

# Boston Landmarks Commission

City of Boston  
The Environment  
Department

Boston City Hall, Room 709  
Boston, Massachusetts 02201  
617-635-3850

## LANDMARK PETITION FORM

draft  
rec'd  
5/11/2022

**FOR BLC USE ONLY**  
DO NOT WRITE OR STAMP IN THIS BOX

Petition number: 287.22

Received on: 7/6/22

Attest:

Rosanne Foley  
Executive Director

Schedule for preliminary hearing:

7/26/2022

**Note:** This petition must be completed in full in order to be accepted and scheduled for a preliminary hearing. *The petition may be returned if all questions have not been answered completely.* Type or print legibly. Please contact BLC staff if you have any questions regarding the petition process.

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### PETITION

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

**TO DESIGNATE**

**TO AMEND THE  
DESIGNATION OF**

**TO RESCIND THE  
DESIGNATION OF**

**THE FOLLOWING:**

Monument Square Landmark District.

(street address, neighborhood, and zip code, and street boundaries if District or Protection Area)

1-50 Monument Sq, Charlestown, MA 02129

(name, historic and/or common)

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### PROPERTY OWNER'S NAME AND MAILING ADDRESS FROM ASSESSOR'S RECORDS:

NAME: Various, See Appendix A

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

### WARD AND PARCEL NUMBER FROM ASSESSOR'S RECORDS:

(The assessor's office is located on the 3<sup>rd</sup> floor of Boston City Hall. Assessing information is also available at <http://www.cityofboston.gov/assessing>, under the "Assessing On-line" option. A copy of the tax bill or list of owner(s) may be attached to the petition as necessary.)

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We recommend the designation category to be: (check one; see instructions for details)

☐ LANDMARK (check one of the following) ☐ Exterior only ☐ Interior only ☐ Exterior and Interior

☒ LANDMARK DISTRICT ☐ ARCHITECTURAL CONSERVATION DISTRICT ☐ PROTECTION AREA

**PETITIONERS must be residents and registered voters of the City of Boston.**

Home Address and e-mail address (if applicable) must be provided for each petitioner; the petition may be returned if this information is incomplete. Names must be typed or printed legibly under the signature. It is advised to include more than ten petitioners in the instance that a name is illegible or a petitioner is not a registered voter. Attach additional copies of this page as necessary.

SIGNATURE AND NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
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1. <u>SCOTT C. HALDANE</u>		<u>02129</u>	
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<u>Scott C. Haldane</u>			
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2. <u>Caroline Hammond</u>		<u>02129</u>	
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<u>Caroline Hammond</u>			
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3. <u>Mary Colvario</u>		<u>02129</u>	
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<u>Mary Colvario</u>			
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4. <u>Frank Colvario</u>		<u>02129</u>	
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<u>Frank Colvario</u>			
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5. <u>Ken Himmelman</u>		<u>02129</u>	
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<u>Ken Himmelman</u>			
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6. <u>Mary Ryan</u>		<u>02129</u>	
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<u>Mary Ryan</u>			
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7. <u>Mary Ryan</u>		<u>02129</u>	
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<u>Donald Ryan</u>			
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8. <u>Arthur Hylley</u>		<u>02129</u>	
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<u>Arthur Hylley</u>			
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9. <u>Julie Hall</u>		<u>02129</u>	
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<u>Julie Hall</u>			
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10. <u>Amanda C. Zettel</u>		<u>02129</u>	
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<u>Amanda Zettel</u>			
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Spokesperson for the petitioners: Amanda Zettel

Phone number:

E-mail:



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SIGNATURE AND NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
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1. <u>Rosemary Krenak</u>		<u>02129</u>	
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Rosemary Krenak

2. <u>Jeff Zettel</u>		<u>02129</u>	
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Jeff Zettel

3. <u>Quisan Frank</u>		<u>02129</u>	
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Quisan Frank

4. <u>Ellen Kitzis</u>		<u>02129</u>	
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Ellen Kitzis

5. <u>LEE BRAUN</u>		<u>02129</u>	
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Lee Braun

6. <u>JOHN BENSON</u>		<u>02129</u>	
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John Benson

7. <u>James Matsoukas</u>		<u>02129</u>	
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James Matsoukas

8. <u>Roberta Cross</u>		<u>02129</u>	
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Roberta Cross

9. <u>Cheryl Stokey</u>		<u>02129</u>	
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Cheryl Stokey

10. <u>Nancy Liberman</u>		<u>02129</u>	
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Nancy Liberman

Spokesperson for the petitioners: \_\_\_\_\_

Phone number: \_\_\_\_\_

E-mail: \_\_\_\_\_

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SIGNATURE AND NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
1. <u>Eric Hill</u> Eric Hill		02129	
2. <u>Laura Craven</u> Laura Craven		02129	
3. <u>Oliver Hall</u> Oliver Hall		02129	
4. <u>Judith B. McDonough</u> Judith B. McDonough		02129	
5. <u>David Manasco</u> David Manasco		02129	
6. <u>AMMETTE TECCE</u> Ammette Tecce		02129	
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____

Spokesperson for the petitioners: \_\_\_\_\_







Phone number: \_\_\_\_\_

E-mail: \_\_\_\_\_



**PETITIONERS must be residents and registered voters of the City of Boston.**

Home Address and e-mail address (if applicable) must be provided for each petitioner; the petition may be returned if this information is incomplete. Names must be typed or printed legibly under the signature. It is advised to include more than ten petitioners in the instance that a name is illegible or a petitioner is not a registered voter. Attach additional copies of this page as necessary.

SIGNATURE AND NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
1. _____ _____	_____	_____	_____
2. _____ _____	_____	_____	_____
3. _____ _____	_____	_____	_____
4. _____ _____	_____	_____	_____
5. _____ _____	_____	_____	_____
6. _____ _____	_____	_____	_____
7. _____ _____	_____	_____	_____
8. David Hennessey <u>David Hennessey</u> <small>David Hennessey (Apr 13, 2022 11:22 EDT)</small>		02129	
9. Elizabeth Hennessey <u>Elizabeth Hennessey</u> <small>Elizabeth Hennessey (Apr 13, 2022 11:47 EDT)</small>		02129	
10. Ronald Kulich <u>Ronald Kulich</u>		02129	

Spokesperson for the petitioners: \_\_\_\_\_

Phone number: \_\_\_\_\_ E-mail: \_\_\_\_\_



## SURVEY RATING CATEGORY AND SIGNIFICANCE

City of Boston Building Inventory Form #: BOS. 4728-580

*See National Register  
Nomination form,  
1987.*

Survey Rating Category (from Building Inventory Form): (check one)

- ☒ **National Significance** (formerly I. Highest Significance)
- ☒ **State Significance** (formerly II. Major Significance)
- ☒ **Local Significance** (formerly III. Significant)
- ☐ **Contributing to a Historic District & May Contribute to a Historic District** (formerly IV. Notable & V. Minor)
- ☐ **Non-Contributing** (formerly VI. Non-Contributing)

The Building Inventory form can be accessed online through the Massachusetts Cultural Resource Information System (MACRIS) at <http://http://mhc-macris.net/>, or by contacting BLC staff. In the absence of a Building Inventory Form or Survey Rating Category, please contact BLC staff with a request for a National Register of Historic Places Criteria Statement and survey rating category. **The BLC shall not accept petitions for buildings rated Local Significance, Contributing to a Historic District or May Contribute to a Historic District, and Non-Contributing (formerly III, IV, V and VI, or unrated).** In lieu of accepting petitions for buildings rated Local Significance and lower, the BLC shall invite petitioners or other parties to submit a letter requesting the Commission to review the rating and consider changing it. It shall be the obligation of anyone requesting a rating change to submit information that will assist BLC staff and the Commission with its review.

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## RESEARCH CHECKLIST

Please fill out the checklist below to indicate sources of information, if applicable. Check which resources were reviewed and include a citation, or indicate "N/A" if unable to locate. For information and guidance on researching, please visit the BLC's website at <http://www.cityofboston.gov/landmarks/resources.asp>.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>Historical maps/atlasses</b> | Atlas of the City of Boston & Charlestown 1885, 1891, 1912, 1875, 1868 |
| <input checked="" type="checkbox"/> <b>Historical images</b>        | Various  |
| <input checked="" type="checkbox"/> <b>Building permits</b>         | Various  |
| <input checked="" type="checkbox"/> <b>Deeds</b>                    | Various  |
| <input type="checkbox"/> <b>Probate records</b>                     |  |
| <input checked="" type="checkbox"/> <b>City directories</b>         | Boston 1874-1900, Charlestown 1848-1874                                |
| <input type="checkbox"/> <b>Census records</b>                      |  |
| <input type="checkbox"/> <b>Obituaries</b>                          |  |
| <input type="checkbox"/> <b>Manuscripts/diaries/journals</b>        |  |
| <input type="checkbox"/> <b>Newspaper/magazine articles</b>         |  |
| <input checked="" type="checkbox"/> <b>Books</b>                    | The History of Charlestown 1845, Old Charlestown 1902                  |
| <input checked="" type="checkbox"/> <b>Other</b>                    | Historical Archaeology at Bunker Hill Monument, Boston Natl Hist Park  |

**We recommend this action for the following reasons:** *(Include architectural and/or historical significance from the Building Inventory Form and/or additional research materials, if available. Attach additional sheets as necessary.)*

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**REQUIRED ATTACHMENTS:**

1. **A location map must be submitted with the petition form. The outline of the building, structure, or site and its property boundaries (for proposed Landmarks), or the proposed District boundaries or Protection Area boundaries, must be clearly delineated.** Maps may be obtained digitally, via an online mapping site, or through the City of Boston’s “Assessing On-line” function, available at <http://www.cityofboston.gov/assessing>. City of Boston Topographic and 100” Survey maps, available at the Boston Redevelopment Authority (BRA) on the 9<sup>th</sup> floor of Boston City Hall, may also be submitted.
2. **Include photographs of the property or district petitioned.** High quality, color photographs are preferred.

## **Instructions for Completing Boston Landmarks Commission Petitions**

Follow these instructions when submitting a petition for a Landmark, Landmark District, Architectural Conservation District, or Protection Area. All sections of the petition must be completed in order for the Commission to accept the petition. **Prospective petitioners should contact Boston Landmarks Commission staff for assistance when submitting a petition.** For further information, see the Boston Landmarks Commission enabling legislation, Chapter 772 of the Acts of 1975 (sections 1 and 4), at <http://www.cityofboston.gov/landmarks>.

1. Check the “To Designate” line unless you know that the building, site, or area to which you refer is already designated by the Boston Landmarks Commission. Any change to an existing designation, such as enlarging or reducing its size (short of outright rescission), is an amendment; in such a case check the “To Amend the Designation Of” line.
2. A proposed individual Landmark is identified by its address and street, in addition to any commonly used name. Ward and precinct are also required to confirm the exact location of the proposed Landmark, Landmark District, Architectural Conservation District, or Protection Area.
3. Owners’ names and addresses are available at the City of Boston Assessing Department (Boston City Hall, 3<sup>rd</sup> floor) or online at <http://www.cityofboston.gov/assessing>, via the “Assessing On-line” function. This information is mandatory for Landmark petitions. The Commission does not require addresses for proposed Landmark Districts, Architectural Conservation Districts, or Protection Areas; however, providing this information may speed up the designation process. If ownership has changed within the last 12 months, fill in information for new owner, if known.
4. The designation category for an individual building or site is “Landmark.” To be considered for a Landmark designation, a property must have significance at the local level *and* at the state, New England region, or national level. To be considered for “Landmark District” designation, a district must have significance at the local level *and* at the state, New England region, or national level. A district will be considered for “Architectural Conservation District” status if its significance is at the local level. A “Protection Area” must be contiguous with an individual Landmark, Landmark District, or Architectural Conservation District and be visually related to the Landmark, Landmark District, or Architectural Conservation District and constitute an essential part of the physical environment of the individual Landmark, Landmark District, or Architectural Conservation District. A petition for the designation of a Protection Area will be considered only if an adjacent Landmark, Landmark District, or Architectural Conservation District has already been designated, or if a petition to designate an adjacent Landmark, Landmark District, or Architectural Conservation District accompanies the Protection Area petition.
5. Provide the City of Boston Building Inventory Form number and Survey Rating Category, if available. This information can be accessed online through the Massachusetts Cultural Resource Information System (MACRIS) at <http://http://mhc-macris.net/>, or by contacting BLC staff. In the absence of a Building Inventory Form or Survey Rating Category, contact BLC staff with a request for a National Register of Historic Places Criteria Statement and survey rating category. BLC staff will draft a National Register of Historic Places Criteria Statement form and will assign a rating within 30 days of receiving a written request. Please provide staff with any relevant information available that might assist in the preparation of the Criteria Statement and survey rating category.
6. Explain briefly the architectural and/or historical merit of the proposed Landmark, Landmark District, Architectural Conservation District, or Protection Area. Attach additional pages as necessary, but note that petitions marked only “See Attached” in this area will be returned.
7. A location map must be submitted with the petition form. The outline of the building, structure, or site and its property boundaries (for Landmarks), or the District boundaries or Protection Area boundaries, must be clearly delineated. Maps may be obtained digitally, via an online mapping site, or through the City of Boston’s “Assessing On-line” function, available at <http://cityofboston.gov/assessing>. City of Boston Topographic and 100’ Survey maps, available at the BRA on the 9<sup>th</sup> floor of Boston City Hall, may also be submitted.



8. Include photographs of the building, structure, site, or area petitioned. High quality, color photographs are preferred.
9. Petitioners must be current residents and registered voters of the City of Boston. Type or print the names of the petitioners under their signatures. There must be at least 10 petitioners; attach additional pages as necessary. Address, ward, and precinct must be included for all petitioners. The Secretary of the Commission must verify that all signers are registered Boston voters; this information, including a legible printed or typed name, is essential.
10. One petitioner should be selected to speak for all and to be available for contact in case the petition requires clarification. A phone number and email address must be provided for the spokesperson.

