

United States Department of the Interior  
National Park Service

JAN 30 1989

National Register of Historic Places  
Registration FormNATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Roxbury Highlands Historic District

other names/site number \_\_\_\_\_

## 2. Location

street & number Multiple; see district data sheet

N/A not for publication

city, town Boston

N/A vicinity

state Massachusetts code 025 county Suffolkcode 025 zip code 02115

## 3. Classification

## Ownership of Property

- ☒ private  
☒ public-local  
☒ public-State  
☐ public-Federal

## Category of Property

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

## Contributing Noncontributing

<u>508</u>	<u>26</u> buildings
<u>1</u>	<u>      </u> sites
<u>1</u>	<u>      </u> structures
<u>2</u>	<u>      </u> objects
<u>602</u>	<u>26</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously  
listed in the National Register 13

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Vacue A. Talmage  
Signature of certifying official1/23/89  
DateExecutive Director, Massachusetts Historical CommissionState or Federal agency and bureau State Historic Preservation OfficerIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.  
☐ removed from the National Register.  
☐ other, (explain:) \_\_\_\_\_

Robert L. Savage2-22-89SL

Signature of the Keeper

Date of Action

**6. Function or Use** Roxbury Highlands Historic District, Roxbury, Massachusetts

Historic Functions (enter categories from instructions)

Domestic/single dwellingDomestic/multiple dwellingReligion/religious structureEducation/schoolCommerce/trade

Current Functions (enter categories from instructions)

Domestic/single dwellingDomestic/multiple dwellingReligion/religious structurecommerce/trade**7. Description**

Architectural Classification

(enter categories from instructions)

Colonial: Colonial, GeorgianEarly Republic: FederalMid-19th Century: Greek Revival, Gothic RevivalLate Victorian: Italianate, 2nd Empire, Queen Anne,Romanesque Revival, Renaissance Revival, Shingle,Victorian GothicSee continuation sheet.

Materials (enter categories from instructions)

foundation stonewalls weatherboardbrickroof asphalt

other \_\_\_\_\_

Describe present and historic physical appearance.

*Portions redacted*

The Roxbury Highlands Historic District, located in Boston's Roxbury neighborhood, is bounded by Roxbury Street, Anita Terrace, Centre, Highland, Marcella & Washington Streets, Guild Row and New Dudley Street. Occupying an area of approximately 170 acres, the district rises above the lowlands of Boston and Back Bay and the flats of northern Roxbury. Roxbury Highlands is characterized by steep hills covered with thick vegetation and dotted with rust-colored puddingstone outcroppings. The pattern of short, curving streets in the district conforms to its steep, hilly terrain, providing a distinctive setting for its predominantly residential building stock. Older, detached frame houses set back from streets on gently sloping lots mingle with later single family dwellings, row houses, two family houses, and triple deckers on narrow lots with shallow street frontages. Vacant land is most noticeable along Columbus Avenue, the western boundary of the district, where construction of the Southwest Corridor and relocated Orange Line subway route has eliminated streets and vast tracts of buildings. Some of the earliest streets (Roxbury, Centre, Cedar, and Highland Streets and Fort Avenue) traversed the area through curving valleys and along the slopes rising from lowland streams and salt marshes. As the area evolved, developers encircled the steeper slopes with winding streets of varying lengths (Beech Glen, Marcella, and Fulda Streets) and laid them out in more gridlike patterns where flatter terrain permitted (Dorr, Millmont, Lambert, and Norfolk Streets). On the less accessible building sites, they created the cul-de-sacs, terraces, and courts that give the Highlands its variable street configuration (Cedar Park, Romar Terrace, Osgood Court).

Roxbury Highlands retains a rich architectural fabric of building types and styles popular between 1830 and the 1930s. Within the district there are 598 contributing buildings, 1 contributing structure, 2 contributing objects, 1 contributing site and 26 non-contributing buildings. Ninety percent of the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 7 Page 1

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Architectural Classification (con't)

Late 19th and 20th Century Revivals: Colonial Revival, Classical Revival,  
Georgian Revival

Late 19th and Early 20th Century American Movements: Bungalow

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 2

buildings within the district are residential. Churches, schools, commercial, office, and retail buildings comprise the remaining ten percent. Most of the commercial structures are located on the periphery of the district along Washington Street, while the churches and schools are scattered throughout. The district is made up of detached frame dwellings, two and three stories in height, and masonry row houses, most being three and four stories. Seventy-five percent of the buildings are of wood frame construction, many of them cosmetically altered with synthetic siding and in greater disrepair than the masonry buildings. The consistency of scale creates coherence despite the stylistic diversity of the buildings. The following sites and district already listed in the National Register are scattered throughout the larger Highlands district:

John Eliot Square District: John Eliot Square and Bartlett, Dudley, Putnam, and Roxbury Streets

First Church  
Dillaway-Thomas House  
Ionic Hall  
Dudley School  
Cox Building  
Spooner-Lambert House  
Marcus Garvey House  
Putnam Chapel

William Lloyd Garrison House  
Edward Everett Hale House  
Alvah Kittredge House  
Highland Park  
Dillaway School

125 Highland St.  
12 Morely St.  
10 Linwood St.  
Beech Glen St., Fort Ave.  
16-20 Kenilworth St.

The district retains a comprehensive collection of nineteenth and early twentieth century buildings in the Federal, Greek Revival, Italianate, Second Empire, Queen Anne, late nineteenth/early twentieth century Revival, Shingle and Bungalow styles. In general, the high style houses appear on the earliest streets in the district, including Cedar, Centre, Highland, and Dudley Streets and Lambert Avenue.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 3Residential Buildings

Of the contributing residential buildings in the district, half are single-family, detached homes, many of them built before Roxbury's annexation to Boston in 1868. One-sixth of the residences are two-family houses; one-sixth are triple deckers; and the remaining one-sixth is divided between apartment buildings, double houses, and row house blocks. Though these building types occur throughout the district, certain concentrations should be noted: triple deckers on Beech Glen, Highland, Marcella, Logan, and Oakland Streets and Lambert Avenue; two family houses on Guild, Logan, Thornton, and Rockledge Streets; double houses on Kenilworth, Linwood, Millmont, Highland, Dudley, and Centre Streets; and row houses on Centre Place, Fort, Highland, and Highland Park Avenues, Kenilworth and Morley Streets, and Kittredge Park. The few structures combining residential and commercial space are generally located on the periphery or major through-streets, such as Washington and Highland Streets. Because Roxbury Highlands remained a sparsely settled agricultural area into the second quarter of the nineteenth century, we find few eighteenth century buildings within the District. The District's only surviving pre-Revolutionary building, the Colonial-style Dillaway-Thomas House, 183 Roxbury Street (1750-1754) is most prominent; the other surviving eighteenth-century building is the Spooner-Lambert House, 64 Bartlett Street (ca. 1780). (Both are included in the John Eliot Square National Register District; 1973.) The many Greek Revival style buildings attest to the District's early nineteenth-century development and the enduring popularity of that style.

Non-Residential Buildings

Contributing non-residential buildings are predominantly institutional in use. Some are housed in former residences, including the Ionic Hall, the Alvah Kittredge House (now headquarters of the Roxbury Action Project; N.R. 1973), and the Louis Prang House (now Centre Manor Nursing Home). Conversely, the Prang Lithograph Factory on Roxbury Street has been converted to moderate income housing.

Of the few industrial structures constructed in Roxbury Highlands, only one remains. The irregular terrain discouraged attempts by industry to locate within its boundaries, and those that did generally were concentrated in the Stoney Brook Valley along the railroad tracks, now Columbus Avenue. Only the Louis Prang Lithograph Factory (ca. 1867-1881) at 286 Roxbury Street survives.

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 4Stylistic Description

Architecturally, the District contains excellent examples of late eighteenth, nineteenth, and early twentieth century styles and provides a complete stylistic cross section. In addition to the Ionic Hall and First Church of Roxbury (ca. 1803-1804), both within the John Eliot Square District (NR 1973), there are a few Federal style buildings on the District's periphery. 14 Centre Street (1807) is a modest dwelling with a central chimney, slender corner boards and sidelights with flanking pilasters, and plain wooden window frames. Though its window arrangement has been altered, 13 Kenilworth Street (by 1832) retains enough details to suggest its Federal origins in its hip roof, simple window treatment, elliptical fanlight, and segmental portico.

