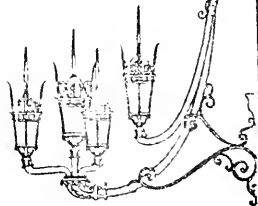




BOSTON  
PUBLIC  
LIBRARY





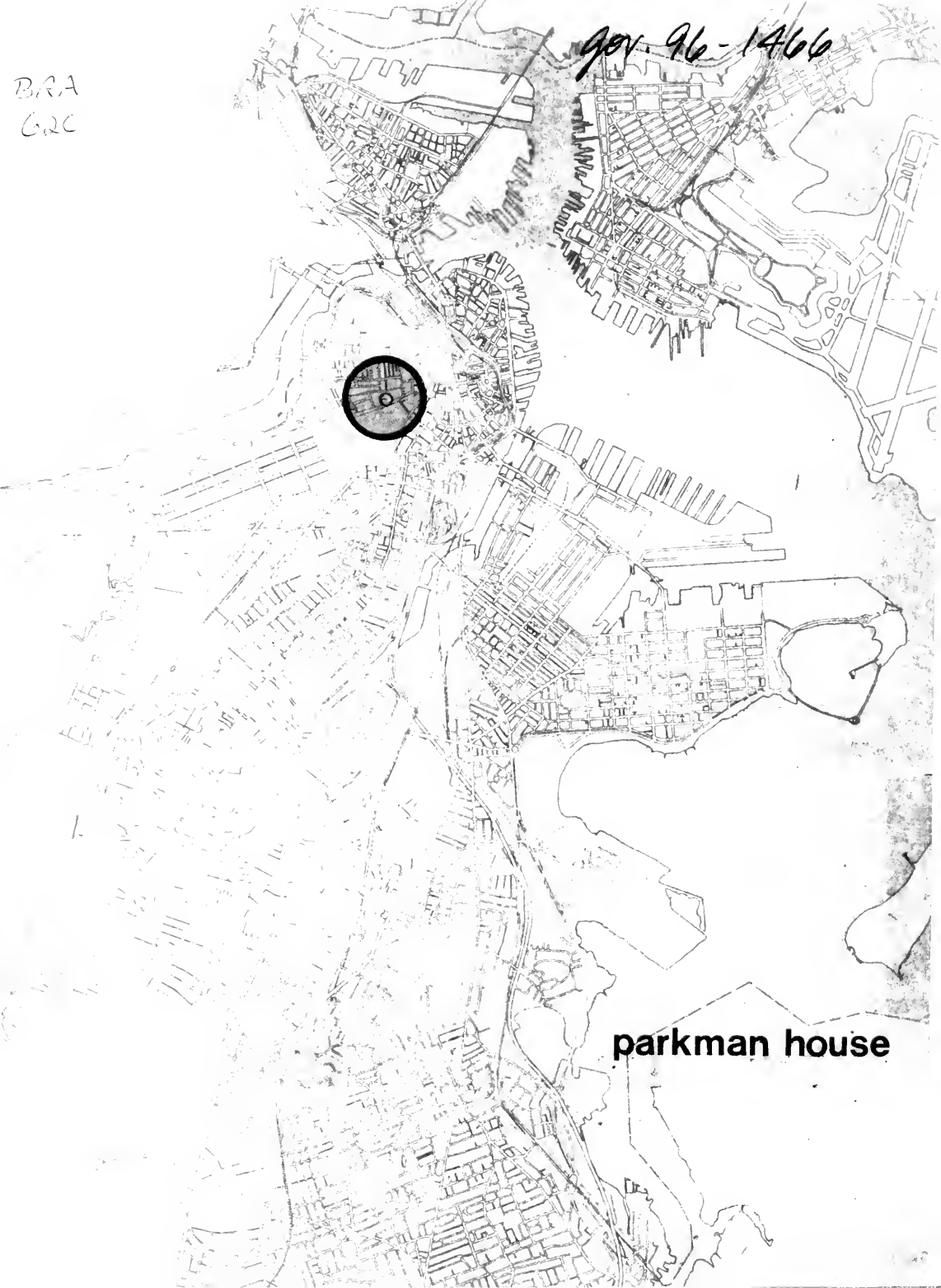


B.R.A  
G.R.C

gov. 96-1466



**parkman house**



Rock Camp  
Bacon Hill

ASH. P

X Parkman House

PARKMAN HOUSE  
33 BEACON STREET  
BOSTON, MASSACHUSETTS

CONTENTS

1.	HISTORICAL REPORT .....	D1
	Building History	
	Appendices	
	Bibliography	
2.	EVALUATION .....	D9
	Architectural Significance	
	Urban Situation	
3.	VISUAL DOCUMENTATION .....	D12
	Site Plan	
	Drawings	
	Photographs	
4.	SHORT TERM RECOMMENDATIONS .....	D30
	Criteria and Recommendations	
	Scope of Recommended Work & Budget	
	Cost Estimate	
	Appendices (Engineering Reports)	
5.	LONG TERM RECOMMENDATIONS .....	D33





1. HISTORICAL REPORT

by Elizabeth Reed Amadon

HISTORY OF THE PARKMAN HOUSE

The Parkman House at 33 Beacon Street, Boston, was given by George Francis Parkman as part of his large bequest to the City of Boston in 1908. Between 1825 when it was built and 1908 when the City received it, this 144 year old house had only two families as owner/residents.

This four-story brick house with a first level of granite faces the Boston Common and is the center one of three houses, #34, #33 and #25 (formerly #32), to the immediate west of the State House. Of these houses, only #34 and #33 are now the original structures, #32 having been demolished and reconstructed in 1925, at which time the number was changed to #25. Until their removal to the New City Hall in November, 1968, the Boston Park Department had their headquarters in #33. The 1969 owner/occupant of #34 is Little, Brown & Company and of #25 (#32), the Unitarian Universalist Association.

The Parkman House, along with #32 and #34, was built on property originally owned by the Hancock family. This land was purchased in 1821 from the heirs of Governor John Hancock by Israel Thorndike, a wealthy merchant and one of the early shipowners who became interested in manufacturing. In 1823 Thorndike sold to John Hubbard, also a prominent ship merchant, for \$46,790.38.

John Hubbard commenced construction of the three nearly identical houses in 1824 and was assessed in 1825 for "three new houses; also three stables, unfinished." He built them not with the intention of residing in one of them but as a real estate investment. Because of Hubbard's close friendship and partnership in many business ventures with Cornelius Coolidge, it is most likely that Coolidge, architect/builder of other houses on Beacon Hill, was the architect of these three structures.

The first house to be sold was #33 in September, 1825, to Edward Tuckerman for \$35,000: This included a stable, opening on a 20-foot passageway leading to Joy Street. The corner lot, #34, was sold in September, 1826, to Nathaniel Pope Russell for \$37,500 and the same year #32 was purchased by Mrs. Frances Hicks Rollins, wife of Eben Rollins, for \$21,200, both properties including stables.



Edward Tuckerman, the father of the noted lichenologist, Professor Edward Tuckerman of Amherst for whom Tuckerman's Ravine on Mount Washington was named, lived at #33 for twenty-eight years. In 1853, after Tuckerman's death, the house was sold to the widow of Dr. George Parkman for \$40,000, who moved in with her son, George Francis and her daughter, Harriet.

The story of the Parkman family is a sad and tragic one. Dr. George Parkman, a wealthy physician/businessman, was murdered in 1849 by Professor Webster of Harvard,

"a murder provoked, in one view, by the victim's vindictive pursuit of a financially harried man, consequent to the discovery that a cabinet of minerals pledged to him by Webster as security on a loan was later pledged for the same purpose to George Parkman's brother-in-law, Robert Gould Shaw. But whether or not George Parkman's later conduct can be described as vindictive, his original impulse in his dealings with Professor Webster was evidentially enough one of generosity." (Francis Parkman by Howard Doughty.)

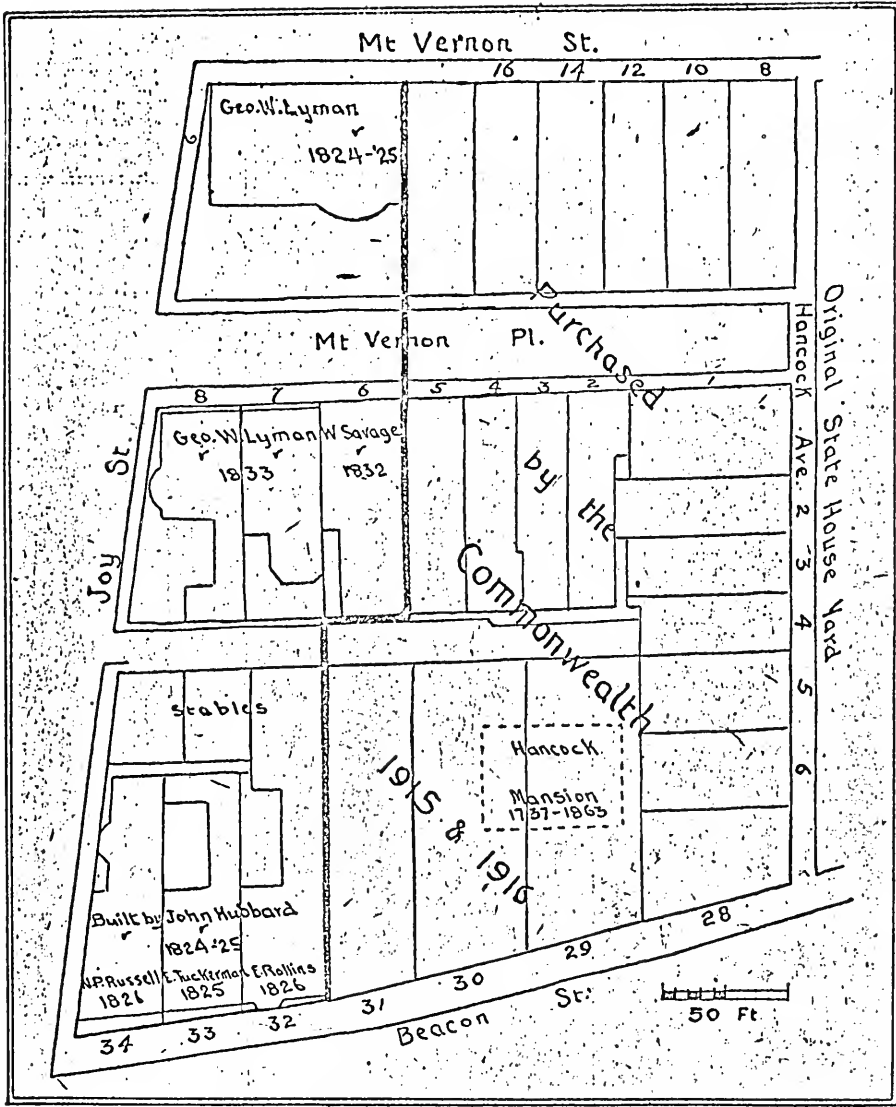
The conflict of public opinion concerning Webster's trial and consequent death sentence was deeply disturbing to Dr. Parkman's widow and two children, who became virtual recluses in their house on Beacon Street. They lived a frugal life, conducting their household affairs with rigorous economy and allowing no stranger to enter. The murder, trial and resulting publicity clouded George Francis' life and certainly stopped short his promising law career, for which he had trained at Harvard. Neither he nor his sister ever married and when his mother died in 1877, they inherited the estate, including #33 Beacon Street. After his sister's death in 1885, George Francis remained the sole heir to a considerable fortune which had increased by his management and the reinvestment of whatever income was not required to maintain their meagre lives.