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Please submit the completed petition to:

**Executive Director of the Boston Landmarks Commission  
Boston City Hall, Room 709  
Boston, MA 02201**

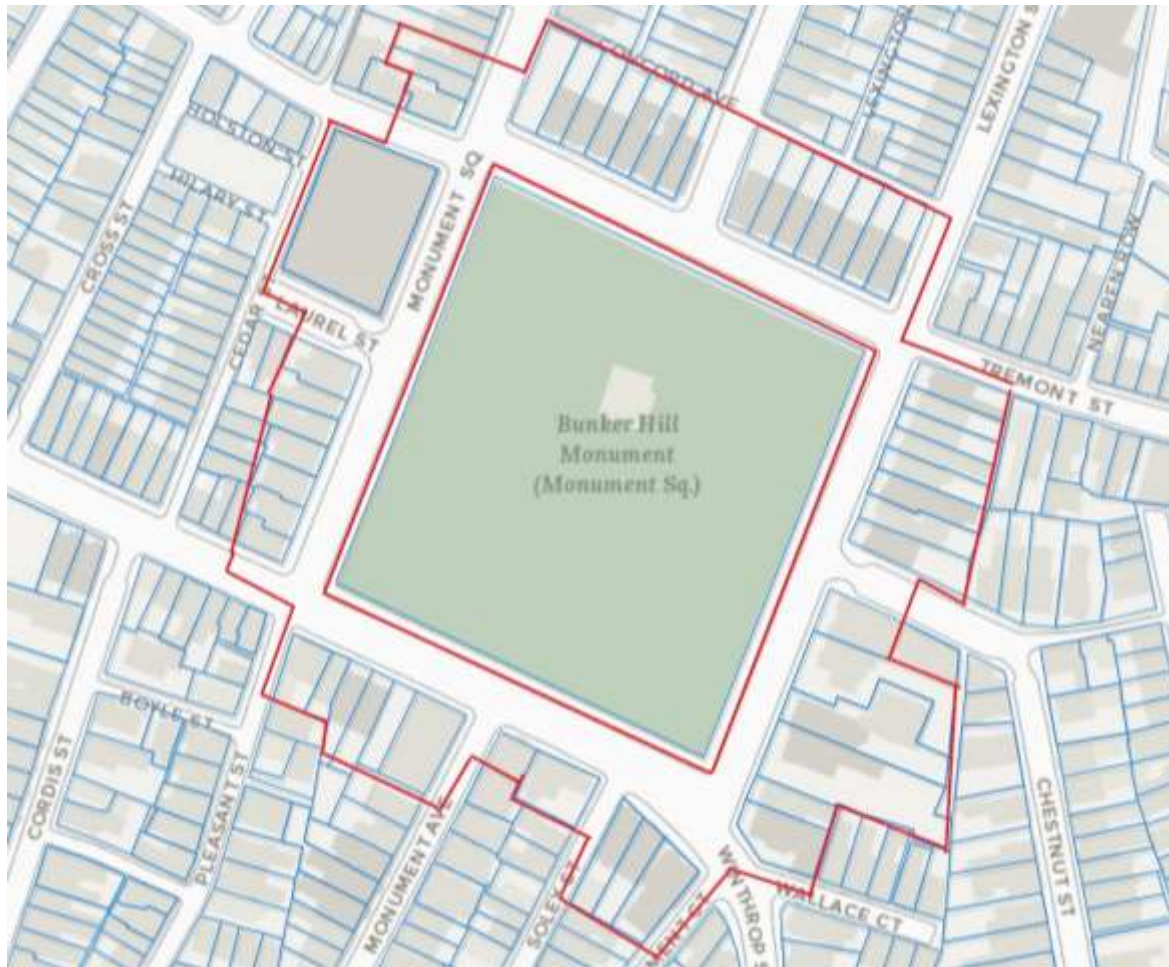
Petitions may not be submitted via fax or email.

The Boston Landmarks Commission will not accept a petition that does not have all sections completed, as noted previously. Any incomplete petition will be returned to the petitioners' spokesperson, who may then complete and resubmit the petition.

The Commission will hold a preliminary hearing with the petitioners to hear their reasons for proposing the designation. The petitioner or spokesperson for the petitioners is expected to attend the preliminary hearing and is encouraged to present the petition to the Commission. This brief hearing is held within 30 days of the Executive Director of the Commission's acceptance of the petition, and the petitioners and owner(s) of the petitioned property will be notified of it. Ordinarily, preliminary hearings take place at regular Commission hearings, held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month.

## Attachments 1 and 2

### Boundary Map (From National Register District Nomination Form)



The proposed boundary for the Monument Square Landmark District mirrors the Monument Square Historic District listed on the National Register of Historic Places. It includes the surrounding buildings that face the Bunker Hill Monument and its grounds, forming a square, but excludes the Monument and its grounds.

Beginning at the Southeast corner of Winthrop Street and Monument Square at 1 Monument Square, the boundary runs Northeasterly to Tremont Street to include the buildings and parcels of land for numbers 1-14 Monument Square. The boundary runs along Tremont Street Northwesternly to the Northwest corner of Monument Square and Lexington Street, then northeasterly to the Southwest corner of Lexington Street and Concord Ave, Northwesternly to the Southeast corner of Concord Ave and Concord Street to include the buildings and parcels of land for numbers 15-28 Monument Square and 2-4 Concord Street. Then Southwesterly to High Street to include the buildings and parcels of land for numbers 29-36 Monument Square then Southeasterly to Winthrop Street to include the buildings and parcels of land for numbers 37-50 Monument Square.

Photographs:



Figure 1. Zettel, Amanda "The Bunker Hill Monument and Surrounding Square" Photograph April 5<sup>th</sup>, 2022. Facing East





*Figure 2 Zettel, Amanda "Boston Skyline view from Monument Square" Photograph April 5<sup>th</sup>, 2022. Facing South*



*Figure 3 Zettel, Amanda "37-43 Monument Square facing Southwest" Photograph April 5<sup>th</sup>, 2022.*





*Figure 4 Zettel, Amanda "45-40 Monument Square Facing Southwest" Photograph April 5<sup>th</sup>, 2022.*





*Figure 5 Zettel, Amanda "1-7 Monument Square facing Southeast" Photograph April 5<sup>th</sup>, 2022.*



*Figure 6 Zettel, Amanda "9-14 Monument Square Facing Southeast" Photograph April 5<sup>th</sup>, 2022.*





*Figure 7 Zettel, Amanda "15-21 Monument Square Facing Northeast" Photograph April 5<sup>th</sup>, 2022.*



*Figure 8 Zettel, Amanda "22-27 Monument Square Facing Northeast" Photograph April 5<sup>th</sup>, 2022.*





*Figure 9 Zettel, Amanda "30 Monument Square Facing Northwest" Photograph April 5<sup>th</sup>, 2022.*





*Figure 10 Zettel, Amanda "31-36 Monument Square Facing Northwest" Photograph April 5<sup>th</sup>, 2022.*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received 10-9-86

date entered JUN 2 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Monument Square Historic District

and or common same

2. Location

See District Data Sheet:

street & number Monument Square, Monument Square Ave., & Concord Ave. N/A not for publication

city, town Boston (Charlestown) N/A vicinity of

state Massachusetts code 025 county Suffolk code 025

3. Classification

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

4. Owner of Property

name Various Owners: See attached list

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Middlesex County Courthouse: after 1974 Suffolk Courthouse

street & number 40 Thorndike Street; Pemberton Square  
Boston

city, town Cambridge state Massachusetts

6. Representation in Existing Surveys

title None has this property been determined eligible? ☐ yes ☒ no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records

city, town \_\_\_\_\_ state \_\_\_\_\_

**7. Description**

Monument Square Historic District, Boston (Charlestown), Mass.

**Condition**

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

**Check one**

☐ unaltered  
☒ altered  
 (see text)

**Check one**

☒ original site  
☐ moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

The Monument Square Historic District in the Charlestown neighborhood of Boston, Massachusetts, encompasses the Bunker Hill Monument (NHL, NR 1966). In addition to the monument, the district is composed of 47 buildings. The buildings front directly onto Monument Square, which, as its name suggests, is laid out in a square surrounding the monument, the Bunker Hill Monument Lodge, and their grounds. The district is located at the summit of Breed's Hill on the Revolutionary battlefield and is surrounded by a dense, predominantly residential urban area, with commercial and industrial buildings at the fringes of the neighborhood. Together with the four acres immediately surrounding the Bunker Hill Monument and Lodge, the Monument Square Historic District includes approximately 8.25 acres. There are no noncontributing structures in the district..

Buildings in the district range in date from mid-18th century to 1912. In original use they consist of a public library, a high school, and 45 single and multifamily dwellings. The earliest buildings on the Square are two frame buildings which pre-date the building of the square, but were moved to the square. One is a late Georgian House, while the other is a Federal double house. The first buildings dating after the establishment of the Square in 1839 are Greek Revival in style, followed by the largest proportion of buildings, in the Italianate and Mansard styles of the 1850s-1870s. The Queen Anne style is represented, as are the High Victorian Gothic, Neo-Georgian and Neo-Classical styles from the 1880s to the early 1900s. At this time, construction slowed and finally stopped entirely as building lots were filled.

No building in the district is over four stories in height, and all are of brick or stone, with the exception of four frame buildings on the south side of the Square and one on Concord Street. The majority are well-designed, high style buildings with a high level of execution. Several are designed by architects. There are no intrusions in the district, and only four of the buildings do not observe a sidewalk set back. The district has a high level of uniformity of proportions, scale, color, materials, and workmanship.

As a neatly ranged Square bordering an open park space, the district is an important collection of 19th century row houses whose appearance and use has varied little since their construction.

A desirable residential area, the district has been quite well-preserved, and within the last few years has been, with few exceptions, scrupulously maintained. Alterations and additions have been generally relegated to the rear of the buildings, so that the streetscapes have been maintained. Several roof lines have been altered and one building was rebuilt in the 1890s, but its materials and proportions were maintained.



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

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

Monument Square, Boston (Charlestown)

Continuation sheet

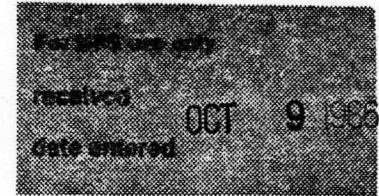
Massachusetts

Item number

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It is for reasons of high-quality construction, arrangement and state of preservation that the district is distinguished from the surrounding area which tends to be of smaller, more modest masonry buildings on smaller lots.

The buildings are described in numerical address order, running in a counter clockwise direction around the monument.

1 Monument Square Avenue 1850

This modest four story brick Greek Revival row house is set back the required ten feet from the sidewalk, but like the first row house to be built on the Square, it retained one lot for a side garden. Three bays wide with a side hall plan, the house has a recessed door with a simple, pedimented surround. Like most of the other Greek Revival and Italianate houses, its high granite basement allows for an entry stoop. Windows, graduated in length, have plain limestone lintels. Star rods stud the Winthrop Street elevation. The house was extended ca. 1885; the roofline may have been altered and the copper dentilled cornice added then. The addition features brownstone sills and lintels and stained glass windows. (Figure 1)

2 Monument Square Avenue 1853

This early Italianate row house built by A. Brown is four stories on a high granite basement. Three bays wide with a flat roof and a side hall plan, it is set back from the line of the street. Like its Greek Revival neighbor, an iron fence on granite foundations edges the plot. A double-leafed door and transom are recessed under a heavy brownstone Italianate surround which supports a wooden oriel. Arched brownstone lintels on scrolls, footed sills, and a heavy bracketed cornice are typical of high style row house construction of this period (Figure 2)

4 Monument Square Avenue 1861-1862

This four story brick Italianate row house with slate mansard roof was built for William Carlton. One of the few houses on the Square to be planned with an extra lot for a garden (#6 is another), it retains the brownstone foundation of a surrounding fence. Three bays wide with a side hall plan, the house has an entrance reached by a long flight of brownstone stairs. The double door and high transom are set behind a unique portico whose oval openings at the side and round shoulders at the front are formed of deeply molded, slender brownstone work. The arched motif is repeated in the graduated windows, which have footed sills. An oriel above the portico and dormer windows of the mansard are typical of domestic work of this period. The rusticated brownstone basement and heavy copper cornice add to the distinction of the house. (Figure 2)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**Monument Square, Boston (Charlestown)  
Massachusetts

Continuation sheet

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5 Monument Square Avenue 1856

This four story, flat-roofed Italianate row house was built for James Lee. Like its neighbors, it is three bays wide with a side hall plan and is set back from the street behind an iron fence. The brick building is trimmed with brownstone, which is used in abundance for the long flight of stairs, rusticated basement, quoins and the unusual frieze carved with leaves and rosettes. The high arched double door is set under a heavy Italianate hood with carved scrolls. Segmentally arched windows, an oriel, and a deep cornice are other features which convey the plasticity of the Italianate style. (Figure 2)

6-7 Monument Square Avenue 1847

These two 3 1/2 story Greek Revival row houses were the first to be built after the laying out of Monument Square. They were constructed in 1846-1847 for Charlestown Mayor George Washington Warren and industrialist Peter Hubbell. The pair's setback from the street was universally adopted, but not its use of an extra lot as a side garden. The structures, conceived as an integrated composition, are of fine brick with brownstone trim and granite basements. The nearly symmetrical facade of the unevenly divided houses is distinguished by triple bow windows. Set between them are shallow pedimented door surrounds, which differ slightly: #6 is recessed with sidelights and transom, #7 has an Eastlake-style door nearly flush with its pilasters. Fenestration is graduated; long first floor windows are pedimented, those of the upper 6/6 windows have plain lintels. A wide brownstone and copper cornice extends across the facade. The slate gable roof is broken by small dormers and its gables are linked by tall chimneys. Number 7 is capped by an Italianate cupola, octagonal in plan. The house is distinguished by particularly fine iron work: a fence, two delicate narrow balconies on the facade and one at the side, first floor window grilles and the ornate baluster, rail and stoop ornament of the granite stairs. The fine workmanship, details and proportions of this set of houses, and their integrity of materials and design, make this a fine example of the high style, Greek Revival row house. (Figure 3)

8 Monument Square Avenue 1848

This Greek Revival brick row house, side hall in plan, was originally 3 1/2 stories high but has been rebuilt to four stories. Its original roof mirrored #6-7, which it followed one year later. The three bay structure has a trabeated door surround in brownstone with pilasters supporting a simple, deep entablature. Its recessed double door is intact. Considerably less rich in detail than #6-7 it has brownstone sills but brick lintels. Massive granite fence posts which resemble the forms of the Bunker Hill Monument survive. (Figure 4)

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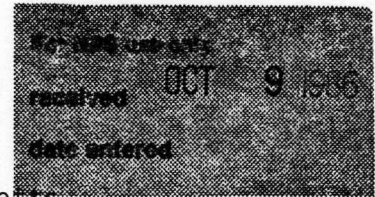
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9 Monument Square Avenue 1890

This four story row house with brownstone trim, built as infill by architect William Wright, respects the traditions of Monument Square in its setback, pocket garden, iron fence and building materials of brick and brownstone trim. The arched, recessed door surround of brownstone reflects the influence of the Romanesque Revival style, though the splayed brick lintels topped with brownstone are Colonial Revival. Fully one half of the facade is occupied by an octagonal bay window clad in copper with panelled spandrels. It is supported, like that of its much earlier neighbor at 9A, on brownstone brackets above the high basement. A corbelled cornice finishes the nearly flat roof. This building, later in style than its neighbors, and erected for four families rather than one, is nevertheless well integrated into the domestic environment of the Square. (Figure 4)