The most elegant Greek Revival houses and mansions in the District generally have broad pilasters, an entrance portico, transom and sidelights, while the simplest ones may have only a front gable and narrow corner boards. The earliest examples of this style are the Benjamin F. Copeland House, 140 Highland Street (ca. 1828), 46 Dudley Street (by 1849), and 7 Kenilworth Street (by 1832). 46 Dudley Street is a two-story, clapboard dwelling whose slender corner boards, front gable, and tall first-story windows classify it as an early Greek Revival structure. Obliquely angled to the street, 7 Kenilworth Street has a pedimented and flushboard gable, indicating its Greek Revival origins. Two major columned Greek Revival mansions are the Alvah Kittredge house at 10 Linwood Street (1836; NR 1973) and the Edward Everett Hale House (1848; NR 1973), originally fronting on Highland St., but now located around the corner at 12 Morley Street. A Greek Revival double house located at 22-24 Kenilworth Street (by 1848) features a shallow side gable roof, rectangular plan, stone lintels and sills, and paired center doors with transom and sidelights (although an Italianate entrance portico added at a later date conceals them). Its paired end chimneys are joined by parapet walls, a technique commonly used in this style to minimize roof height. Other examples of the Greek Revival style are located at 20 Hawthorne Street (ca. 1848) and 67 Dudley Street (by 1852).

Greek Revival buildings of more monumental proportions are the Paige Academy at 38 Highland Avenue (ca. 1844), 16 Cedar Street (by 1852), 1 Cedar Square (ca. 1836-1845), 9 Ellis Street (ca. 1840-1852), 30 Millmont Street (ca. 1832-1848), and 111, 121, 123 Centre Street (all ca. 1850). All of these buildings have pedimented gables and wide entablatures and corner pilasters. Many have tall, first-story windows and classically-columned porches. There is evidence of an early Italianate influence in the projecting, central, two-story pavilion of 1 Cedar Square and 9 Ellis Street. Paige Academy, an imposing mansion on an elevated site, has a monumental temple front.

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 5

The rarity of Gothic Revival houses in the Roxbury Highlands District reflects a strong local classical tradition. Influenced by the romantic ideals of domestic architecture proposed by Andrew Jackson Downing and popularized by local stylebooks such as that by William Bailey Lang (Highland Cottages, 1845), these buildings are part of the earliest phase of suburban development in the Highlands. The five most outstanding cottages are: 26 Juniper Street (by 1848), 34 Lambert Street (ca. 1846), 86 Thornton Street (ca. 1852-1858), 108 Highland Street (ca. 1848) and 54 Cedar Street (by 1852). All have steeply pitched gable roofs and asymmetrical plans with varying degrees of detail: 26 Juniper Street is the simplest, while 108 Highland Street is a lively collection of pointed and clipped gables with bargeboard ornament; 86 Thornton Street has a variety of window heads, including labels and pointed and truncated arches; 54 Cedar Street has gingerbread bargeboard and heavy window heads with cut-outs in a Gothic motif. 34 Lambert Street is particularly significant as one of two buildings in the district constructed of local Roxbury puddingstone. Outcroppings of this conglomerate stone are found throughout the district and larger community of Roxbury.

The District has a wide variety of Italianate mansions and cottages. The simplest ones typically have a front or side gable, a one or two-story front or side bay, paired and arched windows, a bracketed, dentilled cornice, and door canopies on supporting brackets or an entrance portico one bay wide. Examples of these abound throughout the District. Two modest front gable houses are at 5 Lambert Avenue (ca. 1849-1852) and 14 Marcella Street (ca. 1858-1873). Italianate features of the former include a one-story bay, an arched window in the front gable, and a bracketed cornice. The latter is simpler still with a bracketed cornice and one-story bay on its front gable. Slightly more elaborate are 16 Marcella Street (ca. 1858-1873) and 34 Marcella Street (ca. 1853-1858), each with a bracketed cornice and a two-story bay and arched window on the front gable. Still more elaborate is the front gable dwelling at 8 Highland Park Avenue (ca. 1871-1873). In addition to an arched window and one-story bay on the front gable, and paired brackets at the bay and cornice, it has a heavy, classically detailed entrance portico.

High-style Italianate mansions are found most frequently along Cedar, Centre, and Highland Streets and Highland and Lambert Avenues. Most have a hip, side, or cross gable roof with a classically-detailed cornice. This group betrays its Greek Revival and Georgian predecessors in massing and gable treatment. 89 Cedar Street (1849), 102 Cedar Street (ca. 1852-1858), and 146 Cedar Street (ca. 1852-1859) are boxy, two-story dwellings with wide eaves, shallow hip roofs, and one-bay entrance porticos of varying detail and elaboration. Treatment of the second-story center window varies: #89 has a pedimented

continued



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 6

window head, #102 has paired windows with hood molds, and #146 has paired, arched windows. Corner quoins are visible on #146, despite synthetic siding. Other hip-roofed Italianate mansions of special interest are 18 Highland Park Avenue (after 1871) with its elaborate entrance portico, and 88 Lambert Avenue (1834), a transitional Greek Revival/Italianate house with flushboard and four broad pilasters beneath projecting eaves. 120 Highland Street (by 1858) and 44 Highland Street (ca. 1845-1849) offer examples of cross gable and side gable mansions, respectively.

The Second Empire style can be found throughout the District. Hidden in a wooded lot, 49 Cedar Street (ca. 1848-1850) has a slate mansard roof and varied projecting blocks typical of the Second Empire style, as well as a bracketed cornice and one-story porch wrapping its front and side. 88 Cedar Street (ca. 1852-1860) shows the influence of the Greek Revival, Italianate, and Second Empire styles, with its wide corner boards, bracketed cornice, tall first-story windows and second-story Palladian window, and slate mansard roof. 47 Centre Street (by 1869), a mansard-roofed building with a bracketed cornice and block plan, is distinguished by its octagonal cupola. Mansard roofed cottages exist throughout the district but are particularly evident on Valentine Street and Linwood Square.

Cottages stand out among those mansarded dwellings with the greatest degree of French Second Empire influence. Cottages such as 85 Thornton Street (by 1848) and 1 Thornton Place (ca. 1868-1872) boast the dramatic, three-dimensional quality of moldings, quoins, and cornice details created by the use of texture and color. 56 Linwood Street (by 1859) is a particularly elaborate and playful mansard cottage.

Within the District the Queen Anne influence is most apparent on triple deckers, two-family houses, and cottages. There are several Queen Anne style buildings worthy of mention, including 15 Dorr Street (ca. 1858-1873), 187 Highland Street (ca. 1890-1895), 189 Highland Street (1893), 48 Juniper Street (ca. 1873-1884), 49 Juniper Street (1892), and 80 Lambert Avenue (1882). Decorative shingles, bargeboard, and woodwork in the gables and door pediment, flared siding, turrets, bay windows, and carved and turned porch woodwork are some of the features. 15 Dorr Street, an early example of the Queen Anne style, has a uniquely carved, enclosed entrance portico, a round gable window, and a dormer topped by a sunburst motif. 48 Juniper Street boasts elaborately carved woodwork, a corbelled chimney, and porches at the first and second stories and attic. 80 Lambert Avenue has a variety of details, including a sawnboard entablature, gable stickwork, and Eastlavian porch decoration. Simple Queen Anne cottages are located on Thwing Street and at 28, 32, 36 and 38 Thornton Street (ca. 1888-1890).

continued



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 7

Shingle style dwellings are rare in the District. 40 Linwood Street (by 1873) and 6 Ellis Street (1884-1886) have the uniform wood shingle sheathing and minimal detail typical of this style. In particular, the rambling, irregular plan and variety of porches of 6 Ellis Street is reminiscent of designs by H.H. Richardson and McKim, Mead, and White. 21 Highland Street (1886) is an unusual, Shingle style, two-family house with a low sweeping roof and a curving, "eyebrow" second-story balcony.