After George F. Parkman's death on September 16, 1908, the executor's account showed an inventory amounting to \$5,454,161.65 (with total outstanding debts in the amount of approximately \$650!) Nearly all this estate was left to the City of Boston, one of the largest bequests ever made to it. By Parkman's will, a special fund was set up, the income of which was to be applied to "the maintenance and improvement of the Common and the parks now existing" and was not to be used for the purchase of additional land for park purposes.



As has been said, this bequest included the Parkman House. When the Boston Park Department moved their offices there, they made very few architectural changes. The old house still remains much as it was when it was built in the early 19th century.





Governor Hancock's House-Lot and Garden. Solid Lines Are Property Boundaries After Bromley's Atlas as They Were Prior to the Commonwealth's Purchases of 1915 and '16. Heavy Lines Show the Present Western Boundary of the State's Property. The Dotted Enclosure Covers the Site of the Hancock Mansion House. Dates Are the Years in Which Houses Were Built. Those Now Standing Substantially in Their Original Form Bear a Check Mark.

From New Searchlights on Beacon Hill by Allen Chamberlain, Boston Evening Transcript, February 2, 1924 - courtesy of the Society for the Preservation of New England Antiquities.





DATE	REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
1600's (?)	A.C.	Thos. Millard and/or Zaccheus Bosworth			
1735	A.C.	"	Thos. Hancock (uncle of Gov.)	approx. \$2,000	Lot to W of Mansion House to Joy St. (plus House 1 and pasture lot to E)
1793	A.C.	Division of Gov. Hancock's estate (died intestate)	Hancock heirs: widow; mother; brother; 12 chil- dren and 7 grand- children of a dead sister		all Hancock property
1821	A.C.	Hancock heirs	Israel Thorndike		Portion Wly of Mansion House
1823	A.C.	Israel Thorndike	John Hubbard	\$46,790	Land at #32, #33, #34 Beacon Street
1824	A.C.				John Hubbard assessed for 3 unfinished houses
1825	A.C.				John Hubbard assessed for "3 new houses, also 3 stables, unfinished"
1825	A.C.	John Hubbard	Edw. Tuckerman	\$35,000	#33 Beacon including stable opening on a 20 passageway leading to Joy St.
1853	A.C.	Estate of Edw. Tuckerman	widow of Dr. Geo. Parkman	\$40,000	#33 Beacon
1877	B.Y.B.	Estate of Mrs. Geo. Parkman	Heirs: son, Geo. F. Parkman and daughter, Harriet		#33 Beacon
1885	B.Y.B.	Estate of Harriet Parkman	Geo.F. Parkman		#33 Beacon
1908	A.C.	Estate of Geo.F. Parkman	City of Boston, as part of endow- ment of city parks.		#33 Beacon
Note:		A.C. = Allen Chamberlain (#1 in Bibliography) B.Y.B. = Boston Year Book (#13 in Bibliography)			



DATE	REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
Note:	For information on 1600's -		1825, see previous abstract		for #33 Beacon Street
1826,	A.C.	John Hubbard	Mrs. Frances Hicks Rollins, wife of Eben Rollins	\$21,200	#32 Beacon, including stable
1833	A.C.	Mrs. Rollins	Gardiner Greene estate	\$35,000	#32 Beacon (bought as a residence for Mrs. Green daughter of Copley, the painter)
1866	A.C.	Trustees of Mrs. Greene's estate	Susan Jones Welles and Jane Welles	\$92,000	#32 Beacon
1881	1874 Atlas	H.H. Hunnewell & Jane Wells, exec.	David Nevins		#32 Beacon
1886	A.C.	D. Nevins	Wm. Endicott, Jr.		#32 Beacon
1924					#32 Beacon St. house demolished
1925			Unitarian Universalist Assoc.		#32 Beacon St. land - rebuilt, changed house number to #25; Putnam & Cox, architects



DATE	REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
Note:	For information on 1600' -		1825, see previous abstract		for #33 Beacon Street
1826.	A.C.	John Hubbard	Nathaniel Pope Russell	\$37,500	#34 Beacon, including stable
1848	A.C.	Estate of Nath. P. Russell	James Bowdoin Bradlee	\$46,000	#34 Beacon
1878	A.C.	J.B. Bradlee	Susan B. Cabot of Salem	\$75,500	#34 Beacon
1909		Susan B. Cabot	Little, Brown & Company		#34 Beacon



BIBLIOGRAPHY

Note: The following contain references to the Parkman House and/or its owners, the contiguous properties, etc.

1. Beacon Hill - Its Ancient Pastures and Early Mansions by Allen Chamberlain, Boston, 1925
2. Francis Parkman by Howard Doughty, New York, 1962
3. Boston Directories at the Old State House, Bostonian Society
4. Frances Parkman, Heroic Historian by Mason Wade, New York, 1942
5. Architecture, Ambition and Americans by Wayne Andrews, New York, 1964
6. 125 Years of Publishing, 1837 - 1962 by Little, Brown & Company, Boston, 1962
7. Suffolk County Atlas, Vol. I - 1874 by Hopkins, 1874
8. The Architects of the American Colonies by John Fitzhugh Millar, Barre, Massachusetts, 1968
9. Old Landmarks and Historic Personages of Boston by Samuel Adams Drake, Boston, 1875
10. Boston - A Topographical History by Walter Muir Whitehill, Cambridge, 1963
11. Fifty Years of Boston - A Memorial Volume, issued in commemoration of the Tercentenary of 1930, compiled by the Subcommittee on Memorial History, Boston, 1932
12. The Domestic Architecture of Beacon Hill, 1800 - 1850 by Carl J. Weinhardt, Proceedings of the Bostonian Society, Boston, 1958
13. Boston Year Book, 1924 - 1925, compiled by the Statistics Department, City of Boston: Printing Department, 1925





## 2. EVALUATION

### ARCHITECTURAL SIGNIFICANCE

by Abbott Lowell Cummings

A surprising amount of original material in the Parkman House survives and it is very impressive in its quality. The staircase is excellent in both design and its condition; it appears to be original throughout. The staircase along with the marble mantels in the front rooms on the first and second floors are similar to two or three other surviving examples found in the best houses built in the City at that time - particularly the Nathan Appleton House at 39 Beacon Street. There are a few mid-century changes, mostly in the form of marble fireplace enframements, and these too are in high-style.

Extensive changes have been made, presumably by the Park Department, in the front room of the first floor; these include a dado and partition of rather ambitious detail. Upon their removal, however, the room will once again have its original proportions and a good deal of trim which has not been disturbed by the alterations.

The ell addition in the rear, while not architecturally appealing, does add space without greatly detracting from the spatial importance of the courtyard. The carriage house adjoining the courtyard is an important amenity both to the house and to the neighborhood in general; unfortunately, the structure appears to be unsound, but it could - and should - be repaired and made sound again.

The exterior appears to be generally in exceptional shape and as interesting as the interior; the Parkman House is worth all the specialized attention we can give it.



## URBAN SITUATION

by F. A. Stahl

The Parkman House (33 Beacon Street) and its abutting neighbors (32 and 34 Beacon Street) form a block of building solid adjoining the State House grounds and forming a solid corner at Joy Street.

The Beacon Street facade of these three buildings preserve the original scheme of identical residences, although the east facade of No. 32 (abutting the State House) is a clear indication of its later construction date and greatly enlarged scale in depth. The three buildings as a block frame the State House admirably and strengthen the contrast of open grounds to built-up solid construction which characterizes the evolution of this portion of the Hill.

This block of buildings falls within the original Beacon Hill Historic District, and, moreover, is one of the salient corners of the District, the State House and grounds having been excluded. The retention of these buildings at their present scale and without exterior change is paramount in the safeguarding of the Historic District as an entity.

The Parkman House property retains one of the few surviving original carriage houses at the rear of the property, fronting on Joy Court, and thus, unlike its abutters, it retains its original scale as constructed. The courtyard has been



restricted and overshadowed by the construction of a narrow wing by the Park Department in the 1920's, but offer considerable potential depending on the ultimate use of the property.

#### Urban Situation Present and Future

It is unlikely that any change to the immediate surroundings of the Parkman House will occur in the immediate future, nor is this considered desirable. The Beacon Hill Historic District insures that any proposed exterior changes within its area are subjected to scrupulous reviews and public hearings; the Bulfinch State House and its grounds on the Beacon Street frontage, although not protected by statute, will no doubt be immuned to tampering for the foreseeable future.



### 3. VISUAL DOCUMENTATION







COUNTY CO.

ASHBURTON PLACE  
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

GRANARY  
BURIAL  
GROUND  
(CEM)