9A Monument Square Avenue 1858

This four story brick Italianate row house is set back, like its neighbors, from the line of the street and is reached by a flight of stairs. Side hall in plan, it has a segmentally arched transom above a wide double door. A bow window rising four stories is supported above the high granite basement on a bracket. A narrow balcony with original ornate cast iron work is placed under the long narrow windows of the piano nobile. A bracketed cornice finishes the flat roof of the lively, urban Italianate dwelling. (Figure 5)

10, 11, 12, 13 Monument Square 1857

These four row houses were planned and built by J.S. Small who was also responsible for those at 25, 26, 27 and 28 Monument Square. They were planned as a coherent unit in the Italianate style, and are framed by quoins at numbers 10 and 13. After 1892 # 11 was rebuilt, breaking the unity. The four story brick structures are set on granite basements, are two bays wide and trimmed with paired wood brackets at the cornice, segmentally arched window hoods and two story high bay windows, each of which differs slightly. The entry doors are recessed behind round arches which are framed by rusticated brickwork. Following the 1839 deed restrictions, the group is set back from the lot line behind granite stairs and fence foundations. (Figure 6)

14 Monument Square Avenue 1868

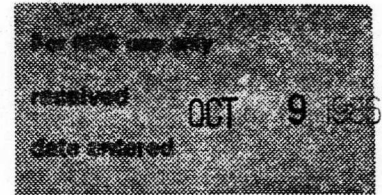
This corner brick row house with brownstone trim is Italianate in style under a slate roof, which displays the vestiges of a polychrome scheme. Three stories high on a rusticated brownstone basement, the house has a shallow rectangular bay window which ends in a mansard tower. Side hall in plan, the



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house's door surround features a low entablature punctuated by a keystone, and carved double doors topped by a segmentally arched fanlight. Fenestration shows a variety of forms: brownstone is used for cornice hoods, arched surrounds, and flat lintels; brick for arched surrounds. Set back from the street behind the remainder of a cast iron fence, it is reached by a long flight of brownstone stairs. The house was built for Hamilton Bank of Boston cashier Sampson Stoddard Blanchard. (Figure 6)

15 Monument Square 1869

This three story Mansard style brick row house occupies a corner lot which it uses to advantage by displaying quoins on its prominent corner. The house is three bays wide and its entrance is recessed behind an ornately carved brownstone surround composed of panelled pilasters and an Italianate hood. Window surrounds of the south facade are brownstone with cornice hoods and oriels on this and the Lexington Street facade. The house is set back the required ten feet behind a cast iron fence on granite foundations and is reached by a granite stoop. The house was built for Samson Warren who bought the lot from Oliver Everett who lived next door. (Figure 7)

16 Monument Square Avenue 1854

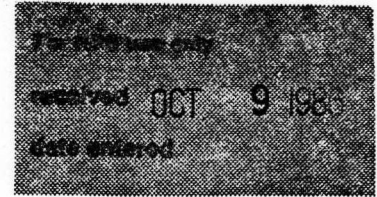
This four story, three bay, brick row house, which is side hall in plan, was built in 1854 by Boston architect N. J. Bradlee in a restrained Greek Revival style. Set on a high granite basement, this was the first house on the north side of the Square and is set back the required ten feet from the street line. Carefully proportioned and with simple detailing, the building has long narrow windows on the piano nobile emphasized by a cast iron balcony. The simple door surround and window lintels are in brownstone. A brick stringcourse and corbelled cornice under a flat roof complete the rather austere composition. The house was built for Mrs. William Buddington and her husband Reverend Buddington, pastor of the First Church, Charlestown. (Figure 7)

17, 18 Monument Square Avenue 1862

Numbers 17 and 18 were built on speculation as a pair by master builder John B. Wilson, who also constructed the adjacent houses at 19 and 21 Monument Square. The robust Italianate style houses are four stories high, three bays wide with a side hall plan, and share the flat roof, continuous bracketed cornice, granite-faced basement and granite fence foundations. The cast iron fence posts of #17 remain to indicate the original. The houses differ in detailing: in the ornateness of segmentally arched hood window lintels, the long second floor windows and cast iron balcony of #17, the shape of the

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second floor oriels and in the door surrounds. Both surrounds are of brownstone with paneled pilasters supporting scrolled hoods, but that at #17 is deeply recessed, and the shape of the transom differs. Number 17 was purchased by Nathaniel F. Frothingham, a ship broker, and #18 was soon bought by Charles Merriam Jr., a dry goods merchant in Boston. (Figure 8)

19, 20, 21 Monument Square Avenue 1862

These three brick row houses were constructed by master builder John B. Wilson who built the adjacent pair, #17 and 18, the same year. Three stories high with a mansard roof, the Italianate style houses stand on a high granite basements. They are three bays wide with side hall plans, are trimmed in brownstone and have segmentally arched wooden dormers in a bellcast roof. The repetitively planned units differ slightly in detail. Brownstone door surrounds feature paneled pilasters and hoods on brackets, but transoms and oriels have different shapes. The center house has a more closely spaced bracketed cornice, its facade displays star tie rods, and its mortar joints are recessed. (Figure 9)

22 Monument Square Avenue 1874

This three story brick row house was built for granite dealer F. L. Gilman, who used generous amounts of the stone for its ornamentation: quoins, stringcourses, incised door surround and window lintels, and heavy braces for the second floor oriel of the facade. Eclectic in style, Panel Brick, Eastlake and Mansard Style elements are fused with energy. The corner site is used to display another oriel nearly as ornate as that of the facade, the patterned slate mansard roof with paneled chimney, turreted and pedimented dormers. The massive Gothic fence is the only entirely of granite on Monument Square. (Figure 10)

23, 24 Monument Square Avenue 1886

These Colonial Revival brick row houses were built in 1886 by the distinguished Boston architectural firm of Cabot and Chandler. Well integrated in scale and material with their older neighbors, the units benefit from sophisticated handling of familiar design elements. The four story, three bay structures have adjacent entrances united by an oversized brownstone voussoir lintel which continues across the entire facade. Two brownstone watertables, one forming first floor window sills, reinforce the horizontal lines. The Colonial Revival door surrounds have oversized multipane transoms and wide sidelights. Symmetrically placed three story paneled copper oriels break the two copper cornices with pediments; they are viewed against the modified mansard slate roof. These buildings are among the few which do not have front gardens or raised front doors. They nevertheless respect the set back. (Figure 11)

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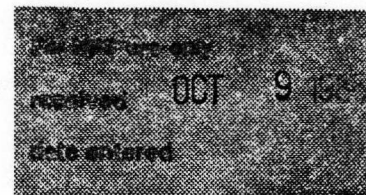
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25, 26 27 Monument Square 1866-1869

These three Italianate row houses were built by J. S. Small for William and Betsy Kent, Charles Thompson and Liverus Hull. A fourth unit, now gone, at #28 was built for Isaac Redfield. The bow front, brick row houses are four stories in height and are set on high granite basements. Their flat roofs are finished by a heavily molded cornice set on paired brackets. Number 25 retains its original door surround with fluted wooden corinthian columns supporting an arched portico with turned drop trim. The double doors which are original at #26 and 27 are set beneath a transom and are reached by granite steps. Cast iron foliate railings border the steps and cast iron balconies (missing at #26) are placed under long piano nobile windows, repeating those at the first houses on the Square at #6 and 7. Segmentally arched cornice window hoods provide additional ornament to the facade surface. (Figure 12)

2-4 Concord Street 1840s

This is a Greek Revival double house of frame construction unique to Monument Square. It is 2 1/2 stories in height, six bays wide and has adjacent, recessed entries. It has a gable roof topped by an octagonal monitor above two pedimented dormers. A wide dentilled frieze makes returns in the gable ends to form pediments. There are wide cornerboards with reveals and a watertable for trim. The entries have entablature surrounds resting on broad pilasters. Doors are flanked by full length sidelights. Window sash is 6/6. This house was occupied by Phineas Stone; he and his family may have been its first owners.

29 Monument Square 1895-1901

This apartment building follows the pattern of single family dwellings on Monument Square by being of brick, three stories in height, and by having a bay front facade with a side entry. It occupies the entire width of the block, however, with arched entries and two metal oriels on its length. Stylistically eclectic and modest in detail, the building is a combination of Queen Anne and Romanesque Revival motifs adapted to the apartment block. In 1901, it was owned by Walter Nash for whom it may have been built. (Figure 14)

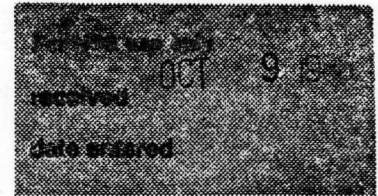
30 Monument Square 1907

The Charlestown High School is a four story granite block building which becomes five stories on the north facade where Breed's Hill slopes away. It was designed and built by the Boston architectural firm Stickney and Austin



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between 1902-1907 and occupies the entire corner block at the northeast corner of the Square. Its Neo-Classical style was specifically chosen by the Boston Schoolhouse Department to harmonize with the classical Greek design of the monument and its adjacent lodge. The facade is eleven bays wide and the central seven bays are slightly recessed behind engaged columns which rise two stories in height. An inscription across the facade of the school gives the date of the first High School on the site, 1848, and that of this building, its successor, 1907. A clock and a compass rose further ornament the facade together with anthemion acroteria at the roof line repeating that at the Bunker Hill Monument Lodge. (Figure 15)

31, 32 Monument Square Avenue 1879

These two High Victorian Gothic brick row houses were built by architect Lewis Weissbein for restaurant owner and brewery agent Joseph Gahn and Rabetta Gahn. Three and five bays wide, the houses have a continuous corbelled and checkered brick cornice which runs beneath their flat roof. Ornamental brickwork, now mainly covered, is also seen in the sawtoothed stringcourses. Brownstone is extensively used in the continuous sills and segmentally arched lintels of the first and second floors. The first floor lintels have been removed, but the brownstone rosettes remain. Slate-roofed oriels on paired braces are placed over the entries. Their original appearance is retained at #31 with its scrolls, bosses, brackets, and cresting pieces. The double doors under large transoms are reached by brownstone stairs. The cast iron fence is now only partially intact. (Figure 16)

33 Monument Square Avenue 1896

This three story brick Colonial Revival row house was built by architect G. H. Maynard for Josephine H. Maynard. Similar to #29, which was built at nearly the same time, its side entrance is at street level. Beneath a flat roof the house is dominated by an inset three story shallow bow window with paneled wooden spandrels. Its door surround is composed of an elliptical fan with bricks laid as voussoirs. The keystone above the door is of rock-faced granite, which is also used for sills and lintels in the brick portion. The double door with its arched glass panels may have been reused from another house. (Figure 17)

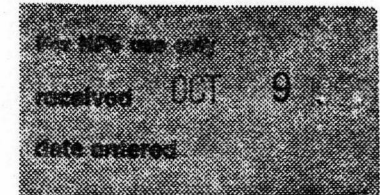
34, 34A, 35, 36 Monument Square Avenue 1902

These four Neo-Georgian style units were built by F. A. Norcross in 1902. The brick structures with cast stone trim are similar in design, but differ in form and height. All are on high basements: #36 is a four story apartment building, numbers 35, 34, and 34A are three stories high. The first is four

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bays wide; the rest are five bays. All have flat roofs, but #35 and 36 have ornate bracketed cornices, while the others have plain cornices, possibly replacing the originals. Windows are treated with continuous lintels of cast stone. In their pedimented or segmentally arched centers are shields surrounded with scrollwork. This motif is repeated over the double doors with high transoms. These buildings, the last built on the Square, reflect a more modest standard of design, materials, and construction. (Figure 18)

37-38 Monument Square ca. 1800

This is one of only three frame buildings on the Square as High Street was not under the Monument Square deed restrictions of 1839. With the exception of a brick party wall visible on the north facade, the house has entirely new surface finishes. On a corner lot, the building is entered on Pleasant Street but was originally a two family house with back-to-back units, the second unit now butted against #39. Proportions are unusual. The Pleasant Street facade has five bays with a central entrance. All three stories have uniform size openings with 6/6 sash. Originally a hip or gable roof, a flat Italianate roof with eaves on paired brackets was raised some time in the mid 19th century. This change has altered the original proportions of the building, which would have been Federal in style. Brick foundations indicate that this house as well as that at #47-47A was moved to its present location, perhaps when Monument Square was opened. The house is flush with the sidewalk and an addition extends down Pleasant Street. (Figure 19)

39 Monument Square 1875

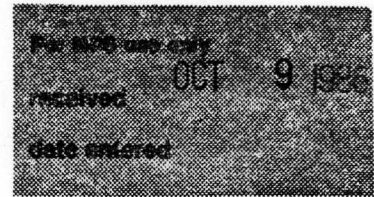
This High Victorian Gothic building was designed by the versatile Boston architect Arthur H. Vinal who was responsible later as City Architect for the Bunker Hill Monument Lodge in 1902. This is the most decoratively active building on the Square. It is two and a half stories high above a high basement and has a slate covered mansard roof. It is brick with a limestone watertable and four stringcourses which form the lintels and sills of the bay-front facade. The use of the mosaic tile insets, corbelled brick panels, and tarred bricks in a checkerboard pattern are derived from the High Victorian Gothic. A pair of engaged buttresses incised with Gothic rosettes and trefoils frame the recessed entry. Although deed restrictions for this side of the Square did not exist, #39 as well as its neighbors at #40 and 41 conformed to those restrictions. (Figure 19)

40 Monument Square 1860 -1861

Three and a half stories above a high basement, this brick row house has a flat rather than the usual bay window facade. A central metal oriel at the second floor adds relief as do the modest Italianate cornice lintels of

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brownstone, the oval arched door surround, and the pedimented dormers. A slate mansard roof is laid in a fishscale pattern. This house and its neighbors at #39 and #41 are set back from the lot line to carry out the appearance of the rest of the Square. George A. Whiting bought the lot for this house in 1860, presumably as an investment as he lived at #42. (Figure 20)

41 Monument Square 1869

Built for Abram E. Cutter, this is a three and a half story brick row house with Italianate brownstone trim set on a high basement of brownstone blocks. Its flat facade is divided by a stringcourse between the first and second stories and a brownstone frieze beneath a slate mansard roof with two dormers. This is one of three buildings on the block to maintain the setback dictated for the other sides of the Square. (Figure 20)

43 Monument Square 1912

The Charlestown Public Library building was designed by the Boston Public Library's Supervising Architects Fox & Gale in the Neo-Classical style. It is a three story brick building with cast stone trim. Five bays wide, it has two side entrances on Monument Square Avenue, three arched window surrounds on the second story, and three trabeated surrounds on the third floor. A prominent modillioned cornice is slightly pedimented. The building makes direct reference to the other public building on the Square, the Charlestown High School, in its use of three zones of brickwork and a central section with engaged columns. Inset brick panel work refers to #39 and the building's location flush with the sidewalk matches its neighbor on the opposite corner. (Figure 21)

