

# NORTH MARKET BUILDING

## BOSTON LANDMARKS COMMISSION

### STUDY REPORT



Petition #179.94  
Boston Landmarks Commission  
Office of Historic Preservation  
City of Boston

Report on the Potential Designation of  
**North Market Building**  
**300-399 Faneuil Hall Marketplace, Boston, Massachusetts**

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

Approved by:



12/15/2023

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Rosanne Foley, Executive Director

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Date

Approved by:



12/15/2023

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Bradford C. Walker, Chair

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Date

Draft report posted on December 15, 2023  
Amended draft report posted on April 12, 2024

Cover image: North Market, northwest view from Commercial Street, May 2023 by Kathleen Kelly Broomer.

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## INTRODUCTION

The designation of the North Market Building was initiated in 1994 after a petition was submitted by a Boston Landmarks commissioner asking that the Commission designate the property under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a designation is to recognize and protect a physical feature or improvement which in whole or part has historical, cultural, social, architectural, or aesthetic significance.

### Summary

Designed by Alexander Parris in consultation with Asher Benjamin, North Market (1824-1825, BOS.1715, BOS.AT, NHL, NRDIS) is the northernmost range of stores in a complex of three detached granite blocks with Faneuil Hall Market (currently known as Quincy Market) at the center and South Market to the south. In the late 1820s, some Bostonians began to describe the three blocks collectively as “Quincy’s Market” as the project was championed by Boston’s second Mayor, Josiah Quincy; since 1976, the area inclusive of the three buildings has been called Faneuil Hall Marketplace. In modern parlance, the term “Quincy Market” tends to be reserved for the central Faneuil Hall Marketplace building.<sup>1</sup> One of the most impressive and large-scaled market complexes built in the United States during the first half of the 19th century, the blocks are also significant as early examples of the Greek Revival style and monumental granite construction in Boston, encompassing Boston’s first substantial civic improvement project following its incorporation as a city in 1822.

The blocks have further significance for their association with influential early 19th century architects. Recognition of North Market’s historic and architectural significance, and its importance to the three-block complex as a whole, accelerated during the urban renewal era of the 1960s and early 1970. During that period, local, regional, and national organizations mobilized to ensure preservation of the complex. The subsequent restoration and adaptive reuse project was completed in the 1970s to national acclaim. The National Register/National Historic Landmark boundary around the three-block complex was confirmed in 1970 to include both North Market and South Market as integral components, after ambiguity in the 1966 designation of Quincy Market left the status of North and South Markets unclear.<sup>2</sup> The central building, Quincy Market, was designated a Boston Landmark in 1996; separate landmark study reports for North and South Market have been posted for public feedback and will be presented for potential designation in 2024.

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<sup>1</sup> For an account of how Faneuil Hall Market came to be known as Quincy Market, see *Report on the Potential Designation of Quincy Market as a Landmark under Chapter 772 of the Acts of 1975, as Amended*, Boston Landmarks Commission (Boston, 1996), 23.

<sup>2</sup> Per the National Historic Landmark/National Register addendum prepared for Quincy Market by Charles W. Snell (June 29, 1970), “Quincy Market ... was designated a National Historic Landmark in Theme XVII-b ‘Commerce and Industry,’ by press release dated November 13, 1966. The description of the site is hereby enlarged to include within the designation the two flanking buildings.” See also National Park Service, U. S. Department of the Interior, “Fifty-Seven Sites Recommended for Historic Landmark Status by Parks Advisory Board,” press release (November 13, 1966), 5, which refers to market buildings. “Massachusetts NHL Quincy Market,” accessed June 1, 2023 at <https://catalog.archives.gov/id/63793849>.

North Market retains integrity of location, setting, design, materials, workmanship, feeling, and association. This study report contains Standards and Criteria that have been prepared to guide future physical changes to the property in order to protect its integrity and character.

Sections of this study report have been adapted from the draft *Report on the Potential Designation of South Market Building as a Landmark under Chapter 772 of the Acts of 1975, as Amended*, Boston Landmarks Commission (Boston, 2021). Initial report prepared by Wendy Frontiero and Kathleen Kelly Broomer, preservation consultants.

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## **1.0 LOCATION**

### **1.1 Address**

According to the City of Boston's Assessing Department, North Market is located at Clinton Street, Boston, Mass., 02109. Its address was identified in the original petition presented to the Boston Landmarks Commission as 300-399 Faneuil Hall Marketplace. The parcel encompasses multiple buildings, including Quincy Market (known historically as Faneuil Hall Market) and South Market. Only North Market is under consideration for landmark designation in this study report.

Three historic warehouse/store buildings in the North Market block have separate assessor's addresses: 28-27 Clinton St., 30-29 Clinton St., and 31 Clinton St.

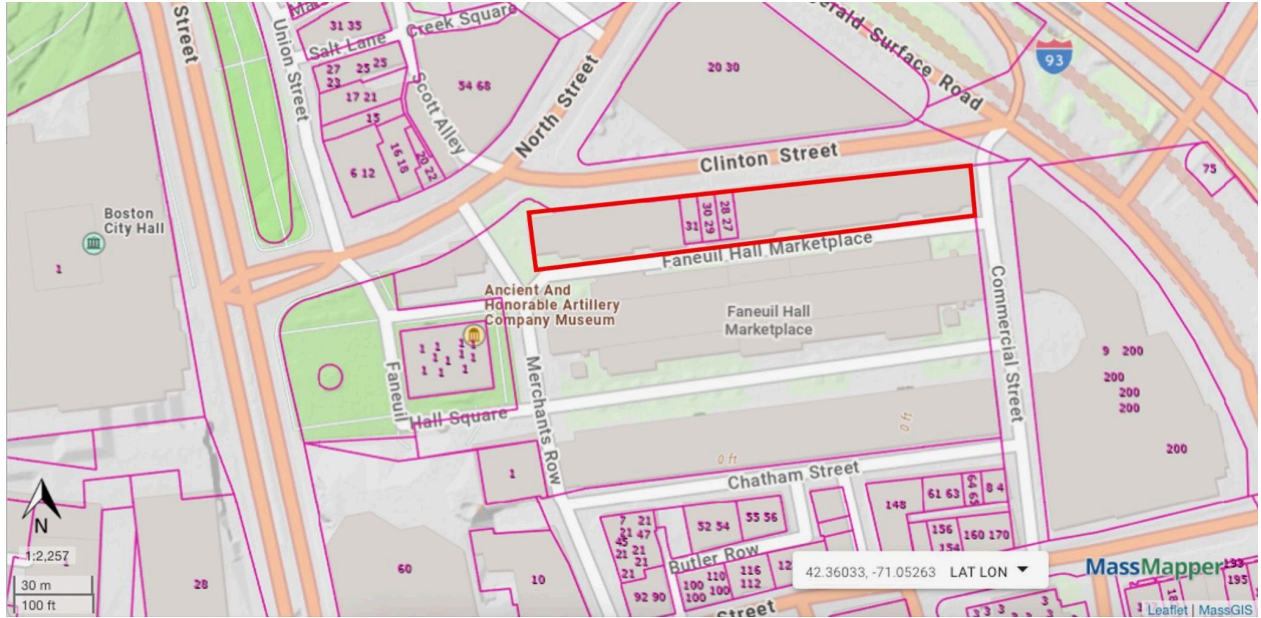
### **1.2 Assessor's Parcel Number**

The Assessor's Parcel Numbers corresponding to the North Market block are 0303670000 (Clinton Street), 0303692000 (28-27 Clinton), 0303691000 (30-29 Clinton), and 0303690000 (31 Clinton).

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

Located in the Government Center area of downtown Boston, North Market is the northernmost block in a three-block composition east of Faneuil Hall known collectively as "Quincy's Market" from the late 1820s and Faneuil Hall Marketplace since 1976. The complex comprises the Quincy Market National Register District. This three-part complex encompasses a central market building (Quincy Market), flanked by parallel rows of warehouse/store buildings to the north (North Market) and south (South Market). North Market is bounded by Clinton St. on the north, North Market St. on the south, and on the east and west by pedestrian sections of Commercial St. and Merchants Row, respectively. Historically, North Market Street was a vehicular thoroughfare, now limited to pedestrian traffic.

## 1.4 Map Showing Location



**Figure 1.** Map showing the location of North Market (outlined in red) within parcel 0303670000. Note three parcels within the confines of the North Market block have different addresses and parcel numbers from the rest of the block.

## 2.0 DESCRIPTION

### 2.1 Type and Use

North Market has been in continuous commercial use since its completion in 1825. The multi-building block was originally used for wholesale and retail activity, warehouse storage, and small offices. Today, retail stores and restaurants principally occupy the ground-floor spaces, with offices and some retail and restaurants on the upper stories. The block is located in the Markets Protection Area zoning district.

### 2.2 Physical Description of the Resource

Located at what was originally the Town Dock, North Market (**Figure 2**) occupies a generally flat site on filled land. Measuring 520 feet long and 50 feet deep, the 4½-story rectangular block with side-gable roof is 93 bays wide on the façade, four bays deep, and 70 bays on the rear elevation. The block consists of 23 attached buildings, most with four-bay granite façades and three-bay brick rear elevations. The single five-bay building, aligned with the rotunda at Quincy Market directly south (**Figure 3**), is flanked by 12 buildings on the east and 10 buildings on the west. The five-bay building incorporates, at ground level, a brick-lined passageway between North Market St. and Clinton St. retaining brick vaults and a flat ceiling (**Figure 4**). The rear elevation of this larger building is four bays wide.

