on Bromfield St. and ten storefronts on Province St. (see **Figure 30**).

There were also two main entrances to the building located on the primary façade along Province St. with a secondary entrance on Province Ct. The main entrances on the façade were located in the center bay of each temple front (bays 4 and 11) and consisted of paired wood doors with plate glass and transom above. With the exception of the storefront at the corner of Bromfield and Province Sts., all storefronts consisted of a recessed entrance with splayed sides, and narrow display windows on each side of the recessed entrance. Each entrance consisted of a single door with plate glass window and transom. An additional long, narrow, plate glass transom spanned the opening of each storefront above the door and display windows. The original plans, specifically the first floor plan, indicate that each recessed entrance contained a mosaic floor (see **Figure 32**). Identical mosaics are extant or partially concealed at each of the main entrances to the building (bays 4 and 11) and two existing storefronts (located underneath bays 2 and 3). The storefront at the corner of Bromfield and Province Sts. shows a covered, angled recessed entrance accessed by a step with a storefront pier in front. The plans also show a marquee on each of the street-facing sides of the building above the storefronts (see **Figure 30** and **Figure 31**). Of the existing storefronts, only four retain the original configuration of recessed entrance with splayed sides.

The original plans also show marble trim at each storefront pier, bulkheads, and at the surrounds of each main entrance. A 1934 photograph of the Hutchinson Building shows the

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original configurations of the recessed entry storefront plan, but it is not decipherable as to whether or not the marble trim was present (see **Figure 38**). The main entrances to the building on Province St. (bays 4 and 11) currently display green and white marble trim.

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## 2.3 Contemporary Images



**Figure 3.** Hutchinson Building façade. Photograph taken from Bromfield St., facing northeast (March 2023) by Mary E. Cirbus.

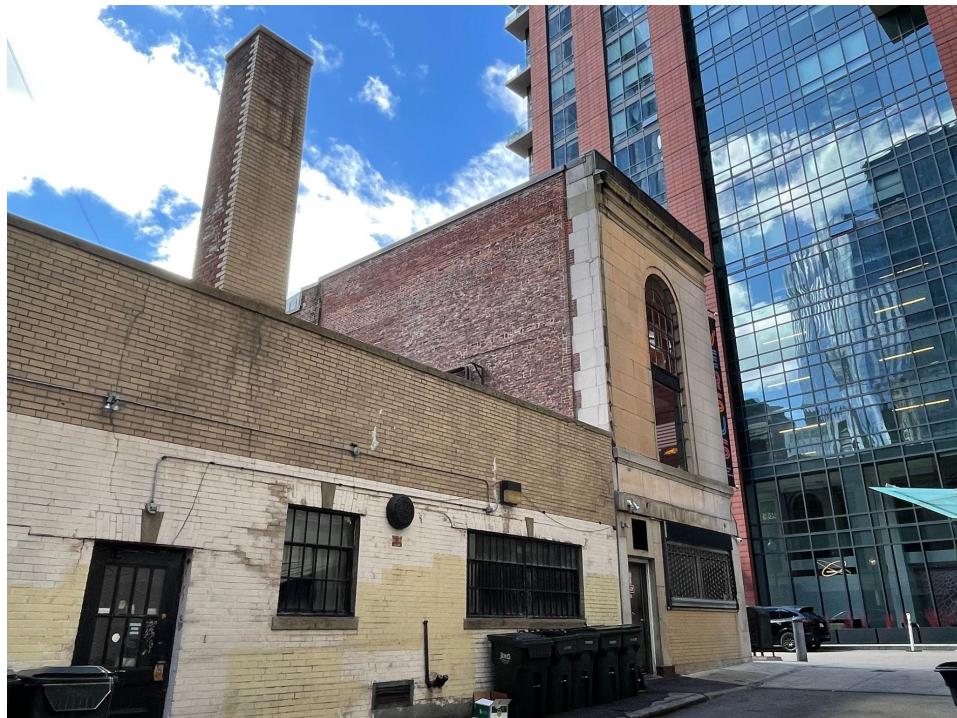


**Figure 4.** Hutchinson Building façade. Photograph taken from Province St. facing southwest (March 2023). Photo credit: Mary E. Cirbus.

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**Figure 5.** Bromfield St. elevation taken facing northeast (March 2023). Photo credit: Mary E. Cirbus.



**Figure 6.** Province Ct. and rear elevation of Hutchinson Building. Photograph taken from Province Ct. facing southwest (March 2023). Photo credit: Mary E. Cirbus.

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**Figure 7.** Rear elevation of the Hutchinson Building as visible from Bromfield St. Photo credit: Mary E. Cirbus.



**Figure 8.** Detail of Bromfield St. elevation, upper levels. Photograph taken from Bromfield St., facing northeast (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 9.** Detail showing the one bay of Province Court elevation, and (from left to right) bays 1 through 8 of Province St. façade. Photograph taken from Province St., facing southeast (March 2023). Photo credit: Mary E. Cirbus.

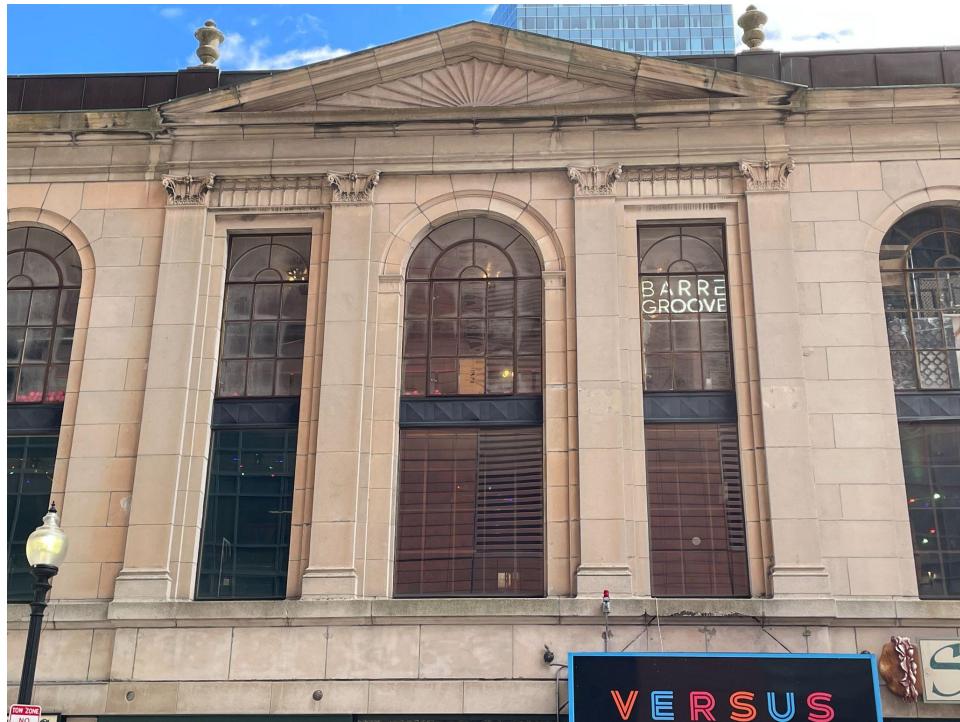


**Figure 10.** Detail showing (from left to right) bays 1 (partial) through 14 of Province St. façade. Photograph taken from Province St., facing southeast (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 11.** Detail showing the upper portion of the Province St. façade (from left to right) bays 1 through 3. Photograph taken from Province St. facing east (March 26, 2023). Photo credit: Mary E. Cirbus.

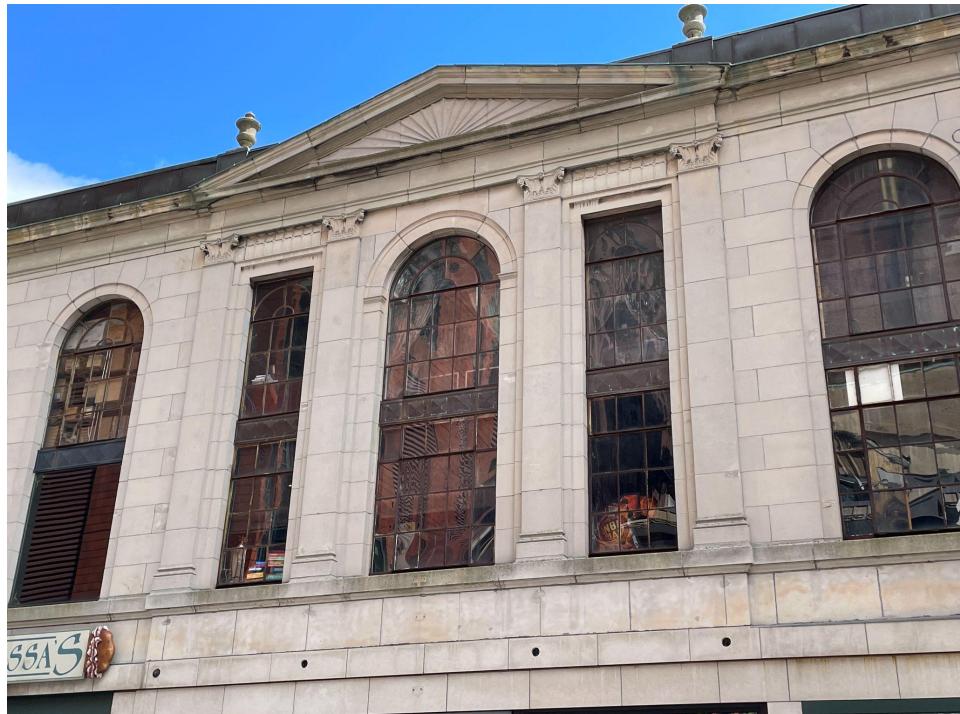


**Figure 12.** Detail showing (from left to right) upper portion of bays 2 (partial) through 6 (partial) of Province St. façade. Photograph taken from Province St., facing east (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 13.** Detail showing (from left to right) the upper portion of bays 6 through 9 of Province St. façade. Photograph taken from Province St., facing east (March 26, 2023). Photo credit: Mary E. Cirbus.



**Figure 14.** Detail showing (from left to right) the upper portion of bays 9 through 13 (partial) of Province St. façade. Photograph taken from Province St., facing northeast (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 15.** Detail showing (from left to right) the upper portions of bays 12 through 14 of Province St. façade. Photograph taken from Province St., facing east (March 26, 2023). Photo credit: Mary E. Cirbus.



**Figure 16:** Detail image showing modified storefronts on Bromfield St. Photograph taken from Bromfield St., facing north (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 17.** Detail image showing modified storefronts on Province St. compared to original facing of green marble (on left). Photograph taken from Province St., facing southeast, towards Bromfield St. (March 26, 2023). Photo credit: Mary E. Cirbus.



**Figure 18.** Expanded image showing extent of storefront modification on façade. Photograph taken from Province St., facing northeast (May 8, 2023). Photo credit: Mary E. Cirbus.

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**Figure 19.** Detail image showing modified storefronts on Province St. façade. Photograph taken from Province St., facing southeast towards Bromfield St. (May 8, 2023). Photo credit: Mary E. Cirbus.



**Figure 20.** Detail image showing another original storefront with marble and recessed entry, as well as modified storefronts along the façade. Photograph taken from Province St., facing southeast, towards Bromfield St. (March 26, 2023). Photo credit: Mary E. Cirbus.

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**Figure 21.** Detail image showing modified storefronts on Province St.. Photograph taken from Province St., facing northeast (March 26, 2023). Photo credit: Mary E. Cirbus.



**Figure 22.** Detail image showing modified storefronts on Province St. façade. Photograph taken from Province St., facing northeast (May 8, 2023). Photo credit: Mary E. Cirbus.

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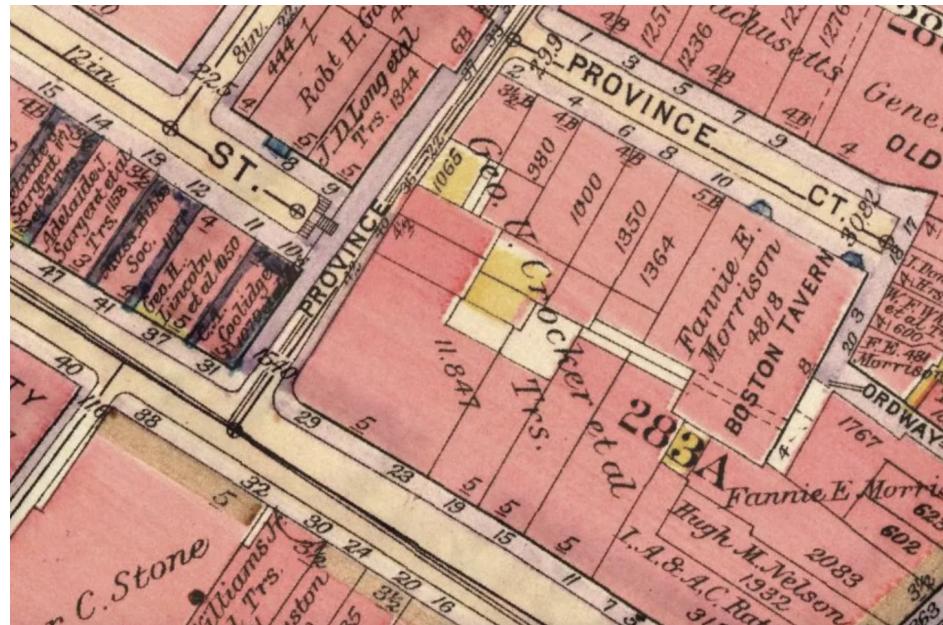
**Figure 23.** Detail showing modified storefronts on Province St.. Province Ct. is visible. Photograph taken from Province St., facing northeast (March 26, 2023). Photo credit: Mary E. Cirbus.