SITE MAP

PARKMAN HOUSE

POND

JARVIS BELLINGHAM

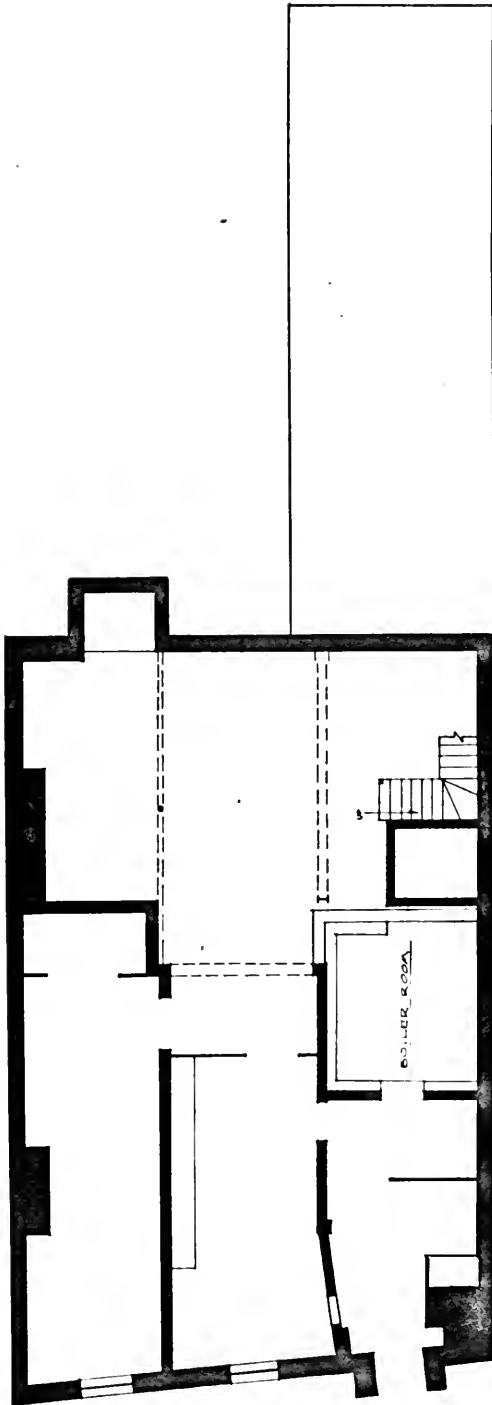
D12





SITE PLAN  
BIRKMAN HOUSE

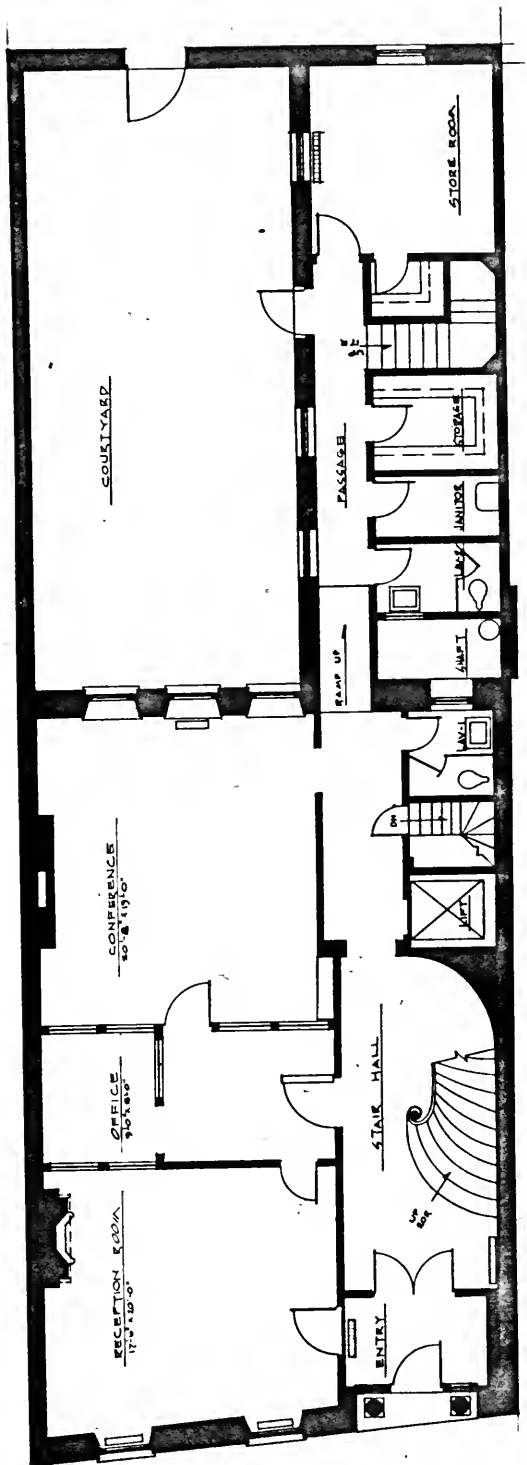




BASEMENT PLAN EXISTING  
SCALE 1/4" = 1'-0"

PARKMAN HOUSE



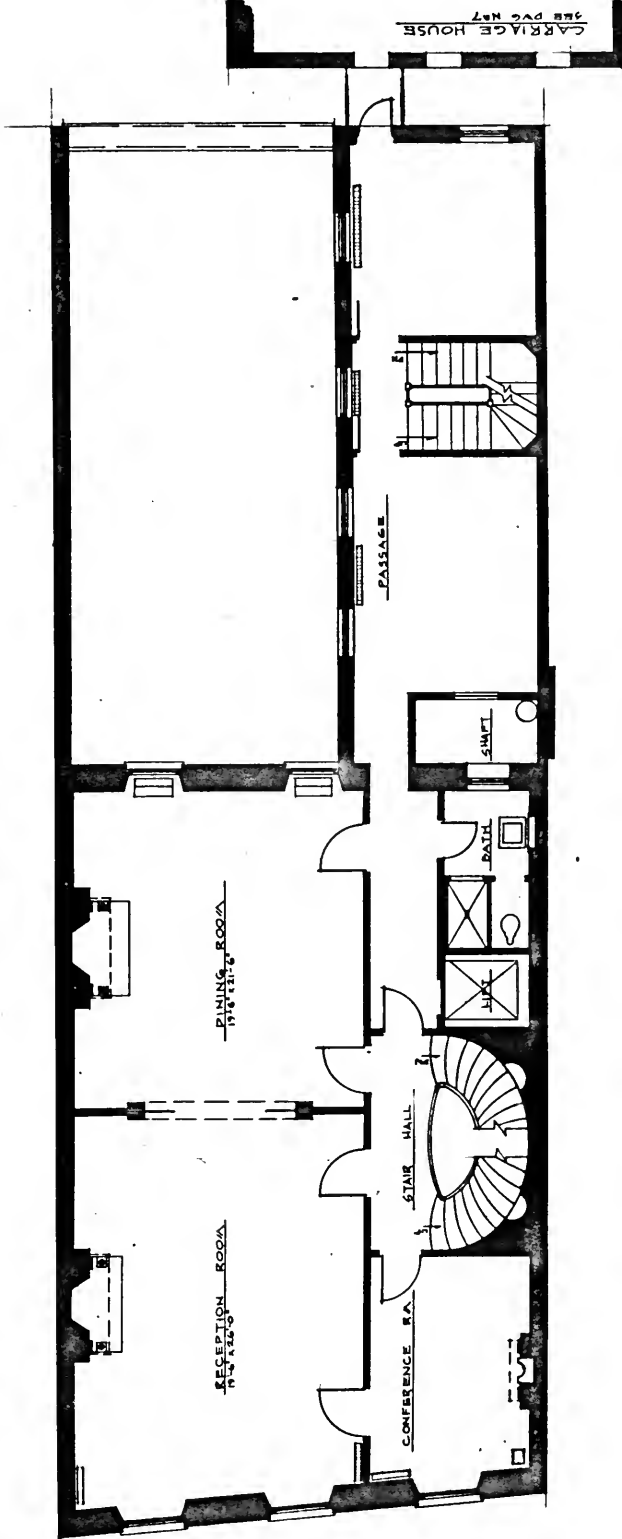


FIRST FLOOR PLAN EXISTING  
SCALE 1/4" = 1'-0"

PARKMAN HOUSE



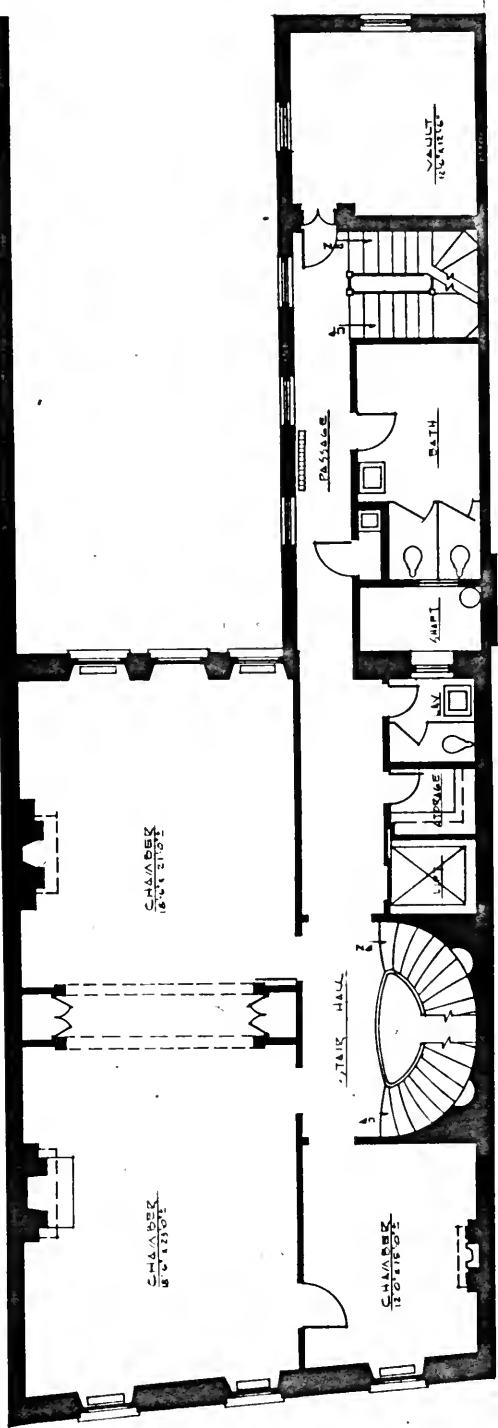




SECOND FLOOR PLAN EXISTING  
SCALE IN FEET

PARKMAN HOUSE

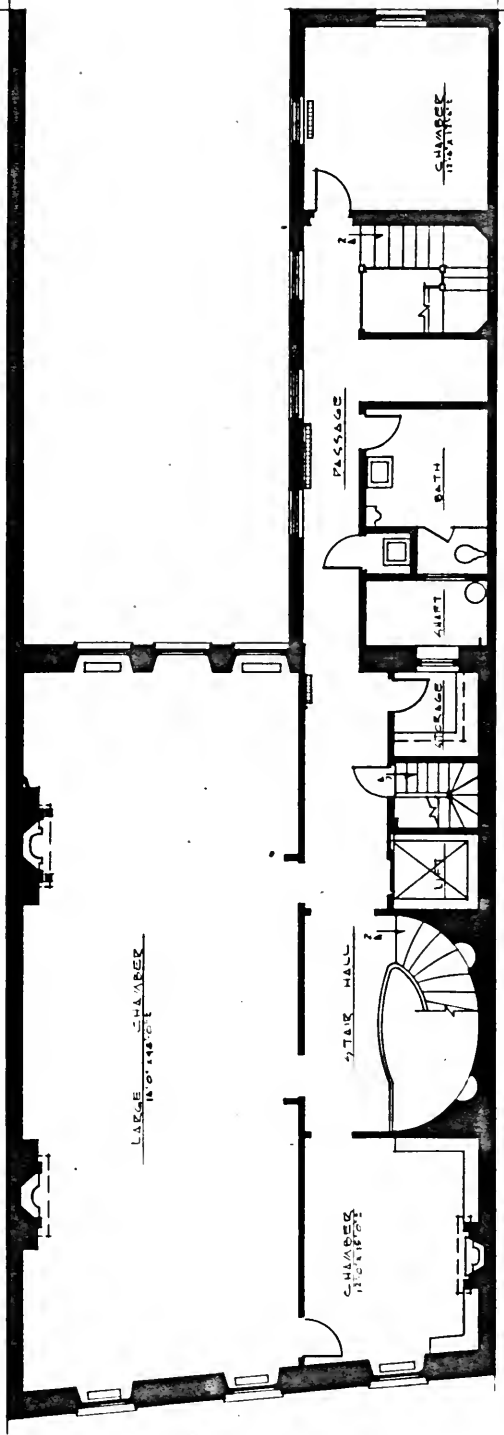




THIRD FLOOR PLAN EXISTING  
SCALE 1/8" = 1'-0"