45-46 Monument Square 1895

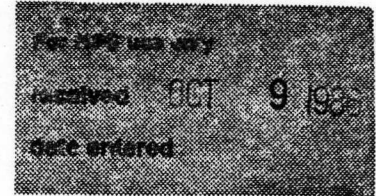
This building departs from most of those on Monument Square as it is a frame building set flush with the sidewalk, similar only to #37-38, a much earlier building. It was constructed by architect Joseph Robbins for Joseph and J. L. Brown. James B. Maynard was the builder. This side of the Square was not under the deed restrictions of the other three streets, but most builders followed those restrictions to maintain a uniform appearance. The multifamily building is three stories in height, has a flat roof and is Queen Anne in style. It has two oriels on the north and west facades, an Eastlake-style incised frieze at cornice level, and consoles supporting an oriel over the central entry. Panelled hoods form the window surrounds. (Figure 22)



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47-47A Monument Square mid-18th century

This is a two and a half story frame Georgian house with a gambrel roof characteristic of the style. One bay deep, the house is four bays wide with additions on the west and south. Evidence that the house was moved to this site is provided by the brick and granite foundations and by maps of this area which show no building on the site before Monument Square was developed. Italianate additions to the house are the pedimented dormers and the door hood on the north facade. (Figure 22)

48 Monument Square 1860-1861

This is a three and a half story brick Mansard style house on a high basement. It has a brownstone watertable, stringcourses, Italianate window lintels, and hooded entry on consoles. A small oriel at the second story on the west facade and dormers on two sides enliven the bow front building. This building and its neighbors at #49 and #50 respect the building setback established by the deed restrictions for the other three sides of the Square. It was built for Isaac P.T. Edmands, who bought the lot in 1860. (Figure 23)

49 Monument Square 1861-1862

Similar to its neighbor at #48, this is a three and a half story brownstone building with a mansard roof. Stringcourses on the two buildings are carried at the same level, but the trim at #49 is more delicate. The first story stringcourse is carved into floral wreathing, and twisted rope molding outlines the arched entry. Rope molding appears again at the polygonal second story oriel. As are the buildings at #48 and #50, this house is set back from the sidewalk in an effort to maintain the uniformity of the rest of the Square. It was built for Francis Thompson, who bought the lot in 1861. (Figure 23)

50 Monument Square 1866-1867

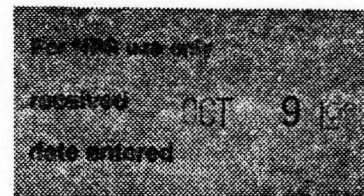
This four story brick corner building is an expanded version of Monument Square's bow front row house dwellings. Four bays wide, rather than the usual three, the building lost its mansard roof in the 1890s and was extended to the south to become a multifamily dwelling, as were several other corner buildings on the Square. Remaining from its original appearance is the high quality water struck brick facades with ornate brownstone hoods on consoles over three of the first floor bays. The hoods together with segmentally arched lintels on the second floor are motifs adapted from Italy's palazzi. Although this side of the Square was not bound by deed restriction of the other three sides, its builder conformed to the guidelines and the house is set back from the street behind a fence-lined plot. It was built for James Dana, who bought the lot in 1866. (Figure 23)

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Archaeology

Due to the considerable regrading that took place between 1839 and 1848, followed by building activity through the 1890s, archaeological findings predating this period are not likely. Original lines of the redoubt of the 1775 battle are possibly reconstructable with the use of maps and records of the Revolutionary War; however, they run through the urban area. Occupation-related features may survive in the yards of many of the dwellings within the district, and these would help to document Charlestown's changing social and cultural character during the last half of the 19th century.

Archaeological investigation has demonstrated that significant components of the innovative engineering system used for constructing the monument survive (Mahlstedt 1981).

## 8. Significance

Monument Square Historic District, Boston (Charlestown), Mass.

ATTACHMENT 3

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

Specific dates 1839–1912

Builder/Architect Various

### Statement of Significance (in one paragraph)

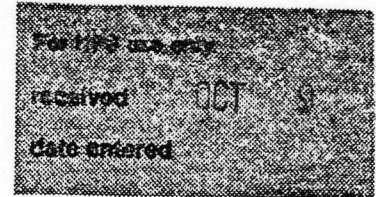
The Monument Square Historic District retains integrity of location, design, setting, materials, feeling, workmanship, and association. The district encompasses the Bunker Hill Monument and Lodge (NHL, NR 1966) and includes an important collection of 19th century row houses whose construction was planned as a high quality urban development by the Bunker Hill Monument Association. It is located on the site of the Revolutionary War Battle of Bunker Hill of June 17, 1775. Sale of building lots in 1839 on the preserved battlefield, an idea long resisted, was to finance completion of the monument. The sale was a compromise which reduced the preserved battleground from 15 acres to a plot 400' x 417' in exchange for the completion of the 220' tall obelisk. The faith that grand public monuments were a means of sustaining patriotic values was a factor in this decision, as was the sheer necessity of concluding a project which had far outstripped its original estimated costs. The row houses which went up were inspired by those of Beacon Hill, were sometimes architect designed, and were built under deed restrictions which aimed to keep the area residential or institutional and the buildings substantial. The Square has also been the place of residence of six mayors of Charlestown and of other women and men of importance. The Monument Square Historic District has local, state, and national significance, and meets criteria A, B, and C for listing in the National Register of Historic Places.

Charlestown was settled a year before Boston, in 1629. On July 4, 1629, Prince Charles of England chartered the settlement as an independent town and named it after himself. The original grant included what is now Malden, Woburn, Stoneham, Burlington, and Somerville, and parts of Medford, Cambridge and Reading. In 1630 each household was granted two acres of land for a house plot and two acres more for each able-bodied man. Native Americans, the Abergensians, lived in the area, which they called Mishawam, and their relations with the new settlers were relatively peaceful. It was the lack of fresh water, rather than conflict with the Abergensians, that convinced some of the settlers to move to Boston and others to Watertown, leaving a small community behind.

The small community grew to become both a seaport and a farming area, and by 1750, a ferry shuttled passengers and goods between Charlestown and Boston. A horse-drawn stage line began at approximately the same time, helping Charlestown to become an independent town with close links to Boston.

By the time of the Revolution, Charlestown with 400 houses was prosperous as a seaport on its own and strategically important for its overview of the Boston Harbor. That it would become a contested spot in the struggle over control of Boston was almost inevitable. What was not predictable was the strength of its defense by the rebels against the British troops.



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In June 1775 the colonists planned a defense of Charlestown from Bunker Hill, a higher hill north of Breed's Hill. During the night of June 16th, it was decided to fortify and defend Breed's Hill instead, as it lay closer to Boston and overlooked Copp's Hill in North End. Reporters and historians did not pick up the change of location until later, and it has always been known as the Battle of Bunker Hill. During the night a force of 1000 to 1500 colonists put up breastworks and defended the hill the following day with far greater determination and skill than the British had expected. The colonists were forced to retreat when reinforcements were stalled and their ammunition ran out, but British losses were proportionally much greater. One explanation for some of their bravery was the encouragement and skill of General Joseph Warren, who selflessly and courageously urged the troops on until he was killed.

Although defeated, the colonists were encouraged by their strength, and the battle was considered a turning point for the Revolution. On the other hand, Charlestown was largely destroyed and only a handful of buildings are alleged to have survived the fire set by red hot British cannonballs. One mid 18th century residence is known to have survived the fire; it was moved to its present location at 47 Monument Square in the mid 19th century. Within two years, people began returning, and three years later 289 homes had been built or rebuilt. The reconstruction which took place was shown on Peter Tufts' map of 1818 which depicts large detached wood or brick houses on an acre or so of land. Gentlemen's estates were replacing farms. Pastures covered Breed's Hill with its eastern slope mostly used for hay and grazing, the west for orchards and gardens.

Meanwhile the battlefield had been forgotten. A monument to General Warren was put on the slope of Breed's Hill in 1794, and visitors to the site came in numbers. Witnesses who could describe the fight for tourists grew fewer as time passed and when three acres of Breed's Hill owned by James Russell came up for sale, several important Boston and Charlestown figures determined that it should be bought up for preservation as an open battle site. Organized by William Tudor, a Boston shipowner and founder of the North American Review, a group of prominent men decided the whole battlefield should be bought and a monument built at the top of the hill. Included within the group were Daniel Webster, Whig statesman; Dr. John C. Warren, nephew of Joseph Warren; George Ticknor and Edward Everett, Harvard professors who later founded the Boston Public Library; and East India trader Thomas Perkins. Dr. Warren, who founded Harvard's Anatomical Theater & Museum, bought the land. He went on to establish the New England Journal of Medicine, the Massachusetts Medical College, and, with Dr. James Jackson, the Massachusetts General Hospital. Everett was in charge of raising money for the monument. Plans were always more optimistic than receipts would warrant, however.

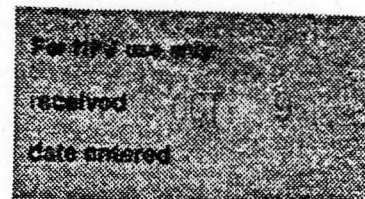
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In 1825 the Bunker Hill Monument Association was incorporated. The same year Solomon Willard was named supervising architect, and work on the obelisk was begun. By 1829, work came to a stop, for lack of money. The land had already been mortgaged, yet the monument site lay idle and incomplete for an additional ten years before the Monument Association could bring itself to finance the remainder of the project with a land sale. After a free bridge opened connecting Boston and Charlestown in 1836, Breed's Hill property was increasingly valuable for settlement by land-hungry Bostonians, and association officials decided it was time to sell all but four acres surrounding the monument for residential development.

The town planning concept chosen for development of the land is significant. Until 1835 Charlestown had been a largely rural area, with detached houses on at least an acre of land. In that year a row of brick townhouses appeared, making what had been until then a purely Boston practice seem practical for Charlestown. As the association could realize higher financial yields from the sale of many lots than from fewer ones, the urban model was selected and patterned after Boston's Beacon Hill.

In 1839 Samuel Felton and George Parker surveyed the area for house lots. Their plan was based on a scheme drawn up by Solomon Willard in 1834. In Felton's plan the Monument is centered on a nearly square plot, which is bordered by wide streets. Previously existing High Street formed the southern boundary and was not offered for sale. Streets were symmetrically and axially arranged: north-south streets were named Concord and Lexington after Revolutionary War battles, east-west were named Chestnut and Laurel Street for local trees. Chestnut Street was later extended to the Winthrop Square area. As the same number of house lots were placed between these streets, lot size varied only slightly.

The plan laid out smaller house lots of streets beyond the Square, intended for artisans and the middle classes. Those facing the Square (lots 1-45) were larger and subject to deed restrictions. The restrictions were created to insure the design and maintenance of an ornamental square whose architecture would produce a dignified setting for the monument, and whose residents would be socially elevated and financially stable.

The restrictions stated that all structures were to be residences unless built for literary or religious purposes. They were to be of masonry, not less than three nor more than four stories high. All were to be set back ten feet from the street line. Though these restrictions did much to create a unified background for the monument, they did not entirely achieve the uniformity of the ideal which was pictured in the catalogue of sale of the lots, because building took place over a longer period of time than was anticipated.

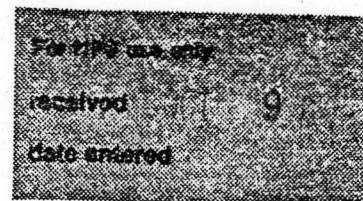
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With the exception of 8-14, bought by the City of Charlestown, and 35-36, bought by the Methodist Episcopal Church, the lots were purchased by individual local citizens. Few were built upon by their original purchasers, and over the years, several contiguous lots were assembled by speculative builders. When residential construction came to an end in the first decade of the twentieth century, nearly half of lots had been built upon by developers. Due to the deed restrictions which allowed individuation in detail, yet ordained consistency of building materials, an ensemble was created which was at once unified and diverse, whether buildings were put up by individuals for themselves or by developers. House construction was delayed until 1847 due to the extensive grading of the site required for level lots. Grading had begun in 1838 to level the hill and correct the sharp drop-off to the north.

Two new streets leading to the Square were laid out after the original site preparation: lots 13 and 14 became Bartlett Street in 1868, and Monument Avenue, first proposed by the association to complete the axial orientation in the 1840s, was cut through from High to Warren Streets in 1852. In 1866 it was extended to Main Street.

When the Bunker Hill Monument was completed in July of 1842, it immediately became a popular tourist attraction. Fees collected from visitors financed the laying out of walks and the handsome granite and cast iron fence designed by architect Isaiah Rogers.

The first two houses on the Square were built as a double house at #6 and #7 Monument Square Avenue in 1847-1848 (Figure 3). Number 7 was the home of community leader George Washington Warren. A descendant of the hero of the Battle of Bunker Hill General Joseph Warren, he was president of the Bunker Hill Monument Association from 1847 to 1875, and wrote a history of the organization. He was Mayor of Charlestown from 1847 to 1850, represented Charlestown in both branches of the legislature, and was for twenty five years a municipal court judge. Warren set a high architectural standard and social tone, which was to dominate the Square until the last years of the twentieth century.

Peter Hubbell, who built the adjoining house at #6, was a lawyer who opened a profitable brick yard in north Cambridge. His bricks were shipped to the Charlestown wharves via the Charlestown Branch Railroad. Like Warren, he was an active community leader.

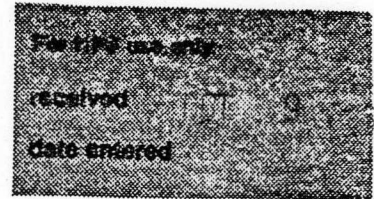
The first five houses to be built were erected on the east side of the Square; the sixth was a pioneer on the north side in 1854. Development of the south, or High Street, side commenced in the 1860s. Two earlier frame houses, the late 18th century #37-38 (Figure 39), and the earlier Georgian #47-47A (Figure 22) were probably moved to their sites after the opening of the Square. On



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the west, two institutions, the Methodist Episcopal Church and the frame Charlestown High School of 1848, and one house (1854) were constructed; but this side would not really begin to develop, and then slowly, until 1879.

Between 1847 and 1869, four groups of row houses were constructed by two developers and a group of local residents. In all, thirty houses went up in the twenty-two years. Among the first owners were just the wealthy upper class members desired by the association: merchants, lawyers, doctors, manufacturers, businessmen, and ministers. The owner of #4 (Figure 2), William Carlton, was the founder of the Minnesota college which was named for him. Number 5 (Figure 2) was the home of James Lee, merchant at India Wharf. He served on the School Committee and represented the City for one term in the Legislature. Richard Frothingham, of an Old Charlestown family, lived at #9A (Figure 5). In the Legislature for five terms, he was a member of the Constitutional Convention of 1853, Treasurer of the Massachusetts Historical Society, President of the Bunker Hill Monument Association, and Mayor of Charlestown from 1851 to 1852. An editor on the Boston Post, he was also the author of several works of history, among them The History of Charlestown. His sister lived at #14 with her husband S.S. Blanchard, cashier of the Hamilton Bank. Another Frothingham, a ship broker on Long Wharf lived at #17, and later, still another lived at #2. Number 16 (Figure 7) was the home of Rev. William Buddington, pastor of the First Church of Charlestown, and afterwards of Rev. Oliver C. Everett, pastor of the Edgeworth Street Chapel and missionary of the Harvard Unitarian Society. Number 22 (Figure 10) was built for granite merchant F. L. Gilman. Its granite fence and expansive granite trim must have provided valuable advertisement. Its next resident was Massachusetts Surgeon-General Dr. Edward Forester.