**Figure 24.** Modified storefront at Province Ct. Photograph taken from Province Ct., facing slightly southwest (March 26, 2023). Photo credit: Mary E. Cirbus.

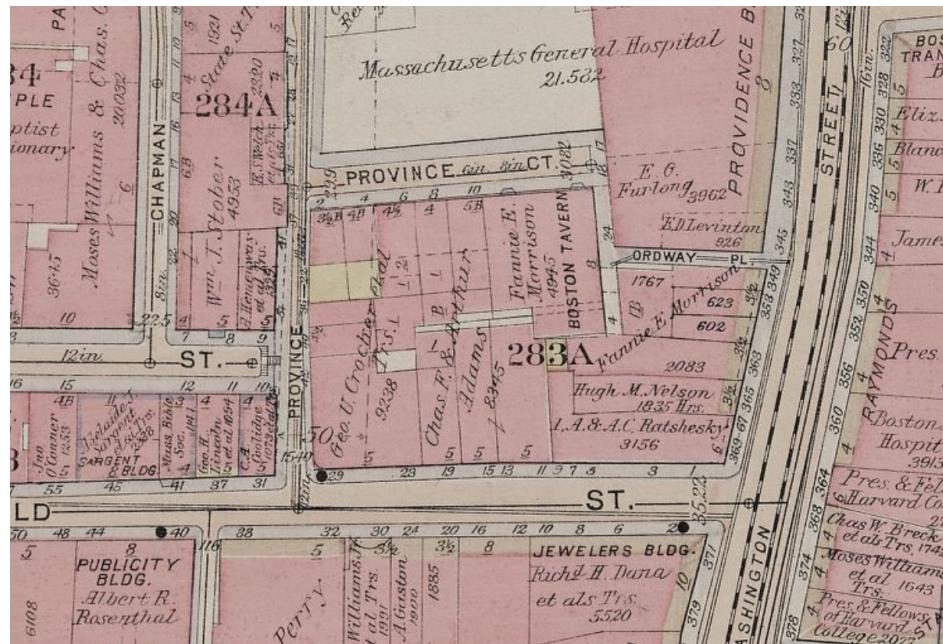
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## 2.4 Historic Maps and Images



**Figure 25.** Corner of Bromfield St. and Province St. as shown in the 1917 Bromley Atlas of Boston, prior to the construction of the Hutchinson Building. This map shows the property as owned by descendants of Joseph Ballard ("George U. Crocker et al Trs.")

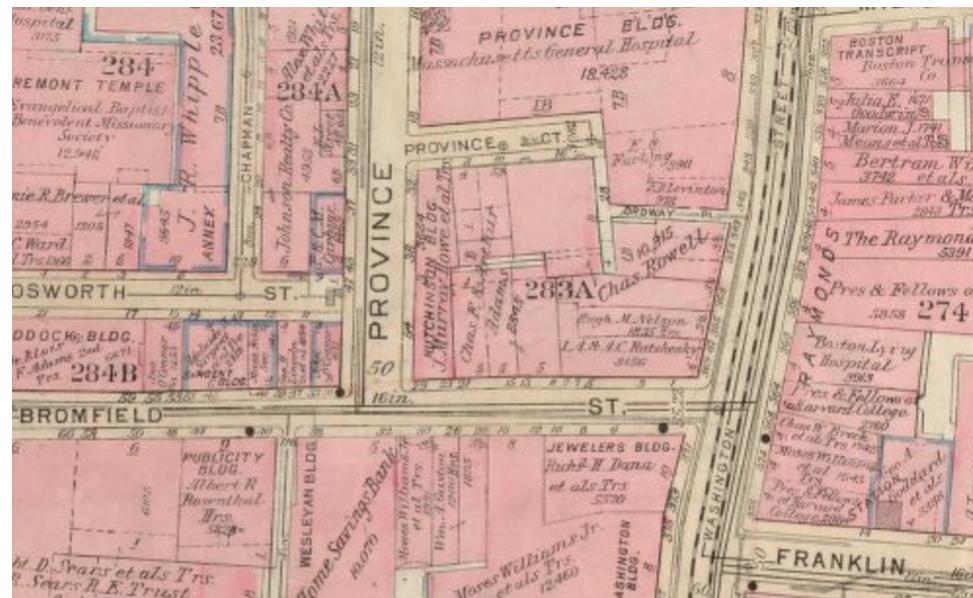
**Source:** *Atlas of the City of Boston: Boston Proper and Back Bay from Actual Surveys and Official Plans* (G. W. Bromley & Co., 1917) BostonPlans.org, <https://www.bostonplans.org/3d-data-maps/historical-maps/the-boston-atlas/single-sheet-historical-maps>



**Figure 26.** Image of Province St. between Bromfield St. and Province Ct.

**Source:** *Atlas of the City of Boston: Boston Proper and Back Bay from Actual Surveys and Official Plans* (G. W. Bromley & Co., 1922). Plate 1. [https://collections.leventhalmap.org/book\\_viewer/commonwealth:tt44pw01j#1/1](https://collections.leventhalmap.org/book_viewer/commonwealth:tt44pw01j#1/1)

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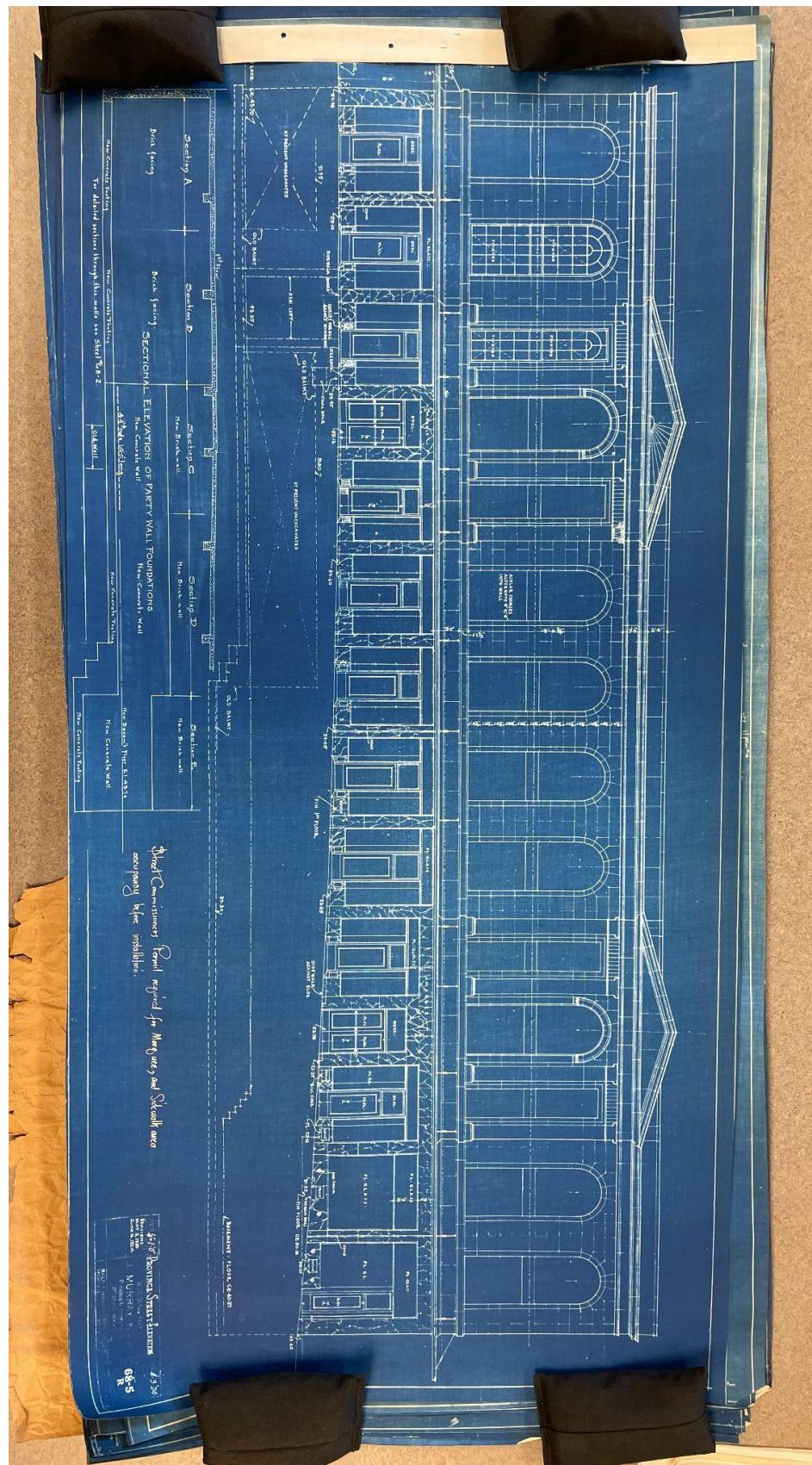


**Figure 27.** Image of the Hutchinson Building at Providence St. between Bromfield St. and Province Ct. This map also shows the widened Providence St.

**Source:** *Atlas of the City of Boston: Boston Proper and Back Bay from Actual Surveys and Official Plans* (G. W. Bromley & Co., 1928). Plate 1.

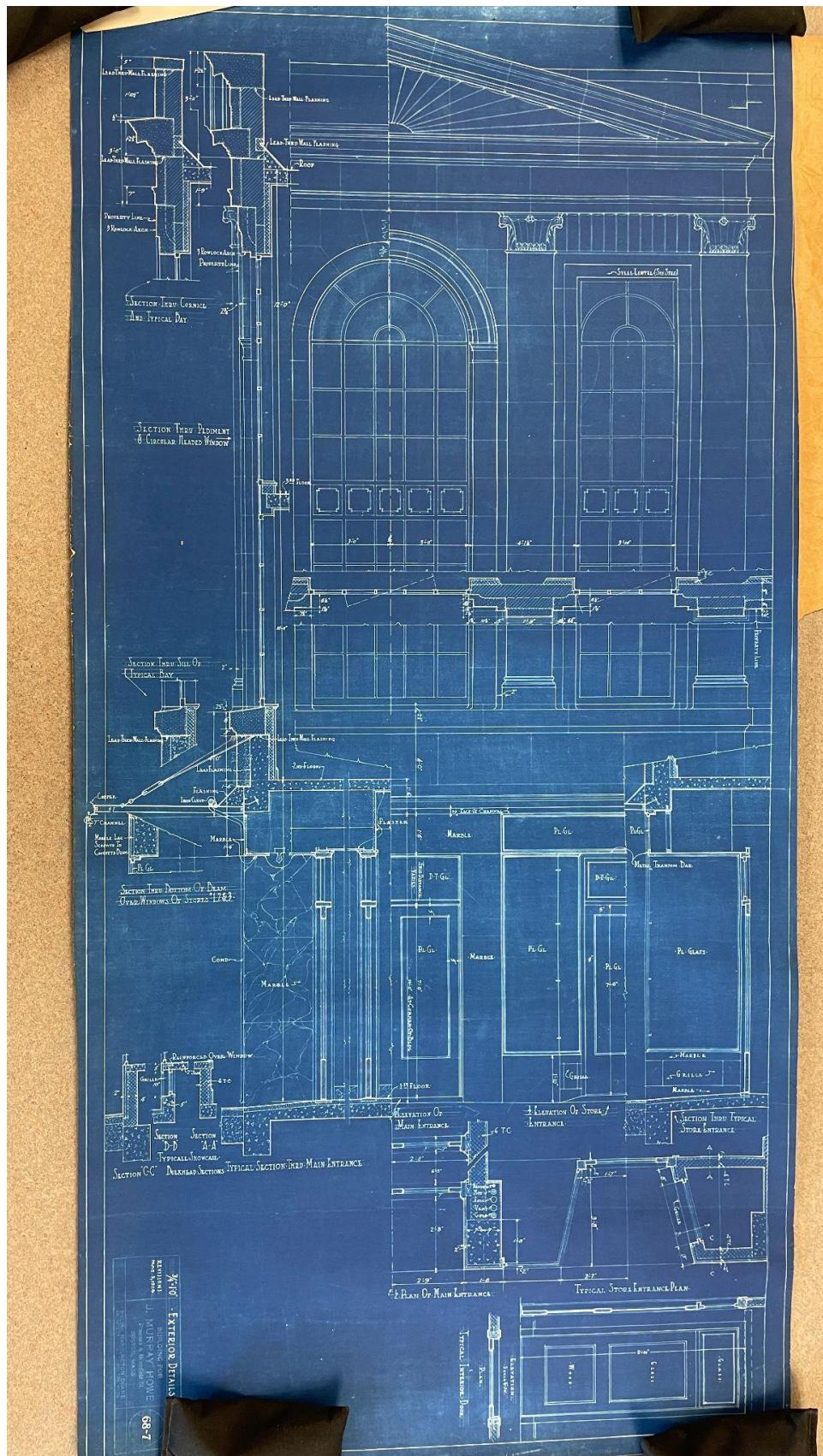
[https://collections.leventhalmap.org/book\\_viewer/commonwealth:tt44pw08g#1/1](https://collections.leventhalmap.org/book_viewer/commonwealth:tt44pw08g#1/1)

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**Figure 28.** Original building plans showing the Province Street façade.  
**Source:** Boston City Archives.