The entire façade (south elevation) and first story of each side elevation (**Figure 5**) are of trabeated or post and lintel construction, incorporating granite from the Chelmsford vicinity. Trabeated construction includes the round-arched windows on the second story of the façade, where granite posts and lintels shape the arched window heads. The façade incorporates rectangular window openings on the third and fourth stories (**Figure 6**). A granite cornice, punctuated by terra-cotta corbels at the party walls, lines the eave (**Figure 7**).

On the rear (north) elevation, as well as the side elevations above the first story, brick wall surfaces are relieved by rectangular window openings trimmed with flared lintels and rectangular sills of sandstone (**Figure 8**). Tie rods with star-shaped face plates are present on brick elevations, arranged in pairs at the party walls of the rear elevation and as single rods on the end walls. A brick dentil course lines the eave (**Figure 9**). Fire escapes, exhaust vents, and metal overhead garage doors remain across the three buildings historically associated with Durgin-Park Market Dining Rooms, now 28-27, 30-29, and 31 Clinton St. (**Figure 10**). Additional buildings at the eastern end of the block also have some vented window openings.

The roof of North Market (**Figures 11 and 12**) is clad with slate shingles. Brick party walls that define each building unit project above the roofline as a raised parapet and resolve with a brick chimney at the roof ridge. A slate-clad, hip-roofed dormer is centered on the front roof slope of each building and most rear roof slopes. Some dormers on the rear elevation are louvered for venting. Modern low-profile skylights are generally positioned near the roof ridge. Galvanized steel gutters and downspouts drain the roof slopes. A roof-mounted sign advertising Durgin-Park Market Dining Rooms survives on the rear elevation.



Retail storefronts are confined to the façade and side elevations of North Market. Most are contemporary designs, dating to the 1970s adaptive reuse project or later remodeling and do not obscure the granite post and lintel construction. In one building on the façade, a two-level, iron and steel storefront with attenuated engaged columns replaces the granite construction on the first story and the arched window openings on the second story (**Figure 13**). A one-story, metal and glass greenhouse-style dining addition (ca. 1976) spans nearly the entire west elevation (**Figure 14**). Currently undergoing renovation, this addition to North Market is comparable to an addition on the west elevation of South Market (see separate study report).<sup>3</sup>

Three ground-floor entrances to upper-story offices and shops at 6, 7, and 8 North Market Building extend through the North Market block from façade to rear elevation. At 7 and 8 North Market Building, granite-framed bays on the ground floor and second story of the façade remain open (i.e., unglazed), creating integral porches into which modern glass and metal wall and entry systems are recessed (**Figure 15**). Corresponding brick-framed bays on the rear elevation—one entry bay and one window bay—are left open at each address (**Figure 16**).

Window openings typically contain modern, one-light, pivoting sash, wood on the second story and aluminum above (**Figures 11, 13, and cover image**). An assortment of late 19<sup>th</sup>- or early 20<sup>th</sup>-century wood sash survives in windows on the three buildings historically associated with the Durgin-Park restaurant. Configurations include double-hung sash on the façade (**Figure 17**), with three-light transoms in the round-arched windows of the second story, a single window with 2/2 sash on the façade, and 6/6 sash on the rear elevation (**Figure 10**). Also on the rear elevation, nine buildings at the eastern end of the North Market block retain elongated warehouse-style openings in the center bay on the second floor, indicating loading bays originally and now infilled with modern paired windows (**Figure 8**).

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<sup>3</sup> “Report on the Potential Designation of South Market Building as a Landmark under Chapter 772 of the Acts of 1975, as Amended,” Boston Landmarks Commission (Boston, 2021).

### 2.3 Contemporary Images



**Figure 2.** North Market St. façade. View from Commercial St., May 2023. Photo by Kathleen Kelly Broomer.



**Figure 3.** North Market St. façade. View from Commercial St. showing Quincy Market (left) and Faneuil Hall (left background), May 2023. Photo by Kathleen Kelly Broomer.



**Figure 4.** Passageway north from North Market St. to Clinton St., May 2023. Photo by Kathleen Kelly Broomer.



**Figure 5.** Detail of northeast corner, east elevation on Commercial St. (left) and rear elevation on Clinton St. (right), May 2023. Photo by Kathleen Kelly Broomer.



**Figure 6.** Typical four-bay building on North Market St. façade, May 2023.  
Photo by Kathleen Kelly Broomer.



**Figure 7.** Granite construction detail, North Market St. façade, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 8.** West end of rear elevation on Clinton St., May 2023. Photo by Kathleen Kelly Broomer.



**Figure 9.** Brick construction detail, rear elevation on Clinton St., May 2023. Photo by Kathleen Kelly Broomer.



**Figure 10.** Rear elevation of 28-27 Clinton St. (center) and 30-29 Clinton St. (right), former Durgin-Park restaurant, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 11.** View across Commercial Street intersection with North Market St. showing the east end of the North Market block. Quincy Market is at left, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 12.** Roofline on Clinton St. rear elevation, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 13.** Iron storefront detail, 12 North Market St. façade, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 14.** West elevation greenhouse addition. View from the intersection of North Market St. and Merchants Row, May 2023. Photo by Kathleen Kelly Broomer.





**Figure 15.** Granite bays converted to integral porches with recessed entries (first and second stories), 8 North Market Building façade, May 2023. Photo by Kathleen Kelly Broomer.

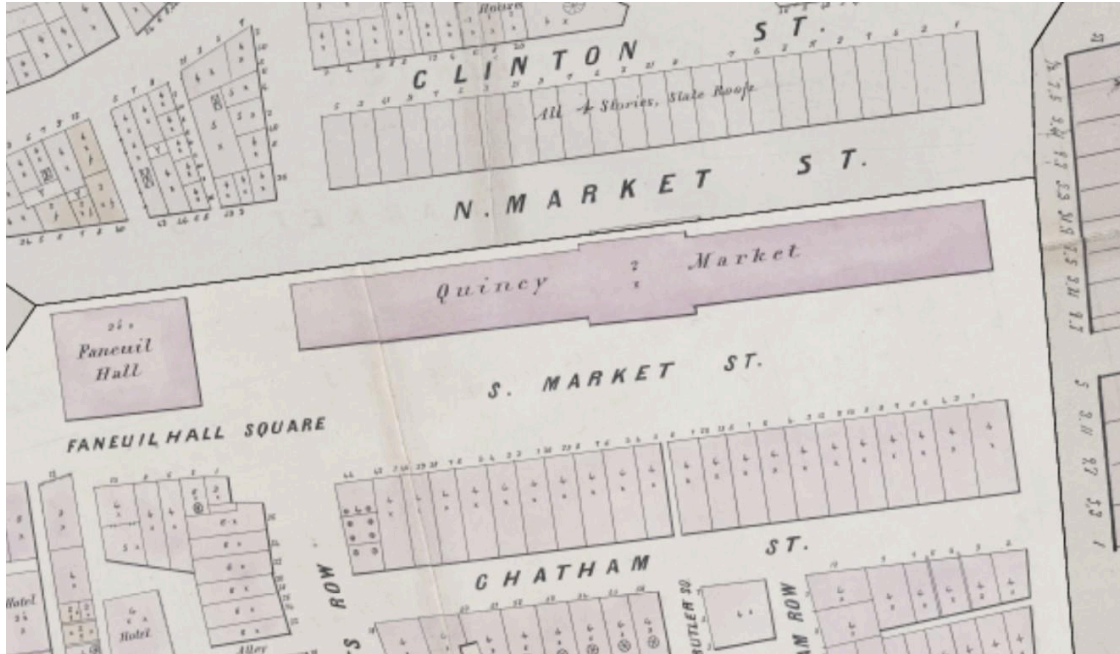


**Figure 16.** Brick bays converted to integral porch with recessed entry, 7 North Market Building, rear elevation, May 2023. Photo by Kathleen Kelly Broomer.



**Figure 17.** Former Durgin-Park restaurant. North Market St. façade, May 2023.  
Photo by Kathleen Kelly Broomer.

## 2.4 Historical Maps and Images



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**Figure 18.** Detail from 1861 Pinney map, highlighting the separate yet contiguous buildings comprising North Market.

**Source:** Courtesy of Atlascope.org



**Figure 19.** East view of Faneuil Hall Market (Quincy Market), by Joseph Andrews and Pendleton's Lithography, 1827, showing, from left, South Market, Quincy Market, and North Market. Faneuil Hall is in the center background.

**Source:** Boston Public Library, Print Department.  
[https://www.flickr.com/photos/boston\\_public\\_library/5693103175](https://www.flickr.com/photos/boston_public_library/5693103175).



**Figure 20.** View northeast on North Market St. showing North Market (left) and Quincy Market (right), April 13, 1970.

**Source:** Quincy Market, Boston (Suffolk County), Mass. National Register of Historic Places/National Historic Landmark nomination. National Park Service. U. S. Department of the Interior. June 29, 1970. <https://catalog.archives.gov/id/63793849>.



**Figure 21.** View northwest on North Market St. from intersection with Commercial Street showing the eastern end of North Market, February 12, 1966.