Two mayors of Charlestown lived in the block put up by builder J. S. Small about 1866. The lots had been owned by neighbors across the Square, who probably hired Mr. Small after he had built #10-13 (Figure 6) in 1857. Number 25 (Figure 12) was purchased by Mr. and Mrs. William Kent. He was Mayor of Charlestown in 1870 and 1871, and it was in his administration that the new City Hall was constructed. Number 27 was the home of Liverus Hull, Mayor of Charlestown in 1867 and 1868. He was active in the erection of Trinity Methodist Church and the Winchester Home, of which he was President. Around the corner at #2 Concord Street (Figure 24) lived Phineas Stone, seventh Mayor of Charlestown. He was a founder of the Charlestown Savings Bank, operated a West Indies trading business, was a Selectman, a representative to the Massachusetts House of Representatives, and inspector in the State prison system. Stone lived on Concord Street from 1848 to 1866.

A. E. Cutter lived at #41 Monument Square (Figure 20) from 1869, when it was built, to 1900. The owner of an especially fine library, he was the owner of a bookstore in Boston. Like several other residents of the Square, he served on the School Committee.

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Isaac P.T. Edmands, for whom #48 was constructed (Figure 23), was an owner of an apothecary establishment which made a fortune in baking powder, before turning to gold mining. Number 49 was built for Francis Thompson in 1861 (Figure 23). He was a partner with his father in an iron and steel business, and served as Alderman and then Senator in the Legislature. He was also a member of the Mystic Water Board, and Water Commissioner of Boston. James Dana of #50, like Thompson and Edmands, came from a respected Charlestown family (Figure 23). He was a lawyer, real estate developer, and rose through the military to become Brigadier General of the Massachusetts Volunteer Militia. He was Mayor of Charlestown in 1857 and 1858, and was responsible for the introduction of the water system which became the Mystic System.

Though streetcars were introduced in Charlestown in the 1850s and with them an influx of new immigrants, it was not until the 1860s and 1870s that the wealthier classes began to leave Charlestown. This movement did not seem to affect Monument Square until the 1870s, by which time most of the plots were already built upon. At this time the practice of renting may have begun.

Only four houses were constructed on the Square in the 1870s; two of them, a pair at #31 and #32 (Figure 16), were possibly intended for rental purposes. Their builder was in the restaurant business and later became an agent of a brewing company. This would indicate that the class structure of the Square was changing. For the first time the names of the owners are not of Yankee origin. Architect Arthur Vinal designed his own house at #39 in 1875 (Figure 24) and F. L. Gilman, granite dealer, erected his at #22 (Figure 10).

The only houses to be built in the decade of the 1880s were erected at #23 and #24 (Figure 11) on land owned by the resident of #19, Isaac Sweetser, President of the F. and M. Insurance Company. One of the units was used as a rental property.

Of the three buildings built in the 1890s, all were multifamily apartment houses. The apartment house, being on High Street at #45-46, was not subject to deed restrictions and was of frame construction (Figure 22). In 1902 the apartment houses at #34-36 (Figure 18) were constructed on the sites of the Methodist Episcopal Church and the house of Drs. Bell and Lyon. Constructed of lower quality materials, they were the last residences to be built on the Square, and the only group planned to house many renters.

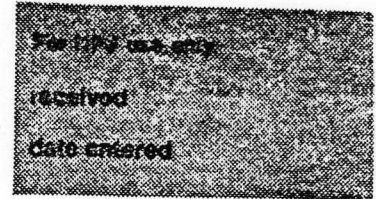
The City of Boston replaced the 1848 frame High School with the present large granite structure in 1907 (Figure 15). The Bunker Hill Monument Association found the school a great improvement and hoped that its construction might serve to revitalize the area. They proposed erecting a series of identical buildings around the Square, in place of the houses, to make Breed's Hill a "Mars Hill" where the City's major institutions would be centered. This idea does not seem to have gone beyond their Annual Report.

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The last structure to be built on the Square was also a city institution, the Boston Public Library of 1912 (Figure 21). It replaced the expensive brick mansion of Capt. J. B. Thomas.

The architectural significance of the Monument Square District lies in its being an early, and successful, planned residential development; its introduction of an urban residential pattern into a previously rural built environment; its interesting combination of monumental square and surrounding residential background; and finally, the strength and integrity of its architectural groupings, with both high style and vernacular examples in a variety of mid-nineteenth century to early twentieth century styles. The frame houses, one Georgian, one Federal and both moved to their sites on Monument Square, one pre-existing Greek Revival frame, and the two nonresidential structures, the granite High School and the brick Boston Public Library, add to the Square's richness and variety. Because so much of the Square, due to deed restrictions, planned lot size, and period of intensive building, was developed with masonry houses unified in scale, materials and, in the main, ornamental vocabulary, these distinctive structures are seen against a background of unity.

In the 1830s, when Bunker Hill Monument Association leaders began to consider selling part of the battlefield to raise money to finish their gigantic monument, they had to achieve a plan for its development which would be at once financially expedient and appropriately designed as a background for the obelisk. They decided on an open square surrounding the monument at the peak of the hill, with houses set back from broad streets ranged symmetrically around it; smaller lots with less substantial houses were to fill the streets beyond it.

To insure the proper degree of dignity surrounding the monument, association leaders decided to "prescribe and fix for all time to come . . . the style and character of the buildings." Deed restrictions insured a predominantly residential neighborhood of masonry houses either three or four floors high, and with a consistent ten-foot setback from the street. High Street, not being part of the association holdings, was not under deed restrictions, but the six residential structures built for lots on High Street before 1869 do conform to the pattern. The two houses that were moved there and the apartment house are of frame; the Boston Public Library voluntarily adopted the material and height restrictions, but not the setback. Similarly, on the west side, the last to develop, two houses from 1879 and another from 1896 follow the earlier pattern, but the buildings constructed just before or after the turn of the century are obviously apartment buildings rather than houses.

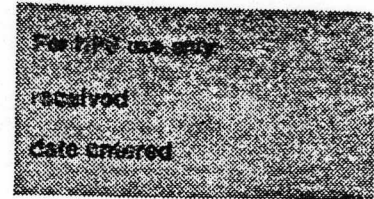


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Building began in 1846 after all site grading work was finished, and the first house was ready by the following year. In the twenty-two years between 1847 and 1869, 32 houses and two institutions were built; of these, 28 houses remain. The pace of construction slowed markedly at the end of the Italianate period and coincidentally after the Civil War; nothing was built between 1869 and 1874, and in the next thirty-eight years, when building was completed, only 16 residences and two institutions were constructed.

Building began on the east side of the Square, and spread first to the north, (1854), and then on the south at High Street (ca. 1860). Only one house and two institutions (the Methodist Episcopal Church and the Charlestown High School of 1848), now all demolished, were erected on the west side before 1879. This side was the last to be developed, and because the majority of its residential buildings were built after the period of decline, it is architecturally the least integrated of the Bunker Hill Monument Association Square holdings.

The first house (#7, Figure 3) to go up was that of Charlestown Mayor and association President George Washington Warren. Based on the model of Beacon Hill row houses, his fine Greek Revival house set for Monument Square several buildings precedents, such as the use of brick with brownstone trim and granite basements, the bow window, cast iron fence, and side garden. Unique, however, was the incorporation of this house with that of Peter Hubbell at #6 (Figure 3), in which an asymmetrical pair is joined in a single composition. Numbers 6 and 7 are the only houses built as a pair whose composition is based neither on straight repetition nor slight variations of important details, but rather, combines design elements into a unified whole. The strong shallow pedimented door surrounds, simple lintels, and Federal style dormers are played against the elegant ironwork balconies and window grilles to great effect.

The next house to be built, #8 (1848, Figure 4), though much more modest, continued the use of high granite basement, stone steps to reach the first floor, and the side hall plan which would be used for single, and even three family residences until 1893 and thereafter. Its upper floors have been rebuilt, but its original roofline, mirroring that of #6 and #7, was intended to carry out the association's original idea of orderly rows of nearly identical houses around the Square.

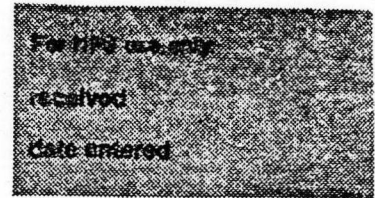
The Greek Revival house built in 1854 at #16 (Figure 7), the first on the north side of the Square, was the first that we know of to be built by an architect. This was an early work of Nathaniel J. Bradlee, who became one of Boston's leading architects. Bradlee's banks, including the National City Bank of Boston, churches, government buildings, hospitals, schools, libraries,

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a theater, and scores of commercial buildings and houses were designed between 1853 and 1888 in a rich variety of styles. This house, with its restrained ornamentation and exact proportions, remains among the simplest but the most elegant of the Square.

The majority of the houses on the Square were built in the Italianate and Mansard Styles. The first Italianate was built in 1853 at #2 (Figure 1), and was the first to use the segmentally arched hood lintels, which were so popular in the 1850s and 1860s. They are used on more than half of the 22 houses built in these styles on the Square. The flat roof, oriel, and bracketed cornice also make the first of their many appearances on the Square at this house. Because it stands adjacent to the modest Greek Revival house at #1 (Figure 1), the difference in proportions of the two styles is striking: those of the Italianate being so much broader.

Brownstone is used with lavish abundance in another early Italianate example at #5 (1856, Figure 2), for a rusticated basement, quoins, and the unique frieze ornamented with leaves and rosettes.

The next houses to be constructed, #10, 11, 12, and 13 (1857, Figure 6), were the work of builder/developer J. S. Small, who was also responsible for the row of bow fronted Italianate houses at #25, 26, 27, and 28 (1866, Figure 12). Number 28 was burned and never rebuilt. The row at #10-13 (#11 was rebuilt in 1890) is unified not only by the double bracketed cornice and repetitive elements, such as segmental cornice hoods and two story bay windows, but also by quoins. The rather naive rusticated brick door surrounds and simple wooden entry hoods would be replaced in Small's later block at #25-27. Here the facade is bow fronted, and the door surrounds feature delicate fluted wooden corinthian columns supporting an arched portico.

Another builder who erected two blocks of rowhouses was John B. Wilson. Wilson got control of the lots where #17-18, and #19-20-21 (Figure 8 and 9) now stand, and in 1862 built all five houses. Both blocks are basically Italianate, but #19-20-21 are mansard-roofed, and #17-18 have flat roofs, more robust hood lintels, and a narrow cast iron balcony at the piano nobile level. All of these houses are trimmed in brownstone, and differ slightly in detailing, as if the master builder made small adjustments for prospective buyers.

An equal number of Italianate and Mansards remain which were built between 1853-1869; two known Italianates have been demolished. The style of two other demolished houses is not known. The Mansards, however, are basically Italianate houses capped with the distinctive bell-cast or straight sided French roof executed in slate. At #14 (1868, Figure 6), the steeply pitched polychrome mansard forms a corner tower over the bay window.

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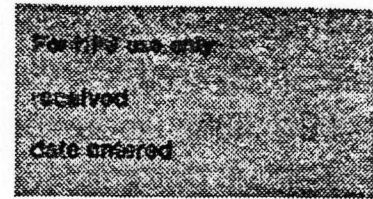
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The house built ca. 1861-1862 at #4 Monument Square Avenue (Figure 2) is a good example of the inventiveness of architectural detailing which characterizes many of these houses, built as they were within the strict limitations of plot size, material, and stylistic vocabulary. The entry portico is formed of thinly carved molded brownstone shaped with oval openings at front and sides. The round shouldered motif is carried out at the windows, which also have footed sills.

The rounding of the square opening is repeated at #49, (ca. 1861-1862, Figure 23), the only building on the square with a brownstone facade. The house, which is articulated to relate to its neighbor at #48, is characterized by delicate brownstone trim: floral wreathing of the stringcourse and twisted rope outlining the polygonal oriel and arched entry.

The distinction between Italianate styles usually characterized as villa and palazzo is not as clear in this dense urban environment as it is found in suburban building, but we can recognize elements of the elegant palazzo style at #4 and #15, and the more cozy villa style at #19, 20, 21, and 49.

After the active building period in the Italianate and Mansard styles, the Square experienced a five year hiatus in construction. Thereafter, the number of styles in each period was sharply reduced as houses tended to be constructed for several families. This is a reflection of two factors: the filling of the lots, and the declining social prestige of the area.

Though the house at #22 (1874, Figure 10) has a mansard roof, it is apparent that its builder has turned away from Italian imagery, and adopted instead, an amalgam of current styles. Resolutely eclectic, the house incorporates elements of the Panel Brick style popularized in the Back Bay, High Victorian Gothic, Eastlake design ideas, and a French readiness to complicate the roofline with turrets, towers and high chimneys. The heaviness of its ornamentation is in striking contrast to N. J. Bradlee's delicate Greek Revival which preceded it by only twenty years.

Another house with a mansard roof at #39, built in 1875 (Figure 19), is a mature expression of the High Victorian Gothic style designed by Boston architect Arthur H. Vinal. Vinal, in his prolific and important career (1870-1921), was responsible for the designs of the Chestnut Hill Waterworks; the Robert Brigham Hospital, Boston; Opera Houses in Augusta and Bangor, Maine; and several schools, fire and police stations for the city of Boston. His output of commercial buildings, apartment buildings, and private houses in the Boston area is large. In fact, his firm Vinal and Fowler was asked to design the granite Lodge of the Bunker Hill Monument which was constructed in 1902. This colorful house uses strongly contrasting brick and limestone, gay tiles, checkered brick and corbelled brick panels to enliven the surface.



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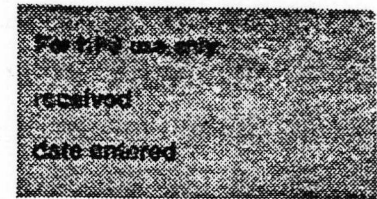
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Engaged buttresses, a recessed entry and high peaked gabled dormers add to the plasticity and complexity of the design.

Another pair of High Victorian houses, #31 and #32 (1879, Figure 16), were the work of Louis Weissbein. Weissbein designed factories, the Berkshire County Court House (1871), and the original building for Boston College (1858-1861), as well as one and two family houses in the suburbs and Back Bay. Much of their ornament has been covered or removed, but Gothic arched brownstone hood molds, rosettes, sawtoothed stringcourses, and elaborate cresting pieces capping the ornate oriels remain. Number 31, unlike any previously built houses on the Square, is five bays wide, and set the precedent for constructing multifamily dwellings.