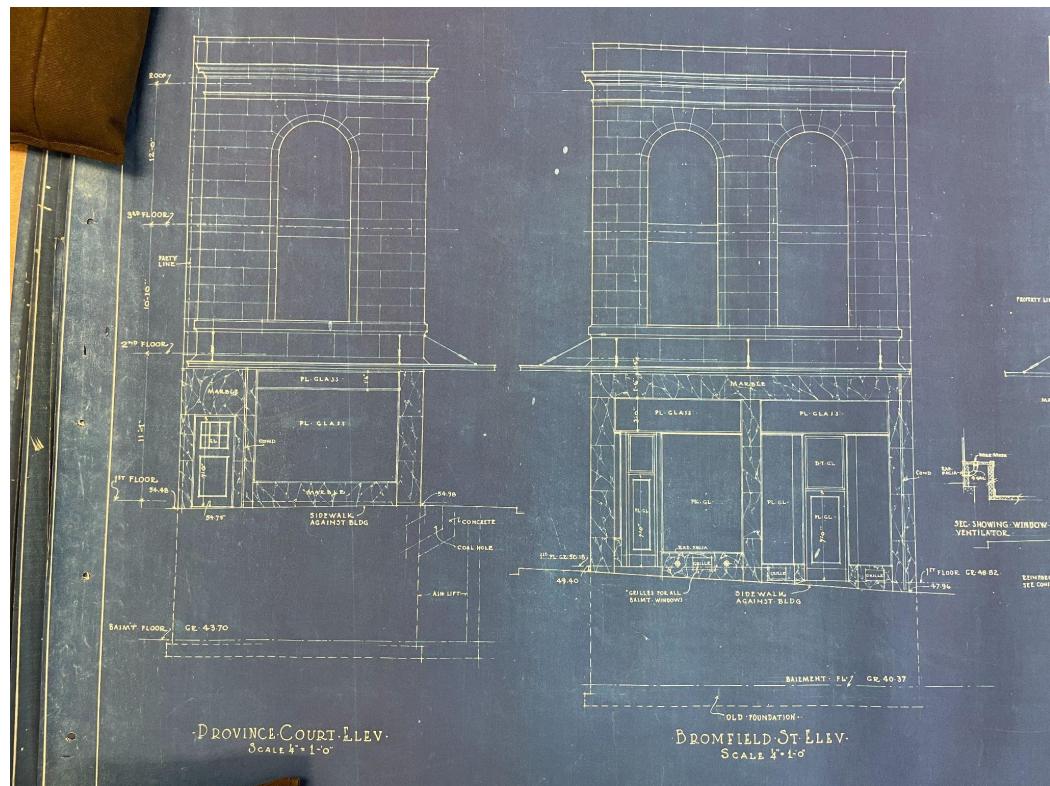
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**Figure 29.** Original building plans showing exterior details.

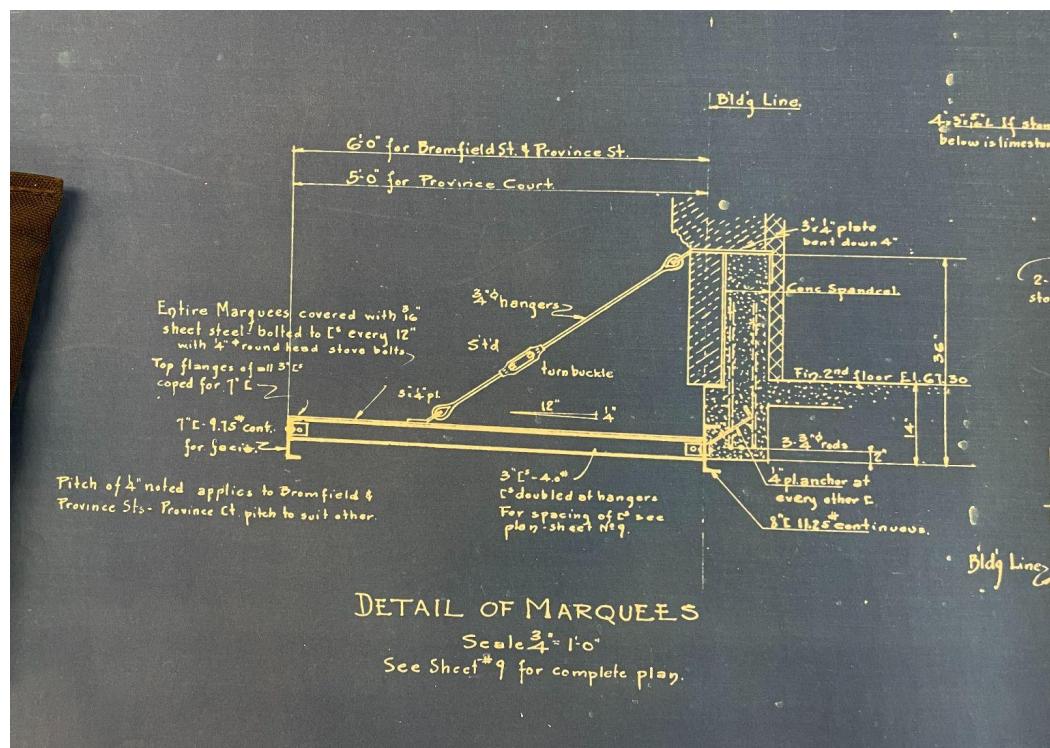
**Source:** Boston City Archives.

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**Figure 30.** Original building plans showing the Bromfield St. elevation and Province Ct. elevation.

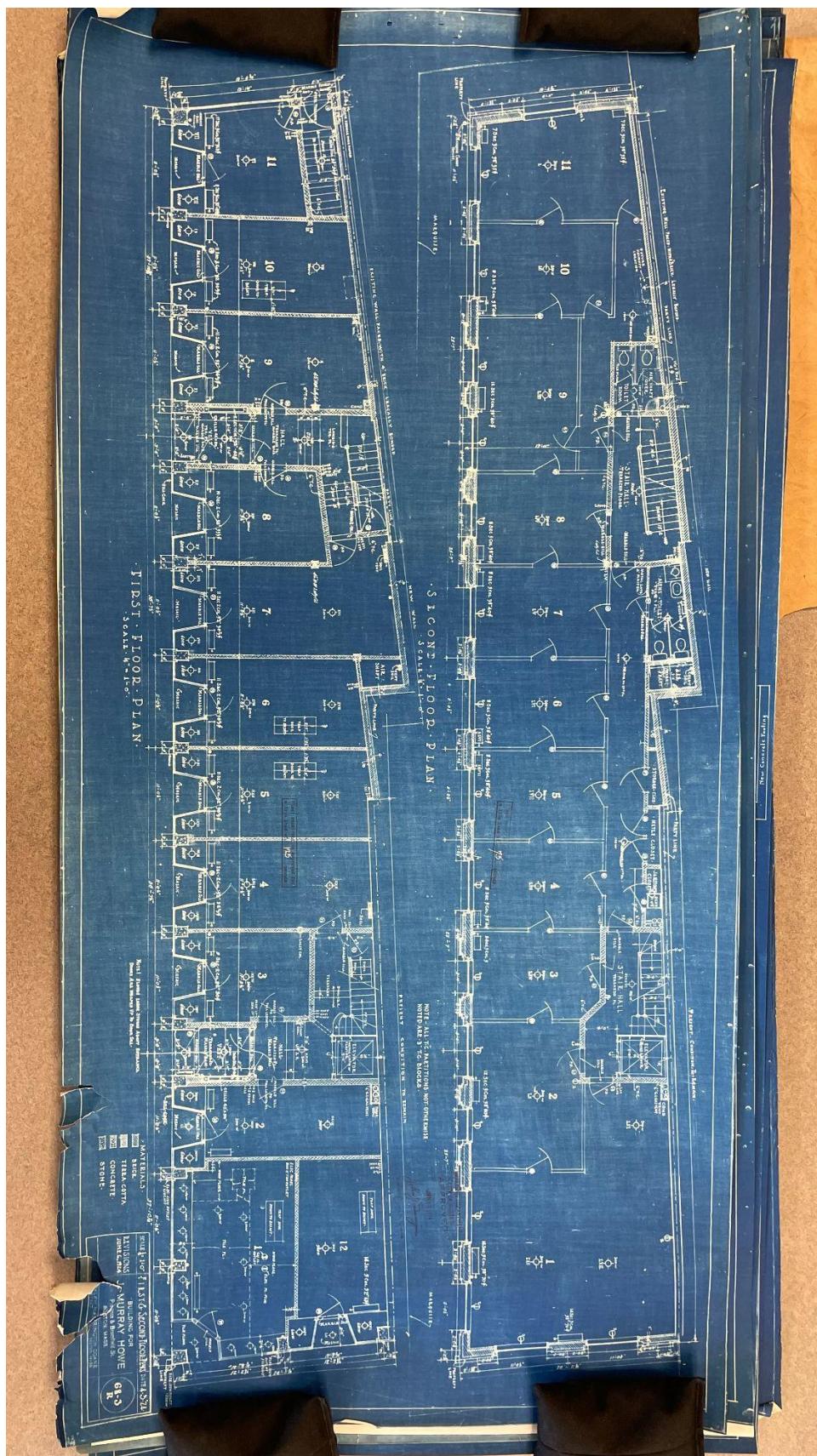
**Source:** Boston City Archives.



**Figure 31.** Original building plans showing a detail of the marqueses on the street-facing façade and side elevations.

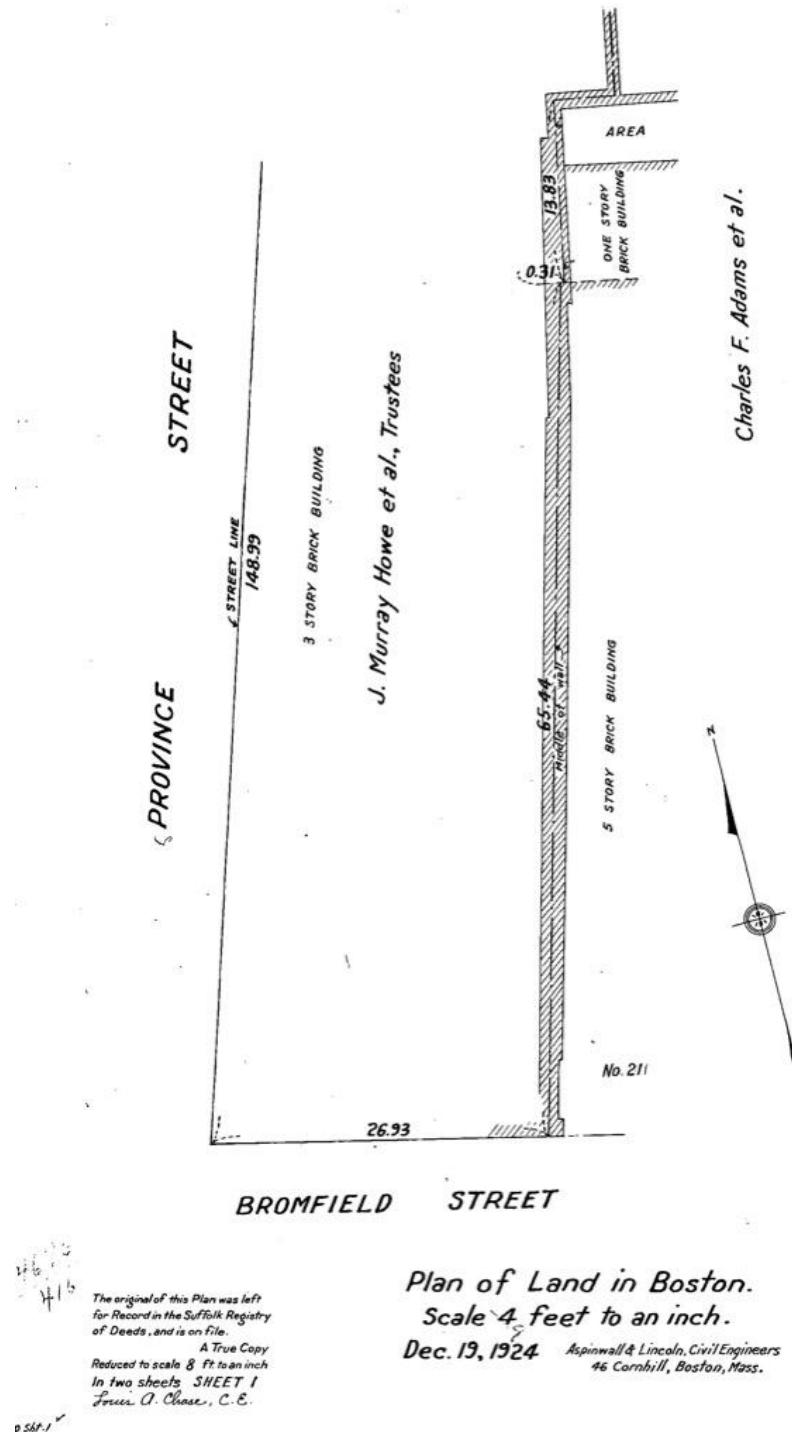
**Source:** Boston City Archives.