Masonry row houses in the district generally fall into two categories: the first, reminiscent of Second Empire design, has a mansard roof, frequently a stone facing, full-height polygonal bays, decorative brickwork, and stone sills, lintels, and door pediments with incised detail. The second, is more Italianate in style, has a flat roof, full-height round or polygonal bays, decorative brickwork, and stone lintels and sills. A particularly elaborate example of the Second Empire style is The Marble Block, 28-44 Cedar Street (1871), and the brownstone-faced row at 19-31 Fort Avenue (ca. 1858-1873). Other examples appear on Highland Avenue, Highland Park Avenue, Beech Glen Street, Kittredge Park, Morley Street, and Centre Place. 49 & 51 Fort Avenue (ca. 1873-1884), with their corbelled cornices and bow fronts, offers good examples of the Italianate red brick type row house.

Two family houses in Roxbury Highlands typically have Queen Anne, Classical Revival, and Bungalow details. The Queen Anne influence is apparent in the flared siding and turned wood porch details of 47 Juniper Street (1892), while a strong Bungalow influence is evident in the three-part windows, irregularly shaped and placed windows, and squat porch posts of 157-159 Cedar Street (1928).

Triple deckers in Roxbury Highlands commonly have a combination of Queen Anne, Colonial Revival and Classical Revival details. Generally rectangular in plan, they may have a front gable or flat roof and a three-story polygonal or round bay. Details may include a classically-detailed cornice, flared siding, decorative shingles, wood panelling, turrets, pedimented doors, and columned or turned and sawnboard porch supports. Of particular interest are the turreted houses at 101 & 103 Highland Street (ca. 1884-1895); 64 Lambert Avenue (ca. 1884-1895), with its lunette and oval windows; and 77 Marcella Street (ca. 1884-1890), with its large, ovolo cornice. Details of interest include the dramatic cornice and porch of 133 Thornton Street (ca. 1899-1906); the Palladian gable window of 52 Lambert Avenue (1896); the large wooden sunburst motif at the cornice of 16-18 Oakland Street (ca. 1884-1895); and the colossal guilloche tower entablature and swan's-neck gable of 41 Dorr Street (1894).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 7 Page 8

Apartments in the district fall into two categories: apartment blocks with flat facades and those that mimic the double or row house through a rhythm of alternating flat and projecting polygonal or round bays on the facade. They may feature decorative brick or stonework and classical details at the cornice, floor levels, and framing windows and doors. Especially interesting apartment blocks include 288-300 Roxbury Street (ca. 1895-1906) and 50-70 Highland Street (1899-1900). The double or row house type includes 38-44 Kenilworth Street (1895), 15-21 Kenilworth Street (1887), 67-77 Highland Street (1897), 2, 4, 4 1/2 Centre Street (1902-1903), 4-6 Fort Avenue (1900), 8-10 Fort Avenue (1901-1902), and 40-52 Guild Street (ca. 1884-1895). 149-151 Centre Street (ca. 1884-1889), one of the few frame apartment houses in the district, has unique jig-saw woodwork in a geometric design at its cornice, above the entrance, and topping its bays. A heavy, classically-detailed cornice, terra cotta tiles, polygonal bays, and a corner tower give 16-18 Centre Street (1885-1886) a Chateausque appearance.

Buildings combining first-story commercial space with residential or office space, frequently corner buildings, are most common on the periphery and major thoroughfares of the District. 2-6 Linwood Street (ca. 1890-1906), is distinguished by a heavy, first-story cornice with a unique bead-and-reel molding topping acanthus leaves. Rusticated brickwork and a metal cornice and bays add an interesting texture to 69-71 Dudley Street (1896-1898), while a corner tower and upper pilasters define the frame construction of 7-9 Marcella Street (1895).

Among the few non-residential buildings in the district, several later structures in rare styles deserve mention. The St. James African Orthodox Church at 50 Cedar Street (1910) blends Gothic and Shingle style elements. A square corner tower with battered, projecting corner pilasters is topped by an octagonal turret and pyramidal roof. Though now sheathed in asbestos shingles, the flared siding and shingled pilasters and brackets betray its Shingle style antecedents. The James P. Timilty School at 185-205 Roxbury Street (1937) is significant as the only Art Deco building in the district. The style is especially evident in the vertical emphasis of the window groupings and spandrels of the frontispiece of each wing.

Engine 14 Fire House at 25 Centre Street (ca. 1868) is one of the few non-residential Italianate buildings in the district. The second-story windows and first-story door, elaborately framed by pilasters and pediment, and the two ground-floor vehicle entrances with brick and limestone trim make this building a significant architectural element in the District.

continued

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 7 Page 9

Archaeological Description

No systematic survey of the archaeological resources of the Roxbury Highlands Historic District has been conducted. Individual sites within the district have been investigated, including the New Dudley Street project area (Public Archaeology Lab, 1988) and the Dillaway-Thomas House component of the Roxbury Heritage State Park (Public Archaeology Lab, 1988). Twenty-two sites in close proximity to the District were investigated in conjunction with the Southwest Corridor transportation project (Museum of Afro-American History, 1984, 1985, 1986, 1987). Past research at these sites allows the potential of District sites to be evaluated.

Prehistoric Resources

Archaeological research in greater Boston indicates continuous prehistoric presence from about 8,000 years before present (BP). Highland areas were utilized continuously until about 3,000 years BP, and then coastal areas proved more attractive with the formation of the Mystic, Charles, and Neponset River estuaries. The Roxbury Highlands Historic District contains resources that might have been attractive to prehistoric groups during both the Archaic and Woodland Periods. Within the District, Smelt Brook ran across Dudley Street, and Stony Brook entered the Charles River estuary just north of the District.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 7 Page 10

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Urban

sites in Charlestown, Boston, and Roxbury demonstrate how prehistoric resources can be preserved in developed settings.

## Historic Period

The Roxbury Highlands Historic District includes the historic nucleus of seventeenth century Roxbury and is an area where it may be possible to trace the development of a community from early colonial times down to the present. The earliest historic sites probably include seventeenth century houselots clustered around Eliot Square, such as the house and estate of Thomas Dudley covering Meeting House Hill. Dudley arrived in Roxbury and served as Governor in 1634, 1640, 1645, and 1650.

Again,

archaeological evidence from Boston and Charlestown indicates that such sites can be preserved in developed urban settings.



## National Register of Historic Places Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 7 Page 11

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### Later Colonial and Revolutionary War Periods

The northern portion of the Roxbury Highlands Historic District includes one of the major routes to Boston in service during the colonial period. This setting favored the early development of establishments catering to those passing through and included taverns, inns and markets. It provided a setting also for some of the earliest 'country seats' in the colonies, for governors Dudley, Shirley, and others.

The Revolutionary War had a devastating impact on Roxbury; even the Dudley mansion, located within the District, was taken down a few days after the battle of Bunker Hill and used to construct defenses.

### Federal and Recent Periods

After 1815, Roxbury experienced rapid growth. The District was the setting for a variety of institutional sites including the present Eliot Meetinghouse from 1804 as well as schools and a Town House.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 7 Page 12

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The survival and research significance of domestic, commercial, and manufacturing sites from this period in the vicinity of the District has been demonstrated by the results of the Southwest Corridor archaeological survey conducted by the Museum of Afro-American History since 1979.

**8. Statement of Significance** Roxbury Highlands Historic District, Roxbury, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureCommunity Planning and Development

Period of Significance

1750-1930

Significant Dates

Cultural Affiliation

N/ASignificant Person  
N/A

Architect/Builder

See continuation sheet

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

*Portions redacted*

The Roxbury Highlands Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association with the development of Boston's Roxbury Highlands neighborhood. The District is significant for its decisive role in the Revolutionary War, as an example of one of Boston's "Streetcar Suburbs", and for its cross-section of late eighteenth, nineteenth, and early twentieth century building types and styles. The District is of local significance and meets Criteria A and C for listing on the National Register of Historic Places.