**Source:** Boston Redevelopment Authority photographs (4010.001). Boston City Archives.  
[https://cityofboston.access.preservica.com/uncategorized/IO\\_d0e385d2-7526-4546-892b-6a0b59aa69fb](https://cityofboston.access.preservica.com/uncategorized/IO_d0e385d2-7526-4546-892b-6a0b59aa69fb).



**Figure 22.** Detail of North Market façade, showing 41, 39-40, 37, 35-36, 33-34, and 30 North Market St. (left to right), April 29, 1966.

**Source:** Boston Redevelopment Authority photographs (4010.001). Boston City Archives.  
[https://cityofboston.access.preservica.com/uncategorized/IO\\_b922c6e5-df7f-439f-a620-0dadfcca79e9](https://cityofboston.access.preservica.com/uncategorized/IO_b922c6e5-df7f-439f-a620-0dadfcca79e9).



**Figure 23.** North Market St. View northeast, including 19 North Market St. (at center, behind red truck) after the fourth story and attic were removed. Edmund L. Mitchell, photograph. 1966.

**Source:** Arts Department, Boston Public Library. Gift of Richard and Kellie Gutman, 2017. Digital Commonwealth. <https://ark.digitalcommonwealth.org/ark:/50959/3r077k123>.





**Figure 24.** View of North Market St. showing North Market (left) after restoration of exterior to its 1826 appearance. Quincy Market is at the right. April 1975.

**Source:** Faneuil Hall Market/Quincy Market, Boston (Suffolk County), Massachusetts. National Register of Historic Places/National Landmark nomination (update of 1970 documentation to reflect restoration work by the Boston Redevelopment Authority). National Park Service. U. S. Department of the Interior. July 28, 1975. <https://catalog.archives.gov/id/63793849>.



**Figure 25.** Durgin-Park restaurant, North Market St. Photograph ca. 1974 by Edmund L. Mitchell.

**Source:** Arts Department, Boston Public Library. Gift of Richard and Kellie Gutman, 2017. Digital Commonwealth. <https://ark.digitalcommonwealth.org/ark:/50959/f1884897w>.

## 3.0 SIGNIFICANCE

### 3.1 Historic Significance

North Market is the first block of buildings constructed and occupied in the three-part granite and brick complex known as Quincy Market (1824–1826), and the last reopened when restoration and adaptive reuse of the complex was completed 150 years later. Both projects were bold, nationally significant examples of city planning that depended on innovative design, public-private partnerships, and the support of the citizenry to achieve the desired goals.

Josiah Quincy (1772–1864), mayor of the newly incorporated City of Boston from 1823 to 1828, was most influential in devising a solution to Boston’s inadequate market facilities, then centered on Faneuil Hall, Dock Square (1742/1761/1805–1806, BOS.1712; NHL, NRIND/DIS, LL). Mayor Quincy undertook a major city planning effort, proposing construction of a new market house immediately east of Faneuil Hall, on a site to be created by filling in and building over the Town Dock and adjacent wharves extending south to Long Wharf.<sup>4</sup> At a public meeting held January 13, 1824, the proposal was approved despite some opposition, and shortly thereafter endorsed by the Massachusetts General Court. The mayor and City Council retained Boston architect Alexander Parris to develop the plan further. While Mayor Quincy envisioned a market house comparable to the New Market (1804–1811) in Philadelphia, with a long roof on brick columns, Parris designed a much grander and more radical scheme, proposing construction of a long, central two-story market house built of granite, flanked on the north and south by equally long, 4½-story ranges of store and warehouse buildings of granite and brick.

The City of Boston built Quincy Market (Faneuil Hall Market), laying the cornerstone on April 27, 1825. North Market and its companion, South Market, were developed under private ownership with city-imposed deed restrictions that dictated the design specifications and ensured an integrated design for the entire complex, yielding an outstanding early example of city planning (**Figure 19**). The completed three-part complex officially opened August 26, 1826, and within a short time became the food distribution center for Boston—population about 55,000—and most of New England. The entire improvement project, including land-making, creation of six new streets, and expenditure of more than \$1.1 million, was accomplished without any special taxes or debt on the part of the city. Following the opening of the granite buildings, the mid-18th century Faneuil Hall on the west was discontinued for market purposes, and remained city offices and a public meeting hall.

#### **North Market Development (1824–1825)**

To build the block of attached buildings known as North Market, the City of Boston auctioned 23 building lots on September 29, 1824; all deeds were recorded by November 5, with total sales of \$271,294.62 and an average price “of above ten dollars per square foot.”<sup>5</sup> Importers, merchants,

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<sup>4</sup> Subsequent land-making in the 1950s, prior to construction of the elevated John F. Fitzgerald Expressway (1951–1954, demolished), extended the harbor line to its present position, roughly three to four blocks east of Faneuil Hall.

<sup>5</sup> *Columbia Centinel* (October 2, 1824), cited in Elizabeth Reed Amadon, Abbott Lowell Cummings, Christopher P. Monkhouse, and Roger S. Webb, *The Faneuil Hall Markets. An Historical Study*, a volume of *Faneuil Hall Markets Report*, submitted to the Boston Redevelopment Authority (Boston: Architectural Heritage, Inc. and the Society

industrialists, and entrepreneurs with substantial financial resources were among the farsighted individuals who purchased lots. Four parties (detailed below) purchased nearly 75 percent of the available lots at North Market. In some cases, lots were purchased on speculation, developed but not occupied by their owners, who apparently maintained them as income properties.

Amos and Abbott Lawrence, brothers and partners in the A. & A. Lawrence and Company dry goods firm in downtown Boston, acquired seven lots in the North Market range. They sold imported cotton and woolen goods on commission, and later served as selling agents for the cotton manufacturing companies in Lowell, where they opened a cotton textile factory in 1830. Amos Lawrence (1786-1852) was known for his philanthropy, donating significant sums and books to individuals and private schools, including the academy in Groton renamed for him in 1843. Having represented Massachusetts in Congress as a Whig, Abbott Lawrence (1792-1855) was later appointed U. S. minister to Great Britain. He served as president of the Essex Company, organized in 1844 to build the manufacturing town of Lawrence on the Merrimack River. His 1847 donation to Harvard University established the Lawrence Scientific School, offering degrees in science and engineering.<sup>6</sup>

Like the Lawrences, other entities purchased multiple building lots at North Market while maintaining their business locations elsewhere, most likely using the buildings for waterfront warehouse storage. Wine merchants and brothers John D. and Moses Williams purchased three lots at North Market in 1824 and additional lots at South Market the following year. Their store was located on Washington Street, where they remained after building at North and South Markets. Benjamin Parrott Homer, a merchant on Beacon Street, purchased three lots at North Market, and Pliny Cutler and Daniel Hammond, merchants on Pearl Street, acquired four lots.<sup>7</sup> While Isaac McLellan, a merchant at Central Wharf, purchased only one lot, his heirs, along with the Lawrence and Williams heirs, still owned their real estate at North Market in 1928.

Deeds to the 23 buildings detailed the conditions of development and sale. North Market was somewhat more irregular in layout than the later South Market (1825-1826). Building lots at North Market ranged from 20 feet 6 inches to 25 feet in width, and from 50 feet 11½ inches to 57 feet in depth. Narrowing of the North Market block footprint at its eastern end became necessary to avoid a recently completed underground conduit that channeled the old Mill Creek through the property.<sup>8</sup> The city's deed to Isaac McLellan, for example, lists the conditions imposed.<sup>9</sup> Front and rear walls of each store or warehouse building were to be constructed within 30 days of sale, and the buildings ready for occupancy on or before July 1, 1825. Each store or warehouse was to be constructed "of

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for the Preservation of New England Antiquities, 1968), 38. These figures exclude two additional lots at the western end of North Market Street, developed as a detached block separate from North Market and later demolished.

<sup>6</sup> Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 39-40; James Grant Wilson and John Fiske, eds., *Appletons' Cyclopaedia of American Biography*, Vol. III (New York: D. Appleton and Company, 1887), 638-639.

<sup>7</sup> Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 40-41; *The Boston Directory* (Boston, John H. A. Frost and Charles Stimson, Jr., 1825); *Stimpson's Boston Directory* (Boston: Stimpson and Clapp), 1831.

<sup>8</sup> Quincy, *Quincy's Market. A Boston Landmark* (Boston: Northeastern University Press, 2003), 85.

<sup>9</sup> See for example City of Boston to Isaac McLellan, Suffolk County Registry of Deeds, 293:294 (recorded October 11, 1824). Deed transactions for North Market and South Market sales are itemized, with an accompanying graphic of building lots, in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, Appendix A.

brick and stone, four stories high [later modified to 4½ stories], which shall cover the whole of said lot, with a cellar under the same and a slated roof” as well as brick party walls 12 inches thick. The façade (south elevation) was to be of “hammered granite of uniform colour ... on a line with the front of the adjoining stores ... [and] in all respects in strict conformity with the plan and elevation of the stores or warehouses drawn by Alexander Paris [sic], and exhibited at the sale of said lots.” Buyers were also required, as soon as they built cellar walls, to “effectually box out the sea water from the said lot of land” or the mayor and the aldermen would authorize the proprietor of any other lot to accomplish the task at the expense of the negligent owner.<sup>10</sup>

Constructed of Chelmsford-area granite, the trabeated structural system of monolithic granite piers and lintels employed in the market buildings is the oldest of its kind extant in Boston. Earlier warehouse and market buildings were wood-framed or constructed of brick. The trabeated stone façade “became the new fabric of the city, superseding Bulfinch’s brick; this predominance of granite endured throughout the 19th century.”<sup>11</sup>

Since the North Market and South Market ranges were privately owned and constructed, occupancy began as individual buildings were completed, ahead of the official opening of the three-part complex in August 1826. Merchants tended to use ground floor spaces for retail or wholesale business and the upper stories for warehouse storage and offices.