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**Figure 32.** Original building plans showing the first and second floor plans.  
**Source:** Boston City Archives.

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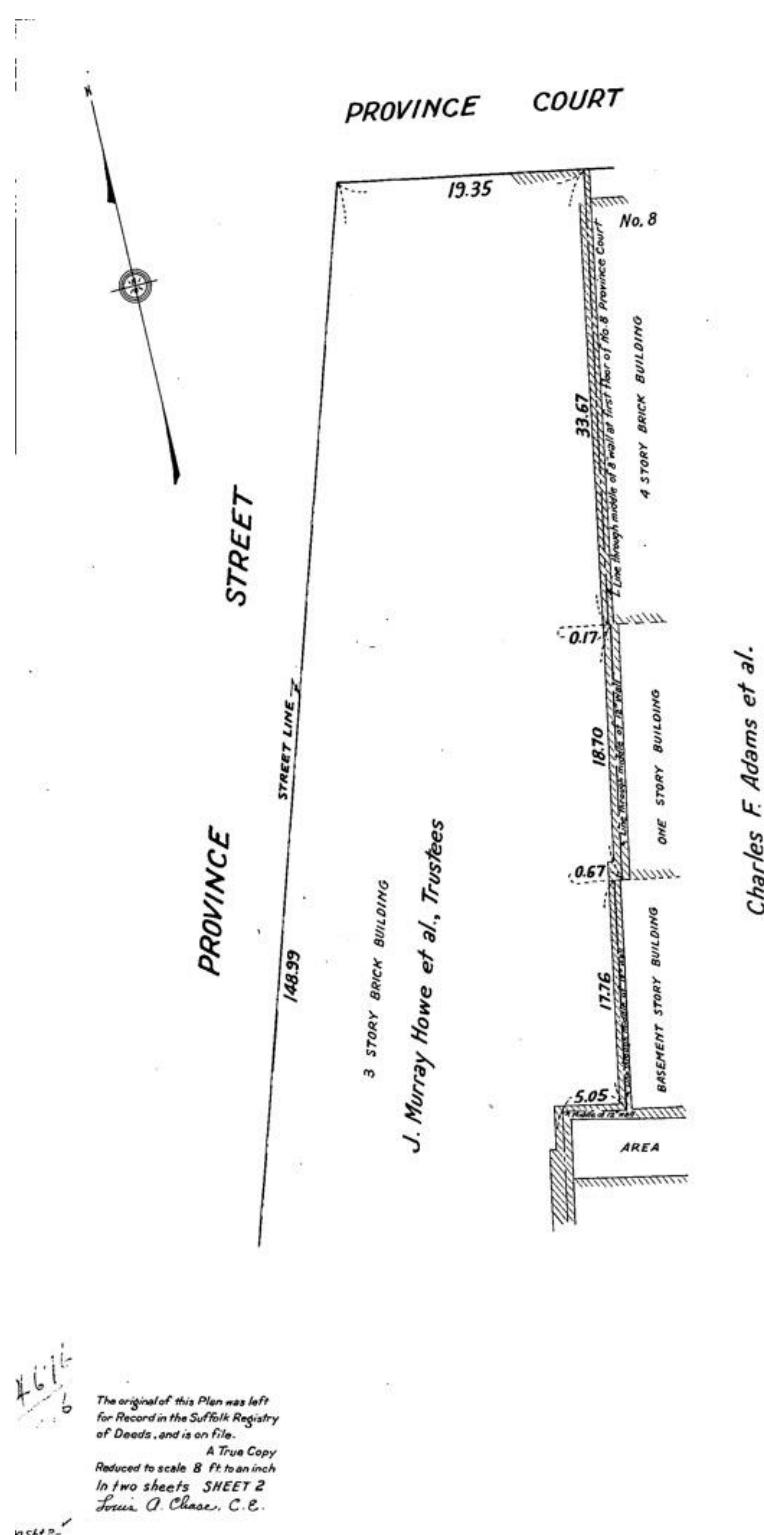


**Figure 33.** Plan of parcel containing Hutchinson Building.

**Source:** Aspinwall & Lincoln, Civil Engineers, December 19, 1924 (Sheet 1), as recorded in the Suffolk Registry of Deeds, Book 4676, Page 416, (Part 1 of 2)

Suffolk County Registry of Deeds, <https://www.masslandrecords.com/suffolk/>

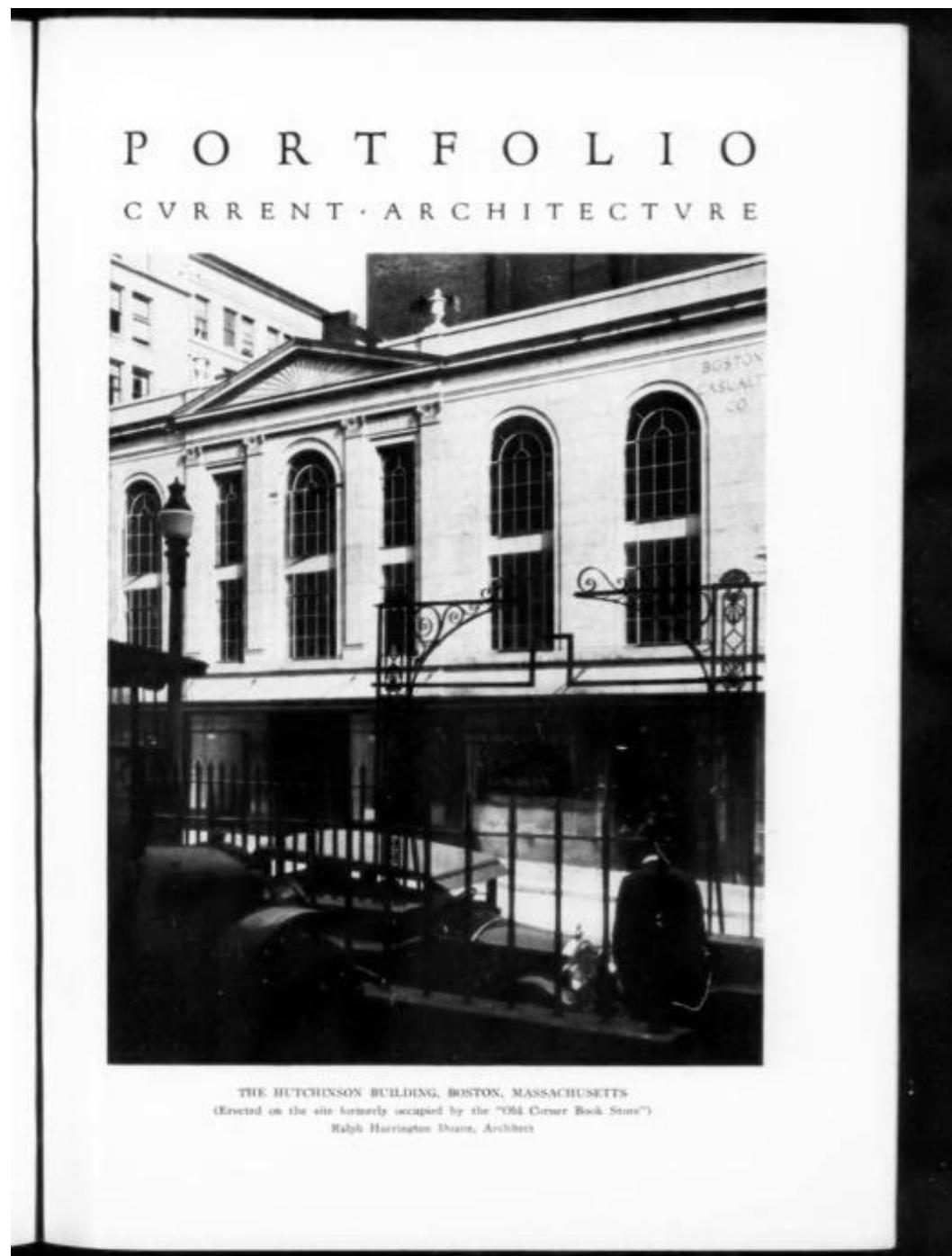
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**Figure 34.** Plan of parcel containing Hutchinson Building by Aspinwall & Lincoln, Civil Engineers, December 19, 1924 (Sheet 2), as recorded in the Suffolk Registry of Deeds, Book 4676, Page 416. (Part 2 of 2)

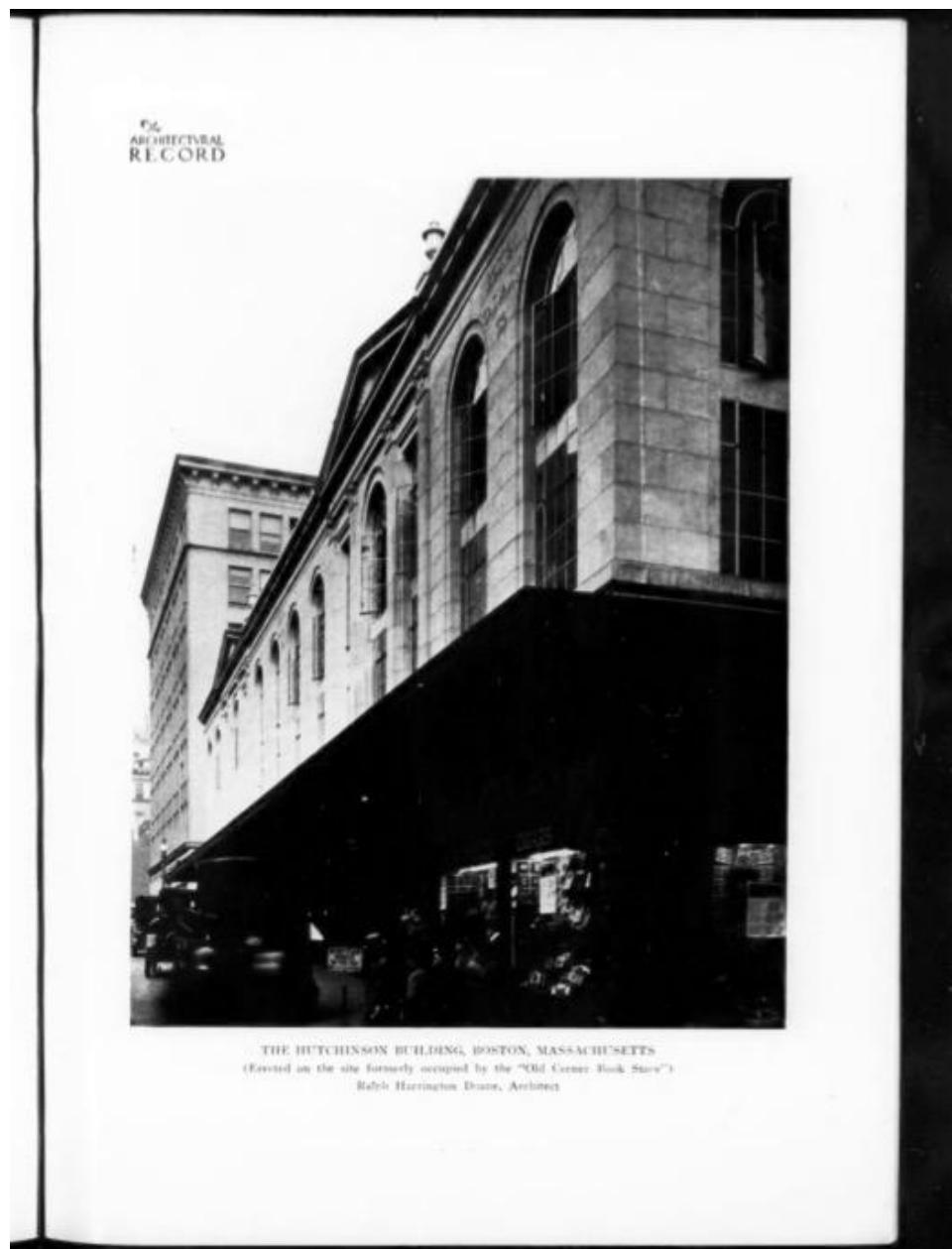
**Source:** Aspinwall & Lincoln, Civil Engineers, December 19, 1924 (Sheet 2), as recorded in the Suffolk Registry of Deeds, Book 4676, Page 416. (Part 2 of 2).

<https://www.masslandrecords.com/suffolk/>



**Figure 35.** The Hutchinson Building.

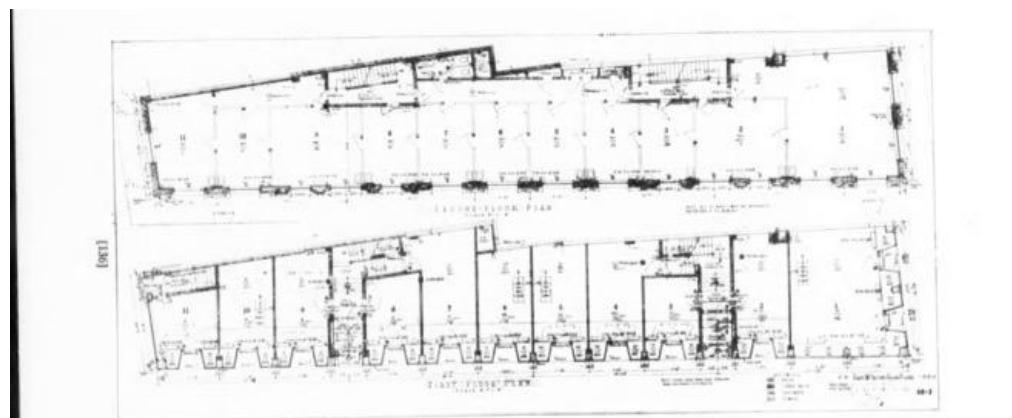
**Source:** *The Architectural Record*, Vol. 58, Issue 2, p. 133 (1925).  
Archive.org



**Figure 36.** The Hutchinson Building, as published in *The Architectural Record*, Vol. 58, Issue 2, p. 135 (1925). This photograph appears to have been taken from the corner of Bromfield St. and Providence St.