Among the Puritan immigrants who sailed with John Winthrop from England aboard the Arbella in April, 1630, was William Pynchon, leader of a small group that settled just south of the Shawmut Peninsula. The settlement was called "Rocksbury" or "Roxburie," recalling the uneven, rocky terrain with its brooks, ponds, springs, and wooded hills. Early settlement clustered around the meetinghouse in John Eliot Square (constructed in 1632). The boundaries of the town were defined by a series of legislative acts dating as early as 1636 and as late as 1860. Farming remained the main occupation throughout the colonial period, with industry limited to such farm-related activities as grist mills, fulling mills, and tanneries. Roxbury was incorporated as a city in 1846 and was annexed to Boston in 1868, following West Roxbury's separation as an independent town in 1851. Annexation accelerated expansion of an urban transit system and accompanying residential development.

As the last town on the mainland before crossing the neck to Boston on the Shawmut Peninsula, Roxbury occupied an important economic position in the eighteenth century. Roads gathered to go down the neck at the lower Roxbury village, which became a market town for produce and goods enroute to Boston. Thus, the only road from Boston passed through Roxbury, dividing at John Eliot Square into the road to Brookline and Cambridge (Roxbury and Tremont Streets) and the road to Dedham (Centre Street). Houses clustered around the town green at John Eliot Square and along Dudley and Washington Streets. The

☒ See continuation sheet

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 8 Page 1a

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Architect/Builder:

Bradlee, Nathaniel J.  
Watson, Robert A.  
Luippold, Jacob  
Rantin, Samuel  
Levy, Barney B.  
Norcross, Fred A.  
Schein, Sumner  
Levine, Philip  
Randall, Bellvilte L.  
Russell, Charles A.  
Pinkham, A. B.  
Cox, George D.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 2

Norfolk House, 4-20 John Eliot Square (ca. 1870), stands on the site of an earlier frame hostelry, evidence of Roxbury's importance in the inland transportation system. Fertile farmland, fed by streams joining the Stoney Brook, covered the slopes of Roxbury Highlands, located directly south and west of John Eliot Square. As Boston emerged as a major city, it formed distinctive social and economic districts. Roxbury Neck, now Lower Roxbury, was a social and economic fringe district crowded with wharves, shipyards, and lodging houses, while Roxbury Highlands remained agricultural land.

From the founding of Roxbury in 1630 until the second quarter of the nineteenth century, Roxbury Highlands was a sparsely settled agricultural upland adjacent to the main Roxbury village at Dudley and Eliot Squares. The area southwest of Dudley Street and east of Centre Street contained a few estate houses but was primarily farm and pasture land.

As tension with the British increased during the Revolutionary War, Roxbury Highlands became of strategic military importance, with its commanding height overlooking the land connection to Boston along Washington Street. The availability of local puddingstone to construct forts was a decided advantage, as well. In the summer of 1775, two forts were built as part of a ring of defenses that ultimately resulted in the evacuation of the British from Boston. The Lower Fort, comprising two acres of land between Cedar, Highland, and Linwood Streets, had steep walls and a bastion at each angle. The slope rising gently south of John Eliot Square provided a good view of the Neck. The High Fort, today Highland Park, occupied the summit of the hill and was an earthworks fortification with corner bastions. The Lower Fort is now completely eradicated and built over, while the High Fort survived until construction of the Cochituate Standpipe in 1869 (built to designs by landscape architect Frederick Law Olmsted). Most of the buildings in John Eliot Square were destroyed during the Revolutionary War. The Colonial Style Dillaway-Thomas House, 183 Roxbury Street (ca. 1750-1754; John Eliot Square District, NR 1973) is the only surviving pre-Revolutionary structure in the District.

Roxbury Highlands exists as an important example of Boston's "streetcar suburb" development, growing from an early farming community to a fashionable nineteenth-century suburb and finally to a twentieth-century urban neighborhood. The rural character of Roxbury began to change in the first quarter of the nineteenth century, when land was filled in along the tidal marshes of the Neck and turnpike routes and omnibus service brought people to Roxbury. Many of the buildings from this early period were clustered on Eliot Square. The present First Church in Roxbury (Unitarian) built in 1804 on the site of four previous meetinghouses, is an excellent example of the Federal

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 3

meetinghouse style and the oldest extant frame church in the city. Two other early buildings still standing in this area are the Ionic Hall, 149 Roxbury Street (ca. 1803), a Federal style mansion, and the Spooner-Lambert House at 64 Bartlett Street (ca. 1780) designed in the Georgian style. All three are part of the John Eliot Square Historic District (NR 1973). Other early buildings in Eliot Square have been replaced over the years by newer structures.

Early suburbanization in Roxbury Highlands occurred in 1825, when five Boston merchants, known as the "five associates", (Benjamin F. Copeland, David A. Simmons and Thomas Simmons, Supply Clapp Thwing, and Charles Hickling) bought a 26-acre parcel and laid out Highland Street and Fort Avenue. The purpose of the association was to create a pleasant residential community and to preserve and embellish the High Fort, which was located on their land. The "five associates" built several houses on their property; of these, the Benjamin F. Copeland House, 140 Highland Street (ca. 1828) still survives as one of the earliest examples of the Greek Revival style in the District. Few buildings were erected on Highland Street until the mid-1830s, when purchasers of large lots began to build handsome residences in fashionable architectural styles. The Hales map of 1832 shows four houses standing on Highland Street; the only other buildings were on Centre Street and clustered around Eliot Square. Fort Avenue, though laid out in 1825, was not immediately developed.

The extension of Tremont Street through Roxbury as a free road in 1832 and the arrival of the Boston and Providence Railroad in 1834 drew a population of wealthy estate builders and upper middle class businessmen to Roxbury Highlands. In 1856 the Metropolitan Horse Railway tied the area to downtown Boston via service along Tremont and Washington Streets, bringing an influx of middle class commuters. The pattern of development during this period consisted of a gradual selling off of individual lots on which detached single or double houses were built, either by the original developer, by speculative builders, or by new owners for their personal use.

In 1831, one of Roxbury Highland's major farms was divided among heirs to the property, who laid out Ascension Street (now Lambert Avenue) from Cottage Street (now Bartlett Street) southward. Extending west from Lambert Avenue, the sections of Norfolk, Lambert, Porter (now Millmont), and Dorr Streets were developed beginning in the 1830s by Nathaniel Dorr, who built the two puddingstone houses at 21 Dorr Street, Dorr House (by 1838) and 34 Lambert Street (ca. 1846).

Alvah Kittredge, an important developer to Roxbury Highlands, purchased several large parcels of land in 1835, one of which included both sides of

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 4

Cedar Street from Centre to Washington Streets. The following year he built his columned Greek Revival mansion facing Highland Street. The Alvah Kittredge House survives at 10 Linwood Street (1836), moved from its original position and hemmed in by later buildings. During the 1840s and 1850s, developers purchased large parcels of land in the Highlands and began dividing the land into smaller lots and laying out additional streets. By the time the 1858 Walling Map of the Highlands was produced, a grid of small streets and a substantial number of buildings had supplanted the paucity of settlement shown on the 1832 Hales Map.

Until about 1870, single and double houses, nearly all of frame construction, were the only types built in the District. Their size and elaboration varied; small and large houses were often built in close proximity, although the mansions were generally located on the largest or highest pieces of land. The single family houses reflected the predominantly anti-urban sentiment of the populace at this time, prompted by the ill effects of industrialization and immigration. Whether cottages or mansions built for the upper middle class or modest dwellings, they usually had varying degrees of Italianate detail and/or classical ornament, reflecting a strong, local classical tradition. All the mid nineteenth-century styles are represented including Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and Shingle styles. A particularly elaborate and well-preserved example from the end of the period is the Second Empire style David M. Hodgdon House, at 174 Highland Street (ca. 1870). The double house, in contrast to the earlier houses, was less definitively suburban in form, a transition to the denser urban building period to come. Double houses, in which the living space was divided vertically, varied in appearance with both the urban look of the brick double houses, strongly resembling row houses, to the more suburban look of the wood frame double houses.