PARKMAN HOUSE

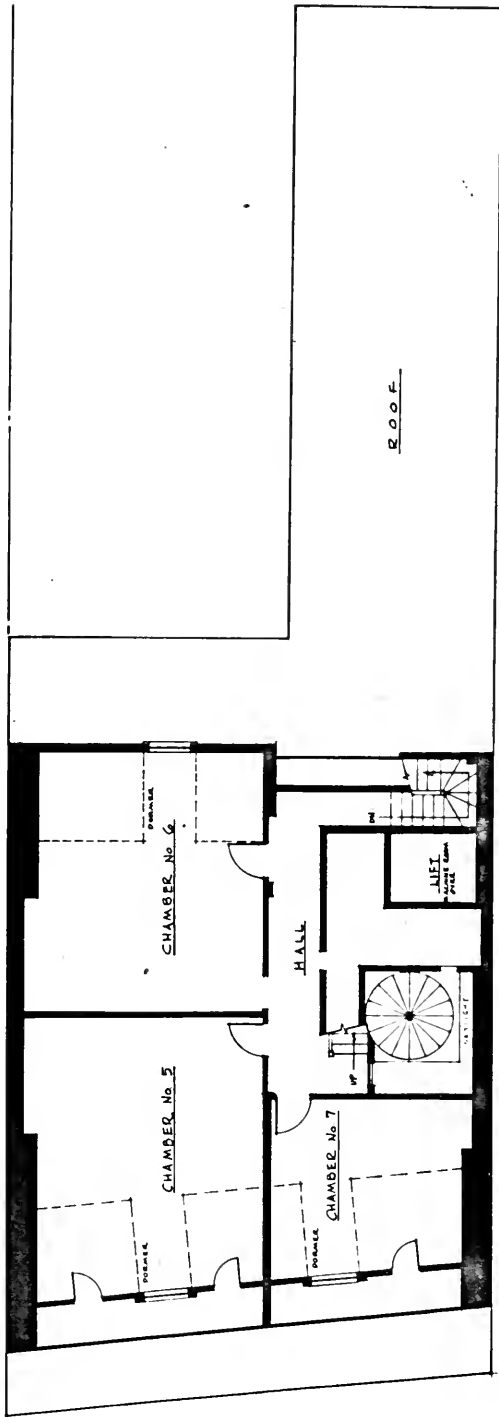




FOURTH FLOOR PLAN EXISTING.  
 SCALE 1/4"=1'-0"

PARKMAN HOUSE





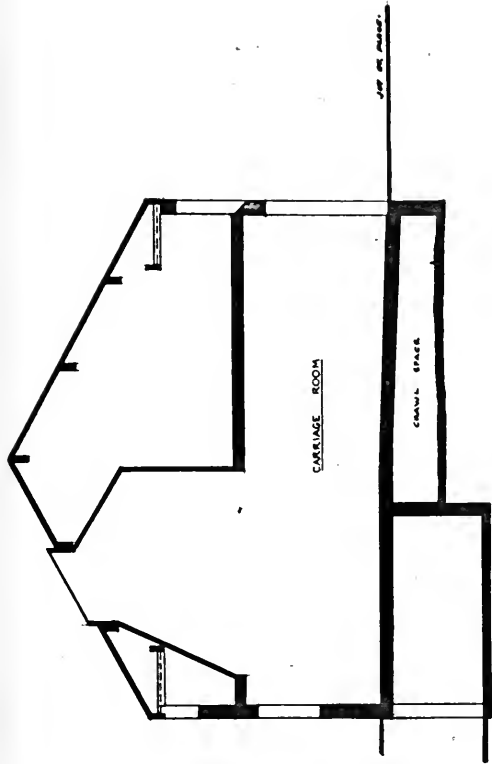
FIFTH FLOOR PLAN  
 SCALE 1/4" = 1'-0"

PARKMAN HOUSE

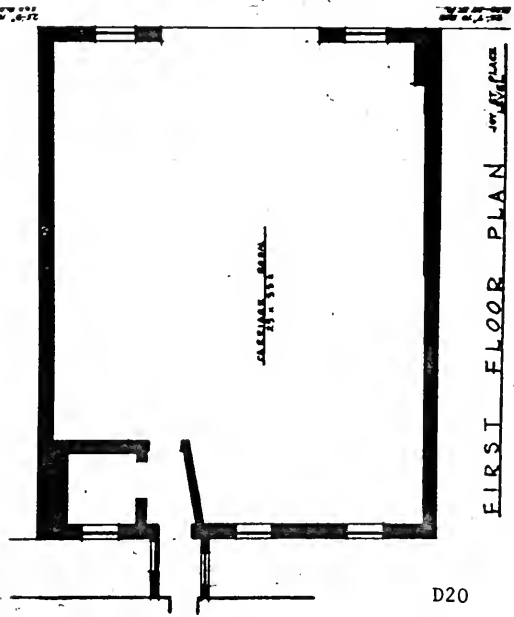




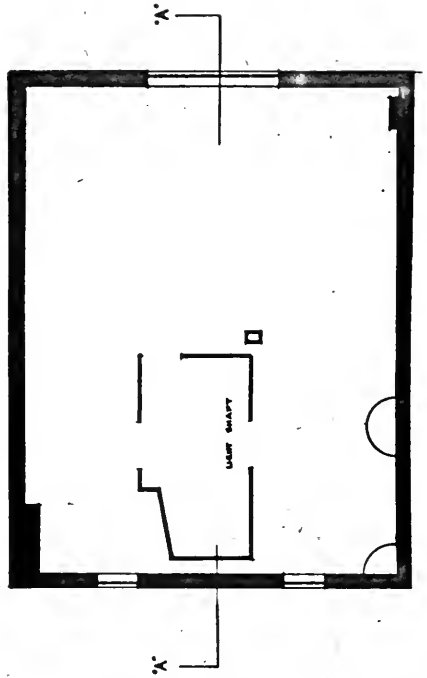
PARKMAN CARRIAGE HOUSE



SECTION AT "A-A"

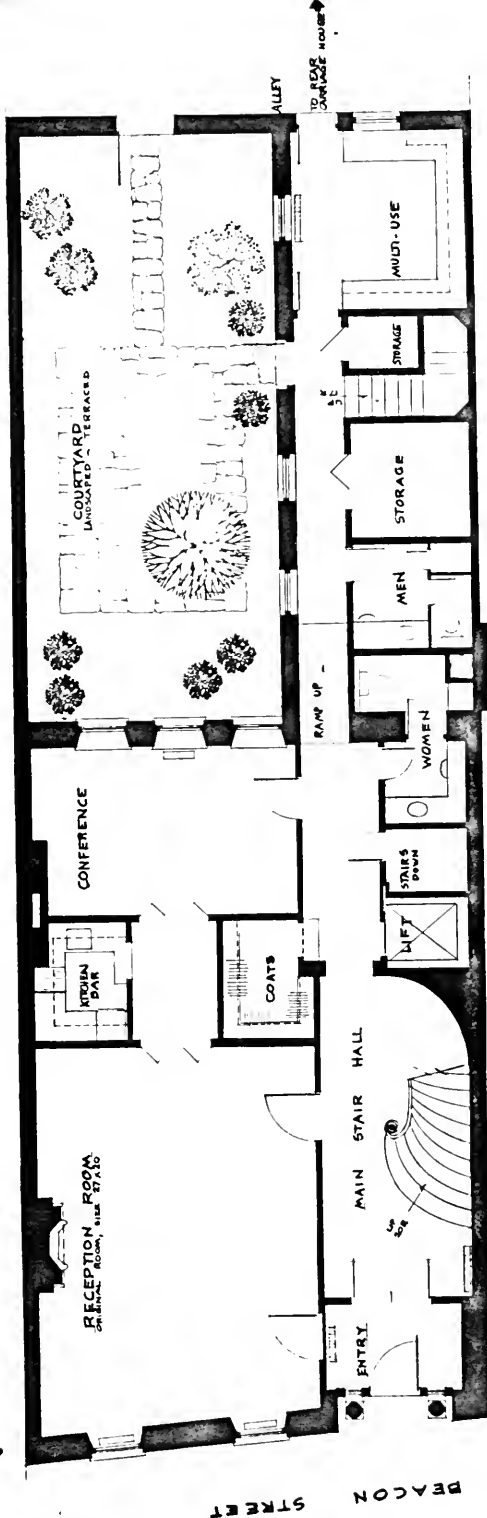


FIRST FLOOR PLAN



SECOND FLOOR PLAN





FIRST FLOOR PLAN-CROSSED  
SCALE 1/8"=1'-0"