**Source:** *The Architectural Record*, p. 135. Archive.org.

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**Figure 37.** First and second floor plans of the Hutchinson Building, drawn by Ralph Harrington Doane, showing the original configuration of the street level footprint, including recessed storefront entries on Bromfield St. and Province St. The storefront at the corner of Province St. and Bromfield St. (bottom right corner), however, differs from the original building plans and shows an entrance on Bromfield St., rather than angled on the corner.

**Source:** The Architectural Record, Vol. 58, Issue 2, p. 136 (1925). Archive.org

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**Figure 38.** A 1934 photograph showing Province St.. The Hutchinson Building is on the right.

**Source:** Massachusetts Historical Society Collection, via DigitalCommonwealth.org. "Province St." Massachusetts Historical Society, 1934.

<https://www.masshist.org/database/4003>

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**RALPH H. DOANE**

Figure 39. Architect Ralph Harrington Doane (1886-1941).

Source: <https://www.findagrave.com/memorial/249447640/ralph-harrington-doane>



**Figure 40.** Real estate developer J. Murray Howe (center) with his two sons.

**Source:** Vinalhaven Historical Society. "Carving a Place in the Fox Islands: J. Murray Howe II," VinalhavenHistoricalSociety.org.  
<http://www.vinalhavenhistoricalsociety.org/summerexhibit/2011exhibitjmhowe.html>

## **3.0 SIGNIFICANCE**

### **3.1 Historic Significance**

#### **Evolution of Downtown Boston**

Downtown Boston was part of the traditional homelands of the Massachusetts Tribe prior to the arrival of colonists from Europe. The site of the Hutchinson Building and the area now known as the Central Business District lies on the original Shawmut peninsula, an area formerly consisting of 487 acres, which was formally settled by members of the Massachusetts Bay Colony in 1630<sup>7</sup>. The original Shawmut peninsula was connected to the mainland (present day Roxbury) by a narrow strip of land and surrounded by coves.<sup>8</sup> Its natural topography made the area very suitable for maritime commerce and associated trades. The economic and commercial development of Boston was built around the Town Dock, which was originally located in the Fanueil Hall area, and Long Wharf, which was located around the intersection of Washington and State Sts.<sup>9</sup> Geographically, the site of the Hutchinson Building lies in close proximity to some of the earliest sites in Boston, including the original burying ground (now King's Chapel Burying Ground) established c. 1630, Boston Common, established in 1634 as a public pasture, and Granary Burying Ground, established in 1660.<sup>10</sup> Province House, constructed in 1679, was the Royal Governors' official residence from 1716-1776, and was situated fronting what is now Washington St. at the head of Milk St., with the estate stretching to Governor's Alley, now Province St. Thomas Hutchinson (1711-1780) served as royal governor of the British North American Province of Massachusetts Bay (1771-74). His stringent measures helped precipitate colonial unrest and eventually the American Revolution. The Hutchinson Building name celebrates the colonial era history of the surrounding area.

Boston began a period of transition following the Revolutionary War, in part due to rapid population growth, booming maritime trade, and landfill projects that vastly altered the existing landscape. Imports of sugar and molasses from the West Indies sparked associated industries, including the establishments of rum distilleries and shipbuilding yards.<sup>11</sup> New street patterns were laid out around the Long Wharf area, and the old Town Dock was filled in and built upon.<sup>12</sup> Other landfill projects on the original peninsula: The demolition of Beacon Hill and filling of Mill Pond was completed around 1828, and added 50 acres. The South Cove was gradually filled beginning in 1804-05.<sup>13</sup> The creation of present day Back Bay began in 1854.<sup>14</sup> The culmination of these large-scale landfill projects expanded Boston

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<sup>7</sup> Massachusetts Historical Commission, *Reconnaissance Survey Town Report: Boston*. (Boston: Massachusetts Historical Commission, 1981), "Boston Proper," <https://www.sec.state.ma.us/mhc/mhcpdf/townreports/Boston/bos.pdf>

<sup>8</sup> Pamela W. Fox and Mickall Koch for the Boston Landmarks Commission, *Central Business District Preservation Study, Part II, Draft Summary of Findings*. (Boston: Boston Landmarks Commission, 1980) <https://archive.org/details/centralbusinessd80bost/page/n3/mode/2up>

<sup>9</sup> Boston Landmarks Commission, *Central Business District Preservation Study*

<sup>10</sup> Massachusetts Historical Commission, *Reconnaissance Survey Town Report*

<sup>11</sup> Ibid.

<sup>12</sup> Boston Landmarks Commission, *Central Business District Preservation Study*

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

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proper to an area of 1,904 acres.<sup>15</sup> At the same time, the expansion of railroads to the city also contributed to expanded commercial activity, as well as the transition of housing to new residential areas outside the main areas of business and commerce.

The changing landscape of downtown Boston was further affected by the Great Fire of 1872, which destroyed 65 acres and 776 buildings throughout an area roughly bounded by Washington, Milk, Broad, and Summer Sts.<sup>16</sup> Although the areas between Washington St. and Tremont St. were not affected by the fire itself, the pattern of development post-fire in these burnt areas likely had an effect on future development within the untouched blocks. New construction was heavily commercial-focused and included many four- to six- story brick and stone business warehouses for the burgeoning clothing and dry goods, and shoe and leather, trades, which greatly expanded in Boston following the Civil War.<sup>17</sup> By the late 19th century, Boston had become the major economic center of New England, primarily due to its wool, shoe, and leather industry, in part facilitated by its booming port and extensive railroad infrastructure.<sup>18</sup> As the city's commerce boomed, so did real estate development. The introduction of steel frame construction and other new building technologies (namely, elevators) in the late 19th century led to the construction of eight- to ten- story buildings, particularly in the area of the Washington St. retail district.<sup>19</sup> Thus, the former character of the streetscape in proximity to the Hutchinson Building was transformed with the introduction of large department stores and office buildings.

The period post-1915 saw the expansion of the trolley system and automobile routes throughout the city. The growing popularity of automobiles changed the landscape of the city with the widening of roads to better accommodate travel. Evidence of this automobile impact is shown in the widening of Province St., which occurred shortly before the construction of the Hutchinson Building. This period saw the construction of more commercial buildings than any other building type.<sup>20</sup>

### **Ballard Estate**

The Hutchinson Building was a product of this early modern commercial building construction boom which contributed to the commercial character of the Washington St. retail district, and is representative of the retail environment of the neighborhood during the early 1920s. It was built on land belonging to the "Ballard estate," as it was informally known, which consisted of several parcels on Bromfield St., Province St., and Province Ct. Joseph Ballard was a wealthy carpet importer who founded the carpet house J. & J. Ballard, which later became Ballard & Prince, then Sweetser & Abbott.<sup>21</sup> At the time of his death in 1877, he owned several parcels on Bromfield St. (11-29 Bromfield St., as indicated on the 1874 Hopkins

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<sup>15</sup> Massachusetts Historical Commission, *Reconnaissance Survey Town Report*

<sup>16</sup> Boston Landmarks Commission, *Central Business District Preservation Study*

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> "Joseph Ballard Obituary," *The Boston Globe*. November 25, 1877 page 5. Newspapers.com  
[https://www.newspapers.com/image/430683713/?fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQzMjY4MzcxMjwiaWF0IjoxNjg1OTI1MDcxLCJleHAiOjE2ODYwMTE0NzF9.QtklamRwP6qMloxB8uyivbMlhYqUcgT2DHseGD\\_lII0](https://www.newspapers.com/image/430683713/?fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQzMjY4MzcxMjwiaWF0IjoxNjg1OTI1MDcxLCJleHAiOjE2ODYwMTE0NzF9.QtklamRwP6qMloxB8uyivbMlhYqUcgT2DHseGD_lII0)

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Map of Boston). The parcels were divided amongst his children: James M. Ballard, Joseph H. Ballard of San Francisco, and Clara G. Ballard, who was married to Uriel H. Crocker.<sup>22</sup> In the years following Ballard's death, these parcels appear to have passed through the ownership of additional descendants. In 1900, sons of Clara G. Ballard and Uriel H. Crocker—George Uriel Crocker, Joseph Ballard Crocker, and Edgar Crocker—formed a trust out of a “desire to unite there [sic] several parcels in one holding or ownership so that their real estate may be improved to better advantage than can be done when it is divided up among different owners.”<sup>23</sup> Five parcels were mentioned in the Declaration of Trust: three on Bromfield St.; one on Province St.; and one on Province Ct. The trust was recorded June 29, 1900. The land was described in a Boston Globe article as having a “total taxed value being way in the hundreds of thousands of dollars.”<sup>24</sup> In the years following the formation of the trust, the trustees (“George Uriel Crocker et al Trs.”) bought additional abutting parcels. By 1917, the trustees owned almost the entirety of the north side of Bromfield St. between Washington St. and Province St. (4 parcels); the entirety of the east side of Province St. between Bromfield St. and Province Ct. (3 parcels); and most of the south side of Province Ct. (5 parcels). This desire to consolidate and further subdivide these parcels under a single owner (a trust) and further subdivide the land demonstrated an understanding of the high value of real estate within the Central Business District in the years following the Great Fire of 1872. In 1918, the trustees of the Ballard Real Estate Trust sold a large portion of the Ballard estate to real estate brokers and investors Charles F. Adams and Arthur Adams at the time, the sold parcel contained the buildings numbered 11, 13, 15, 17, 19, and 21 on Bromfield St. and numbered 8 and 10 on Province Ct.<sup>25</sup>

### **The Hutchinson Building**

J. Murray Howe, a real estate investor, broker and developer, purchased “the last holding of the Ballard estate,” in 1924<sup>26</sup>. A January 1924 Boston Globe article detailing the sale noted that the property, “following the Province-st [sic] widening, will have a frontage on that street of 150 feet and 27 feet on Bromfield st, [sic] and an average depth of 25 feet back from Province Street,”<sup>27</sup> and that Howe intended to construct “a new building containing small stores, with sales rooms above, from plans by Ralph Harrington Doane, architect.”<sup>28</sup> The construction of the Hutchinson Building was to be an important addition to the newly widened Province St.;

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<sup>22</sup> Ibid. The obituary also mentions an unmarried daughter as a surviving family member of Joseph Ballard. It is unclear if the unmarried daughter, who is unnamed in the obituary, inherited any property from her father's estate.

<sup>23</sup> Suffolk County Registry of Deeds, Book 2693, Page 5. The Declaration of Trust also noted that a plan of the five parcels are recorded within, but more research is needed to locate the plan.

<sup>24</sup> “Real Estate Matters,” The Boston Globe, Sunday, July 1, 1900, page 10. Newspapers.com.

[https://www.newspapers.com/image/427941722/?clipping\\_id=125044893&fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQyNzk0MTcyMiwiWF0IjoxNjg1OTI1NDQwLCJleHAiOjE2ODYwMTE4NDB9.iMrwHLBZwb9AMvfPHWmKTslfLVbY2X9MoJFWiuPPjY](https://www.newspapers.com/image/427941722/?clipping_id=125044893&fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQyNzk0MTcyMiwiWF0IjoxNjg1OTI1NDQwLCJleHAiOjE2ODYwMTE4NDB9.iMrwHLBZwb9AMvfPHWmKTslfLVbY2X9MoJFWiuPPjY)

<sup>25</sup> Suffolk County Registry of Deeds, Book 4076, Page 326. This recording also includes a plan dated July 19, 1917, by civil engineers Aspinwall & Lincoln.

<sup>26</sup> “Real Estate Transactions: Bromfield and Proovince [sic]-St Sale to J. Murray Howe,” The Boston Globe, January 22, 1924, page 3. Newspapers.com.

[https://www.newspapers.com/image/430299548/?clipping\\_id=123130317&fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQzMDI5OTU0OCwiaWF0IjoxNjg1OTI1NzMyLCJleHAiOjE2ODYwMTIxMzJ9.TlXHrJs8Anykw2REFPyN1mHRtt\\_TKCltnoAyCvSNSs](https://www.newspapers.com/image/430299548/?clipping_id=123130317&fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlXZpZXctaWQiOjQzMDI5OTU0OCwiaWF0IjoxNjg1OTI1NzMyLCJleHAiOjE2ODYwMTIxMzJ9.TlXHrJs8Anykw2REFPyN1mHRtt_TKCltnoAyCvSNSs)

<sup>27</sup> Ibid.

<sup>28</sup> Ibid.