The Colonial Revival style was introduced to Monument Square in 1886 by the firm of Boston architects Cabot and Chandler (1875-1888) at #23 and #24 (Figure 11). Their practice was primarily residential, and it may be observed here that their wide experience has been used in the sophisticated handling of traditional design elements. The two houses, mirror images of each other, have been united by an oversized brownstone course forming both door and window lintels. The wide sidelighted door surrounds and the pedimented dormers play on Federal imagery in a new manner.

The other Colonial Revival houses #9 (1890, Figure 4) and #33 (1896, Figure 7), built for four and three families respectively, follow Cabot and Chandler in their use of the prominent bay window with paneled spandrels. Number 9, which also displays Romanesque Revival influences, was designed by William Wright, and #33 by G. H. Maynard. In both, the multistoried bay (or shallow inset bow at #33) occupies more than one half of the facade.

The last three residential buildings in the Square were planned for rental purposes. Here for the first time the social and economic change from single family ownership to multifamily rental is reflected in the building's design and construction. One of the buildings is four stories; all use inexpensive cast stone in stock patterns.

The north side of the Square is dominated by the massive granite Charlestown High School (Figure 1). Constructed by the new Schoolhouse Department of the City of Boston between 1902 and 1907 from plans by Stickney and Austin, the Neo-Classical building upholds the architectural dignity of the Square envisioned by the Bunker Hill Monument Association.

A review of building around Monument Square suggests that the site planning, building restrictions, and leadership strategies undertaken by the association did produce, in the main, the desired result of a dignified residential frame

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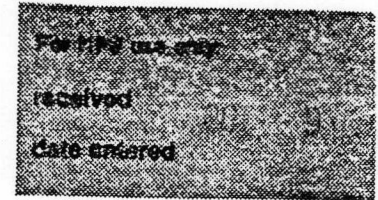
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for the historic field and colossal monument. However, decline in social prestige of the area which began in the last decade of the 19th century was followed in the 20th century by physical decline. Sale of the monument to the Commonwealth of Massachusetts in 1919 stabilized the monument's maintenance and probably acted to slow the district's decline as well, but it picked up again in the 1960s when urban renewal proved a threat to all of Charlestown. The High School was closed in 1976 and the Library was closed and converted to the Bunker Hill Monument Museum.

Preservation efforts began in the mid 1970s around Monument Square. As property values increased in Charlestown in general, those in the district appreciated particularly, attracting investment in the historic area which compares closely to Beacon Hill. Condominiums and apartments have been created from single family homes; the Charlestown High School is slated for residential reuse as well. In the majority of instances, the buildings in the district have had exterior restoration work accomplished which has reversed the decades of neglect.

The Monument Square Historic District recognized the national significance of the plan of the square and its development. As the financial means by which the Bunker Hill battlefield was preserved and the monument erected, the Monument Square Historic District shares state and national significance with the Bunker Hill National Historic Landmarks. For its architecture and community development, the district is of local significance.

## 9. Major Bibliographical References

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## 10. Geographical Data

Acreage of nominated property approx. 8.25 acres

Quadrangle name Boston North

Quadrangle scale 1:25,000

### UTM References

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Zone Easting Northing

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D 

1	9
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3	3	0	2	9	5
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4	5	9	3	0	0	0
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E 

1	9
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3	3	0	1	7	5
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4	6	9	3	0	6	5
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F 

1	9
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3	3	0	1	6	5
---	---	---	---	---	---

4	6	9	3	1	6	0
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G 

1	9
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3	3	0	2	0	0
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4	6	9	3	2	4	0
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H 

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### Verbal boundary description and justification

Please see attached site plan.

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

state	code	county	code
N/A			

## 11. Form Prepared By

Heli Meltsner and Bonnie Marxer, Preservation Consultants, with  
name/title Sarah Zimmerman, Director of Preservation Planning, Massachusetts Historical Comm.

organization Architecture Preservation Trust/  
Massachusetts Historical Commission

date October 1985

street & number 80 Boylston Street

telephone (617) 727-8470

city or town Boston

state Massachusetts

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☒ national ☒ state ☒ local

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

State Historic Preservation Officer signature Valerie A. Talmage

Executive Director, Massachusetts Historical Commission

title State Historic Preservation Officer

date 4/13/87

### For NPS use only

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

Kathleen Anderson

date 6/2/87

Keeper of the National Register

Attest:

date

Chief of Registration



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

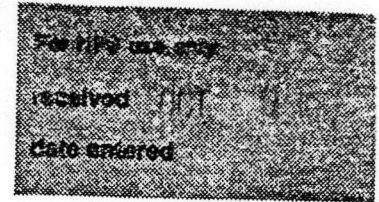
Monument Square, Boston (Charlestown),  
Massachusetts

9

Continuation sheet

Item number

Page 11



9. Major Bibliographic References

Books and Articles

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Bunker Hill Monument Association, Proceedings. 1907.

Frothingham, Richard Jr., The History of Charlestown. Boston, 1845.

Katz, Ellen Jane, "Monument Square, Charlestown: Seeking Timelessness in a Changing World." Master's Thesis, MIT, 1983.

National Park Service, Historic Structure Report: Bunker Hill Monument. 1982.

Sawyer, Timothy, Old Charlestown. Boston, 1902.

Wayman, Dorothy, "Charlestown High Smallest of District Secondary Schools." Clipping file, Charlestown Public Library.

Withey, Henry F. and Elsie R., Biographical Dictionary of American Architects. Los Angeles, 1970.

Maps, Directories, and Atlases

Atlas of the City of Boston; Charlestown and Brighton, Vol. 6..  
Philadelphia, 1885.

Atlas of the City of Boston. Philadelphia, 1891.

Atlas of the City of Boston, Charlestown and East Boston. Philadelphia,  
1912.

Atlas of the County of Suffolk, Massachusetts, including the late City of  
Charlestown, now Wards 20, 21, 22, City of Boston, vol. 6. Philadelphia,  
1875.

Boston Street Directories, 1874-1900.

Charlestown Street Directories, 1848-1874.

Map, Middlesex County and Boston, Henry Walling, Smith and Bumstead, Boston,  
1858.

Also:

1981 Historical Archaeology at Bunker Hill Monument, Boston National  
Historical Park, Mass. Cultural Resource Study No. 5. Division of  
Cultural Resources, North Atlantic Regional Office, National Park  
Service, prepared by Thomas Mahlstedt.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**Monument Square Historic District,  
Charlestown, Massachusetts

Continuation sheet

Item number

10

Page 1

For NPS use only
received
date entered

**10. Verbal Boundary Justification**

The Monument Square Historic District includes the Bunker Hill Monument and Lodge (NHL/NR 1966) and all surrounding buildings that face the monument and its grounds, forming a square. Most were built between 1847 and 1902 under the aegis of the Bunker Hill Monument Association, a development group whose stringent deed restrictions were designed to both raise monies for the monument's construction and provide a suitable backdrop for such a prominent landmark. The 1907 high school and 1912 library complete the square. The square is topographically prominent, located at the summit of Breed's Hill in Charlestown; around it, the land drops away and those buildings immediately outside the district boundaries are sited on the slopes of the hill, facing onto small side streets. While the buildings within the district are for the most part pretentious, well designed, high style row houses of three to four stories, those properties outside the district are small in scale, more modest, and less well detailed. For specific boundaries, see attached assessor's map. The district includes approximately 8.25 acres, 4 of which contain the previously listed Bunker Hill Monument.

Monument Square Historic District (Charlestown) Boston, Massachusetts

1.

<u>Assessor's Parcel #</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
3385	1 Monument Square	1850	Greek Revival
3386	2 Monument Square	1853	Early Italianate
3387	4 Monument Square	1861-1862	Mansard/Italianate
3388	5 Monument Square	1856	Italianate
3389, 3390	6-7 Monument Square	1847	Greek Revival
2792	8 Monument Square	1848	Greek Revival
2793	9 Monument Square	1890	Romanesque/Colonial Revival
2794	9A Monument Square	1858	Italianate
2795, 2796, 2797, 2798	10,11,12,13 Monument Sq.	1857 (#11 rebuilt after 1892)	Italianate
2799	14 Monument Square	1868	Mansard/Italianate
3033	15 Monument Square	1869	Mansard/Italianate
3034	16 Monument Square	1854	Greek Revival
3035, 3036	17, 18 Monument Square	1862	Italianate
3037, 3038, 3039	19,20,21 Monument Square	1862	Mansard/Italianate
3040	22 Monument Square	1874	Mansard/Eclectic
3041,3042	23,24 Monument Square	1886	Colonial Revival
3043,3044,3045	25,26,27 Monument Square	1866-1869	Italianate
3073,3072	2-4 Concord Street	1840	Greek Revival
3074	29 Monument Square	1895-1901	Romanesque Revival
3150	30 Monument Square	1907	Neo-Classical

ALL PROPERTIES ARE CONTRIBUTING TO THE DISTRICT.



Monument Square Historic District (Charlestown) Boston, Massachusetts

2.

<u>Assessor's Parcel #</u>	<u>Street Address</u>	<u>Date of Construction</u>	<u>Style</u>
3153,3154	31,32 Monument Sq.	1897	High Victorian Gothic
3155	33 Monument Sq.	1896	Colonial Revival
3156,3157,3158,3159	34,34A,35,36 Monument Sq.	1902	Neo-Georgian
3207	37-38 Monument Sq.	c.1800	Federal with Italianate alterations
3208	39 Monument Sq.	1875	High Victorian Gothic
3209	40 Monument Sq.	1860-1861	Mansard/Italianate
3210	41 Monument Sq.	1869	Mansard/Italianate
3212	43 Monument Sq.	1912	Neo-Classical
3258	45-46 Monument Sq.	1895	Queen Anne
3259	47-47A Monument Sq.	mid-18th century	Georgian
3305	48 Monument Sq.	1860-1861	Mansard/Italianate
3306	49 Monument Sq.	1861-1862	Mansard/Italianate
3307	50 Monument Sq.	1866-1867	Italianate
3166	Bunker Hill Monument	1825-1842	NHL/NR 1966
3166	Bunker Hill Lodge	1902	NHL/NR 1966

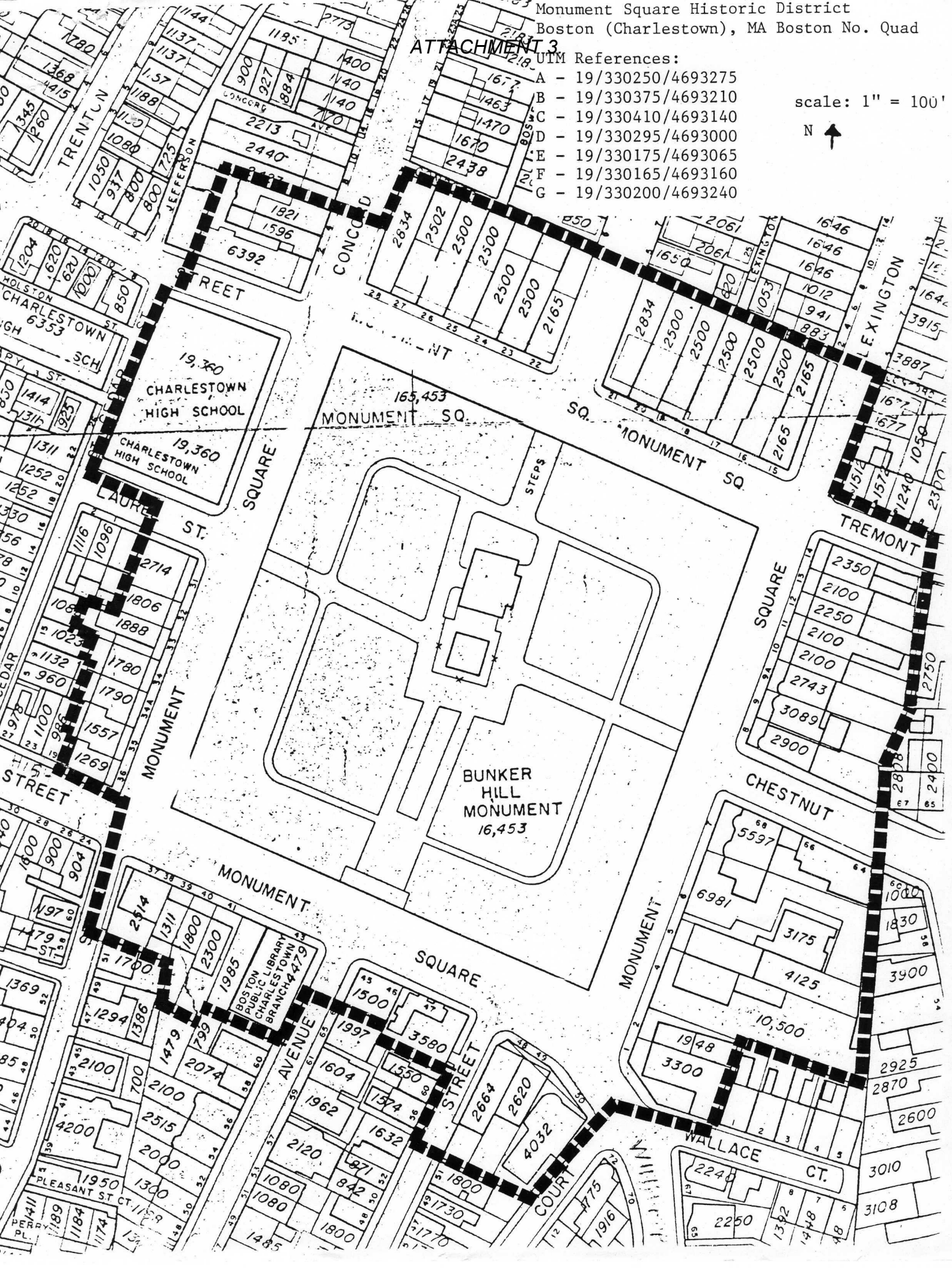
ALL PROPERTIES ARE CONTRIBUTING TO THE DISTRICT

ATTACHMENT 3

UTM References:

- A - 19/330250/4693275
- B - 19/330375/4693210
- C - 19/330410/4693140
- D - 19/330295/4693000
- E - 19/330175/4693065
- F - 19/330165/4693160
- G - 19/330200/4693240

scale: 1" = 100'