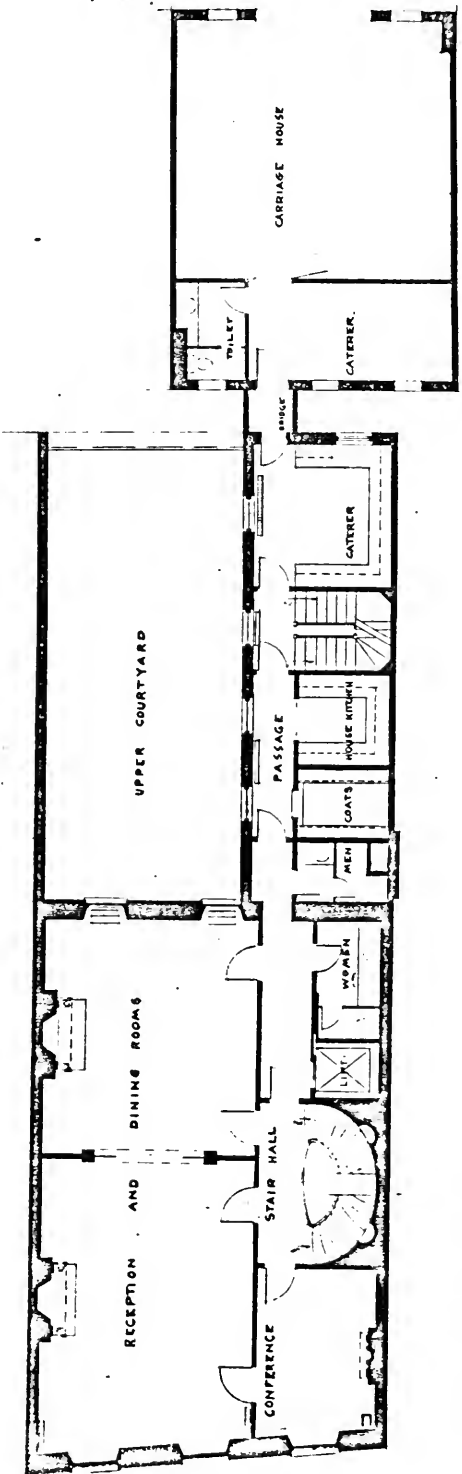
PARKMAN HOUSE

BEACON STREET



• ALL ROOMS TO BE  
 10 FEET HIGH  
 • ALL STAIRS AND ELEVATORS  
 TO BE 10 FEET HIGH  
 • 15 JAN. 24

PARKMAN BUILDING  
 101 ST. PLACE

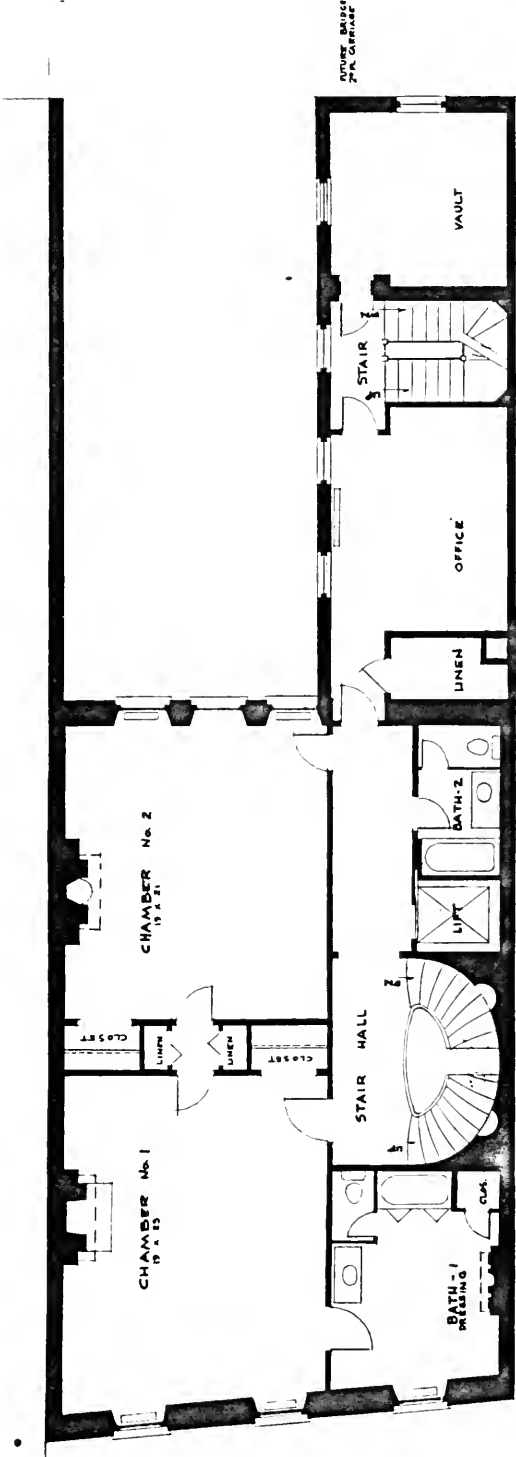


SECOND FLOOR PLAN - PROPOSED  
 101 ST. PLACE

PARKMAN HOUSE

FIRST FLOOR PLAN



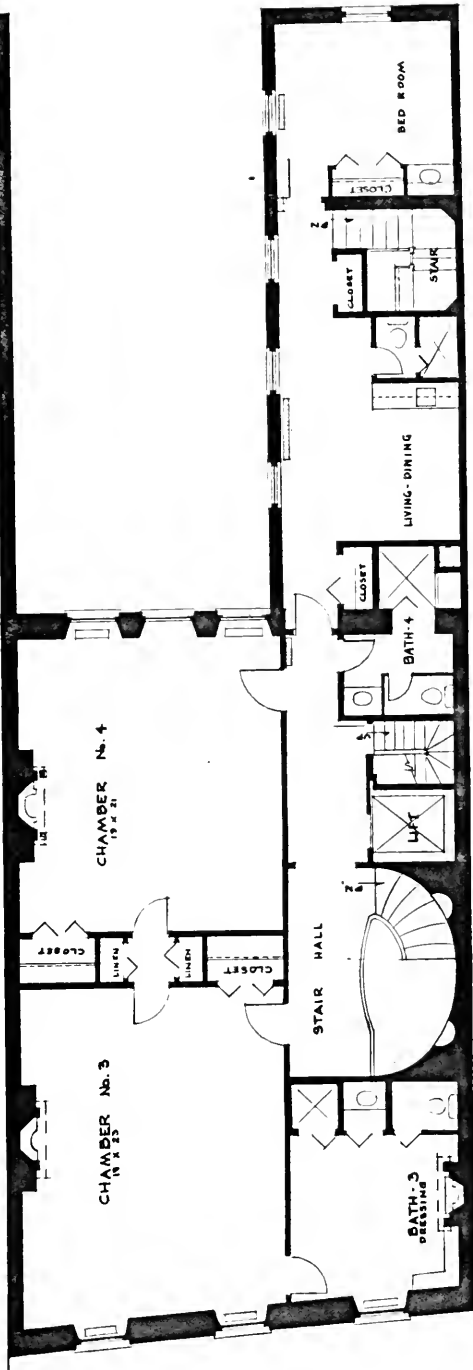


THIRD FLOOR PLAN - PROPOSED  
SCALE 1/4" = 1'-0"

PARKMAN HOUSE







CUSTOMERS APARTMENT

FOURTH FLOOR PLAN - PROPOSED  
SCALE 1/4" = 1'-0"

PARKMAN HOUSE

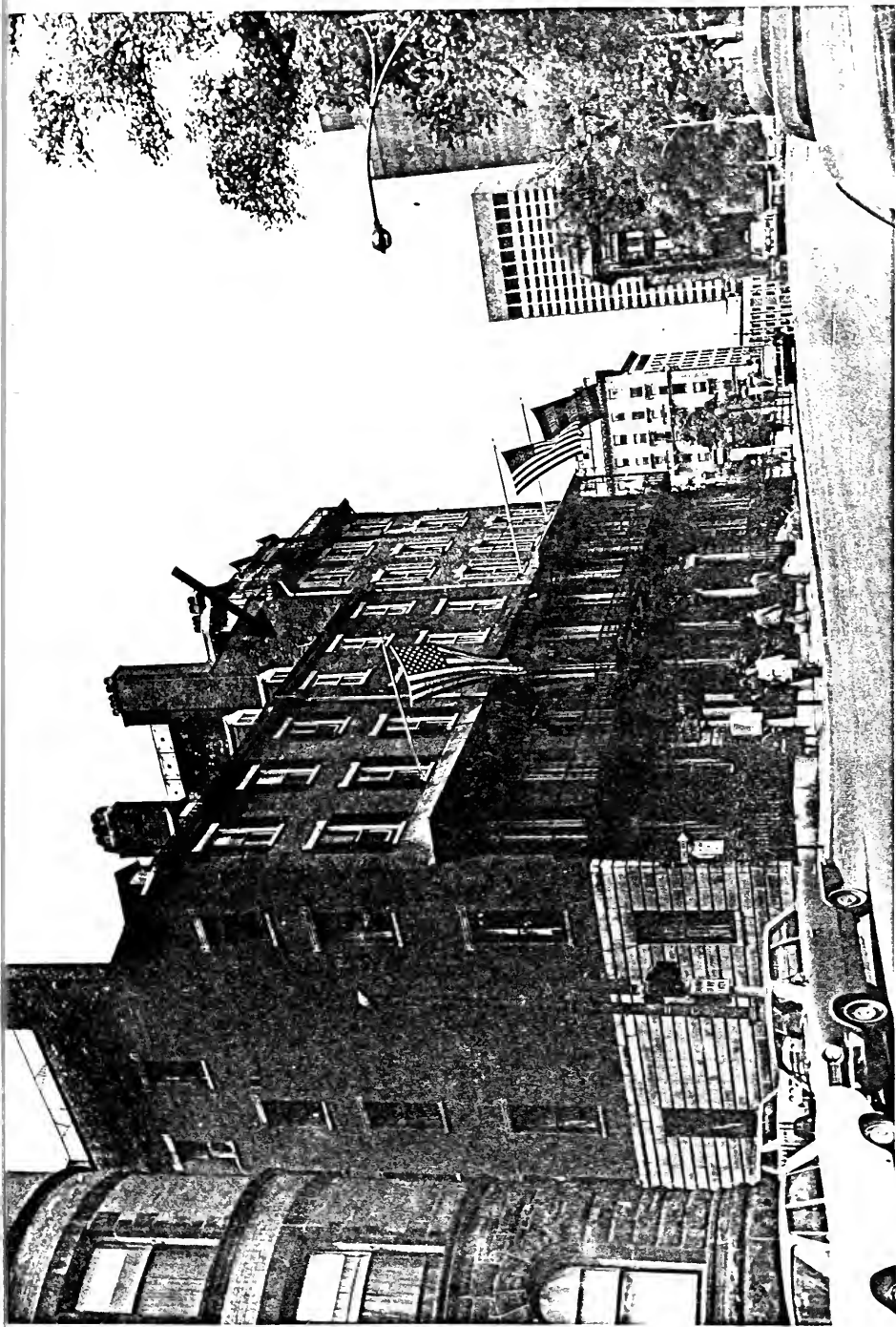


LIST OF AVAILABLE DRAWINGS

Blue Print	Basement, First Fl. Plans	Dwg. #1	1923(?)	1/4"=1'-0"
"	Second, Third Fl. Plans	#2	"	"
"	Fourth, Fifth Fl. Plans	#3	"	"
"	Elevations, Section	#4	"	"
"	Framing Details	#5	"	"
"	Framing Details	#6	"	"
"	Stairway Details	#7	"	"
"	Window Sections	#8	"	"
"	Toilet, Closet Elevations	#9	"	3/4"=1'-0"
"	Heating Plans	#10	"	1/4"=1'-0"
"	Heating Plans	#11	"	"

(Plans prepared by Allbright & Blaney for new addition for the park service)