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the building would “complete a full frontage of entirely new façades along the whole of the easterly side of Province st [sic].”<sup>29</sup> These new buildings included the Boston Five Cents Savings Bank Building (12 Province St., 1925) and the Province Building (333 Washington St., 1922). On May 2, 1924, J. Murray Howe, Charles F. Adams (who owned the adjacent parcel, as purchased from the Ballard estate), and Alexander Whiteside entered into a trust to manage the property, including the ability to “teardown, demolish, or remove buildings or parts thereof on any of the real estate at any time hereunder and to improve any and all real estate at any time held hereunder by the erection or construction of buildings or otherwise as to them may seem best.”<sup>30</sup> The trust was formally called the Hutchinson Trust, presumably referencing Thomas Hutchinson (1711 - 1780), Royal Governor of the Massachusetts Bay Colony from 1771-1774, who resided in the Province House, which previously stood in this area. The trustees of the Hutchinson Trust entered into a contract with contractor I. F. Woodbury & Sons Co., “to furnish labor and material for the erection, alteration, repair or removal of a building” on the lot containing 3654 square feet of land.<sup>31</sup> The contract was to be completed on or before November 18, 1924. This contract also mentions one of the boundaries as “Province Street, as now laid out,” suggesting that the widening of Province St. occurred sometime between January and May of 1924. On May 27, 1924, the *Boston Globe* reported that the Hutchinson Trust negotiated a long-term lease of the entire third floor of the proposed building to the Boston Casualty Company to be used as its home office.<sup>32</sup>

The original building permit for the construction of the Hutchinson Building could not be located as of the time of this writing. Permits for several takedowns along the block of Bromfield St. and Province St., however, exist. These permits were dated in late December 1923, which roughly aligns with J. Murray Howe’s purchase of the parcel in January 1924.

More information is needed to determine how the building has changed over time.<sup>33</sup> The first permit pertaining to changing a storefront is dated June 4, 1945. This permit references removing the front door of 46 Province St. along with the two sidelights and to install new plate glass to straighten the front.<sup>34</sup> Another permit in 1957 references relocating the front door from the center to one end of the store at 50 Province St.<sup>35</sup> The storefront

<sup>29</sup> Ibid. Other notable buildings along this new stretch of Province St. included the Five-Cent Savings Bank Building and the Province Building.

<sup>30</sup> Suffolk County Registry of Deeds, Book 4569, Page 542

<sup>31</sup> Suffolk County Registry of Deeds Book 4573, Page 333.

<sup>32</sup> “Real Estate Transactions,” *The Boston Globe*, Tuesday, May 27, 1924. [Newspapers.com](https://www.newspapers.com/image/430602679/?fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVILXZpZXctaWQjOjQzMDYwMjY3OSwiaWF0IjoxNjg1OTI1OTMwLCJleHAiOiJ2ODYwMTIzMzB9TB17ZNd5KrVehc6_T7CijaQXDU1oRZKeg8S6R-rr8IM)

<sup>33</sup> The original Landmark Petition references photographs of the building which are a part of the Rice-Mank Collection at the Bostonian Society. Since the petition submission, The Bostonian Society is now part of Revolutionary Spaces, stewards of the Old South Meeting House and the Old State House. The online collection of Revolutionary Spaces notes that the organization has historic photographs of 23-29 Bromfield Street/ 32-54 Province Street as part of the City of Boston Assessing Department photograph collection, ca. 1930-1960. As of this writing, the collection is not accessible due to ongoing renovation of the organization’s on-site storage system. This resource is an opportunity for further study and understanding how the building has changed over time.

<sup>34</sup> Application to City of Boston Building Department for 42-44-46-48 Province Street. June 4, 1945. Boston Inspectional Services Department.

<sup>35</sup> Application to City of Boston Building Department for 50 Province Street. August 27, 1957. Boston Inspectional Services Department.

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modifications, however, appear to be the only major alterations to the building over its lifespan despite changes in ownership. Signage permits appear to stop referencing the marquee after 1954, indicating that it may have been removed prior to this date.

## **J. Murray Howe and the Boston Real Estate Exchange**

J. Murray Howe, the original owner and developer of the current parcel, was a prominent real estate dealer and investor in the city of Boston and surrounding areas. He was born in 1854 in Brookline and began working in real estate c. 1870s, soon after the Great Fire of 1872, which destroyed much of Boston's downtown. The period of heavy construction spurred by rebuilding after the fire coupled with the economic boom in Boston related to the expansion of the textile, dry goods, shoe, and leather trades led to an increase of real estate dealers and investors hoping to capitalize on new construction. In 1889, J. Murray Howe joined other Boston real estate professionals as a founding member of The Real Estate Exchange and Auction Board. He was recognized as a leader in the organization, having served on the Board of Directors.<sup>36</sup> He also served as an expert in identifying real estate values and opportunities for profitable business development.<sup>37</sup> The purpose of the organization was to combine interests in the growing real estate market in Boston and its effect on the city.<sup>38</sup> The Real Estate Exchange and Auction Board, however, became a powerful voice in city and state politics, impacting planning decisions on zoning, height limitations of new buildings, taxes, traffic, and education.<sup>39</sup> The widening of Province St. was likely an effect of the organization's influence. In 1914, the Exchange was regarded as the most influential real estate organization in the country.<sup>40</sup> In 1915, the Exchange joined the National Association of Real Estate Boards, now known as the National Association of Realtors.<sup>41</sup> In 1917 the Exchange was renamed the Boston Real Estate Exchange, then was renamed again in 1944 to the Boston Real Estate Board, then again in 1960 to the Greater Boston Real Estate Board.<sup>42</sup>

## **Ralph Harrington Doane**

The Hutchinson Building was built from plans by noted architect Ralph Harrington Doane (1886-1941). This project was not the only partnership between Doane and Howe; the two

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<sup>36</sup> "Bouncing Baby: Banquet of Hub's Real Estate Men, Boston's Prosperity to be Increased, Sketch of Healthy Year-Old Institution, Street Improvements Advocated, Speeches by President Whitney, Mayor Matthews and Others," *The Boston Globe*, January 6, 1891, Page 6. Newspapers.com

<https://www.newspapers.com/image/428519792/?fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlLXZpZXctaWQiOjQyODUxOTc5MiwiWF0joxNjg1OTI2MjgyLCJleHAiOjE2ODYwMTI2ODJ9.HtfqZluRf54avHqwoqw7NMiuXx3REx8G5e5tgWpwOdk>

<sup>37</sup> J. Murray Howe obituary, *The Boston Globe*, Tuesday, April 14, 1932. Newspapers.com.  
<https://www.newspapers.com/image/431253165/?fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9eyJmcmVlLXZpZXctaWQiOjQzMTI1MzE2NSwiWF0joxNjg1OTI2ODUzLCJleHAiOjE2ODYwMTMyNTN9.svUGrBChiHeYdzUGapzc1dmChQyubWPGG3tOPqk-0Ac>

<sup>38</sup> "Greater Boston Real Estate Board History," Gbreb.com  
[https://www.gbreb.com/GB/About-GBREB/History/Sites/GB/About\\_Us/GBREB-History.aspx?hkey=51f4c76f-ba04-4146-b8d5-29abec45a566](https://www.gbreb.com/GB/About-GBREB/History/Sites/GB/About_Us/GBREB-History.aspx?hkey=51f4c76f-ba04-4146-b8d5-29abec45a566)

<sup>39</sup> Ibid.

<sup>40</sup> Ibid. This history also includes a quote from the *Boston Sunday Post*: "As real estate in Boston pays over four-fifths of the city's income from taxes, it may be fairly said that the interests of real estate are paramount and that no commercial or other property interests stand in greater need of a strong alliance through association for betterment and defense than the manifolk and varied land interests...Real estate deserves and requires a strong and virile alliance for the general welfare."

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

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men also collaborated on the planned development of several other parcels in Boston's downtown. Doane was born on October 2, 1886, in Middle Mosquodubitt, Nova Scotia, Canada. In 1889, his family emigrated to the United States. Little information exists on the family's whereabouts in the first few years after their arrival in the country, but records indicate that Doane graduated from the Mount Hermon School for Boys.<sup>43</sup> He then attended the Massachusetts Institute of Technology (MIT), graduating in 1912. That same year, Doane was listed as "draftsman" in the Boston City Directory, working out of 210 Devonshire Street and residing at 44 Fenway.<sup>44</sup> By 1915, Doane was listed as "architect," working out of 71 Kilby Street and residing at 175 Dartmouth Street.<sup>45</sup>

In 1916, Doane was appointed as a consultant architect for the government of the Philippines. Earlier this same year, the United States announced its commitment to grant independence to the Philippines<sup>46</sup>, which it had acquired as a colony in the Treaty of Paris at the end of the Spanish-American War. Determined to showcase the United States as a powerful new world leader following the end of World War I, President Woodrow Wilson aimed to provide the Philippine government with, quite literally, an architectural blueprint for new capitol buildings "intending to represent freedom and independence as a gift from the U. S. to its not yet former colonial subjects."<sup>47</sup> Over his two-year tenure in the Philippines, Doane supervised the construction of over 100 buildings, including the National Museum of Anthropology, the Iloilo Customs House, the National Museum of Fine Arts, the Capitol building at Manila, and other public buildings. He resigned from his post in 1918 to assume the title of First Lieutenant in the United States Engineers Corp.<sup>48</sup>

Upon returning to Boston, Doane resumed work as an architect, opening offices on Arlington St. and Newbury St. before moving to more permanent office spaces at 60 Batterymarch and finally at 7 Water St., where he worked until his death in 1941 at the age of 55. In addition to the Hutchinson Building, some of his notable contributions to the Boston cityscape include 360-388 Beacon St. (1926-27)<sup>49</sup> in the Back Bay Historic District, the Roosevelt Apartments at 23 Forsyth St. (1925), and the Goon Shee-Lee Association Building at 10 Tyler St. (1928). His most well-known and celebrated contribution to Boston, however, is arguably the Motor Mart Garage at Park Square (1926-29), which at the time of its construction was the largest garage in the world, with a capacity of 2,000 cars.<sup>50</sup> The garage held several automobile-related services, including washing, repairs, adjustments, and even a Texaco

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<sup>43</sup> "Ralph Harrington Doane," FindaGrave.com. Obituary on website sources from Boston Herald, Saturday, November 8, 1941, p. 11.

<https://www.findagrave.com/memorial/249447640/ralph-harrington-doane>

<sup>44</sup> Boston, Massachusetts City Directory for the Year 1912. Ancestry.com.

[https://www.ancestry.com/discoveryui-content/view/452856576:2469?tid=&pid=&queryId=06ad38c6eb05a126f54ab9de8430bd84&\\_phsrc=xuy92&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/452856576:2469?tid=&pid=&queryId=06ad38c6eb05a126f54ab9de8430bd84&_phsrc=xuy92&_phstart=successSource)

<sup>45</sup> Boston, Massachusetts City Directory for the Year 1915. Ancestry.com.

[https://www.ancestry.com/discoveryui-content/view/454078651:2469?tid=&pid=&queryId=06ad38c6eb05a126f54ab9de8430bd84&\\_phsrc=xuy94&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/454078651:2469?tid=&pid=&queryId=06ad38c6eb05a126f54ab9de8430bd84&_phsrc=xuy94&_phstart=successSource)

<sup>46</sup> Diana Martinez, "A Decolonial Architecture? America's Gift of "Freedom" to the Philippines." Abstract.

<https://architecture.mit.edu/events/decolonial-architecture-americas-gift-freedom-philippines>

<sup>47</sup> Ibid.

<sup>48</sup> Ralph Harrington Doane," FindAGrave.com

<sup>49</sup> "360-370-380-388 Beacon", BackBayHouses.org. <https://backbayhouses.org/360-388-beacon-2/>

<sup>50</sup> "Motor Mart Garage Inventory Form" Massachusetts Historical Commission MACRIS database.

<https://mhc-macris.net/details?mhcid=BOS.2380>

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gasoline station.<sup>51</sup> The revolutionary design of the ramp system allowed two lanes of traffic to move in each direction at any given time. For his design of the Motor Mart, Doane received the 1927 Harleston Parker gold medal from the Boston Society of Architects, the highest honor awarded by the organization, which recognizes “the most beautiful piece of architecture, building, monument or structure within the City or Metropolitan Parks District limits.”<sup>52</sup> He was a member of the Boston Society of Architects as well as the American Institute of Architects.<sup>53</sup>

Despite the commercial building types of some of his most well-known designs, Doane actually specialized in school design. He was appointed by Boston Mayor Andrew J. Peters as a Schoolhouse Commissioner c. 1920<sup>54</sup> and was a member of the National Advisory Council on school building problems.<sup>55</sup> His most well-known school design was Rindge Technical School in Cambridge at 459 Broadway, the design of which draws many similarities to that of the Motor Mart Garage.<sup>56</sup> The Massachusetts Historical Commission’s MACRIS database lists several schools designed by Doane across the state, including Northfield Mount Hermon School (8 buildings; c. 1930-37); Brooks School in Weston (1932; NRDIS); an addition for Charles R. Wilbur School in Sharon (1928; NRIND); and Cunningham Junior High School in Milton (1935). At the time of his death, Doane was serving on Boston Mayor Maurice J. Tobin’s committee for the revision of Boston building code.<sup>57</sup>

## **3.2 Architectural (or Other) Significance**

The Hutchinson Building is significant as a mostly intact Classical Revival style commercial building in the Central Business District designed by noted architect Ralph Harrington Doane, who also designed several buildings in and around Boston including Rindge Technical School in Cambridge, 360-388 Beacon St. in the Back Bay, and the Motor Mart Garage in Park Square, for which he was awarded the Harleston Parker Medal from the Boston Society of Architects. The property’s shallow depth, horizontal massing, and three-story height are unique building features in the Central Business District/ downtown Boston neighborhood.