When individual stores opened to the public, most warehouse merchants in the North and South Market ranges sold dry goods. A sampling included feather merchants, candle makers and lamp oil vendors, brass and copper dealers, tanners and sellers of leather goods, tobacconists, cobblers, vendors of curiosities, and sellers of West Indies goods. There were also pewter shops, upholstery and clothing stores, and fashionable boot and shoe shops.<sup>12</sup>

As the 19th century unfolded, more wholesale food purveyors were located at North Market.

### **Alexander Parris, Architect**

Alexander Parris (1780-1852) was one of the most prominent architect-engineers working in Massachusetts in the first half of the 19th century.<sup>13</sup> Born in Halifax, Massachusetts, Parris trained as a carpenter’s apprentice before relocating, upon his marriage, to Portland, Maine, where he designed and built a number of Federal-style houses for the town’s elite. Residing in Richmond, Virginia from 1809 to 1811, Parris is said to have built a number of fine residences there for prominent citizens, including the Governor’s House. His drawings from this period show “a growing concern for the

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<sup>10</sup> City of Boston to Isaac McLellan, Suffolk County Registry of Deeds, 293:294 (recorded October 11, 1824). Deed transactions for North Market and South Market sales are itemized, with an accompanying graphic of building lots, in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, Appendix A.

<sup>11</sup> Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 22.

<sup>12</sup> Quincy, *Quincy’s Market*, 102.

<sup>13</sup> Unless otherwise noted, sources for this section are Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 16-20; Quincy Market Landmark Study Report, 26; Alexander Parris Papers, (1823-1851) Finding Aid, Manuscript Collection 2, Special Collections Department, State Library of Massachusetts, accessed June 1, 2023, <https://archives.lib.state.ma.us/handle/2452/202092>; and Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects, Deceased* (Detroit, MI: Omnigraphics, 1996), 458.

reduction of classical forms to their cubistic common denominators,” showing the indirect influence of English Regency architect John Soane, and the direct influence of English immigrant Benjamin Latrobe (1764-1820), the first fully trained professional architect working in the United States, who was active in Richmond at the same time.<sup>14</sup> Parris served as an army engineer during the War of 1812 and settled in Boston in 1815.

Parris emerged as Boston’s leading architect by the 1820s. His earliest attributed Boston buildings are located on Beacon Hill: the Federal-style David Sears House, 42-43 Beacon St. (1816, BOS.4095, later the Somerset Club), and the Nathan Appleton House, 39-40 Beacon St. (1818, BOS.4086, later the Women’s City Club). Parris also served as superintendent for construction of the Bulfinch Building, Massachusetts General Hospital (1818-1821, BOS.4201; NHL, NR), designed by Charles Bulfinch. Parris impressed upon Boston “the latter phase of Neoclassicism to which the Federal genre gave way in the 1820s—the Greek Revival.”<sup>15</sup> With his design of St. Paul Episcopal Church, 136 Tremont St. (1819, BOS.2082; NHL, NR), he introduced to Boston the monumental, temple-front Greek Revival form in granite, which is seen again in his design for Quincy Market-Faneuil Hall Market, 200-299 Faneuil Hall Marketplace (1824-1826, BOS.1714; NHL, NR, LL). Within two years of completing the Quincy Market commission, Parris began limiting his work to federal engineering projects, to the exclusion of private clients. He worked primarily for the federal government until his death. Parris served as chief civil engineer of the Boston Naval Shipyard at Charlestown, where he designed a number of substantial granite buildings over a period of 20 years. He concluded his career as chief engineer of the Portsmouth Navy Yard in New Hampshire.

### **Asher Benjamin, Consulting Architect**

As former Mayor Josiah Quincy reported in his *Municipal History of Boston* (1852), Boston architect Asher Benjamin (1773-1845), from his position as a city alderman and member of the mayor’s joint Committee on the Extension of Faneuil Hall, had “in every stage of the building of the new market house, joined in council with Alexander Parris, the employed architect, in devising and improving its original plan.”<sup>16</sup> Benjamin resigned from the committee in February 1825, by which point it appears the plan was fully developed. While Benjamin was active in the design of Quincy Market, it remains unclear whether he was also involved in the design of the North Market and South Market ranges.

Asher Benjamin’s influence on New England architecture was achieved principally through his authorship of builders’ guides and handbooks published continuously from 1794 to 1841. He adapted the latest European styles to American building conditions, disseminating the Federal and Greek Revival styles to country carpenters throughout New England. Born in Greenfield, Massachusetts, Benjamin worked as a country builder in Connecticut, Vermont, and western Massachusetts before moving to Boston by 1803. His institutional work includes Old West Church, 131 Cambridge St. (1806, BOS.4182; NHL, NRIND, NRDIS); Charles Street Meeting House, 70 Charles St. (1807, BOS.4074, NHL, NRDIS, LHD); and Fifth Universalist Church, 76-78 Warrenton St. (later the Charles Playhouse, 1838, BOS.2319, NRIND/MRA). Attributed to Benjamin due to its similarities with a townhouse plan in his

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<sup>14</sup> Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 18.

<sup>15</sup> Douglass Shand-Tucci, *Built in Boston: City and Suburb 1800-1950*, 2nd ed. (Amherst: The University of Massachusetts Press, 1978, 1988), 11.

<sup>16</sup> Quincy, *Quincy’s Market*, 136. Benjamin’s involvement in designing the market project with Parris is emphasized in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 12.

book, *The American Builder's Companion* (1806), is the First African Baptist Church in Boston, 8 Smith Court (African Meeting House, 1806, BOS.4085, NHL, NRDIS, LHD). In addition to his own Greek Revival house at 9 West Cedar St. (ca. 1833, BOS.15181, NHL, NRDIS, LHD) and adjacent dwellings on the same block, Benjamin's residential work in Boston includes several other dwellings on Beacon Hill.<sup>17</sup>

### **Maturing Marketplace (ca. 1850 to ca. 1950)**

Tenants of North Market by the mid-19th century represented a range of merchants, suppliers, and services, including wholesalers of Morocco leather and shoes, dealers of West India goods and others imports, a currier, and a sailmaker.<sup>18</sup> Clark & Wilbur, the California merchant business owned by Jonas Gilman Clark (1815-1900), a Massachusetts native and future founder of Clark University in Worcester (1887), leased a location at North Market. Later in the century, produce vendors began appearing at North Market (as well as South Market), replacing many dry-goods shops. Wholesalers tended to specialize in fruit, produce, and meat, plus general provisions. Other businesses sold wine and liquor, agricultural articles, clothing, and furniture. Food wholesalers or wine and liquor merchants gradually increased in number into the 1920s.

Demand for wholesale and retail space at Quincy Market through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries contributed to a relaxation of the original design guidelines in the complex. Construction of upper-story additions occurred in the flanking North Market and South Market blocks, though fewer buildings were remodeled at North Market than at South Market. Six buildings located principally at the western end of North Market were expanded to five or six full stories with upper-story additions between 1867 and 1895 (**Figures 20 and 21**). Modifications also included addition of a mansard roof with bracketed cornice (45 North Market St.), three-tier metal-clad bay windows (33-34 North Market St., **Figure 22**), and a two-tier iron storefront (12 North Market St.). In some cases, floor heights within a building were reconfigured and are no longer consistent with the prevailing fenestration pattern of the block's façade (43 North Market St., 39-40 North Market St.).<sup>19</sup> Most modifications were reversed when work began in late 1972 to restore North Market's original gabled roofline and façade. An iron storefront at 12 North Market St. remains.

The *Boston Register Business Directory* shows that a majority of businesses operating at North Market by 1922 were food wholesalers, most specializing in produce, fruit, beef, or butter, cheese, and eggs. Provisions and packing businesses, a wholesale grocer, and a tea and coffee dealer were present. Four businesses sold fertilizer, and others sold gelatin, lard, glue, wool, cabinets, and cigars. Services included three tailors, three barbers, two telegraph and cable businesses, a saw filer and grinder, and a notary public. Four businesses sold printing, stationery, stencils and stamps, or paper. Union Decorating Company was a sailmaker. North Market had three restaurants. Durgin, Park & Company at 30 North Market St. operated in two buildings and the larger part of a third. Smaller dining establishments were operated by Guido H. Galli at 24 North Market St. and Goldsmith Brothers at 46 North Market St.

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<sup>17</sup> Inventory form for Fifth Universalist Church, 76-78 Warrenton Street (BOS.2319) and other forms as noted.

<sup>18</sup> Inventory form for North Market Building, 300-399 Faneuil Hall Marketplace (BOS.1715).

<sup>19</sup> Roofline and other modifications, researched and recorded in 1967, are itemized in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, Appendix F.

Several buildings at North Market remained in families for generations. About one-third of the original (1824) owners of North Market buildings still owned their properties 50 years later, though building sales by longtime owners and families began to accelerate in the late 19th century.<sup>20</sup> The Lawrence, Williams, and McLellan heirs, descendants of original owners, sold their buildings in the 1920s or early 1930s.