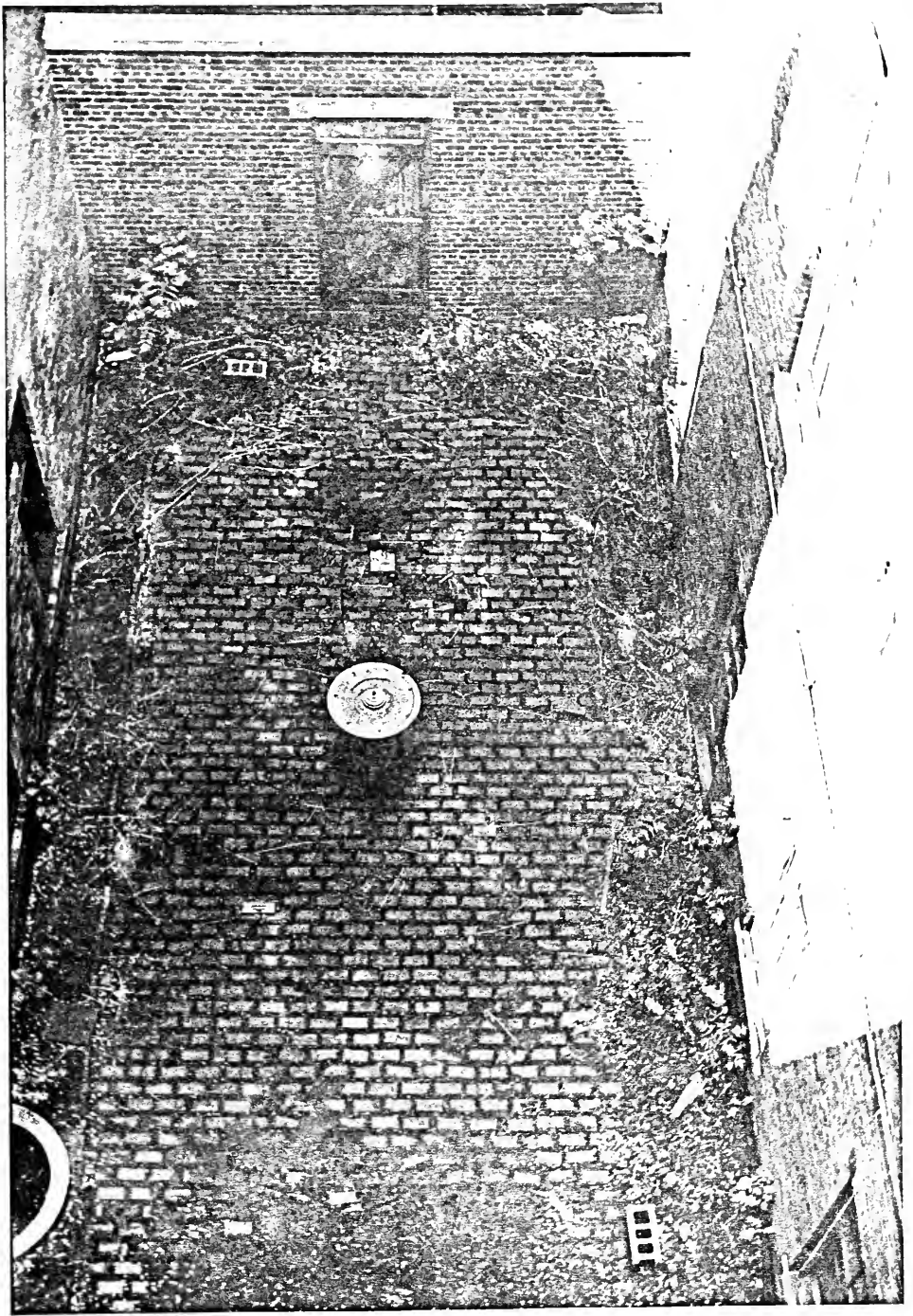




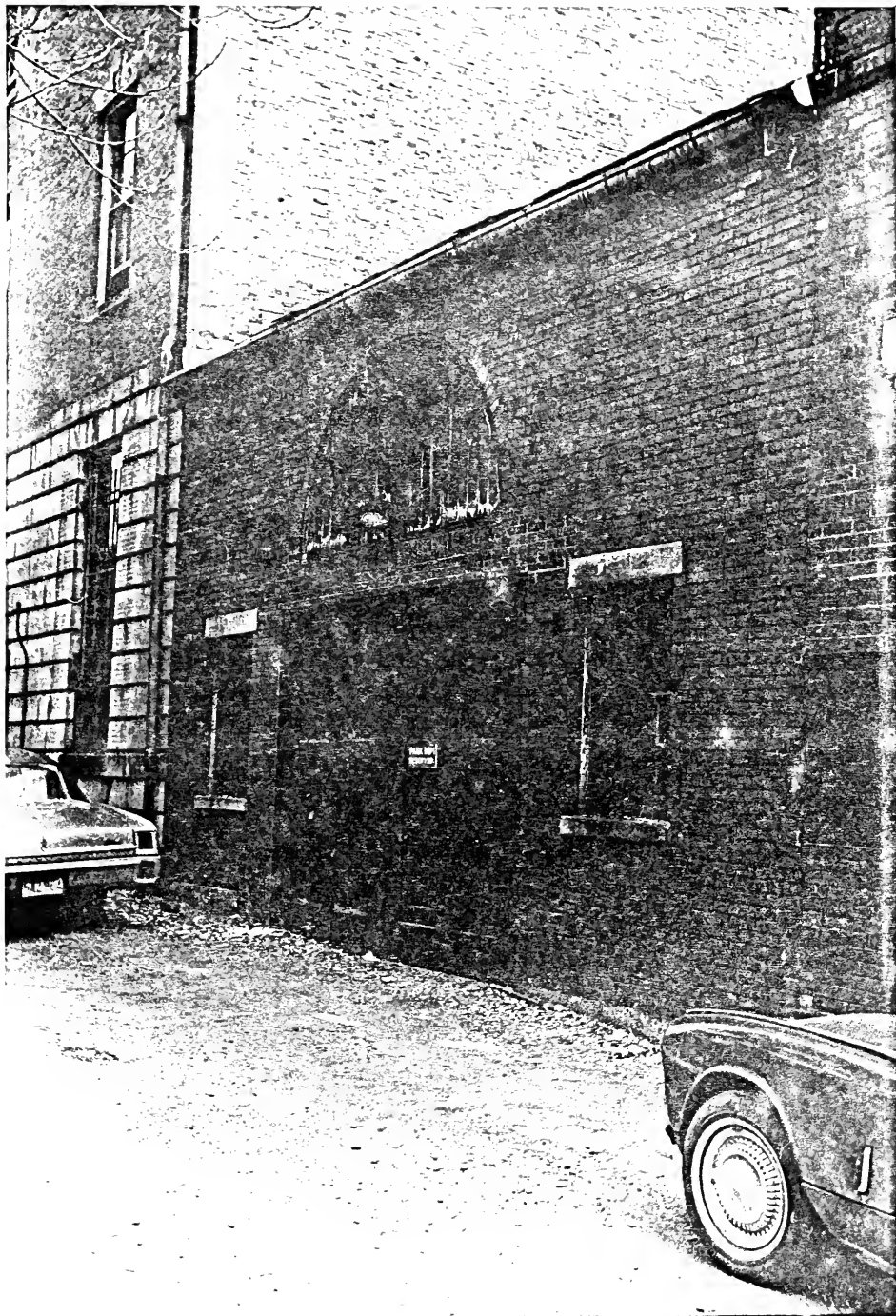














#### 4. Short Term Recommendations

by James H. Ballou, A.I.A.

##### INTRODUCTION:

Current Status: Plans and presentation submitted to H.U.D. in Washington, D.C. to raise funds for interior restoration and conversion into a guest house for "Very Important People" - similar to the Blair House in Washington, but the application was turned down. There has been no firm decision as yet on ultimate use; currently the building is vacant but has been used for an art exhibit which was considered extremely successful.

##### CRITERIA AND RECOMMENDATIONS:

###### Public Safety:

- a) Requirements depend on future use.
- b) Carriage house floor unsafe.  
(see Heresy Assoc., Inc., letter attached).

###### Electrical:

- a) Wiring is below current minimum residential standards and must be replaced and/or supplemented with new wiring once the building is renovated.
- b) D.C. service elevator to be maintained only if this machinery is reused.
- c) New telephone wiring.  
(see Heresy Assoc., Inc., letter attached).

###### Fire Protection:

- a) A fire alarm system will be required. The minimum would be of manual stations and signals on each floor and could expand into an automatic heat or heat and smoke detection system.
- b) Codes require an emergency lighting system.  
(see Heresy Assoc., Inc., letter attached).



CRITERIA AND RECOMMENDATIONS (cont.)

Security:

a) Regarded as adequate by owner and management, but some provision should be made for keeping the public out of the carriage house.

Structural Stability:

a) The main house structure is considered adequate. No major structural work needed at this time, but investigation of underlying structure should be carried out to determine capacity of structure with future use in mind.

b) Carriage house floor appears unsafe for any occupancy. There appears to be no immediate need at this time for repairs, however, when a use is determined, a new floor (probably concrete) should be installed. Certain other structural repairs will be required, both interior and exterior.

(See LeMessurier Assoc., Inc., letter attached).

Weather Protection and Preventative Maintenance:

a) Repair roofing, gutters and downspouts.

b) Caulking, glazing and painting to secure exterior.

c) Some patchwork on roof and exterior of the carriage house should be initiated in the near future to halt further deterioration.

(See R.M.Martin & Co., Inc., letter attached).

Contents:

a) There are none presently.

SCOPE OF RECOMMENDED WORK AND BUDGET:

Immediate alterations recommended on the basis of preceding criteria.

Electrical:

a) Fire alarm system \$ 6,100.00

b) Emergency lighting 2,800.00

(See Herosy Assoc., Inc., letter attached).

Structural:

a) Exterior repairs \$10,000.00

(See R.M.Martin & Co., Inc., letter attached).

Security:

a) Prohibit people from using carriage house





COST ESTIMATE

Parkman Building:

Exterior Repairs	.	\$10,000.00
Fire Alarm System		6,100.00
Emergency Lighting		<u>2,800.00</u>

Total \$18,900.00

A & E Fees @ 12.5% 2,362.00

Contingency @ 10% Estimated Cost 1,890.00

Grand Total \$23,152.00

\* Subject to detailed proposals from qualified mechanical engineering firm.



# HEROSY ASSOCIATES, INC.

*Consulting Engineers*

MARK 128 OFFICE PARK

140 WOOD ROAD - BRAINTREE, MASS. 02184

617-848-4321

ENGINEERING  
DESIGN AND REPORTS

JOSEPH V. HEROSY, P. E.

February 20, 1970

Architectural Heritage - F. A. Stahl Associates  
South Market Street  
Faneuil Hall Market Building  
Boston, Massachusetts 02109

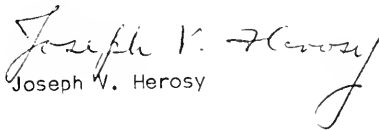
Attention: Mr. James Ballou

Gentlemen:

RE: Parkman Building  
33 Beacon Street  
Boston, Massachusetts

Enclosed is a report of existing conditions, short term recommendations and budget for electrical work, based on our impressions of the electrical systems during our visit to the building on December 12, 1968.

Yours truly,

  
Joseph V. Herosy

JVH:lc



# HEROSY ASSOCIATES, INC.

*Consulting Engineers*

MARK 128 OFFICE PARK

140 WOOD ROAD - BRAINTREE, MASS. 02184

617-848-4321

ENGINEERING  
DESIGN AND REPORTS

JOSEPH V. HEROSY, P. E.