While the arrival of the Boston and Providence Railroad brought the wealthy leisured class and businessmen to Roxbury Highlands, it also attracted an early immigrant population to Lower Roxbury. Manufacturing and commercial establishments developed in Lower Roxbury along the rail corridor on pre-Revolutionary farmland. The lower middle class housing that abounded here by the 1850s and 1860s sheltered workers in a wide range of industries, including textile mills, foundries, rope walks, lumber and stone yards, shoe factories, machine shops, and breweries. Isolated by virtue of its topography, Roxbury Highlands area was too steep for industry, with the exception of the Louis Prang Chromolithograph Company, at 270-286 Roxbury Street (1867). This Italianate style factory building housed one of the most prominent American businesses of its type, rivalling the presently better known Currier and Ives, it produced not only chromolithographs, but

continued



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 5

drawing books for public schools and some of the first American greeting cards. Aside from worker housing near Prang's factory, the western Roxbury uplands, and an adjacent area between Columbus Avenue and Washington Street (Marcella Street area), the lower middle class population was concentrated outside the District in Lower Roxbury.

Roxbury's annexation to Boston in 1868 triggered the first wave of heavy suburbanization within the District. The construction of the High Victorian style Cochituate standpipe in 1869 as part of the city water system perhaps symbolized Roxbury's hopes for better public services. By the time of the 1873 Hopkins atlas, nearly every street that exists today was in place, but development had begun to take a different form through the introduction of row housing. Suburban in location but urban in design, row housing reflected a less clear-cut rural ideal than previous single family house development. Row houses were popular among a middle and upper middle class aspiring to the social status of wealthy urban dwellers. Recognizing the appeal of this house type, developers in Roxbury Highlands built suburban row housing in blocks which were then sold off individually; this was unlike Boston's Back Bay, where most rowhouses were built to the requirements of individual owners. The existence of isolated rows, stripped of their traditional urban context, is proof of the conscious effort among developers and owners alike to emulate an urban lifestyle. Some rows were elaborate, such as The Marble Block, 28-44 Cedar Street (1871) or the brownstone block at 15-27 Highland Avenue. (ca. 1873) both of these rows were designed in the Second Empire style. Most of the District's rows of the 1870s were built of red brick, such as those on Fort Avenue, Morley Street, or 5-8 Alvah Kittredge Park, and were designed in the Second Empire or Italianate style.

This period was also one of developing cultural institutions in Roxbury Highlands, one of the most important being the Fellowes Athenaeum at 46 Millmont Street. Built in 1872 to designs by Nathaniel J. Bradlee, it was supported by men such as Charles K. Dillaway, the prominent educator who lived on John Eliot Square, and served as a branch of the Boston Public Library for a time. Also built at this time was the Dudley School (ca. 1874; now demolished) at the corner of Dudley and Putnam Streets. Within sight of the school was the curved, brownstone-fronted Cox Building at Dudley and Bartlett Streets (ca. 1870; John Eliot Square District, NR 1973).

The Depression of 1873 halted building activity throughout the country, and Roxbury was no exception. Despite this twelve year slack period, transportation expansion continued, triggering a period of rapid building along commuter lines in the improved economy of the 1880s and 1890s. Electric streetcar service in 1889 and the rapid transit service in 1901 accelerated

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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6Roxbury Highlands Historic District  
Roxbury, Massachusetts

this suburban development by offering all classes the opportunity to escape the congestion of downtown Boston. In addition to continued single family housing development, multiple-family housing types emerged in the 1880s. The first and grandest apartment house in the area was the five-story brick Hotel Eliot at 68-70 Bartlett Street, since demolished by fire. So outstanding was its design that it merited publication in the American Architect and Building News (v. 2, no. 55, January 13, 1877).

Subsequent multiple-family housing in the District was more modest. The triple deckers and two family houses built during the late nineteenth and early twentieth century signalled the emergence of Roxbury Highlands as a modern suburb. They were built to house a middle class that required the accessibility to downtown Boston businesses but could not afford to build a single-family house on the costly lots. Since height restrictions made it difficult to build the increasingly popular apartment building in the suburbs, other housing solutions were necessary. The two-family house was one solution to this problem. Its resemblance to single-family houses suggests the social aspirations of the middle class.

The limited units of the two-family house could not accommodate the great influx of immigrants. The triple decker is the suburban answer, on a detached house streetscape, to the apartment building. Twin triple deckers, in particular, strongly resemble apartment buildings. Pattern books for triple deckers, such as the 1908 Architects and Builders Magazine, reveal a hierarchy of costs and quality. Thus, while its form resembles the tenement and row house, the design and style of many triple deckers copy upper middle class houses of the period, with their Queen Anne and Colonial Revival detail. Examples in the district range from the elaborate Queen Anne building at 101, 103 Highland Street (ca. 1884-1895) to the conventional 188-196 Highland Street. Built when most of Roxbury Highlands was already developed, many triple deckers and two-family houses filled in previously unbuildable land or vacant lots, in many cases hemming in or hiding older mansions and cottages.

Construction of single-family houses continued after the 1873 Depression. Segregated from commercial areas, the detached single-family dwellings constructed after 1873 were truly suburban in character. As real estate values rose, dwellings were frequently built with their narrow ends to the street. With less room to spread out, builders emphasized facade detail, rather than scale and proportion, in their designs. Varied Queen Anne and Shingle style surface and porch details, as well as classical elements, reflect the suburban aspirations of their owners.

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 7

The most intense and most urban development in Roxbury Highlands occurred at the turn of the century, when multi-story apartment buildings were constructed to accommodate the continued influx of immigrants. At this time, two estates on Alvah Kittredge Park were subdivided and built up with three-story brick Italianate style apartment blocks, 67-77 Highland Street (1897) and 50-70 Highland Street (1899-1900). The apartment building became a popular living arrangement for the upper middle class in the late nineteenth century; after 1900, they were built to house the middle class as well. Many contain ground-floor commercial space, evidence of the density of building at this time. Whether called "family hotels," "French flats," or "apartments," they provided a single residence on all or part of one floor, instead of on several floors, as in the row house. Their frequent resemblance to row houses indicates the desire to duplicate the three or four-story, single-family town houses of the upper middle class.

By 1900 Roxbury Highlands had reached its peak of development. One major nineteenth-century estate, that of James Felt Osgood, remained intact. When it was subdivided in 1915, the buildings on Logan, Thornton, and Rockledge Streets were constructed; these are modest detached frame, two-family houses.

Through much of the twentieth century, Roxbury Highlands experienced a gradual decay and a decrease in housing and population density, as vacant or unmaintained buildings were demolished. Typical residential construction in the District since the 1920s includes the Fort Hill Apartments on Hawthorne, Cedar, and Highland Streets (1965), 35-47 Fort Avenue (1980), and three contemporary two-family houses (1970) on Logan, Dorr, and Beech Glen Streets. In the past ten years however, there has been a resurgence in renovation activity.

The reasons for this situation are linked to the decline of the neighborhood as a desirable place to live, despite its architectural and environmental assets. The process of decline has existed throughout the twentieth century and in some cases even earlier. The original farming community became suburbanized in the mid-nineteenth century, reaching its peak of development around 1870. Fast, efficient streetcar service from Boston made this development possible, but extension of the service westward opened up outlying regions for settlement. As the coming of the automobile in the twentieth century increased the commuting range, white immigrant groups moved elsewhere and their places were taken by a lower income population, predominantly black, that could not afford new housing. The neighborhood's population became predominantly black in the 1950s. Structures were subdivided to make rent bills affordable, changing the land plans and facilities of the old suburb.

continued

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 8

In the 1970s, the Prang Lithograph Factory was converted to moderate income housing, and in 1980, Marcus Garvey Gardens, an elderly housing apartment building developed by the Roxbury Action Program, was erected at the corner of Highland Street and John Eliot Square. Today, a neighborhood preservation movement is gaining momentum, largely through private rehabilitation efforts on a building-by-building basis, although a portion became the Kittredge Square Urban Renewal Project -- with investments in public improvements, utilities, and low interest rehabilitation loans.

The Roxbury Highlands District has further importance for its examples of the work of major architects and landscape architects. Frederick Law Olmsted, master landscape architect, and his firm of Olmsted, Olmsted, and Eliot, produced the plans for restoration of the Revolutionary War fort and for landscaping Highland Park in the 1890s. This occurred during a period when the poor condition of the city's parks and open spaces was of much concern to its citizenry.