The Hutchinson Building is also significant because it reflects development patterns and growth of the Central Business District following the Great Fire of 1872 and the start of the Early Modern Period. The Hutchinson Building was constructed in 1924 for Boston real estate broker, investor, and developer J. Murray Howe, who purchased the parcel from the last property holdings of the Ballard estate and demolished the existing buildings for new development. The late 19th and early 20th centuries saw a surge in the construction of commercial buildings to accommodate Boston’s thriving dry goods, shoe, and leather trades.

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<sup>51</sup> Ibid.

<sup>52</sup> “Harleston Parker Medal”, Boston Society of Architects. Architects.org  
<https://www.architects.org/harleston-parker-medal>

<sup>53</sup> “Ralph Harrington Doane,” Obituary. FindaGrave.com.

<sup>54</sup> “Table Gossip,” The Boston Globe, March 7, 1920, page 62. Newspapers.com.  
<https://www.newspapers.com/image/428545359/?terms=ralph%20harrington%20doane&match=1>

<sup>55</sup> “Ralph Harrington Doane,” Obituary. FindAGrave.com

<sup>56</sup> Keith N. Morgan, “Cambridge Rindge and Latin School, Society of Architectural Historians: SAH Archipedia.”  
<https://sah-archipedia.org/buildings/MA-01-CS23>

<sup>57</sup> “Ralph Harrington Doane,” Obituary. FindaGrave.com.

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During this period the expansion of the trolley system and the growing popularity of automobiles led to increased commercial activity in the Central Business District, specifically Washington St. The popularity of automobile use for consumers also led to the widening of roads, including Province St. The Hutchinson Building was an important contribution to the newly-widened Province St. and completed the brand new street wall.

Although the storefronts at the first level have been modified or replaced over the building's lifespan, the character-defining second and third stories of the Hutchinson Building retain a high level of integrity including original steel arched-headed windows, masonry façade, temple fronts, triangular pediments, and Palladian windows.

### **3.3 Archaeological Sensitivity**

Downtown Boston is archaeologically sensitive for ancient Native American and historical archaeological sites. There are possibilities for the survival of ancient Native and historical archaeological sites in the rare areas where development has not destroyed them. Due to the presence of a full basement under this building and the fact that the building footprint matches the property boundaries, it is unlikely that there is archaeological sensitivity remaining on this property, unless it is somehow very deeply buried.

### **3.4 Relationship to Criteria for Designation**

The Hutchinson Building meets the following criteria for designation as a Boston Landmark as established in Section 4 of Chapter 772 of the Acts of 1975, as amended:

**B. Structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation.**

The Hutchinson Building sits on a parcel that was part of the original Shawmut peninsula and settled by the original members of the Massachusetts Bay Colony. As Boston was shaped, quite literally, by massive land infill projects, commercial activity grew in and around the area now known as the Central Business District. By the mid-19th century, the parcel was one of several owned by prominent carpet dealer and businessman Joseph Ballard, whose descendants later bought most of the parcels on the block bounded by Washington St., Bromfield St., Province St., and Province Ct. between 1900-1912. The desire to consolidate these parcels under a single owner (a trust) and further subdivide the land demonstrates an understanding of the high value of real estate within the Central Business District in the years following the Great Fire of 1872, when Boston's dry goods, textile, shoe, and leather trades were rapidly expanding. Furthermore, the purchase of the parcel in 1924, demolition of existing buildings, and construction of a new commercial building by Boston real estate broker and developer J. Murray Howe demonstrates the speculative nature of commercial construction in this area in the early-mid 20th century. This time period saw the expansion of the trolley system and growing popularity of the automobile, which helped solidify the

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Central Business District, specifically nearby Washington Street, as a shopping hub, and made the environment ripe for speculative commercial development.

**D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation.**

The Hutchinson Building is significant as a work of prominent architect Ralph Harrington Doane and as an outstanding example of Classical Revival commercial architecture in the City of Boston. The building, although modified at the street level, retains a high level of architectural integrity.

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## **4.0 ECONOMIC STATUS**

### **4.1 Current Assessed Value**

According to the City of Boston's Assessor's records, the property at 29 Bromfield St. (parcel 0304733000) where the Hutchinson Building is located has a total assessed value of \$3,693,300.00, with the land valued at \$1,927,600.00 and the building valued at \$1,765,700.00 for fiscal year 2023.

### **4.2 Current Ownership**

According to the City of Boston's Assessor's records, the Hutchinson Building is currently owned by Bromfield Province LLC, with a mailing address at 44 Province St., Boston, Massachusetts 02108.

## **5.0 PLANNING CONTEXT**

### **5.1 Background**

The Hutchinson Building at 29 Bromfield St. (aka 32-54 Province St.) was built in 1924 as a commercial building, including storefronts at the street level and sales rooms and offices on the second and third floors. The building has had several owners from 1924-present (in order of ownership: J. Murray Howe (Hutchinson Trust); Bromfield Realty Corp.; Charles W. Rowell; William J. Stober; Louise J. Chatel; Irving M. Saunders; Stanley Trachtenberg and Salvatore J. Lagrassa, Salvatore J. Lagrassa, Salvatore J. Lagrassa and Gina M. Lagrassa (Bromfield Province Street Realty Trust); and Bromfield Province LLC). The building has been in continuous commercial use since its construction. The second and third floors are currently used as restaurant space.

### **5.2 Zoning**

Parcel number # 0304733000 is located in the Midtown Cultural zoning district, a General Area subdistrict, and the following overlay district: Restricted Parking.

### **5.3 Planning Issues**

On October 1, 1987 a petition to Landmark the Hutchinson Building at 32-54 Province St. and 25-29 Bromfield St. was submitted. At a public hearing on October 27, 1987 the Boston Landmarks Commission voted to accept the Hutchinson Building for further study.

The current zoning district for the Hutchinson Building, as stated above, is the Midtown Cultural District, which appears in the current Boston Zoning Code in Article 38. Section 38-1 lays out the goals of this zoning district. The intent of zoning for this area includes: direct balanced growth using mainly mixed-use buildings; to prevent overdevelopment; to revitalize the theaters and cultural institutions; to protect the quality of life in Chinatown; to control institutional expansion in the area; to preserve historic resources and public open spaces; to create new and expanded facilities for community services; and finally to provide increased housing in the area.

At the time of the writing of this study report, the Boston Planning and Development Agency began a new planning initiative, PLAN: Downtown, to update the zoning code in the area of the Midtown Cultural District.

At the same time that PLAN:Downtown was being developed, several impactful projects were developed by the BPDA through Article 80 Large Project Review and are in final stages of planning. One of these projects will have a direct effect on the Hutchinson Building. A new building planned for construction at 11-20 Bromfield St. involves the demolition of several nearby buildings: 11-21 Bromfield St, 349-363 Washington St., 365 Washington St., 367-369 Washington St. (also known as 1-9 Bromfield St.) A new 23-story building will directly abut the Hutchinson Building. As the new building is located to the southeast of the Hutchinson building, a large shadow will be cast not only on the historic building but also on Province St.

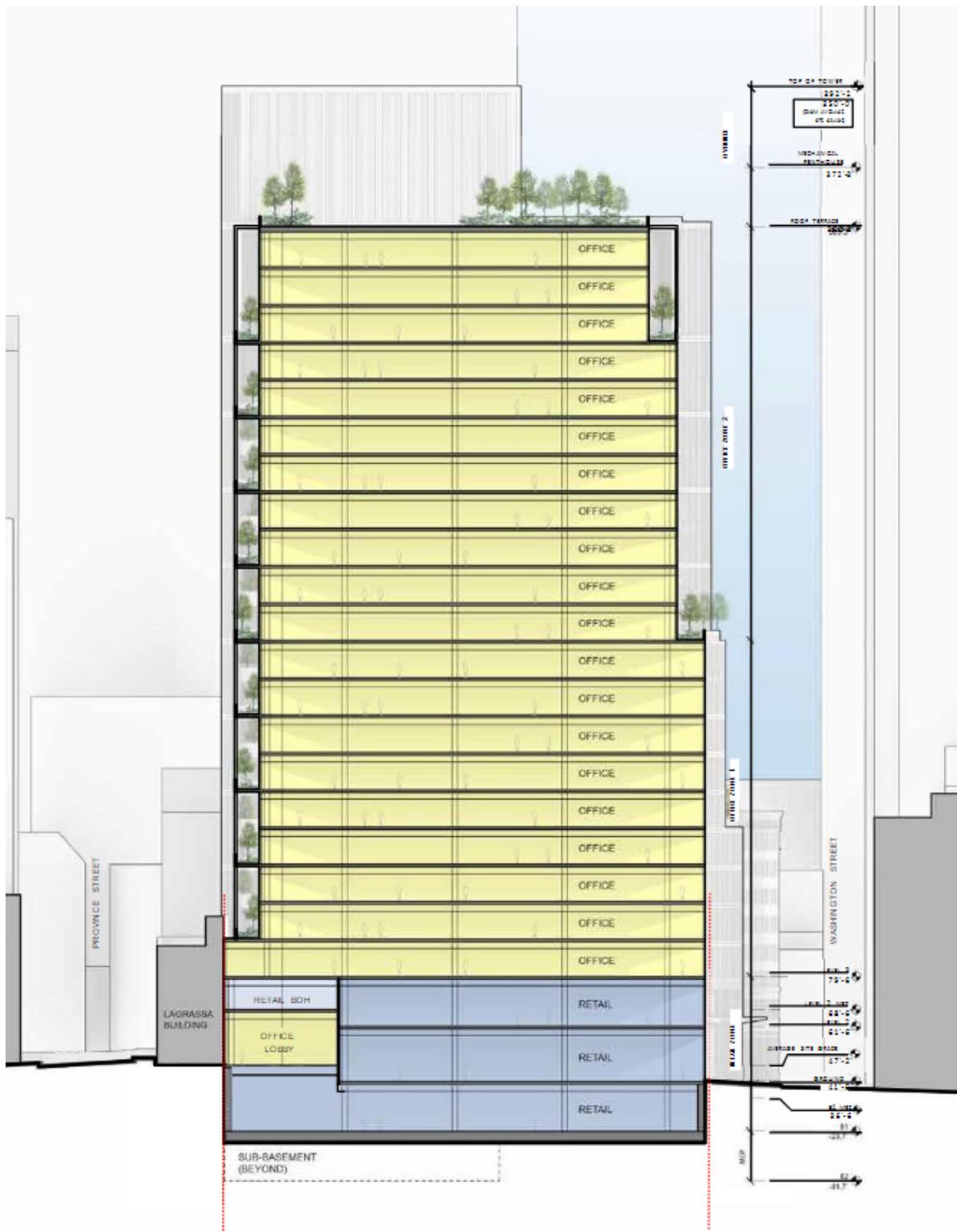
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and Bromfield St. See **Figures 41-43** for the context of the new building in relation to the Hutchinson Building.



**Figure 43:** The Hutchinson Building in the foreground with the new 11-20 Bromfield rising behind. Image by Credit Arrow Street and the BPDA presentation, November 28, 2023.

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**Figure 42:** Hutchinson Building (LaGrassa) 3-Story Building to the left with abutting 23-Story Building, Credit: Arrow Street and the BPDA Presentation November 28, 2023.

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**Figure 43:** Hutchinson Building in the foreground of rendering of proposed development.  
Credit: Arrow Street and the BPDA Presentation Drawings, November 28, 2023

The 11-20 Bromfield Street Project has not yet been approved by the BPDA board.

## **6.0 ALTERNATIVE APPROACHES**

### **6.1 Alternatives available to the Boston Landmarks Commission**

#### **A. Designation**

The Commission retains the option of designating the Hutchinson Building as a Landmark. Designation shall correspond to Assessor's parcel 0304733000 and shall address the following exterior elements hereinafter referred to as the "Specified Features":

- The exterior envelope of the building,

#### **B. Denial of Designation**

The Commission retains the option of not designating any or all of the Specified Features.

#### **C. National Register Listing**

The Commission could recommend that the property be listed on the National Register of Historic Places, if it is not already.<sup>58</sup>

#### **D. Preservation Plan**

The Commission could recommend development and implementation of a preservation plan for the property.

#### **E. Site Interpretation**

The Commission could recommend that the owner develop and install historical interpretive materials at the site.

### **6.2 Impact of alternatives**

#### **A. Designation**

Designation under Chapter 772 would require review of physical changes to the Hutchinson Building in accordance with the Standards and Criteria adopted as part of the designation.

#### **B. Denial of Designation**

Without designation, the City would be unable to offer protection to the Specified Features, or extend guidance to the owners under Chapter 772.

#### **C. National Register Listing**

The Hutchinson Building could be listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection in cases

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<sup>58</sup> Notes and correspondence between the Boston Landmark Commission and the Massachusetts Historical Commission indicate that the Hutchinson Building was likely eligible for individual listing in the National Register of Historic Places c. 1987-1991 under Criterion C as a significant example of a Classical Revival style commercial building by architect Ralph Harrington Doane, and potentially Criterion A. Since several years have passed since this correspondence, the potential eligibility of the building would need to be reevaluated by the MHC.