## ELECTRICAL REPORT

RE: Parkman Building  
33 Beacon Street  
Boston, Massachusetts

### A. Existing Conditions:

1. There are two electric services, one alternating current and one direct current. The direct current service appears to serve the elevator only. This service would be retained only if the elevator direct current machinery is reused. The 100 ampere, single phase, three wire, 115/230 volt alternating current service is for all other electrical requirements in the building. This service is below the minimum permitted by current wiring codes.
2. The wiring in the original building on Beacon Street is old and well below minimum residential wiring standards. Wiring in the rear addition appears to be in good condition but is also old and below minimum residential wiring standards.
3. There is no emergency lighting or fire alarm system.
4. Regulations: Left undisturbed, the present wiring system could be retained. Once the building is renovated, the laws will require that this wiring system be brought up to code, which will include the larger service and the minimum number of convenience outlets required for a residence.

### B. Short Term Recommendations

1. The existing wiring system could be retained, if the building interior is left essentially undisturbed.



Electrical Report

Parkman Building

Page 2

2. An automatic and manual fire alarm system, with horn signal and manual station on each floor and with automatic heat detection in all spaces. The manual portion of the system will be required by the Massachusetts Department of Public Safety.
3. Emergency lighting throughout the passages and stairways, to permit evacuation of the building in the event of an electric power failure. Emergency light source to be 6 volt, nickel-cadmium battery units with remote ceiling recessed light fixtures.
4. Provide basic new wiring and utility lighting in the Carriage House.





# HEROSY ASSOCIATES, INC.

*Consulting Engineers*

MARK 128 OFFICE PARK

140 WOOD ROAD - BRAINTREE, MASS. 02184

617-848-4321

ENGINEERING  
DESIGN AND REPORTS

JOSEPH V. HEROSY, P. E.

## ELECTRICAL BUDGET

RE: Parkman Building  
33 Beacon Street  
Boston, Massachusetts

1.	Fire Alarm System-----	\$ 6,100.00
2.	Emergency Lighting-----	2,800.00
3.	Rewire Carriage House-----	1,200.00
	Total	<u>\$10,100.00</u>



December 18, 1968

F. A. Stahl & Associates  
177 Milk Street  
Boston, Massachusetts

Attn: Mr. Tad Stahl

Re: Parkman House  
Walk-thru Inspection  
Job No. 7461

Gentlemen:

OBSERVATIONS

1. Added wing - Masonry shear wall and concrete construction - no structural distress observed.
2. Original wing - Masonry bearing walls and wood joist construction, approximately 9' and 18' spans with a wood stud bearing wall interior support. Some modifications have been made on the 1st and 2nd floor floors. The wing appears to be in generally good condition. Some sagging of the floors, a very nominal amount of plaster cracking, except as upper floor was observed. In the attic a substantial amount of cracking can be seen at the juncture of the roof and supporting walls. There is a crack also in the masonry wall facing the court at the 4th floor level.
3. Carriage house - This is a one story wood beam and joist structure over a crawl space. Floor joists have rotted through in some areas. Plaster ceiling partially fallen down. Rotting is evident in joists. Roof shingles loose on the roof.

RECOMMENDATIONS

1. Added wing - After verification in the field of existing dimensions and outlines, it should generally be possible to make structure capacity evaluations for proposed changes on the basis of available reinforcing information.



LeMessurier  
Associates, Inc

Mr. Tad Stahl  
Page 2  
December 18, 1968

RECOMMENDATIONS

2. Original wing - Flooring should be removed in some areas, preferably the 1st and 2nd floors to establish the actual framing and determine that the floor framing capacity is adequate for the proposed public area loading. Plaster ceilings should be opened in the attic so that the condition of the structure of the roof can be observed and evaluated. It is possible that the cracking in that area is old and the structure has stabilized itself. Otherwise, some strengthening and patching may be indicated.
  
3. Carriage house - It would appear that in the present state the structure is inadequate for the proposed use as a garage from both the structural and fire safety points of view. The structural modifications or additions would be determined by the proposed use.

Very truly yours,

LeMESSURIER ASSOCIATES, INC.

  
Juris D. Anderson

JDA/pam



*R. M. Martin & Co., Inc.*  
*Contractors Since 1880*

*125 B Street Boston, Massachusetts 02127*

*Telephone 269-4240*

March 13, 1970

Architectural Heritage  
F. A. Stahl & Associates  
47 Faneuil Hall Market  
Boston, Massachusetts

Re: Repairs to Parkman House

Attention: Mr. James H. Ballou, A.I.A.

Gentlemen:

We are pleased to submit our estimate of \$10,000.00  
for work at the above referenced location.

A breakdown of the above estimate is as follows:

1. Repair roofing gutters and downspouts.
2. Miscellaneous caulking, reglazing  
and painting to secure exterior of  
building.

Very truly yours,

R. M. MARTIN & CO., INC.

By

*Robert G. Shepley*  
Robert G. Shepley  
Vice President

RGS:eld





U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OPEN-SPACE LAND PROGRAM

HUD USE ONLY

APPLICATION FOR GRANT FOR HISTORIC PRESERVATION  
PURPOSES

PROJECT NUMBER:

DATE RECEIVED:

C.D.:

SMSA:

(Title VII, Housing Act of 1951, As Amended)

INSTRUCTIONS: Prepare original and 2 conformed copies for HUD. Place original in Binder No. 1, copy in Binder No. 2 and 3. Complete one form HUD-6781 for each application. Complete one form HUD-6781A, Site Information, for each site in the application.

Population of applicant's jurisdiction \_\_\_\_\_

Median family income of applicant's jurisdiction \$ \_\_\_\_\_

A. IDENTIFICATION OF APPLICANT AND CONTACT PERSON

LEGAL NAME OF APPLICANT:

Boston Redevelopment Authority

MAILING ADDRESS  
(Include Zip Code):

City Hall  
1 City Hall Square  
Boston, Massachusetts 02201

PERSON TO WHOM INQUIRIES ABOUT APPLICATION SHOULD BE DIRECTED:

NAME: Hale Champion

TITLE: Director

ADDRESS (Include Zip Code):

City Hall  
1 City Hall Square  
Boston, Massachusetts 02201

TELEPHONE NO.: 722-4300 AREA CODE 617

B. PROPOSED ACTIVITIES (Check appropriate box)

ACQUISITION ONLY

ACQUISITION AND PRESERVATION

PRESERVATION ONLY

C. SUBMISSION

Initial application

Revision of prior application (Project No. \_\_\_\_\_), for purpose of: \_\_\_\_\_

D. Total Acres to be Acquired

None

G. COMPUTATION OF PROJECT GRANT

TOTAL COSTS

REQUESTED GRANT

HUD USE ONLY

E. No. of Non-contiguous Sites

None

Acquisition

0

0

Relocation of Structure

0

0

F. Location (List each town or city, township, county, where land is located)

Boston, Suffolk County

Massachusetts

Restoration and/or Improvements

\$207,932

\$100,000

Relocation Services

0

0

TOTAL PROJECT COST

\$207,932

-

Relocation Payments (100% Grant)

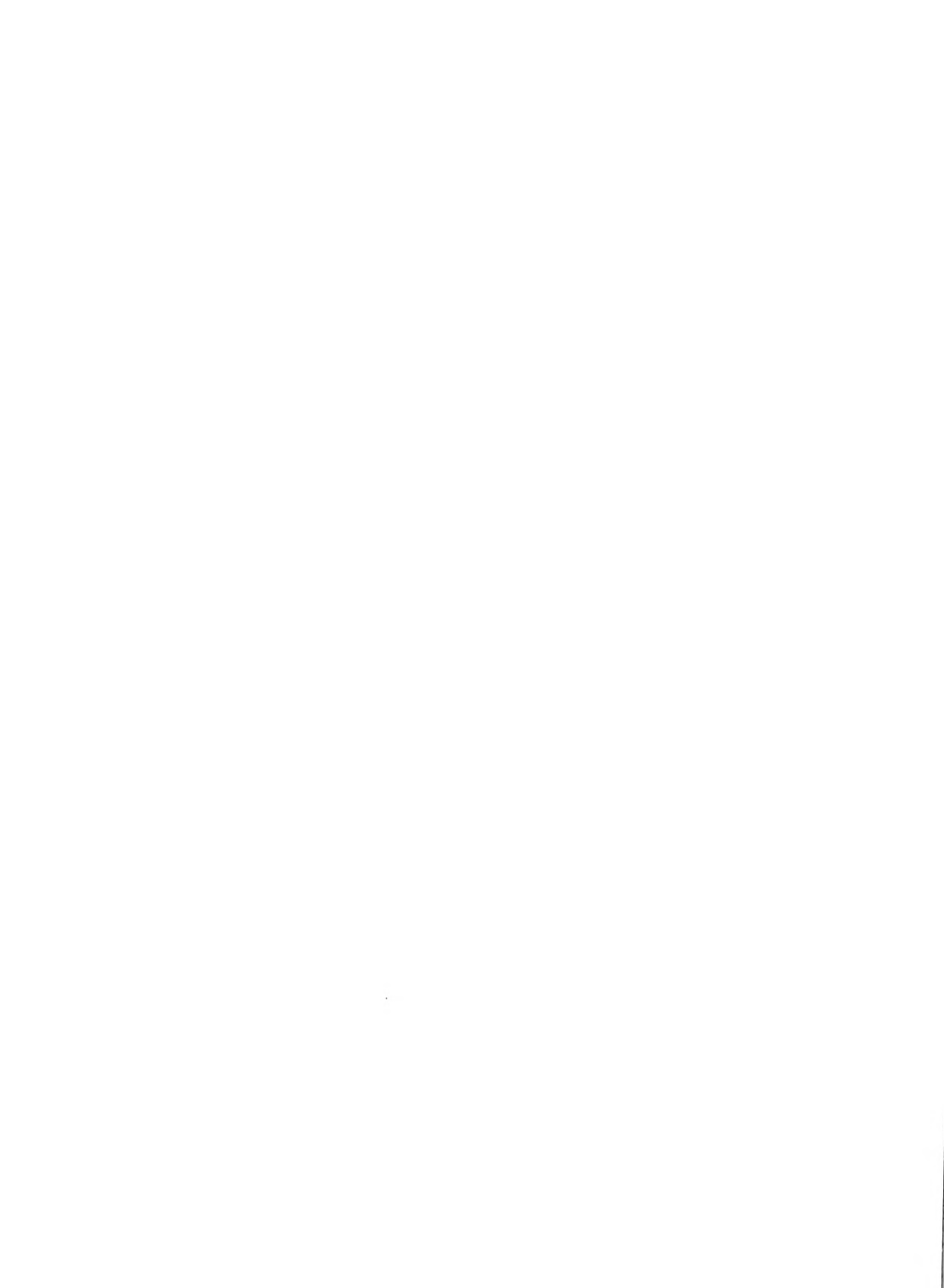
0

0

TOTAL GRANT

-

\$100,000



C. Financial Information

1. Source and Amount of Non-Federal Share (Specify source and estimated dollar value of materials and services)

a. Applicant Boston Redevelopment Authority

- 1. General appropriations: \$
- 2. Special tax levies: \$
- 3. Bonds: \$
- 4. Other: Specify Sources \$

b. Other public: \$ specify source(s)

\$10,000  
City of Boston - Public Facilities Department

c. Private: \$

\$97,932

If application contains more than 1 site, and funds from b or c above relate solely to particular site(s), indicate which \_\_\_\_\_

2. Annual expenditures for historic preservation activities by applicant:

BUDGET	LAST YEAR	CURRENT YEAR	NEXT YEAR (est.)
a. Capital Outlay	\$ 0	\$ 0	\$ 0
b. Maintenance and operating expenses	\$ 0	\$ 0	\$ 0
			Private Funds \$97,932

3. Is the non-Federal share currently available? Yes \_\_\_\_\_ No X . If no, explain what assurances there are that funds will be available when needed.