Nathaniel J. Bradlee, one of Boston's most prolific and important architects from the 1850s to the 1880s, designed countless mercantile and office buildings in downtown Boston before and after the Great Fire of 1872. His blocks of row houses shaped the character of the South End in the 1850s and 1860s. His Gothic Revival Unitarian Church in Jamaica Plain (1854), French Academic Hotel St. Cloud in the South End (1869), and Italianate row houses demonstrated his mastery of the nineteenth-century styles. Bradlee, who resided in the former Kittredge mansion from 1871-1896, designed the Cochituate Standpipe in Highland Park (1869), a unique brick double house at 3-5 Highland Street (1879), and the Fellowes Athenaeum on Millmont Street (1872).

In light of the importance of multiple housing types in the evolution of the district, several architects should be singled out for their triple decker, two family, and apartment house designs. Robert A. Watson, who designed some of the most costly triple deckers in Boston, is responsible for a small number of triple deckers and two family houses in the Highlands. Most notable is his triple decker at 189 Highland Street (1893), distinguished by its delicate door pediment with sawnboard detail on turned posts, and a rare, turreted Queen Anne single family house at 47 Juniper Street (1892). Jacob Luippold built many of the less expensive triple deckers in Roxbury, West Roxbury, and Jamaica Plain. Of particular interest is his Queen Anne triple decker at 41 Dorr Street (1894), with its unique guilloche tower entablature and massive, swan's-neck gable. Samuel Rantin's designs for triple deckers and two family houses are scattered throughout the Highlands. A triple decker with a Palladian-type gable window at 52 Lambert Ave. (1896) distinguishes this

continued



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 8 Page 9

architect, who worked in Jamaica Plain and Dorchester, as well. Barney B. Levy's numerous two family houses are concentrated on Thornton, Logan, and Rockledge Streets. The three-part windows, irregular window shapes and arrangement, and two-story porch of 23-25 Thornton St. (1928) illustrate the Bungalow influence on this house type.

Other architects who have contributed to the twentieth-century architecture of the Highlands include: 1) Fred A. Norcross (apartments), who worked throughout the city and had many commissions on Beacon Hill; 2) Sumner Schein and Philip Levine (two family), who still exist as Sumner Schein Architects and Engineers in Boston; 3) Bellville L. Randall (triple deckers); 4) Charles A. Russell (triple deckers, apartments); and 5) A.B. Pinkham (triple deckers).

While many of those who constructed the buildings in the Highlands and refined their details are, to date, unknown, George D. Cox, a local builder and speculative developer, deserves special mention. His Cox Building at 1,2,3 John Eliot Square (by 1870) and his masonry row at 28-46A Cedar Street (1871) are two of the most elaborate developments in the district. The former is an unusual, curved block combining commercial space and elegant town houses, while the latter mansard-roofed row house block is unique in Roxbury Highlands for its marble facade and steps.

Throughout its history, Roxbury Highlands has been home to people from a variety of ethnic backgrounds engaged in a wide range of occupations. Wealthy merchants, attorneys, military leaders, clergy, housewrights and carpenters, architects, and industrialists have formed a fascinating social mix. Industrialization in the nineteenth century brought in working class Euro-Americans from Ireland, Germany, Russia, and Canada to mix with the residents of English descent. Late nineteenth-century suburban development was dominated by the Yankee Protestant middle class, while the early twentieth-century witnessed the influx of a middle class Jewish population and working class Afro-Americans in mid-century. Most recently, French- and Spanish-speaking Afro-Americans from the Caribbean have joined the Highlands neighborhood.

Besides their architectural importance, several residences are additionally significant as the homes of particularly prominent individuals. Important in the history of the region and the community was the Dudley family, whose patriarch, Thomas Dudley, was one of the first settlers of the Massachusetts Bay Colony. He became one of Roxbury's largest landholders while serving as Governor and Deputy Governor of the colony during much of his active life (1634-53). Succeeding generations of Dudleys were also visible figures in military, political, and civic affairs. The mansion at 167 Centre St., built

continued



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 10Roxbury Highlands Historic District  
Roxbury, Massachusetts

in the late 1820s by Governor Dudley for his son David (it is unclear which Governor Dudley this is), survives as a reminder of this important Massachusetts family.

Edward Everett Hale (1822-1909), Unitarian clergyman, humanitarian reformer, and author of the short story "Man without a Country" (1863), lived in the former Goddard mansion now at 12 Morley Street from 1869-1909. William Lloyd Garrison, the great reformer and promoter of human rights, lived at 125 Highland St. (NR 1966), from 1864 until his death in 1879. His anti-slavery newspaper, The Liberator, published from 1831-1865, aroused the nation as few other newspapers have. Garrison also promoted liberal religious views that rejected a dogmatic approach to Christianity.

Louis Prang, whose chromolithograph company was one of the most prominent American businesses of its type, moved his business and residence from Boston to Roxbury Highlands in 1867. The firm produced not only chromolithographs to rival those of Currier and Ives, but also drawing books for public schools and some of the first American greeting cards. His home at 47 Centre St. (though now drastically altered) is an important example of a nineteenth-century industrial planning concept that placed the industrial magnate's house in close proximity to his business.

Covering a tree-shrouded hill, Roxbury Highlands has remained hidden from widespread public and private interest since experiencing economic disinvestment beginning in the 1950s. A renewed effort among individuals and neighborhood groups over the past twenty years to rekindle pride in residents and attract city assistance is beginning to show its effects. Private rehabilitation work is apparent on many streets. Bolstering this initiative are the enduring topography of the area, the intimate street pattern, and the rich fabric of building types and styles, which continue to preserve its sense of history and place.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Roxbury Highlands Historic District  
Roxbury, Massachusetts

## ARCHAEOLOGICAL SITE SIGNIFICANCE

Potential archaeological resources of the Roxbury Highlands Historic District are significant relative to several important research questions and to public education in history and archaeology. Archaeological research questions for the prehistoric and historic periods in the Boston area have been presented by the Massachusetts Historical Commission in the publication Historic and Archaeological Resources of the Boston Area (1982) and by the Boston Landmarks Commission in Boston's Archaeological Legacy (1985) and further developed for Roxbury by Garth Bawden, the Museum of Afro-American History and the Public Archaeology Lab relative to the New Dudley Street, Roxbury Heritage Park, and Roxbury Post Office projects.

Prehistoric Resources. The District's prehistoric resources are potentially significant relative to questions about patterns of upland settlement during the Archaic and Woodland Periods.

While no prehistoric site is expected to survive intact within the District, even portions of sites may help address questions

## National Register of Historic Places Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 8 Page 12

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about the extent and nature of prehistoric land use in greater Boston.

Seventeenth Century Sites. The development and expansion of seventeenth century settlement throughout the Massachusetts Bay Colony was significant at the local, regional, and national levels. However, very few seventeenth century sites have survived in greater Boston. Bay Colony towns other than Boston may have potential for these types of resources because of less intense development during the twentieth century. Virtually any seventeenth century sites that still exists within the District could be considered significant as a scarce archaeological resource with the potential to inform us about life in the Massachusetts Bay Colony.

Later Colonial and Revolutionary War Period. As the Southwest Corridor project has demonstrated, eighteenth century sites within or near the District may address questions concerning the social and economic development of Roxbury as a prosperous colonial community. Specifically, sites along Roxbury and Dudley Streets have the potential to inform us about domestic and commercial life and New England crafts and manufacturing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 8 Page 13

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Any surviving  
portion of these sites may be significant for research purposes.  
In addition, this category of archaeological site would have  
enormous public significance and could be incorporated into  
a city-wide program of interpretation, such as that being conducted  
by the National Park Service.

Federal and Recent Period Sites. Nineteenth century sites in the  
District could provide important information on the adaptations  
of a Massachusetts Bay town to the impacts of suburban development  
and industrialization. During this period, Roxbury became  
a major leather producing town and an industrial city with  
breweries, foundries, factories, and chemical works. The significance  
of archaeological remains of industrial sites exists in their  
potential to inform us about processes of early manufacturing  
not recorded in other sources. Domestic sites, similar to those  
studied under the Southwest Corridor project, can inform us about  
household adaptations to a rapidly changing social and economic  
environment.