Durgin, Park & Company, later known as Durgin-Park, was the longest running business at North Market, and associated with the only property owners to retain title to their buildings in the late 1960s, when the Boston Redevelopment Authority (BRA) acquired all other buildings in the North Market and South Market blocks. A 1928 account dates the restaurant's founding to July 4, 1874; listings in Boston city directories corroborate this.<sup>21 22</sup> John Girard Chandler (1846-1939), a former dry-goods merchant in Charlestown, opened the restaurant with two of his brothers-in-law, fellow Charlestown residents John E. Durgin (1839-1892) and Elbridge Glidden Park (1839-1906).<sup>23</sup> Durgin had previously been employed as a pork packer in Boston, while Park had operated a "dining saloon" on Causeway Street. Durgin, Park & Company initially provided meals to workers in the market district, which included the wholesale food halls and docks, seating them elbow-to-elbow at long tables for communal dining from sunrise to sunset. Chandler managed the restaurant, bringing his son, Ernest L. Chandler (1874-1961), into the partnership in 1894 following the death of John Durgin. John Chandler acquired title to the restaurant's buildings at 29-30 and 31-32 North Market St. in 1916.<sup>24</sup> Styled as Durgin-Park by 1940, the restaurant business remained in the Chandler family until the untimely death of J. Girard Chandler 2nd, a grandson of the founding partner, in 1944. Chandler heirs retained ownership of the real estate until 1960.<sup>25</sup>

Other longtime businesses that opened at North Market from the late 1860s to the 1930s were still present in the late 1960s.<sup>26</sup> Adams-Chapman Company, provisions dealers at 37 North Market, started business in 1846 on Commercial Street and Merchants Row, moving to North Market in 1867. Carroll & Liley, a cutlery business, opened in 1867 at 26 North Market St. J. F. Donovan Tavern, 27-28 North Market, opened at North Market in the 1890s. Founded in 1865, Walters-Litchfield Company, hotel suppliers at 39-40 North Market St., moved to North Market from Faneuil Hall Market (Quincy Market) in 1939. Also moving to North Market in the 1930s was Bay State Produce, 17-18 North

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<sup>20</sup> Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, 56.

<sup>21</sup> "Famed restaurant opens a branch. Durgin, Park & Company at Hayward Place," *The Boston Globe* (January 3, 1928), 6.

<sup>22</sup> Durgin, Park & Company reportedly continued the business of a small eatery that had opened on the second floor of North Market in 1826. This eatery has not been identified. See Quincy, *Quincy's Market*, 118.

<sup>23</sup> John Chandler's older sister, Maria A. Chandler, married Elbridge Park in 1866. John Chandler's first wife, Josephine Durgin (married 1873), and second wife, Mary Elizabeth Durgin (married 1880), were sisters of John E. Durgin. See Boston Landmarks Commission files for a summary of research in vital records and city directories on Chandler, Durgin, and Park.

<sup>24</sup> Suffolk County Registry of Deeds, 3965:267 (1916). Known collectively and historically as 30 North Main Street, these buildings are currently listed in assessor's records as 30-29 and 31 Clinton Street, respectively. The restaurant business later leased much of the adjacent building at 27-28 North Market Street (currently known as 28-27 Clinton Street). Chandler had previously purchased buildings at 15-16 and 17-18 North Market in 1892 for reasons undetermined; see Suffolk County Registry of Deeds, 2070:274 (1892). Directories confirm the restaurant operated at 30 North Market Street from 1875 to 2019.

<sup>25</sup> Suffolk County Registry of Deeds, 7485:341 (1960).

<sup>26</sup> As recorded in 1967 in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, Appendix F.



Market, which bought direct from grocers on both consignment and commission; and Community Produce Company, 12 North Market St., which bought produce direct from growers, brokers, and railroad or trailer car lots. Historic street addresses noted in this section were eliminated with the renumbering of North Market buildings in the 1970s.<sup>27</sup>

### **Decline and Renewal (ca. 1950-1975)**

Changing patterns in commerce and transportation precipitated a slow deterioration of the market area after World War II, though commercial spaces in North Market, like most of the other buildings, remained in active use. Construction of the John F. Fitzgerald Expressway (1951-1954, the former Central Artery, demolished), carrying Interstate 93, U. S. Route 1, and State Route 3 in a 3-mile, largely elevated corridor through downtown, had practically severed the physical connection between the wholesale food dealers at Quincy Market and the wharves and warehouses on the waterfront. Boston's decline as a seaport and increasing reliance on trucking to move goods had already overwhelmed the market streets 20 years prior, leading some wholesalers to gradually relocate to other areas. In 1950, the U. S. Department of Agriculture, citing obsolete and unsanitary conditions, recommended that Boston establish a new food distribution center at South Bay and close Quincy Market, though the complex still housed half of the city's wholesalers.<sup>28</sup> Deterioration or fire led to the removal of some stories of North Market buildings, both original construction and late-19th-century additions. The building at 19 North Market stood at three stories after the fourth story and attic were removed in 1960 (**Figure 23**). Later, a fire at 1-2 Market St., the easternmost building in the block, caused the removal of the fifth and sixth stories (**Figure 21**) that had been added ca. 1886.

In 1960, at the request of Mayor John Collins, the Greater Boston Chamber of Commerce established its Waterfront Redevelopment Division to plan for clearance and redevelopment, leading to distribution of the *Downtown Waterfront-Faneuil Hall Urban Renewal Plan* (final draft 1964). The plan drew on a *Market and Land Use Study* (1962) already completed for the target area. Consultants Brown, Harris, Stevens, Inc. of New York enlisted the help of historians Walter Muir Whitehill and Abbott Lowell Cummings to compile a list of "certain historic buildings and those older buildings of unusual architectural value," among them North Market.<sup>29</sup> Recommendations included restoring the roofs on North and South Markets to their original gabled form.<sup>30</sup> Inclusion of the entire market complex in the federally approved Urban Renewal Area also allowed the BRA to seek federal funds to acquire and reconstruct the privately owned North Market and South Market ranges, as part of a larger city project for rehabilitation and reuse.<sup>31</sup>

In 1966, the BRA contracted with Architectural Heritage, Inc. and the Society for the Preservation of New England Antiquities, now Historic New England, to conduct a feasibility study for the market complex. Submitted in 1968, the five-volume *Faneuil Hall Markets Report* outlined an approach and

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<sup>27</sup> See deed transaction list in Amadon, Cummings, Monkhouse, and Webb, *The Faneuil Hall Markets. An Historical Study*, Appendix A, including historic street addresses and original building lot numbers.

<sup>28</sup> Quincy, *Quincy's Market*, 141.

<sup>29</sup> Brown, Harris, Stevens, Inc., *Market and Land Use Study Relating to the Planning of Downtown Waterfront Faneuil Hall Renewal Plan*, Boston, Massachusetts, Prepared for the Waterfront Redevelopment Division, Greater Boston Chamber of Commerce (June 1, 1962), Boston, 72.

<sup>30</sup> Brown, Harris, Stevens, Inc., 74.

<sup>31</sup> Quincy, *Quincy's Market*, 152-153.

financial model for adaptive reuse of the three granite blocks, provided detailed research on their history, and served as a prototype for subsequent historic property reports undertaken by preservation groups. The BRA subsequently contracted with Stahl/Bennett Architects and Architectural Heritage, Inc. as a joint venture in July 1969 to provide architectural, engineering, and consulting services for North Market and South Market.

Roger S. Webb (1934-2019) founded Architectural Heritage, Inc. to conduct the feasibility study. A graduate of Harvard College (1958) and Harvard Business School (1961), Webb played a pivotal role in expanding historic preservation in Boston to include adaptive reuse of historic buildings, completing the markets project as well as the historic rehabilitation of Old City Hall, 41-45 School Street (1862, BOS.1977) for commercial office space. He helped establish the Architectural Conservation Trust, a nonprofit revolving fund for preservation and redevelopment projects that evolved into Preservation Massachusetts, the statewide advocacy group for historic preservation.<sup>32</sup>

BRA Director Robert T. Kenney divided the project into two phases in 1972.<sup>33</sup> Phase I, funded by a \$2.1 million award from the U. S. Department of Housing and Urban Development (HUD), was devoted to stabilizing, repairing, and restoring the North Market and South Market building shells and rooflines to their appearance in 1826 (**Figure 24**). The restoration team included developer Roger S. Webb and Architectural Heritage, Inc.; architect Frederick A. Stahl, principal-in-charge, and Stahl/Bennett Architects; Roger Lang, project manager with Stahl/Bennett; James H. Ballou, consulting architect; and William LeMessurier, structural engineer.