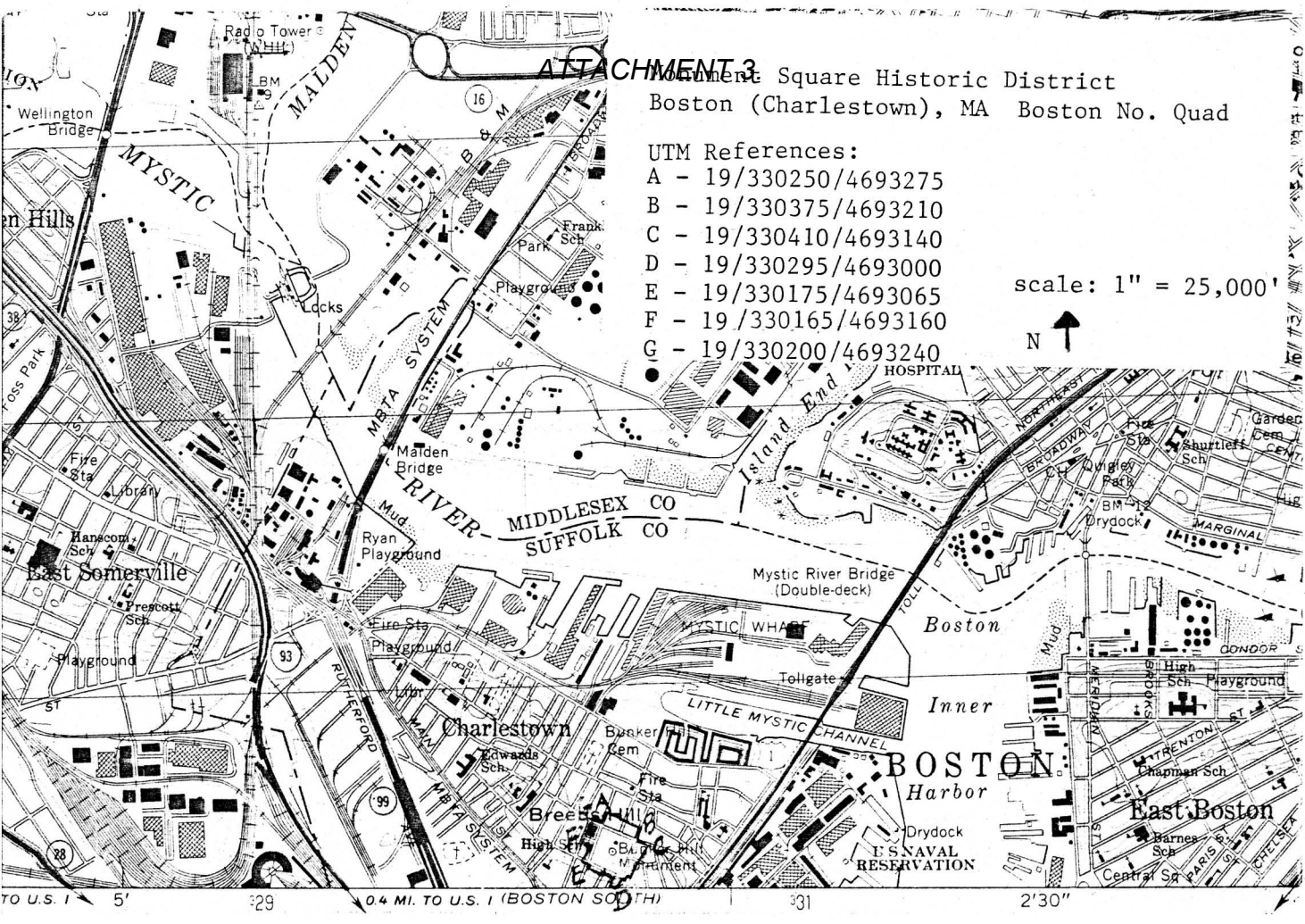
# ATTACHMENT 3

Monument Square Historic District  
Boston (Charlestown), MA Boston No. Quad

## UTM References:

- A - 19/330250/4693275
- B - 19/330375/4693210
- C - 19/330410/4693140
- D - 19/330295/4693000
- E - 19/330175/4693065
- F - 19/330165/4693160
- G - 19/330200/4693240

scale: 1" = 25,000'





*ATTACHMENT 3.*



General View A: North side, Monument Square (Photo: August 1984)

ATTACHMENT 3.



General view B: Northeast Corner, Monument Square (Photo: August 1984)

*ATTACHMENT 3.*



General view C: Southeast Corner, Monument Square (Photo: August 1984)



ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



1. 2 and 1 Monument Square, view southeast



2. (Photocopy) 5 and 4 Monument Square, view southeast

*All photos: August 1984*

ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



3. 7 and 6 Monument Square, view southeast



4. 9 and 8 Monument Square, view northeast

*All photos: August 1984*

ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



5. 9A Monument Square, view east



6. (R-L): 10, 11, 12, 13, 14 Monument Square. View northeast

*All photos: August 1984*



ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



7. 16 and 15 Monument Square, view northeast



8. (Photocopy) 18 and 17 Monument Square, view northeast

*All photos: August 1984*

ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



9. 21, 20, and 19 Monument Square, view northeast



10. 22 Monument Square. View northwest

*All photos: August 1984*

ATTACHMENT 3  
Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA



11. (R-L): 23, 24, (25, 26, 27) Monument Square,  
view northeast northwest



12. 27, 26 and 25 Monument Square,  
view northwest northeast

*All photos: August 1984*



Monument Square Historic District,  
Boston (Charlestown) (Suffolk County), MA



13. (Photocopy) 2-4 Concord Street, view north



14. 29 Monument Square, view north

*All photos: August 1984*

Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA

ATTACHMENT 3



15. 30 Monument Square (Charlestown High School), view north



16. . 32 and 31 Monument Square. view west

*All photos: August 1984*

Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA

ATTACHMENT 3



17. 33 Monument Square, view west



18. (R-L:) 34, 34A, 35, and 36 Monument Square. view southwest

*All photos: August 1984*



Monument Square Historic District, Boston (Charlestown) (Suffolk County), MA

ATTACHMENT 3



19. (R-L:) 37, 38 and 39 Monument Square, view south



18. (R-L:) 40 and 41 Monument Square. view south

*All photos: August 1984*

Monument Square Historic District,  
Boston (Charlestown) (Suffolk County), MA



21. 43 Monument Square, view southeast



22. 47, 47A, 46 and 45 Monument Square, view southwest

*All photos: August 1984*

ATTACHMENT 3.



23. (R-L): 48, 49 and 50 Monument Square (Photo: August 1984)



## ATTACHMENT 3.

WASO Form - 177  
("R" June 1984)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

RECEIVED

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEETMonument Square Historic District  
Suffolk County  
MASSACHUSETTS

Substantive Review

Working No. 2/12/86

Fed. Reg. Date: \_\_\_\_\_

Date Due: 11/23/86Action: ACCEPTRETURN 11-20-86REJECT

Federal Agency: \_\_\_\_\_

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

## Reviewer's comments:

Earlier return comments have been adequately rectified. District is important for early development of this area of Boston both historically and architecturally and eligible under criteria A, B + C. However, when

Recom./Criteria ReturnReviewer SavageDiscipline Architectural HistoryDate 11/20/86

\_\_\_\_ see continuation sheet

Nomination returned for: ☒ technical corrections cited below resubmitted the newly typed nomination form was not  
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

## Condition

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

## Check one

- ☐ unaltered  
☐ altered

## Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

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

signed by SHPO. Please provide signature on the updated form.

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates      Builder/Architect

Statement of Significance (*in one paragraph*)

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

**9. Major Bibliographical References****10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By****12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

X State Historic Preservation Officer signature *missing*

title      date

**13. Other**

- ☐ Maps  
☐ Photographs  
☐ Other

Questions concerning this nomination may be directed to *Beth Savage (202) 343-9550*

Signed *Beth Grosvenor*      Date *11/20/86*      Phone: \_\_\_\_\_

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
1	Monument Square		Charlestown, MA 02129	One Monument Sq. Condo Trust		203385001
1	Monument Square	B	Charlestown, MA 02129	Harris	Charles E	203385014
1	Monument Square	A	Charlestown, MA 02129	Sokol	Kenneth Warren	203385012
1	Monument Square	C	Charlestown, MA 02129	Ross	Bridget A	203385016
1	Monument Square	D	Charlestown, MA 02129	Frentz	John H	203385018
2	Monument Square		Charlestown, MA 02129	Two Monument Sq. Condo Trust		203386000
2	Monument Square	1	Charlestown, MA 02129	Naylor	Michael	203386004
2	Monument Square	2	Charlestown, MA 02129	Stump	George G	203386004
2	Monument Square	3	Charlestown, MA 02129	Bennett	Patricia	203386006
2	Monument Square	4	Charlestown, MA 02129	Harrington Living Trust	Joanne	203386008
2	Monument Square	5	Charlestown, MA 02129	Perry	Joy K	203386010
4	Monument Square		Charlestown, MA 02129	Carlton House Condominium Trust		203387000
4	Monument Square	1	Charlestown, MA 02129	Frank	Susan	203387002
4	Monument Square	2	Charlestown, MA 02129	Resor	Thomas	203387004
4	Monument Square	3	Charlestown, MA 02129	Doherty	Eva Noel	203387006
4	Monument Square	4	Charlestown, MA 02129	Darling TS	Marilyn	203387008
4	Monument Square	5	Charlestown, MA 02129	Hynes	Elizabeth	203387010
4	Monument Square	6	Charlestown, MA 02129	Zauli	Thomas	203387012
5	Monument Square	10	Charlestown, MA 02129	Marmar	Earl	203388020
5	Monument Square	1 & 2	Charlestown, MA 02129	Meyer TS	John P	203388002
5	Monument Square	2	Charlestown, MA 02129	Shefer	Ruth	203388002
5	Monument Square	3 & 4	Charlestown, MA 02129	Marmar	Earl	203388006
5	Monument Square	5	Charlestown, MA 02129	French	John W	203388010
5	Monument Square	6	Charlestown, MA 02129	Neshamkin	Linda C	203388012
5	Monument Square	7	Charlestown, MA 02129	Neshamkin	Linda C	203388014
5	Monument Square	8	Charlestown, MA 02129	Neshamkin	Linda C	203388016



**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
5	Monument Square	9	Charlestown, MA 02129	Meyer TS	John P	203388018
6	Monument Square	1	Charlestown, MA 02129	Corey	Kathleen M	203389002
6	Monument Square	2	Charlestown, MA 02129	6 Monument Square Realty Trust		203389004
6	Monument Square	3	Charlestown, MA 02129	MLMS Realty Trust		203389006
6	Monument Square	4	Charlestown, MA 02129	Greene	William C	203389008
7	Monument Square		Charlestown, MA 02129	Litel	Michael B	203390000
8	Monument Square		Charlestown, MA 02129	EDWARD F KELLY REVOCABLE	C/O EDWARD F KELLY	202792000
9	Monument Square		Charlestown, MA 02129	EDWARD F KELLY REVOCABLE	C/O EDWARD F KELLY	202792000
9A	Monument Square		Charlestown, MA 02129	Nine A Monument Sq Condo Tr		202794000
9A	Monument Square	1	Charlestown, MA 02129	SCHOENBRUNNER FAMILY TRUST II	ERHARD R SCHOENBRUNNER	202794002
9A	Monument Square	2A	Charlestown, MA 02129	PATRICK R CONNELLY 2019 TRUST		202794004
9A	Monument Square	2B	Charlestown, MA 02129	Laganelli	Julianne S	202794006
9A	Monument Square	3	Charlestown, MA 02129	Craven	Laura	202794008
9A	Monument Square	4	Charlestown, MA 02129	coughlin	amy	202794010
10	Monument Square		Charlestown, MA 02129	Ten Monument Square Condo Tr		202795000
10	Monument Square	1	Charlestown, MA 02129	Scott	Duncan C	202795002
10	Monument Square	2	Charlestown, MA 02129	Couture	Stephanie K	202795004
10	Monument Square	3	Charlestown, MA 02129	Schneider	Stuart	202795006
10	Monument Square	4	Charlestown, MA 02129	Rando	David	202795008
11	Monument Square		Charlestown, MA 02129	Fisk	Kennett H	202796000
12	Monument Square		Charlestown, MA 02129	TWELVE MONUMENT SQUARE CONDO TR		202797000
12	Monument Square	1	Charlestown, MA 02129	Fisher	Daniel T	202797002
12	Monument Square	2	Charlestown, MA 02129	Mitropoulos	Alexandra A	202797004
12	Monument Square	3	Charlestown, MA 02129	David	Timothy S	202797006
12	Monument Square	4	Charlestown, MA 02129	Fusco	Nicholas	202797008

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
13	Monument Square		Charlestown, MA 02129	THIRTEEN MONUMENT SQUARE		202798000
13	Monument Square		Charlestown, MA 02129	Mccarthy	Bill	202798000
13	Monument Square	R	Charlestown, MA 02129	Aronson	Jason	202798001
13	Monument Square	1	Charlestown, MA 02129	Khoshnevis	Susan	202798002
13	Monument Square	2	Charlestown, MA 02129	Oleary	Greg	202798004
13	Monument Square	3	Charlestown, MA 02129	Trudel	Jackie	202798006
13	Monument Square	1	Charlestown, MA 02129	Khoshnevis	Susan	202798002
14	Monument Square	6	Charlestown, MA 02129	Zola	Stephen J	202799000
15	Monument Square		Charlestown, MA 02129	Sampson Warren House		0203033000
15	Monument Square	1	Charlestown, MA 02129	Markey	Richard	203033002
15	Monument Square	2	Charlestown, MA 02129	Roth	Jesse S	203033004
15	Monument Square	3	Charlestown, MA 02129	Kovatch	Rebecca C	203033006
15	Monument Square		Charlestown, MA 02129	Shapiro	Jane	203033007
16	Monument Square		Charlestown, MA 02129	SIXTEEN MONUMENT SQUARE		203034000
16	Monument Square	1	Charlestown, MA 02129	Fulenwider	Margaret	203034002
16	Monument Square	2	Charlestown, MA 02129	Murray	Andrea M	203034004
16	Monument Square	3	Charlestown, MA 02129	St. Andre	Marc B	203034006
16	Monument Square	4	Charlestown, MA 02129	St. Andre	Marc B	203034008
16	Monument Square	5	Charlestown, MA 02129	Matuza	Sarah M	203034010
17	Monument Square		Charlestown, MA 02129	17 MONUMENT SQUARE		203035000
17	Monument Square	1	Charlestown, MA 02129	Fazino	Farah Carmela	203035002
17	Monument Square	2	Charlestown, MA 02129	Kochevar Living Trust		203035004
18	Monument Square		Charlestown, MA 02129	SEUSSMILLS CONDOMINIUM TR		203036000
18	Monument Square	1	Charlestown, MA 02129	Rouse	Barbara J Et Al	203036002
18	Monument Square	2	Charlestown, MA 02129	Seuss	C David	203036004