**9. Major Bibliographical References** Roxbury Highlands Historic District, Roxbury, Massachusetts

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Boston Landmarks Commission

**10. Geographical Data**

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

UTM References

A 

Zone	Easting	Northing
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B 

Zone	Easting	Northing
------	---------	----------

C 

Zone	Easting	Northing
------	---------	----------

D 

Zone	Easting	Northing
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☒ See continuation sheet

Verbal Boundary Description

The boundary of the Roxbury Highlands District is shown as the heavy solid line on the accompanying district map.

☐ See continuation sheet

Boundary Justification

This boundary is based on the significant concentration of contributing resources in this area, with edges determined by clear changes in visual and development character caused by new streets and construction and the logical boundary of Washington St. to the east, until recently the location of an elevated train line.

☐ See continuation sheet

**11. Form Prepared By**

Name/title Carol Kennedy & Christine S. Beard/consultants with Betsy Friedberg, N.R. Director

Organization Massachusetts Historical Commission/BLC date 8/1/88

Street & number 80 Boylston Street, Suite 310 telephone (617) 727-8470

City or town Boston state MA zip code 02116

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 1

Roxbury Highlands Historic District  
Roxbury, Massachusetts

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Roxbury Highlands Historic District  
Roxbury, Massachusetts

Section number 9 Page 2

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Continuation SheetRoxbury Highlands Historic District  
Roxbury, MassachusettsSection number 10 Page 1

UTM References			
	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A.	19	328130	4688240
B.	19	328130	4688160
C.	19	328990	4688060
D.	19	327810	4688200
E.	19	327740	4688000
F.	19	327920	4687880
G.	19	327460	4687270
H.	19	327290	4687380
I.	19	327280	4687590
J.	19	327120	4687730
K.	19	327150	4687790
L.	19	327130	4687870
M.	19	327170	4687970
N.	19	327400	4688290
O.	19	327600	4688390
P.	19	327850	4688340



ROXBURY HIGHLANDS NATIONAL REGISTER DISTRICT

Washington Street :

2395-2399, 2565, 2615, 2619-2621, 2641, 2671, 2673-2675, 2679, 2681-2683,  
2707-2709-2711, 2717-2719, 2727, 2729-2731-2735, 2737, 2741, 2747, 2751, 2757,  
2761, 2767, 2773, 2775A

Thornton Street:

1-3, 2-4, 5-7, 6-8, 9-11, 12, 19-21, 23-25, 27-29, 28, 31-33, 32, 35-37, 36,  
39-41, 38, 45, 51, 75, 76, 80, 81-83, 86, 91, 93, 96-98, 102, 108-110, 112,  
114-116, 118-120, 119, 126, 132, 133, 134, 135, 136, 137, 139, 140-142, 143,  
144, 146, 151, 152, 153, 154, 155, 158, 178, 180-182, 184, 188, 192, 194

Hawthorne Street:

12, 16, 18, 20, 24, 25, 26, 28, 29, 30-32, 31-33, 41, 51

Oakland Street:

4, 5-7-9, 6, 8-10, 12-14, 13, 15, 16-18, 17, 19, 20-22

Logan Street:

4, 6, 9-11, 12, 14, 15-17, 16, 18, 20-22, 21-23, 25-27

Lambert Avenue:

45, 46, 48, 50, 52, 59, 60, 62, 63, 64, 65, 67, 80, 88, 92

Rockledge Street:

2, 4, 4A, 8, 10, 12, 14, 16, 19-21, 23-25

Dorr Street:

6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23-25, 24, 26, 27, 28, 29,  
31, 32, 33, 35, 37-39, 41

Guild Street:

32, 34, 36-38, 40, 42, 44, 46, 48, 50, 52

Washington Street:

2395-2399, 2777, 2779-2781, 2783-2785, 2787-2789, 2801-2807, 2809-2811, 2813,  
2817-2821, 2823-2825

Thornton Place:

1, 3, 4, 5

Vale Street:

9, 12-14, 20-26, 23, 25, 31, 32

Roxbury Street:

2-4-8, 10-12-14-16, 40, 44-50, 54, 56-58, 72-74, 78-82, 98-100, 104, 106, 116,  
118, 120-122, 130, 222-224, 230, 234, 244-246, 270, 286-288, 292-294, 296-298,  
302-304, 306-308, 312-314-316

Dudley Street:

1, 3, 5, 7, 9-11, 13-15, 17-19-21, 27, 38, 39-41-43-45, 40, 46, 48, 49-51, 50,  
53, 54, 55, 56-58, 57, 59, 60-64, 61, 66-80, 67, 69-71, 75, 79-81, 83-85, 87,  
89-93, 90-100, 95, 97-99, 104-112, 105

Kenilworth Street:

3-5, 7, 13, 15, 17, 19, 21, 22, 23, 24, 38, 40, 42, 44, 50

Putnam:

13, 15, 25

Bartlett Street:

50, 55, 57, 58, 59, 60, 64, 65, 67, 68, 69, 70, 73

Fort Avenue:

4, 6, 8, 10, 17, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 50, 51, 53, 55, 57, 59, 60, 61, 63, 65, 66, 67, 69, 75, 79, 81, 83, 85, 87, 89, 91, 93, 99

Highland Avenue:

4, 10, 11, 12, 13, 14, 17, 18-20, 19, 21, 22-24, 23, 25, 26, 27, 28, 32, 34, 38, 40

Highland Park Avenue:

5, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 31, 32, 34, 36, 38, 40, 41

Cedar Park:

1, 3, 5, 7, 8, 9, 10, 12, 14-16

Cedar Street:

1, 2, 3, 4, 5, 12, 16, 18, 20, 22, 24, 26, 28, 29, 30, 32, 34, 35-37, 38, 40, 42, 44, 46, 49, 51, 54, 56, 58-60, 70, 71, 73, 74, 75-77, 79, 81, 82, 85, 88, 89, 91, 93, 95, 96, 99, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118-120, 119, 121, 122, 123, 124, 125, 126, 127, 129, 131, 133, 135, 139, 140, 141, 143, 144, 146, 162-166, 168, 172, 174

Merton Place:

1, 2, 3, 4

Newark Street:

1, 3, 5, 6, 7, 8, 11-13-15, 17, 19, 21-23, 30, 32, 34

Fort Avenue Terrace:

1, 2, 3, 4, 4 1/2, 5-6

Thwing Street:

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24

Juniper Street:

1, 7, 9, 11, 13, 21, 23, 25, 29, 30, 34, 38, 47, 48, 49

Linwood Street:

4, 6, 10, 14-16, 18020, 19, 21, 23, 24-26, 25, 27, 32, 34, 39, 40, 41, 43, 44, 45, 46, 50, 54, 56

Linwood Square:

2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 20, 22, 24, 26

Gardner Street:

10, 12, 16, 18, 22, 24, 26

Centre Place:

1, 2, 3, 4, 5, 6

Anita Terrace:

15, 17, 19, 21, 22, 23

Columbus Avenue:

1206-1216, 1218-1224, 1230, 1234-1240, 1250, 1256, 1260, 1266-1270, 1278,  
1300-1310, 1320, 1322, 1326, 1332-1340, 1342-1346, 1350, 1362-1364, 1366-1368,  
1370, 1374-1376, 1378-1386, 1388-1394, 1396, 1398B, 1402A, 1406-1412,  
1414-1416, 1420-1422, 1424-1428, 1430-1432B, 1434-1436, 1438-1440, 1442-1446,  
1448, 1454-1460, 1462-1468, 1474, 1480-1484, 1486-1490, 1492-1498

Centre Street:

1, 2, 3, 4, 4 1/2, 6, 7-9, 8, 13, 14, 15, 16-18, 19, 20, 21-23, 25, 26, 29-31,  
45, 47, 48, 53, 55, 61, 63, 64, 65, 66-68, 67, 69, 71, 73, 75, 77, 79-81, 85,  
93, 94-96, 98-100, 107, 109, 111, 117, 121, 123, 125, 127, 129, 131, 133, 137,  
139, 141, 144-146, 149, 150, 151, 153A, 155, 158, 160-162, 166, 167, 168, 169,  
170, 171, 173, 174-176, 175, 177, 179, 181-183, 185-187A, 189