Frederick A. “Tad” Stahl, FAIA (1930-2013) was instrumental in the project, co-authoring the 1968 report and overseeing planning for and restoration of the historic buildings. Stahl graduated from Dartmouth College (1952) with a degree in art and architecture, and completed graduate work in architecture at Harvard University and the Massachusetts Institute of Technology (1955). In 1960 he opened his architecture firm, which became F. A. Stahl and Associates Inc., later a division of Stahl/Bennett Architects, Inc. His career was distinguished by prominent contributions to both historic preservation and innovative modern design. His preservation work in Boston included adaptive reuse of the Sears Block, 70-72 Cornhill St. (1848, BOS.1673), and restoration of the Old South Meeting House, 308 Washington St. (1729, BOS.2113). In the 1960s and 1970s, Stahl also designed a group of exceptional office buildings articulating the sculptural qualities of concrete as a building material, among them the State Street Bank Building, 209 Franklin St. (with Pearl Street Associates, 1964, BOS.1745); Loeb, Rhodes, Hornblower and Company Building, 70 Federal St. (1965, BOS.1719); City Bank and Trust Company Building, 25 Court St. (1967, BOS.1680); and Park Street Church Ministries Building, 1 Park St. (1971, BOS.1932). From 1976 to 1982, Frederick Stahl was a partner in Perry Dean Stahl and Rogers before returning to independent practice.<sup>34</sup>

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<sup>32</sup> Roger S. Webb obituary, *The Boston Globe* (June 19, 2019); “Roger Webb, Founder and Chairman Emeritus - Our Team,” Architectural Heritage Foundation (AHF Boston), <https://ahfboston.com/our-team>, accessed June 1, 2023; “Description, Architectural Heritage Foundation Collection (CC006), Historic New England, <https://www.historicnewengland.org/explore/collections-access/gusn/203700>, accessed June 1, 2023.

<sup>33</sup> Quincy, *Quincy’s Market*, 169, 172.

<sup>34</sup> Kathleen McKenna, “Frederick Stahl, 82; architect with touch for preservation,” *The Boston Globe* (October 1, 2013); Pamela Fox and Mickail Koch, *Central Business District Preservation Study. Part II – Draft Summary of Findings*, Boston, 1980; AIA Historical Directory - *American Architects Directory*, 1970, accessed June 1, 2023, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview>.

Phase II of the project, undertaken largely with private funds, rebuilt the interiors of North Market and South Market, restored the central market building (Quincy Market), and landscaped the complex. This work began following the March 22, 1973, designation of the Rouse Company of Columbia, Md., as the developer and management company. Benjamin Thompson and Associates were appointed architects-in-charge for conversion of the three market blocks into a festival marketplace, with George B. H. Macomber Company as builders.<sup>35</sup>

Benjamin C. Thompson, FAIA (1918-2002) earned a bachelor of architecture degree at Yale University (1941). He was a founding member of The Architects Collaborative of Cambridge in 1946, where he was involved with both new construction and adaptive reuse projects, and later chaired the Department of Architecture at Harvard's Graduate School of Design (1963-1967). In 1953, Thompson established the influential retail shop Design Research, opening stores in Cambridge, New York City, and San Francisco, and designed the company's headquarters building at 48 Brattle St., Harvard Square (1969). He formed Benjamin Thompson and Associates (BTA) in 1966, which became known for reinventing vibrant public spaces across the country, among them Harborplace in Baltimore (1980); Ordway Music Theatre in St. Paul, Minnesota (1984); South Street Seaport in New York City (1985); and Union Station in Washington, D.C. (1988). Thompson was awarded the American Institute of Architects Gold Medal in 1992.

### ***Festival Marketplace (1976-present)***

Revitalized and renamed Faneuil Hall Marketplace, the complex formally reopened August 26, 1976, during the tenure of Mayor Kevin H. White, exactly 150 years after the opening of the three-part complex realized by Mayor Josiah Quincy. Following the central market building (Quincy Market), South Market reopened August 26, 1977 and North Market followed on August 26, 1978. Though smaller than South Market by 40,000 square feet, North Market was leased to tenants in a similar manner. Shops on the lower stories included "boutiques, home furnishings and accessories, personal services, fast-food eateries, taverns, and more quality restaurants."<sup>36</sup> Office suites on the upper stories displayed granite window frames, wooden beamed ceilings, and exposed brick walls. Architect Ben Thompson and his wife, Jane Thompson, opened The Landmark Inn at the western end of North Market. The largest multi-level restaurant in the marketplace, their business operated four eateries on separate levels: Flower Garden Café, Thompson's Chowder House, Wild Goose Restaurant, and Bunch of Grapes Tavern.

The oldest business at North Market, Durgin-Park,

continued serving Poor Man's Roast Beef, New England Clam Chowder, Boston Baked Beans, and a 'Bale of Hay' [peas, carrots, and potatoes]. ... Together with its newest addition, a separate downstairs restaurant named Oyster Park, this enduring landmark business that had never made any claims about its unique style of seating customers at long tables, elbow-to-elbow, now served a new generation of customers in the same timeless fashion. At Durgin Park, with its stolid, unpretentious

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<sup>35</sup> Quincy, *Quincy's Market*, 169-170, 185.

<sup>36</sup> Quincy, *Quincy's Market*, 203, 211-212.

menu and its quirky, brusque wait staff, a side order of corn bread was readily served alongside its folklore.<sup>37</sup>

Durgin-Park reportedly was open at North Market during the Rouse Company interior renovation work elsewhere in the block in the mid- to late 1970s (**Figure 25**).<sup>38</sup> The restaurant corporation owned and occupied the buildings currently known as 30-29 Clinton St. and 31 Clinton St., while also leasing much of a third building owned by another party, at 28-27 Clinton St. These are the only buildings in the market complex to have remained in private ownership when the BRA undertook the restoration and adaptive reuse project. Durgin-Park closed on January 12, 2019, during its 144th year in operation at North Market.

As a dining and shopping destination that celebrated a historic place, while attracting local workers, city residents, suburban visitors, and tourists, Faneuil Hall Marketplace helped define the “Festival Marketplace” concept of urban, and especially waterfront, development that gained greater popularity nationwide into the 1980s. Like the market complex that opened in 1826, “the Marketplace rapidly became the acknowledged national example of how an old city could incorporate the best of its heritage into the future.”<sup>39</sup>

### 3.2 Architectural (or Other) Significance

North Market is an iconic example of the Boston Granite style, an innovative local variant of the Greek Revival style typically reserved for commercial buildings. This block of 23 attached buildings is distinguished by its elegantly restrained and expansively long white granite façade, post and lintel construction of the façade plus the ground floor of both side elevations; rectangular and arched window openings; and a rhythmically articulated roofline with regularly repeating brick party walls, chimneys, and dormers.

Architecturally, North Market (like Quincy Market and South Market in the same complex) employed significant construction innovations, including “the first large-scale use of granite and glass in the manner of post-and-beam construction.”<sup>40</sup> As a group, these three blocks are Boston’s finest extant buildings using this technique, and the marketplace development “demonstrated large-scale granite architectural techniques more significantly than any other local, state, or national project of that era.”<sup>41 42</sup> The trabeated construction method of granite posts and lintels allowed an unprecedented amount of fenestration, and was also distinctive for incorporating larger pieces of granite than had been employed previously in New England building.

The Quincy Market complex as a whole is significant on the local, state, New England, and national levels as an early example of bold urban planning and public works, creating new land and streets to support a development that is monumental in scale and austere but sophisticated in its composition and detailing. As described by Walter Muir Whitehill, the trio of Quincy Market buildings:

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<sup>37</sup> Quincy, *Quincy’s Market*, 213.

<sup>38</sup> Anthony Spinazzola, “Tony’s guide to the Marketplace restaurants,” *The Boston Globe* (June 14, 1979), B2.

<sup>39</sup> Quincy, *Quincy’s Market*, 215.

<sup>40</sup> Susan and Michael Southworth, *AIA Guide to Boston*, 3rd ed. (Guilford, CT: Globe Pequot Press, 2008), 54.

<sup>41</sup> Shand-Tucci, *Built in Boston*, 14.

<sup>42</sup> Quincy, *Quincy’s Market*, 88, 101.

provided Faneuil Hall with an approach from the harbor of extraordinary dignity and beauty. ... Although one can no longer see them from the harbor, with the bowsprits of square riggers projecting across Commercial Street—which was their finest vantage point—they remain one of the principal ornaments of Boston, and perhaps the finest architectural composition of the period surviving in the United States **(Figure 19).**<sup>43</sup>

The Quincy Market complex, of which North Market is an integral and essential part, is also significant for its associations with several exceptional architects of the early 19<sup>th</sup> and late 20<sup>th</sup> centuries, who were prominent on the local, state, and national levels. The ensemble is the most widely known work of architect Alexander Parris, who designed many of the seminal Greek Revival period buildings of his time in Boston. North Market is also significant for its associations with Frederick A. Stahl and Benjamin Thompson Associates (BTA), architects for the 1970s adaptive reuse project. Stahl was specifically responsible for renovation of the North and South Market buildings.

### **3.3 Archaeological Sensitivity**

Downtown Boston is archaeologically sensitive for ancient Native American and historical archaeological sites. There are possibilities for the survival of ancient Native and historical archaeological sites in the rare areas where development has not destroyed them. As the ancient and historical core of Shawmut, now Boston, any surviving archaeological deposits are likely significant. Any historical sites that survive may document 17th-19th century history related to Boston's colonial, Revolutionary, and early Republic history. These sites represent the histories of home life, artisans, industries, enslaved people, immigrants, and Native peoples spanning multiple centuries. Downtown's shoreline may contain early submerged ancient Native archaeological sites, shipwrecks, piers, and other marine deposits that may be historically significant.

North Market itself is located beside Faneuil Hall, where Native creations and historic artifacts have been found archaeologically. It is also located in the area of the former Town Dock, a hub of Boston's historic maritime trade industry. The North Market building footprint delineates the boundary of the landmark. Therefore, any changes that may disturb the soil beneath the floor of the basement shall require review by staff Archaeologists. Additionally, any work that may disturb the ground abutting the building from the outside shall require review from staff Archaeologists.