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when federal funds are involved in proposed physical changes. It also creates incentives for preservation, such as tax incentives for income-producing properties and possible eligibility for grants through the Massachusetts Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register listing provides listing on the State Register, affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register listing does not provide any design review for changes undertaken by private owners at their own expense.

**D. Preservation Plan**

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. It does not carry regulatory oversight.

**E. Site Interpretation**

A comprehensive interpretation of the history and significance of the Hutchinson Building could be introduced at the site.

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## **7.0 RECOMMENDATIONS**

The staff of the Boston Landmarks Commission makes the following recommendations:

1. That the exterior of the Hutchinson Building be designated by the Boston Landmarks Commission as a Landmark, under Chapter 772 of the Acts of 1975, as amended (see Section 3.4 of this report for Relationship to Criteria for Designation);
2. That the boundaries corresponding to Assessor's parcel 0304733000 be adopted without modification;
3. And that the Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

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## 8.0 STANDARDS AND CRITERIA, WITH LIST OF CHARACTER-DEFINING FEATURES

### 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 Designation which shall be applied by the Commission in evaluating proposed changes to the historic 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 Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>59</sup> Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission 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 gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and 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 or take precedence over Commission decisions.

In these standards and criteria, the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required.

### 8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the property. In order to provide some guidance for property owners, managers or developers, and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized to indicate the level of review required, based on the potential impact of the proposed work. Note: the examples for each category are not intended to act as a comprehensive list; see Section 8.2.D.

- A. Routine activities which are not subject to review by the Commission:

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<sup>59</sup> U.S. Department of the Interior, et al. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS, Secretary of the Interior, 2017, [www.nps.gov/tps/standards/treatment-guidelines-2017.pdf](http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf).

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1. Activities associated with normal cleaning and routine maintenance.
  - a. For building maintenance, such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, lighting bulb replacements or in-kind glass repair/replacement, etc.
  - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
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.

B. 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. Maintenance and repairs involving no change in design, material, color, ground surface or outward appearance.
2. In-kind replacement or repair.
3. 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.
4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
5. Temporary installations or alterations that are to remain in place for longer than six weeks.
6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review; permanent repairs will require review as outlined in Section 8.2. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

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C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Landmarks staff shall 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.

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 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.

## **8.3 Standards and Criteria**

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>60</sup> These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel.

### **8.3.1 General Standards**

1. Items under Commission review include but are not limited to the following: exterior walls (masonry, wood, and architectural metals); windows; entrances/doors; porches/stoops; lighting; storefronts; curtain walls; roofs; roof projections; additions; accessibility; site work and landscaping; demolition; and archaeology. Items not anticipated in the Standards and Criteria may be subject to review, refer to Section 8.2 and Section 9.
2. The historic character of a property should be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property should be avoided. See Section 8.4, List of Character-Defining Features.

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<sup>60</sup> U.S. Department of the Interior, et al. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS, Secretary of the Interior, 2017, [www.nps.gov/tps/standards/treatment-guidelines-2017.pdf](http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf).

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3. Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right should be retained and preserved. (The term “later contributing features” will be used to convey this concept.)
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, should be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Staff archaeologists shall review proposed changes to a property 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 impact of the 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.
9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
10. New additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved.
12. New signs, banners, marquees, canopies, and awnings should be compatible in size, design, material, location, and number with the character of the building, allowing for contemporary expression. New signs should not detract from the essential form of the building nor obscure its architectural features.
13. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

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### **8.3.2 Masonry at exterior walls (including but not limited to stone, brick, terra cotta, concrete, adobe, stucco, and mortar)**

1. All original or later contributing masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces, and ornamentation should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. Sound original mortar shall be retained.
6. Deteriorated mortar shall be carefully removed by hand raking the joints.
7. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
8. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
9. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
10. Cleaning of masonry is discouraged and should only be performed when necessary to halt deterioration.
11. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.
12. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
13. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
14. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.

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15. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property.
16. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.
17. Deteriorated stucco shall be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
18. Deteriorated adobe shall be repaired by using mud plaster or a compatible lime-plaster adobe render, when appropriate.
19. Deteriorated concrete shall be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch shall be applied carefully so that it will bond satisfactorily with and match the historic concrete.
20. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

### **8.3.3 Wood at exterior walls**

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements shall use the gentlest method possible.
6. Paint removal should be considered only where there is paint surface deterioration or excessive layers of paint have coarsened profile details and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light; stripping the wood bare will expose the surface to the effects of weathering.
7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.

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8. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
9. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

**8.3.4 Architectural metals at exterior walls (including but not limited to wrought and cast iron, steel, pressed metal, terneplate, copper, aluminum, and zinc)**

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
6. The type of metal shall be identified prior to any cleaning procedure because each metal has its own properties and may require a different treatment.
7. Non-corrosive chemical methods shall be used to clean soft metals (such as lead, tinplate, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
8. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.
9. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
10. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.

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11. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

### **8.3.5 Windows (also refer to Masonry, Wood, and Architectural Metals)**

1. The original or later contributing arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Original or later contributing window sash, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing window sash, elements, features (functional and decorative), details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it should be based on physical or documentary evidence.
7. If replacement is approved, replacement sash for divided-light windows shall have through-glass muntins or simulated divided lights with dark anodized spacer bars the same width as the muntins.
8. Tinted or reflective-coated glass shall not be allowed.
9. Metal or vinyl panning of the wood frame and molding shall not be allowed.
10. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
11. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
12. Clear or mill finished aluminum frames shall not be allowed.
13. Window frames, sashes, and, if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

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### **8.3.6 Entrances/Doors (also refer to Masonry, Wood, Architectural Metals, and Porches/Stoops)**

1. All original or later contributing entrance elements shall be preserved.
2. The original or later contributing entrance design and arrangement of the door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative), details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
8. Storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed, storm doors shall be painted to match the color of the primary door.
9. Unfinished aluminum storm doors shall not be allowed.
10. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
11. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
12. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

### **8.3.7 Porches/Stoops (also refer to Masonry, Wood, Architectural Metals, Entrances/Doors, Roofs, and Accessibility)**

1. All original or later contributing porch elements shall be preserved.

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2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details, and ornamentation shall be retained if possible and, if necessary, repaired using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

### **8.3.8 Lighting**

1. There are several aspects of lighting related to the exterior of the building and landscape:
  - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
  - b. Quality of illumination on building exterior.
  - c. Security lighting.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piercing in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. Supplementary illumination may be added where appropriate to the current use of the building.

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7. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
  - a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
  - b. Accurate representation of the original period, based on physical or documentary evidence.
  - c. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
  - d. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
8. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. No exposed conduit shall be allowed on the building.
10. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
11. On-site mock-ups of proposed architectural night lighting may be required.

**8.3.9 Storefronts (also refer to Masonry, Wood, Architectural Metals, Windows, Entrances/Doors, Porches/Stoops, Lighting, and Accessibility)**

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Storefront section).

**8.3.10 Curtain Walls (also refer to Masonry, Wood, Architectural Metals, Windows, and Entrances/Doors)**

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Curtain Walls section).

**8.3.11 Roofs (also refer to Masonry, Wood, Architectural Metals, and Roof Projections)**

1. The roof forms and original or later contributing roof material of the existing building shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

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4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

**8.3.12 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps; also refer to Masonry, Wood, Architectural Metals, and Roofs)**

1. New roof projections shall not be visible from the public way.
2. New mechanical equipment should be reviewed to confirm that it is no more visible than the existing.

**8.3.13 Additions**

1. Additions can significantly alter the historic appearance of the buildings. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements.
2. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing building, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building.
5. New additions shall be of a size, scale, and materials that are in harmony with the existing building.

**8.3.14 Accessibility**

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property.

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Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.

2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
  - a. Review the historical significance of the property and identify character-defining features;
  - b. Assess the property's existing and proposed level of accessibility;
  - c. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

### **8.3.15 Renewable Energy Sources**

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Before proposing renewable energy sources, the building's performance shall be assessed and measures to correct any deficiencies shall be taken. The emphasis shall be on improvements that do not result in a loss of historic fabric. A report on this work shall be included in any proposal for renewable energy sources.
3. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the building and site.
4. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

### **8.3.16 Building Site**

1. The general intent is to preserve the existing or later contributing site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All original or later contributing features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative

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elements, and water features. (See section 9.0 for subsurface features such as archaeological resources or burial grounds.)

4. Deteriorated or missing site features should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
7. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
8. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
9. Buildings should not be relocated if it would diminish the historic character of the site.
10. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.
11. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
12. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
13. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the character of the site.
14. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
15. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
16. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

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## **8.3.18 Guidelines**

The following are additional Guidelines for the treatment of the historic property:

1. Should any major restoration or construction activity be considered for a property, the Boston Landmarks Commission recommends that the proponents prepare a historic building conservation study and/or consult a materials conservator early in the planning process.
  - a. The Boston Landmarks Commission specifically recommends that any work on masonry, wood, metals, or windows be executed with the guidance of a professional building materials conservator.
2. Should any major restoration or construction activity be considered for a property's landscape, the Boston Landmarks Commission recommends that the proponents prepare a historic landscape report and/or consult a landscape historian early in the planning process.
3. When reviewing an application for proposed alterations, the Commission will consider whether later addition(s) and/or alteration(s) can, or should, be removed on a case-by-case basis. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
  - a. Compatibility with the original property's integrity in scale, materials and character.
  - b. Historic association with the property.
  - c. Quality in the design and execution of the addition/alteration.
  - d. Functional usefulness.

## **8.4 List of Character-Defining Features**

Character-defining features are the significant observable and experiential aspects of a historic resource, whether a single building, landscape, or multi-property historic district, that define its architectural power and personality. These are the features that should be identified, retained, and preserved in any restoration or rehabilitation scheme in order to protect the resource's integrity.

Character-defining elements include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They 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 historic resource. The items listed in this section should be considered important aspects of the historic resource and changes to them should be approved by commissioners only after careful consideration.

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The character-defining features for this historic resource include:

1. **Architectural style.** The building is a Classical Revival commercial building designed by Ralph Harrington Doane.
2. **Ornamentation.** The building displays a number of significant Classical Revival details including pilasters with decorative capitals, triangular pediments, urns at the parapet, and molded masonry.
3. **Building materials and finishes.** The building is a steel frame construction clad in ashlar or cast stone material. Original finishes include the masonry cladding at the second and third floors, metal spandrels at windows, original steel windows, and extant mosaic tiling extant at select storefronts.
4. **Roof type, forms, and features (chimneys, cupolas, dormers, etc.).** The building has a flat roof with a stair or elevator headhouse.
5. **Cornices.** The upper stories are clad in cast stone and wrapped with an entablature consisting of cornice with simple molding.
6. **Parapets.** In addition to the two triangular pediments at the Province St. façade, there is a parapet that wraps a portion of the building. It is currently clad in metal at the street-facing façades. A brick parapet is present on part of the rear elevation which is visible from Province Ct. There are four urns installed on top of the parapet at the Province St. façade.
7. **Doors and windows.** Although the first floor elevation has been modified and original doors removed, the building retains several character-defining two-story historic steel arched-headed windows with metal spandrels. Some windows have had their bottom sash removed or concealed behind reflective glass.
8. **Storefronts.** The first level storefronts were an important component of Hutchinson Building. Most storefronts have been replaced, infilled, or heavily modified from their original design. Four storefronts appear to retain their original configuration of a recessed entrance with splayed walls and narrow display windows, but modern materials have been installed and transoms removed. Four storefronts (including the two main entrances) have an identical mosaic within the entry, which suggests that this feature is original.
9. **Visible elements of structural systems (columns, beams, trusses, etc.).** The street-facing façade appears to retain evidence of a former non-structural marquee system which was part of the original design. No historic hardware appears extant, but there are metal caps and/or holes in the façade where the armature was originally attached.
10. **Massing of building.** The horizontal massing of the Hutchinson Building is unique in the Central Business District, where most buildings are significantly taller and/or narrower. The massing of the building, three stories tall stretching the full length of the block between Bromfield St. and Province Ct., maximizes space and visual impact on an abnormally-shaped and shallow parcel.

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11. **Relationship of building to lot lines, sidewalks, and streets.** The Hutchinson Building was completed soon after Province St. was widened c. 1924. It fully occupies the lot and was considered an important addition to the new street wall.
12. **Topography and landforms.** Province St. is not level, and the Hutchinson Building is built into the slope of the street. The storefronts at the south elevation (facing Bromfield St.) sit at a lower grade than those on Province St. Additionally, the southernmost storefronts of the Province St. façade have higher bulkheads and additional masonry above the storefront opening to accommodate the slope of the street.

## **9.0 ARCHAEOLOGY**

All below-ground work within the property shall be reviewed by the Boston Landmarks Commission and City Archaeologist to determine if work may impact known or potential archaeological resources. An archaeological survey shall be conducted if archaeological sensitivity exists and if impacts to known or potential archaeological resources cannot be mitigated after consultation with the City Archaeologist. All archaeological mitigation (monitoring, survey, excavation, etc.) shall be conducted by a professional archaeologist. The professional archaeologist should meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

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

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## **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.

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