Highland Street:

1, 2, 3, 5, 7-9, 8, 10, 12, 14, 16, 18, 19, 20, 21, 22, 23, 25, 28, 32, 34,  
36, 42, 44, 50-52, 54, 56, 58, 60, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 73,  
75, 79, 81, 83-87, 84, 86-88, 101, 102, 103, 106, 108, 118, 120, 125, 130,  
131, 133, 135, 137, 139, 140, 141, 143, 145-147, 151, 153, 153 1/2, 156,  
157-159, 158, 160, 165, 174, 177, 179-181, 184, 185, 187, 188, 189, 190, 191,  
192, 194, 196, 198, 200, 202, 204-206, 208-210, 212, 214, 216, 218, 219,  
226-228, 229, 231, 232, 233, 235, 237, 251, 253, 255, 257, 259, 260, 261, 263,  
269, 273, 275, 277, 279, 280, 281, 282, 283, 286-288, 287, 290, 291, 292, 293,  
294-296. 295

Marcella Street:

3, 5, 7-9, 11-13, 15, 17, 21, 23, 25, 27, 29, 31, 33-35, 37-39, 43, 47, 51,  
53, 55, 57, 59, 61, 65, 67-69, 75, 77, 79, 80, 82, 84, 86, 88, 90, 91, 92,  
93-95, 94, 96, 97, 98, 100, 101, 102, 104, 105, 106, 108, 109, 110, 112, 113,  
114, 115-117, 116, 118, 120, 121, 123, 124, 125, 126, 127, 130, 131, 132, 133,  
134, 135, 136, 137, 138, 139, 140, 141, 143, 145, 147, 161, 163

Oakview Avenue:

1-2, 3-4

Beech Glen Street:

1, 21, 25, 27, 29, 31, 33, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65

Guild Row:

21-23, 25

Millmont Street

4, 5, 6, 8, 9, 10, 12, 14, 15, 16, 23-25, 24-26, 29, 31, 34, 39

Lambert Avenue:

4, 8, 10, 12, 13-15, 14, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28-30, 31, 34, 36-38, 40, 42

Norfolk Street:

5, 7-9-11, 10-12, 15, 17, 18-28, 19-21, 23, 25, 30-30 1/2, 27, 31, 38, 40, 49, 51, 53

Morley Street:

11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22

Blanchard Street:

4, 6, 10, 12-14, 16-18

Fulda Street:

12, 16, 17, 18, 19, 20, 23, 25, 26, 32, 33, 35, 37, 41, 43, 45, 47, 49, 60, 63, 65, 74, 76, 78, 80, 82

Vale Street:

34, 38, 44, 46, 48, 49-51, 50, 53-55, 57, 61, 63-65

Valentine Street:

17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

Heath Street:

1, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 11, 12A-12, 13, 14, 15-17, 18, 20

Penryth Street:

1, 4, 5, 6



Roxbury Highlands Historic District  
Roxbury Highlands, Massachusetts

District Boundary Map

Scale: 1" = 200'

Contributing Properties: 1,2,3,etc.

Noncontributing Properties: A, B, etc.

Vacant Properties: [Symbol]



Noncontributing Lots: [Symbol]

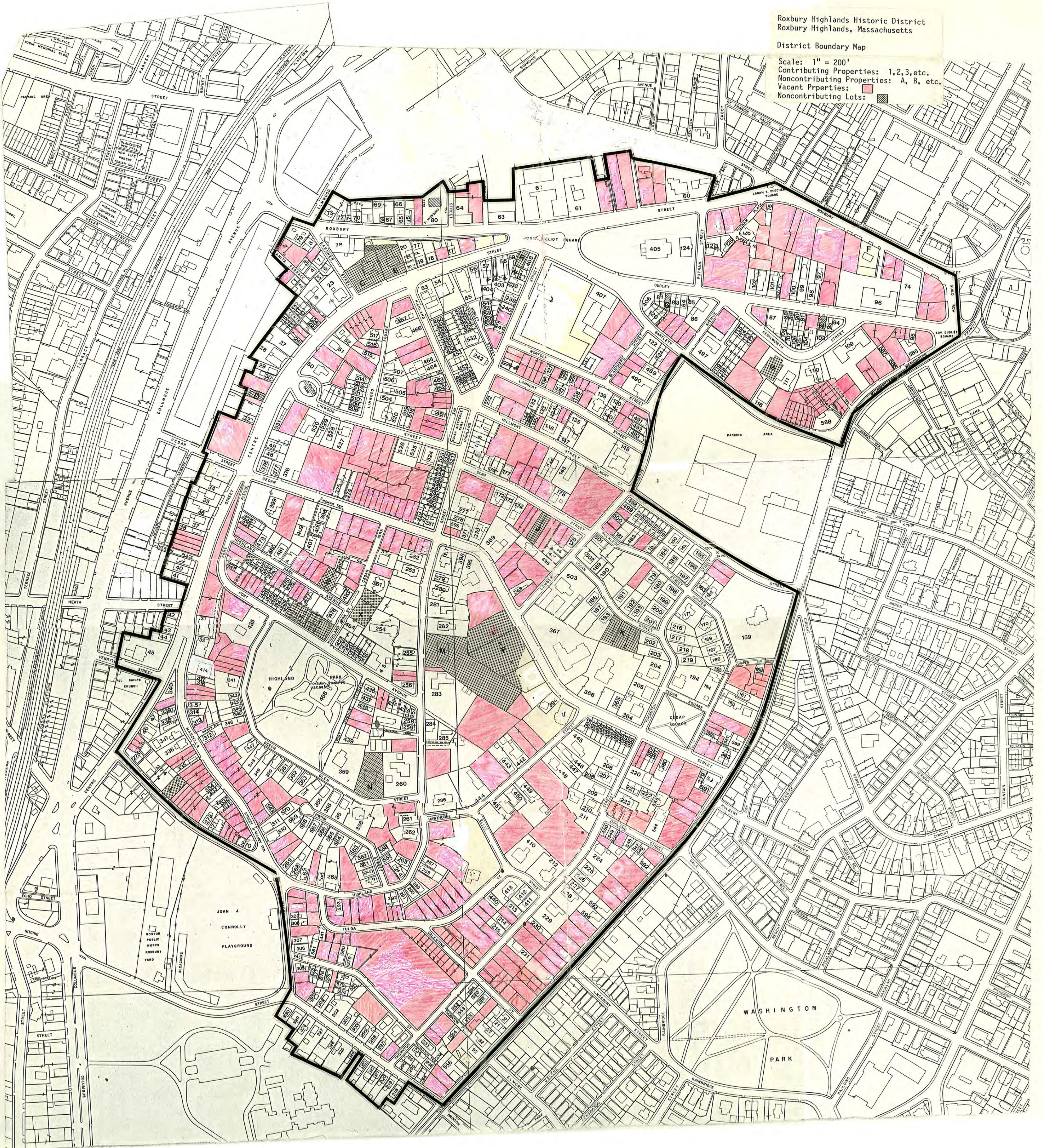




Roxbury Highlands Historic District  
Roxbury Highlands, Massachusetts

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Noncontributing Properties: A, B, etc.  
Vacant Properties:   
Noncontributing Lots: 





United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89000147Date Listed: 02/22/89Roxbury Highlands Historic District  
Property NameSuffolk  
CountyMA  
StateN/A

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper2/22/89  
Date of Action=====  
Amended Items in Nomination:

## Classification

The District encompasses 13 previously listed contributing properties--properties located within the boundaries of the John Eliot Square Historic District and 5 individual properties. At the time of its listing, the John Eliot Square Historic District included 9 contributing properties; the Roxbury Highlands district nomination indicates only 8 contributing properties for the the Eliot Square district. The discrepancy is explained by the loss of Hotel Eliot, located at 68-70 Bartlett Street, by fire in the interim between the listing of the two districts.

This information was provided by Betsy Friedberg, MASHPO National Register Director, by telephone prior to the date of listing.

## DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination at comment)