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

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

#### **A. Inclusion in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966.**

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<sup>43</sup> Walter Muir Whitehill and Lawrence W. Kennedy, *Boston: A Topographical History* (Cambridge: Belknap Press, 2000), 97-98.

North Market was listed in the National Register of Historic Places and designated a National Historic Landmark in November 1966 under the listing name “Quincy Market,” referring to the three-part complex with significance at the national level for commerce and industry. The National Park Service confirmed in the 1970s that the 1966 landmark and National Register designation applies to North Market, South Market, and Quincy Market, with additional significance in the area of architecture.

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

North Market is an integral component of the complex—with South Market and Quincy Market—described by the National Park Service Historic Sites Survey as one of the most impressive and large-scale market complexes built in the United States in the early 19th century. The development constituted Boston’s first substantial public works project following its incorporation as a city in 1822.

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

North Market is an outstanding example of the Boston Granite style, a local variant of the Greek Revival style. The 23-building block is distinctive for its trabeated (post and lintel) construction, reduction of solid wall surfaces to allow for larger window openings, austere detailing, and associations with Alexander Parris, one of the most prominent architect-engineers active in Massachusetts in the first half of the 19th century.

## 4.0 ECONOMIC STATUS

### 4.1 Current Assessed Value

According to the City of Boston's Assessor's records, the property at Clinton Street, Boston, Mass., 02109 (parcel 0303670000) where the North Market Building is located has a total assessed value of \$86,024,900, with the land valued at \$62,749,800 and the buildings valued at \$23,275,100 for fiscal year 2023.

Three buildings within the 23-building block known as the North Market Building have addresses, parcel numbers, and land and building valuations separate from parcel 0303670000, as follows:

- 28-27 Clinton St., Boston, Mass. 02109 (parcel 0303692000), has a total assessed value of \$2,336,500, with the land valued at \$1,706,400 and the building valued at \$630,100 for fiscal year 2023;
- 30-29 Clinton St., Boston, Mass. 02109 (parcel 0303691000), has a total assessed value of \$2,626,500, with the land valued at \$1,241,100 and the building valued at \$1,385,400 for fiscal year 2023; and
- 31 Clinton St., Boston, Mass. 02109 (parcel 0303690000), has a total assessed value of \$3,150,500, with the land valued at \$1,706,400 and the building valued at \$1,444,100.

### 4.2 Current Ownership

The entirety of parcel 0303670000 (Clinton Street) is owned by the Boston Planning & Development Agency (BPDA) and leased by J. Safra Real Estate, LLC., 550 5th Avenue, 4th floor New York, NY 10036.

Parcel 0303692000 (28-27 Clinton St.) is owned by Deborah G. Holt, 11 Clark Road, West Peabody, Mass. 01960.

Parcels 0303691000 (30-29 Clinton St.) and 0303690000 (31 Clinton St.) are owned by Durgin Park Owners LLC, 150 East 58th Street, 39th floor, New York, N.Y. 10155.

## 5.0 PLANNING CONTEXT

### 5.1 Background

North Market has been in continuous commercial use since opening in 1825. Built to provide wholesale and retail stores, warehouse spaces, and offices, the block also housed dining establishments for market district workers, most notably Durgin-Park (operating here from 1874 to 2019). The proliferation of suburban residential development, supermarkets, and modern wholesale distribution centers after World War II exacerbated decline in Boston's downtown market district, stimulating coordinated historic preservation efforts to stave off demolition and clearance during the urban renewal era. North Market was listed in the National Register of Historic Places and designated a National Historic Landmark in a three-part complex with Quincy Market and South Market. In preparation for the historic rehabilitation work, 20 buildings at North Market were acquired by the BRA in 1967. Three buildings historically associated with Durgin-Park remained in private ownership under a separate agreement with the BRA.

The 1968 development plan included restoration of the exterior elevations and rooflines of North Market and South Market to their appearance in 1826, stripping away incompatible late-19th- and early-20th-century additions. This work was funded with a U. S. Department of Housing and Urban Development (HUD) grant awarded to the City in 1969. Interior spaces were transformed to accommodate specialty shops, boutiques, local artisans, restaurants, and offices in what became one of the nation's first examples of a festival marketplace. As part of a phased rollout coinciding with the 150th anniversary of Quincy Market's opening in 1826, North Market reopened August 26, 1978, following Quincy Market in 1976 and South Market in 1977. A Faneuil Hall Marketplace Revitalization Program (1989) focused on ground plane improvements, building improvements, construction of a freestanding visitor information center, signage, and lighting. The current ground lessee filed a Master Plan with the City in 2014; revisions to the existing greenhouse structure at the west end of North Market were proposed and are currently underway. The City's downtown revitalization plan, *Revive and Reimagine* (October 2022) calls for the City, ground lessee, and vendors to establish a shared vision to create a more authentic connection between Boston's history, culture, and the business offerings at the property, including but not limited to investment in maintaining the historic infrastructure.

### 5.2 Zoning

The four parcels associated with the North Market Building – parcel numbers 0303670000 (Clinton Street), 0303692000 (28-27 Clinton St.), 0303691000 (30-29 Clinton St.), and 0303690000 (31 Clinton St.) – are located in the Government Center/Markets zoning district, a Markets Protection Area subdistrict, and the following overlay districts: Greenway Overlay District, Groundwater Conservation Overlay District, Restricted Parking District, and Coastal Flood Resilience Overlay District.



### 5.3 Planning Issues

On August 9, 1994, a petition to Landmark the North Market Building at 300-399 Faneuil Hall Marketplace, Boston, Mass., was submitted by a Boston Landmarks commissioner. At a public hearing on September 27, 1994, the Boston Landmarks Commission voted to accept the North Market Building for further study.

The North Market Building is located in the **Markets Protection Area** as outlined in the governing Article 45 of the Boston Zoning Code. The particular zoning restrictions are set as follows:

**Markets Protection Area.** *Within that portion of the Government Center/Markets District depicted on Map 1H of this Code as the "Markets Protection Area," a maximum building height of sixty-five (65) feet and a maximum FAR of four (4) are allowed.*

The Markets Protection Area was established to protect the existing scale and massing, the quality of the pedestrian experience and the concentrations of historic buildings within and abutting the protection area. In addition to the specific Markets Protection Area, the building is also governed by four other special zoning districts: the Greenway Overlay District, the Groundwater Conservation Overlay District, a Restricted Parking District, and a Coastal Flood Resilience Overlay District.

It is worth noting that all of these zoning protections for this building do not protect the North Market Buildings from potential demolition or inappropriate building alterations or additions. Designating the buildings as a Boston Landmark is the only status that will protect the historic building itself.

It should also be understood that the BPDA is currently reviewing two large projects located on directly abutting parcels. The first project is the redevelopment of the Dock Square Garage.<sup>44</sup> This will retain the existing building and add 4 stories on top of it. The entire structure will be newly clad. This project will challenge the scale of the historic buildings at the North Square Block by erecting a 10-story building in an area that contains mainly 4-story buildings. The new Dock Square building is located north of the North Market block, which means no significant shadows will be cast on the historic buildings. The second project being reviewed is the redevelopment of the Market Place Center Buildings, directly South East of the North Market block.<sup>45</sup> This project will increase the height of the existing 3-story building to a 10-story building with a large mechanical headhouse on top of the 10th story. This new addition will cast shadows on both Quincy Market and parts of the North Market buildings. It will also obstruct view corridors of and from both historic buildings. The scale of the 10- (plus) story building is not consistent with the Markets Protection Area height restriction. In general, these two proposed projects crowd the North Market block and restrict the legibility of the original wharf landscape. The Dock Square project is BPDA board approved and the Market Place Center project is currently at the Letter of Intent stage of review.

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<sup>44</sup> <https://www.bostonplans.org/projects/development-projects/dock-square-garage>

<sup>45</sup> <https://www.bostonplans.org/projects/development-projects/marketplace-center>

## **6.0 ALTERNATIVE APPROACHES**

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

#### **A. Designation**

The Commission retains the option of designating the North Market Building as a Landmark. Designation shall correspond to Assessor's parcels 0303670000, 0303692000, 0303691000, and 0303690000 that is occupied by the North Market Building, and shall address the following exterior elements hereinafter referred to as the "Specified Features":

- The exterior envelope of the building.

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

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

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

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

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

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

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

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

### **6.2 Impact of alternatives**

#### **A. Designation**

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

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

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

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

The North Market Building is listed on the National Register of Historic Places as part of "Quincy Market." Listing on the National Register provides an honorary designation and limited protection in cases when federal funds are involved in proposed physical changes. It also creates incentives for preservation, such as tax incentives for income-producing properties and possible eligibility for grants through the Massachusetts Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register

listing provides listing on the State Register, affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register listing does not provide any design review for changes undertaken by private owners at their own expense.

**D. Preservation Plan**

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

**E. Site Interpretation**

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

## **7.0 RECOMMENDATIONS**

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

1. That the North Market Building be designated by the Boston Landmarks Commission as a Landmark, under Chapter 772 of the Acts of 1975, as amended (see Section 3.4 of this report for Relationship to Criteria for Designation);
2. That the boundaries corresponding to Assessor's parcels 0303670000, 0303692000, 0303691000, and 0303690000 be adopted without modification;
3. And that the Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

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

### 8.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Designation which shall be applied by the Commission in evaluating proposed changes to the historic resource. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>46</sup> Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements do not supersede the Standards and Criteria or take precedence over Commission decisions.