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
18	Monument Square	3	Charlestown, MA 02129	Seuss	C David	203036006
19	Monument Square		Charlestown, MA 02129	Fairmont Three Condo Tr		203037000
19	Monument Square	A	Charlestown, MA 02129	Beram	Cristina	203037002
19	Monument Square	B	Charlestown, MA 02129	Beram	Cristina	203037004
19	Monument Square	C	Charlestown, MA 02129	Foss	Martha	203037006
19	Monument Square	P	Charlestown, MA 02129	Barry	Kevin	203037008
20	Monument Square		Charlestown, MA 02129	Hennessey	H David	203038000
21	Monument Square		Charlestown, MA 02129	Aronoff	Michael	203039000
22	Monument Square		Charlestown, MA 02129	MONUMENT SQ HOUSE CONDO TR		203040000
22	Monument Square	1	Charlestown, MA 02129	Murphy	Robert	203040002
22	Monument Square	2	Charlestown, MA 02129	Caplow	Richard I	203040002
22	Monument Square	3	Charlestown, MA 02129	Kulich	Ronald J Et Al	203040006
22	Monument Square	4	Charlestown, MA 02129	Donahue	Duncan A	203040008
23	Monument Square		Charlestown, MA 02129	TWENTY THREE MONUMENT SQ CONDO ASSN		203041000
23	Monument Square	1	Charlestown, MA 02129	Banda	Scott	203041002
23	Monument Square	2	Charlestown, MA 02129	Tyler	Jost	203041004
23	Monument Square	3	Charlestown, MA 02129	Hardy	Richard G	203041006
23	Monument Square	4	Charlestown, MA 02129	Moriarty	Seth	203041008
24	Monument Square		Charlestown, MA 02129	TWENTY 4 MONUMENT SQ CONDO TR		203042000
24	Monument Square	1	Charlestown, MA 02129	Coxe	Martha Mary	203042002
24	Monument Square	2	Charlestown, MA 02129	Doucette	Richard	203042004
24	Monument Square	3	Charlestown, MA 02129	Aucoin	Cheryl M	203042006
24	Monument Square	4	Charlestown, MA 02129	Anderson	Rulon C	203042008
25	Monument Square		Charlestown, MA 02129	LOGAN HOUSE CONDO TR		203043000
25	Monument Square	4	Charlestown, MA 02129	Kershaw	Blair	203043008



**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
25	Monument Square	1	Charlestown, MA 02129	2 MT PLEASANT PLACE LLC/Soto Jason Augusto		203043002
25	Monument Square	2	Charlestown, MA 02129	Nolan	Molly	203043004
25	Monument Square	3	Charlestown, MA 02129	Jones	Heather S	203043006
26	Monument Square		Charlestown, MA 02129	Comforti	John	203044000
27	Monument Square		Charlestown, MA 02129	Twenty 7 Monument Sq. Condominium Trust		203045000
27	Monument Square	1	Charlestown, MA 02129	Smith	Arthur Russell	203045002
27	Monument Square	2	Charlestown, MA 02129	Hauser	Daniel Jr	203045004
27	Monument Square	3	Charlestown, MA 02129	Melvin	Brenna C	203045004
27	Monument Square	4	Charlestown, MA 02129	Lugli	Clare	203045008
28	Monument Square		Charlestown, MA 02129	Brennan	Scott TS	203046000
29	Monument Square		Charlestown, MA 02129	TWENTY 7 MONUMENT SQ CONDOMINIUM TR		203045000
29	Monument Square	1	Charlestown, MA 02129	Devasto	Damian J	203074001
29	Monument Square	2	Charlestown, MA 02129	KLIO LLC		203074002
29	Monument Square	3	Charlestown, MA 02129	Tschoe	Christine H	203074003
29	Monument Square	4	Charlestown, MA 02129	Harriss	Hubert W	203074004
30	Monument Square		Charlestown, MA 02129	SCHOOL HOUSE ON MONUMENT		203150000
30	Monument Square	407	Charlestown, MA 02129	BEATTIE	James	203150080
30	Monument Square	206	Charlestown, MA 02129	BUCKLEY	Bridget	203150034
30	Monument Square	405	Charlestown, MA 02129	BUSH	Barbara	203150076
30	Monument Square	303	Charlestown, MA 02129	CHIU FAMILY TRUST	Chiu	203150050
30	Monument Square	109	Charlestown, MA 02129	Deignan	Christo T	203150018
30	Monument Square	205	Charlestown, MA 02129	Colvario Trust	Mary	203150032
30	Monument Square	410	Charlestown, MA 02129	Colvario	Frank & Mary	203150086
30	Monument Square	409	Charlestown, MA 02129	COMB	Benjamin	203150084
30	Monument Square	403	Charlestown, MA 02129	CORRIGAN	William	203150072

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
30	Monument Square	307	Charlestown, MA 02129	CRANFORD	Richard	203150058
30	Monument Square	103	Charlestown, MA 02129	DELLACROCE	Anne	203150006
30	Monument Square	401	Charlestown, MA 02129	DEMBOWSKI	Michael	203150068
30	Monument Square	408	Charlestown, MA 02129	DESTRIBATS	Cory	203150082
30	Monument Square	402	Charlestown, MA 02129	EVANS	Richard	203150070
30	Monument Square	102	Charlestown, MA 02129	FoxTS	Martha	203150004
30	Monument Square	211	Charlestown, MA 02129	HALDANE	Scott	203150044
30	Monument Square	311	Charlestown, MA 02129	HAY	Peter	203150066
30	Monument Square	202	Charlestown, MA 02129	INGWERSEN	Todd	203150026
30	Monument Square	101	Charlestown, MA 02129	Jordan	Garrett	203150002
30	Monument Square	209	Charlestown, MA 02129	KENNEDY	Edward	203150040
30	Monument Square	210	Charlestown, MA 02129	KENNEDY	Edward F Jr	203150042
30	Monument Square	302	Charlestown, MA 02129	LAVERTY	Kristen	203150048
30	Monument Square	105	Charlestown, MA 02129	Lerner	Mitchell	203150010
30	Monument Square	306	Charlestown, MA 02129	LIBERMAN	Nancy	203150056
30	Monument Square	404	Charlestown, MA 02129	LUCAS	Bradley	203150074
30	Monument Square	203	Charlestown, MA 02129	MANNION	Siobhan	203150028
30	Monument Square	111	Charlestown, MA 02129	MCCABE	Jerome	203150022
30	Monument Square	201	Charlestown, MA 02129	MCGILLICUDDY	Courtney	203150024
30	Monument Square	106	Charlestown, MA 02129	MCGUANE	Cristen	203150012
30	Monument Square	308	Charlestown, MA 02129	MCVEIGH Joint Revocable Trust	Federico	203150060
30	Monument Square	309	Charlestown, MA 02129	MCVEIGH Joint Revocable Trust	Federico	203150062
30	Monument Square	301	Charlestown, MA 02129	MURRAY	James	203150046
30	Monument Square	411	Charlestown, MA 02129	Napier	Peter	203150088
30	Monument Square	107	Charlestown, MA 02129	Penta	Louise	203150014

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
30	Monument Square	310	Charlestown, MA 02129	POLI	Marcantonio	203150064
30	Monument Square	110	Charlestown, MA 02129	RAYBOULD	Kristen	203150020
30	Monument Square	304	Charlestown, MA 02129	REIDY	Deborah	203150052
30	Monument Square	406	Charlestown, MA 02129	ROBERTSON	Susan	203150078
30	Monument Square	104	Charlestown, MA 02129	Sargent	Laura	203150008
30	Monument Square	208	Charlestown, MA 02129	SENDIA	Kim	203150038
30	Monument Square	204	Charlestown, MA 02129	SMITH	Joseph Henry	203150030
30	Monument Square	305	Charlestown, MA 02129	STOOKEY TS	Cheryl	203150054
30	Monument Square	207	Charlestown, MA 02129	SWIRSKY	Brian	203150036
30	Monument Square	108	Charlestown, MA 02129	YANOFSKY	Samantha	203150016
31	Monument Square		Charlestown, MA 02129	Gilbert	Alexa	203153000
32	Monument Square		Charlestown, MA 02129	Frazer	Edward	203154000
33	Monument Square		Charlestown, MA 02129	33 MONUMENT SQUARE		203155000
33	Monument Square	1	Charlestown, MA 02129	Ryan	Donald	203155002
33	Monument Square	2	Charlestown, MA 02129	Himmelman	Paul or Ken	203155004
34	Monument Square		Charlestown, MA 02129	THIRTY 4 MONUMENT SQUARE		203156000
34	Monument Square	1	Charlestown, MA 02129	James P Matsoukas Trust 2013	James	203156002
34	Monument Square	2	Charlestown, MA 02129	Duggan	Paul	203156004
34	Monument Square	3	Charlestown, MA 02129	Bonacci	Robert Gene	203156006
34A	Monument Square	4	Charlestown, MA 02129	Hennessy	Elizabeth	203042008
35	Monument Square		Charlestown, MA 02129	Federal Investments Inc		203158000
36	Monument Square		Charlestown, MA 02129	Federal Investments Inc		203159000
37-38	Monument Square		Charlestown, MA 02129	THIRTY 7-38 MONUMENT SQUARE		203207000
37-38	Monument Square	2	Charlestown, MA 02129	37 Monument LLC		203207004
37-38	Monument Square	1	Charlestown, MA 02129	Nesbitt	Christopher	203207002

**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
39	Monument Square	1	Charlestown, MA 02129	Dierks	Meghan	203208002
39	Monument Square	2	Charlestown, MA 02129	Dierks	Meghan	203208004
40	Monument Square		Charlestown, MA 02129	Loukatis	Virginia	203209000
41	Monument Square		Charlestown, MA 02129	Royalston Trust LLC Mass LLC		203210000
43	Monument Square		Charlestown, MA 02129	CITY OF BOSTON		203212000
45	Monument Square		Charlestown, MA 02129	Comforti	John	203258000
47	Monument Square		Charlestown, MA 02129	FOUR 7 MONUMNET SQ CONDO TR		203259000
47	Monument Square		Charlestown, MA 02129	Coen	Aimee	203259002
47A	Monument Square		Charlestown, MA 02129	Mack	Robert J	203259004
48	Monument Square		Charlestown, MA 02129	FORTY 8 MONUMENT SQ CONDO TR		203305000
48	Monument Square	B	Charlestown, MA 02129	Chimenti	Scott	203305002
48	Monument Square	1	Charlestown, MA 02129	Pataki	Elisabeth A	203305004
48	Monument Square	2	Charlestown, MA 02129	McCarthy	Deborah M	203305006
48	Monument Square	3	Charlestown, MA 02129	Tran	Nancy	203305008
48	Monument Square	3	Charlestown, MA 02129	CHAPIN NORTHEAST LLC MASS LLC		203305008
48	Monument Square	4	Charlestown, MA 02129	Mosel	Thomas S	203305010
49	Monument Square	1	Charlestown, MA 02129	Galvin	William J	203306002
49	Monument Square	2	Charlestown, MA 02129	Galvin	William J	203306004
49	Monument Square	3	Charlestown, MA 02129	Galvin	William J	203306006
49	Monument Square	4	Charlestown, MA 02129	Galvin	William J	203306008
50	Monument Square		Charlestown, MA 02129	FIFTY MONUMENT SQ CONDO TR		203307000
50	Monument Square	1	Charlestown, MA 02129	Smith	Alicia C	203307004
50	Monument Square	2	Charlestown, MA 02129	LYNNE T JOHANSSON TRUST		203307006
50	Monument Square	3	Charlestown, MA 02129	Braun	Lee C.	203307008
50	Monument Square	4	Charlestown, MA 02129	Braun	Lee C	203307010



**Appendix A - Monument Square Landmark District Owners March 2022**

Address				Name	First Name	Parcel Number
50	Monument Square	5	Charlestown, MA 02129	MCSWEENEY	GREGORY	203307012
50	Monument Square	6	Charlestown, MA 02129	POWERS	JEFFREY B	203307014
50	Monument Square	7	Charlestown, MA 02129	LIBBY	KIMBERLY P	203307016
50	Monument Square	8	Charlestown, MA 02129	Nicholas J Burgin Revocable Trust		203307018
50	Monument Square	9	Charlestown, MA 02129	MICHAEL G FAILOR LIVING TRUST		203307002

## Appendix B

Around Monument Square the same number of houses were placed between these streets and lot size varied only slightly. The plan laid out smaller house lots of streets beyond the Square, intended for artisans and the middle classes. Those facing the Square (lots 1-45) were larger and subject to deed restrictions created to ensure the design and maintenance of an ornamental square would produce a dignified setting for the Monument, and residents would be socially elevated and financially stable. The restrictions stated that all structures were to be residences unless built for literary or religious purposes, they were to be built of masonry 3-4 stories high and set back ten feet from the street line. Though these restrictions did much to create a unified background for the Monument, building took place over a longer period of time than anticipated and the uniform look pictured on the catalog of sale of the house lots.

Grading began in 1838 to level the hill and correct the sharp drop-off to the north. House construction was delayed until 1846 and it continued until 1912 when the last extant building was completed. Two new streets leading to the Square were laid out after the original site preparation: lots 13 and 14 became Bartlett Street in 1868 and Monument Avenue, first proposed by the association to complete the axial orientation in the 1840s was cut through from High to Warren Streets in 1852 and in 1866 it was extended to Main Street.

The majority of the houses on the Square were built in the Italianate and Mansard Styles. Greek Revival, Romanesque, Colonial Revival, Neo-Classical, High Victorian Gothic, Neo-Georgian and Queen Anne houses are also represented.

When the Bunker Hill Monument was completed in July of 1842, it immediately became a popular tourist attraction. Fees collected from visitors financed the laying out of walks and the handsome granite and cast-iron fence was designed by architect Isaiah Rogers.

The site planning, building restrictions, respect for the Battlefield and leadership strategies undertaken by the association produced the desired result of a dignified residential frame for the historic fields and colossal monument. However, decline in social prestige of the area which began in the last decade of the 19<sup>th</sup> century was followed in the 20<sup>th</sup> century by physical decline. The sale of the Monument to the Commonwealth of Massachusetts in 1919 stabilized the Monument's maintenance and probably acted to slow the districts' decline, but it picked up again in the 1960s when Urban Renewal proved a threat to all of Charlestown. The High School was closed in 1976 and the library was closed and converted to the Bunker Hill Monument Museum.

Preservation efforts began in the mid-1970s around Monument Square. As property values increased in Charlestown in general, those in the district appreciated attracting investment in the historic area which compares closely to Beacon Hill. Condominiums and apartments have been created from single family homes and the Charlestown High School, and a handful of the buildings have remained single family. Usually, the buildings in the district have had exterior restoration work accomplished which reversed the decades of neglect.

Monument Square is listed on the National Register of Historic Places as a district, established 1987. It is recognized for its national significance of the plan of the square and its development. As the financial

means by which the Bunker Hill Battlefield was preserved and the Monument erected, the Monument Square Historic District shares state, national and local significance, and for its architecture and community development, the district is of local significance. It retains its integrity of location, design, setting, materials, feeling, workmanship, and association.