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

### 8.2 Levels of Review

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

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

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<sup>46</sup> U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, [www.nps.gov/tps/standards/treatment-guidelines-2017.pdf](http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf).

1. Activities associated with normal cleaning and routine maintenance.
    - a. For building maintenance, such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, lighting bulb replacements or in-kind glass repair/replacement, etc.
    - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
  2. Routine activities associated with special events or seasonal decorations which do not disturb the ground surface, are to remain in place for less than six weeks, and do not result in any permanent alteration or attached fixtures.
- B. Activities which may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:
1. Maintenance and repairs involving no change in design, material, color, ground surface or outward appearance.
  2. In-kind replacement or repair.
  3. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.
  4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
  5. Temporary installations or alterations that are to remain in place for longer than six weeks.
  6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review; permanent repairs will require review as outlined in Section 8.2. In the case of

emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

C. Activities requiring an application and full Commission review:

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

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Landmarks staff shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

### **8.3 Standards and Criteria**

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>47</sup> These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel.

#### **8.3.1 General Standards**

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

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<sup>47</sup> U.S. Department of the Interior, et al., *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Secretary of the Interior, 2017; [www.nps.gov/tps/standards/treatment-guidelines-2017.pdf](http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf).

characterize a property shall be avoided. See Section 8.4, List of Character-defining Features.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved. (The term “later contributing features” will be used to convey this concept.)
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Staff archaeologists shall review proposed changes to a property that may impact known and potential archaeological sites. Archaeological surveys may be required to determine if significant archaeological deposits are present within the area of impact of the proposed work. Significant archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. See section 9.0 Archaeology.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved.
12. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building, allowing for contemporary expression. New signs shall not detract from the essential form of the building nor obscure its architectural features.
13. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of



the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

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

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

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

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

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements shall use the gentlest method possible.

6. Paint removal should be considered only where there is paint surface deterioration or excessive layers of paint have coarsened profile details and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light; stripping the wood bare will expose the surface to the effects of weathering.
7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.
8. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
9. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

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

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
6. The type of metal shall be identified prior to any cleaning procedure because each metal has its own properties and may require a different treatment.
7. Non-corrosive chemical methods shall be used to clean soft metals (such as lead, tinplate, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
8. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.

9. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
10. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
11. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

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

1. The original or later contributing arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Original or later contributing window sash, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing window sash, elements, features (functional and decorative), details, and ornamentation should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it should be based on physical or documentary evidence.
7. If replacement is approved, replacement sash for divided-light windows shall have through-glass muntins or simulated divided lights with dark anodized spacer bars the same width as the muntins.
8. Tinted or reflective-coated glass shall not be allowed.
9. Metal or vinyl panning of the wood frame and molding shall not be allowed.

10. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
11. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
12. Clear or mill finished aluminum frames shall not be allowed.
13. Window frames, sashes, and, if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

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

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

11. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
12. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

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

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

### **8.3.8 Lighting**

1. There are several aspects of lighting related to the exterior of the building and landscape:
  - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
  - b. Quality of illumination on building exterior.
  - c. Security lighting.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piercing in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation should be replaced with material and elements

- which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
  5. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
  6. Supplementary illumination may be added where appropriate to the current use of the building.
  7. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
    - a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
    - b. Accurate representation of the original period, based on physical or documentary evidence.
    - c. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
    - d. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
  8. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
  9. No exposed conduit shall be allowed on the building.
  10. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
  11. On-site mock-ups of proposed architectural night lighting may be required.

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

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Storefront section).
2. All new storefront awnings and signage shall be installed to be consistent with those already approved by the BLC and shall be reversible. No new drillings or fasteners may be introduced at the stone or metal façades unless they occur at existing joints.

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

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

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

1. The roof forms and original or later contributing roof material of the existing building shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

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

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



### **8.3.13 Additions**

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

### **8.3.14 Accessibility**

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property. Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.
2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
  - a. Review the historical significance of the property and identify character-defining features;
  - b. Assess the property's existing and proposed level of accessibility;
  - c. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

### **8.3.15 Renewable Energy Sources**

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.

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

### **8.3.16 Building Site**

1. The general intent is to preserve the existing or later contributing site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All original or later contributing features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative elements, and water features. (See section 9.0 for subsurface features such as archaeological resources or burial grounds.)
4. Deteriorated or missing site features should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
7. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
8. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
9. Buildings should not be relocated if it would diminish the historic character of the site.

10. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.
11. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
12. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
13. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the character of the site.
14. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
15. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
16. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

### **8.3.17 Guidelines**

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

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

factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:

- a. Compatibility with the original property's integrity in scale, materials and character.
- b. Historic association with the property.
- c. Quality in the design and execution of the addition/alteration.
- d. Functional usefulness.

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

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

Character-defining elements include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They are critically important considerations whenever preservation work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

The physical elements that contribute to the unique character of the historic resource are listed below. These items should be considered important aspects of the historic resource and changes to them should be approved by commissioners only after careful consideration.

The character-defining features for this historic resource include:

1. **Architectural style.** Austere and monumental in scale, but sophisticated in its composition and detailing, North Market is an iconic example of the Boston Granite style, an innovative local variant of the Greek Revival style typically reserved for commercial buildings. The trabeated (post and lintel) construction method employed on the granite façade and ground floor of both side elevations was innovative for allowing an unprecedented amount of fenestration, and distinctive for employing larger pieces of granite than had been employed previously in New England.
2. **Ornamentation.** The visual impact of North Market lies in the expression of its construction through building materials and finishes, rather than the use of applied ornament.
3. **Building materials and finishes.** White Chelmsford-area granite is a major character-defining feature of North Market's design for the size, shape, and color of the granite blocks. Granite is also used to articulate ground floor storefronts on the brick side elevations. Brick side and rear elevations feature sandstone lintels and lintels along with tie-rods with star-shaped face plates.
4. **Roof type, forms, and features (chimneys, cupolas, dormers, etc.).** A rhythmically articulated, side-gable slate roof, with regularly repeating brick party walls, brick chimneys, and hipped roof dormers, is an important feature of the design. The uniformity of roof features contributes greatly to the monumentality of North Market. See also **Parapets.** Galvanized steel gutters and downspouts drain the roof slopes.

5. **Cornices.** The simple but substantial stacked granite cornice on the façade is punctuated by terracotta corbels at the party walls. A brick dentil cornice caps the less formal rear elevation.
6. **Parapets.** Brick parapeted end walls on the east and west elevations, and brick party walls resolving in parapets at the roofline, are essential to conveying the composition and scale of this 23-building block.
7. **Doors and windows.** As designed in 1824 and restored in the 1970s, the size and shape of entrance openings on the façade and side elevations are consistent with remaining storefront bays that contain display windows. Both façade and side elevations display a hierarchy of window and storefront openings that articulate individual buildings vertically and contribute to the rhythm across each story of the block. Elongated warehouse-style loading bays on the second story of the brick rear elevation reflect the historic use of North Market. The late 19<sup>th</sup>- or early 20<sup>th</sup>-century wood sash which survives in windows on the three buildings historically associated with the Durgin-Park restaurant, including double-hung sash on the façade with three-light transoms in the round-arched windows of the second story, a single window with 2/2 sash on the façade, and 6/6 sash on the rear elevation, are significant as an early modification.
8. **Porches and/or balconies.** Integral porches at certain ground-floor entrances, as well as on the second story of the façade, were introduced during the adaptive reuse project. These porches preserve masonry door and window openings through the use of recessed wall and entry systems constructed of glass and metal in a contemporary manner.
9. **Storefronts.** Contemporary glazing and entrances to retail storefronts do not obscure the trabeated (post and lintel) granite construction pattern established in 1824. The two-level iron and steel storefront with engaged columns at 12 North Market Street preserves a later historic storefront treatment. See also **Building materials and finishes** and **Doors and windows**.
10. **Massing of building.** North Market's monumental scale and massing is an important character-defining feature, counterbalancing South Market to frame Quincy Market and maintain the composition of the historic three-block complex.
11. **Relationship of building to lot lines, sidewalks, and streets.** North Market is built out to the lot lines on North Market Street, Merchants Row, Clinton Street, and Commercial Street. A ground-floor, brick-lined passageway between North Market Street and Clinton Street is an original 1824 feature that provides a pedestrian and service way connecting the two streets through the approximate center of the block. The greenhouse-style dining addition on the west elevation extends beyond the historic footprint of the block.
12. **Views.** A major character-defining feature of Boston's historic market district, North Market is highly visible from downtown, the North End, and Christopher Columbus Waterfront Park. The building announces the location of the marketplace from the northerly approach to downtown. The roof-mounted sign on the rear elevation, advertising Durgin-Park Market Dining Rooms, is oriented toward Blackstone Street and remains the only rooftop signage in the complex.

## **9.0 ARCHAEOLOGY**

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

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

## **10.0 SEVERABILITY**

The provisions of these Standards and Criteria (Design Guidelines) are severable and if any of their provisions shall be held invalid in any circumstances, such invalidity shall not affect any other provisions or circumstances.

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All archaeological reports are on file at the Massachusetts Historical Commission and available by appointment to qualified researchers.