It is anticipated that arrangements will soon be completed with private sources for provision of funds to match the proposed non-Federal share of the project.

4. Is any special type of installment payment purchase or similar financial arrangement contemplated for acquisition of any site? Yes \_\_\_\_\_ No X . If yes, explain:

H. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

I. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application

J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed on June 19, 1969.

Boston Redevelopment Authority

Legal Name of Applicant

By \_\_\_\_\_

Signature

Director

Title



**TO BE SUBMITTED WITH  
GENERAL INFORMATION (FORM 1)**

**I. PLANNING DOCUMENTATION**

1. Statement indicating that comprehensive planning for the urban area is underway, identifying the agency or instrumentality carrying on the planning, and indicating that the historic preservation project is consistent with the long range planning objectives of the locality.
2. Statement indicating when the application was reviewed by the agency responsible for comprehensive planning in the locality and summarizing their comments or including copies of letters about the proposed project indicating that development considerations in the comprehensive planning program are compatible with the project.

**II. RELOCATION DOCUMENTATION**

If application covers acquisition of property from which site occupants will be displaced, submit the following:

1. If estimated displacement will be minimal\* a statement indicating that adequate relocation housing is or will be available for site occupants to be displaced based, as a minimum, on the prevailing vacancy ratio and turnover rate in housing in the locality. If estimated displacement is not minimal, include detailed information, as set forth in (a), (b), and (c) below, indicating the basis for determining that adequate relocation housing is or will be available for site occupants to be displaced. The following types of information, which shall be collected and analyzed by the applicant, are required to be submitted.
  - (a) Data indicating number of standard housing units in locality (*including private rental and sales housing and public housing units*) and the vacancy ratio and turnover rate therein, by type, size, and price appropriate to the ability-to-pay of persons to be displaced.
  - (b) Details regarding new housing units constructed, under construction, or planned locality, including sales prices and rental range.
  - (c) Information on competing demands for standard housing units as a result of other governmental action in locality such as highway construction, urban renewal, and similar activities.
2. Statement outlining relocation services to be provided, identifying the agency or organization to be responsible, and describing the qualifications of the personnel and/or agency to perform the services. If applicable, include copies of contracts or other agreements with local renewal agency, city relocation staff, or other agency.
3. An estimate of the number of site occupants to be displaced, in the following form: (Submit a separate table for each site)

	WHITE <i>(Non-Minority)</i>	NEGRO	OTHER MINORITIES
Number of families:			
Number of individuals: <i>(Individuals = persons living alone; not part of a family)</i>			
Number of business concerns and non profit organizations:			

4. Statement indicating basis and source of figures shown under 3.

\*The HUD Regional Office will furnish assistance in specifying the extent and nature of documentation to be submitted.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HUD USE ONLY

**HISTORIC PRESERVATION SITE INFORMATION**

(Project Number)

**INSTRUCTIONS:** Complete one form HUD-6781A for each property in the application. Attach completed form(s) HUD-6781A to form HUD-6781. Application for Grant for Historic Preservation Purposes.

A. Site No. \_\_\_\_\_ Property known as: George Francis Parkman House

B. COMPUTATION OF SITE GRANT	TOTAL COSTS	REQUESTED GRANT	HUD USE ONLY	C. Location: (town or city, county) Include street address where appropriate
Acquisition	0	0		33 Beacon Street Boston, Suffolk County Massachusetts
Relocation of Structure	0	0		
Restoration and/or Improvements	\$207,932	\$100,000		
Relocation Services	0	0		
<b>TOTAL PROJECT COST</b>	\$207,932	---		
Relocation Payments (100% Grant)	0	0		
<b>TOTAL GRANT</b>	---	\$100,000		D. Type of Interest to be Acquired (If applicable, Fee Simple <input type="checkbox"/> Less Than Fee Simple <input type="checkbox"/> (Specify type:) - Ownership to remain with the City of Boston

E. Proposal Description:

1. Briefly describe historic or architectural significance of the property:

The George Francis Parkman House is of considerable architectural importance to the City of Boston. The building is an excellent example of early Greek Revival town house architecture of the 1820's and has survived in good condition with many original and elegantly detailed interior features remaining intact.

The building is prominently sited across from the Boston Common and forms, with a block of related houses, one of the most distinguished street facades in the City.

2. If State or local historic preservation plan exists, what is priority assigned to this proposal (if any) under the plan?

The Plan is in the process of formulation by the Massachusetts Historical Commission. Dr. Richard Hale, the Acting Director of the Commission, is briefed on this project and has assigned it very high priority.





3. Is property listed on the National Register? No If no, give specific references and authority used to determine historic or architectural value. If determination is based on criteria other than those established for the National Register, list or enclose copy of the criteria used.

The Parkman House, however, is a major building within the Beacon Hill Historic District which is a National Registered Landmark.

The Massachusetts Historical Commission has determined that the building is of significant architectural value to the City of Boston. The criteria used in this determination were modelled after those developed by the National Park Service and were adopted by the Commission in 1964. Copies of these criteria are attached.

4. If property to be acquired is now in public ownership, explain need for purchase:

Not to be acquired.

5. Is it intended to transfer the property by lease or contract to any individual, non-profit corporation or historical association? No If yes, give details.

In order to insure preservation of this architecturally notable property title will remain in the City.

6. Describe provisions for continued maintenance of property:

The City of Boston will continue to be responsible for the maintenance of the property.



7. Is there imminence of loss or damage to the property? (include anticipated construction, use change, etc.)  
Yes . If yes, explain:

Unless the property is appropriately restored and a suitable re-use program developed, serious alternation to the original interior architectural features may result.

8. Is acquisition and/or preservation of this site related to any other Federal program or has any other application for Federal assistance been submitted in connection with this site? No . If yes, explain and give details, including application numbers where appropriate:

9. Describe proposed use(s) of property: (give proposed admission or entrance fee, if any)

Proposed adaptive uses of the property will include:

accommodations for visiting dignitaries and special guests of the City of Boston and the Commonwealth of Massachusetts; special conference rooms for civic meetings, and related functions; rental facilities for formal receptions, conferences and meetings; exhibition and gallery space; museum house activities.

Nominal fees may be charged for tours of the restored portions of the property.



10. If structure relocation is proposed: No

a. Indicate nature of threat to structure which necessitates its being relocated:

\_\_\_\_\_

b. Describe proposals for relocating structure, and costs involved:

\_\_\_\_\_

c. If Federal assistance is requested for acquisition of new site, explain why structure cannot be relocated on existing publicly owned site:

\_\_\_\_\_



11. If restoration and/or improvement is proposed:

- a. Describe restoration and/or improvement plan, listing proposed activities:

The proposed architectural program and cost estimates for the rehabilitation and restoration of the interiors of the George Francis Parkman House are taken from consultant studies prepared by Architectural Heritage Inc., and F.A. Stahl and Associates. Copies of these studies are included with the submission.

- b. Give source(s) of proposed plan and cost estimates (such as architect, professional restorer, historic society, present property owner, etc.)

A breakdown of costs for the restoration and rehabilitation work is included with this submission.

(See attachments)

12. List source and dollar value for all services and materials included in the non-Federal share of costs. Indicate portion to be furnished by the applicant, other public body, or private source. Distinguish between force account, contract and volunteer labor. Where volunteer labor is included in the non-Federal share, specifically describe each activity to be performed by volunteers. Give basis for valuation placed on volunteer services and/or donated materials. Refer to Chapter 2, Section 2, of the Guidelines before completing this question.

It is anticipated that all services and materials included in the non-Federal share of costs will be provided under contract. It is estimated that the total cost of interior restoration and rehabilitation and appropriate fees is \$207,932 with a non-Federal share of \$107,932 of which approximately 10% will be paid by the Public Facilities Department of the City of Boston for architectural plans and working drawings. The remaining costs will be provided by private sources for rehabilitation and restoration work.

(See attachment -- for breakdown of costs)





TO BE SUBMITTED WITH  
SITE INFORMATION (HUD-6781A)

I. General.

1. Photograph of each structure and of adjacent property.
2. Map of urban area, showing location of project(s).
3. Documentation of historic significance. *(Include identity and qualifications of person preparing statement and documentation)*

II. Acquisition:

1. Copies of any options or proposed purchase agreements with respect to property.
2. Copies of site appraisal reports. *(Submit two for each site.)*
3. Plat of site or detailed map of taking area covered by application. *(If partial takings are involved, show which areas of total parcel will remain in former owner's possession. Taking area may be described in terms of natural physical boundaries such as roads, rivers or similar features)*

III. Restoration and/or improvement.

1. Copies of any bids requested or estimates received from contractors.

IV. Structure Relocation.

1. Copies of any bids requested or estimates received from contractors.



## 5. LONG TERM RECOMMENDATIONS

by F. A. Stahl, A.I.A.

In its present condition, the Parkman House may be viewed as three distinct areas:

The historic rooms, consisting of the entire second floor of the main block of the house, the front of the ground floor, and the main stair hall throughout;

The historically undistinguished and/or more recent areas, consisting of basement, rear ground floor, third and fourth floor rooms renovated by the Park Department, and the more recently constructed ell;

The carriage house.

The combination of historically distinguished interiors, office space with some degree of flexibility, open court yard and direct vehicle access, parking and storage makes the building suitable for a number of potential future occupants other than the City or one of its Departments.

The Report includes a program and schematic drawing for the conversion of the building to a reception center and guest facility for the use of the City. While this program has been abandoned, it illustrates the potential of the spaces and arrangements, while indicating the possibility of introducing modern systems and equipment.



The Beacon Hill Civic Association has endeavored to illicit interest from a number of potentially suitable users, including a coalition of environmental and natural resource groups, and, most recently, has received encouragement from the Massachusetts Horticultural Society. It is unknown at this date whether this potential interest can be the vehicle for the retention and suitable redevelopment of the property.

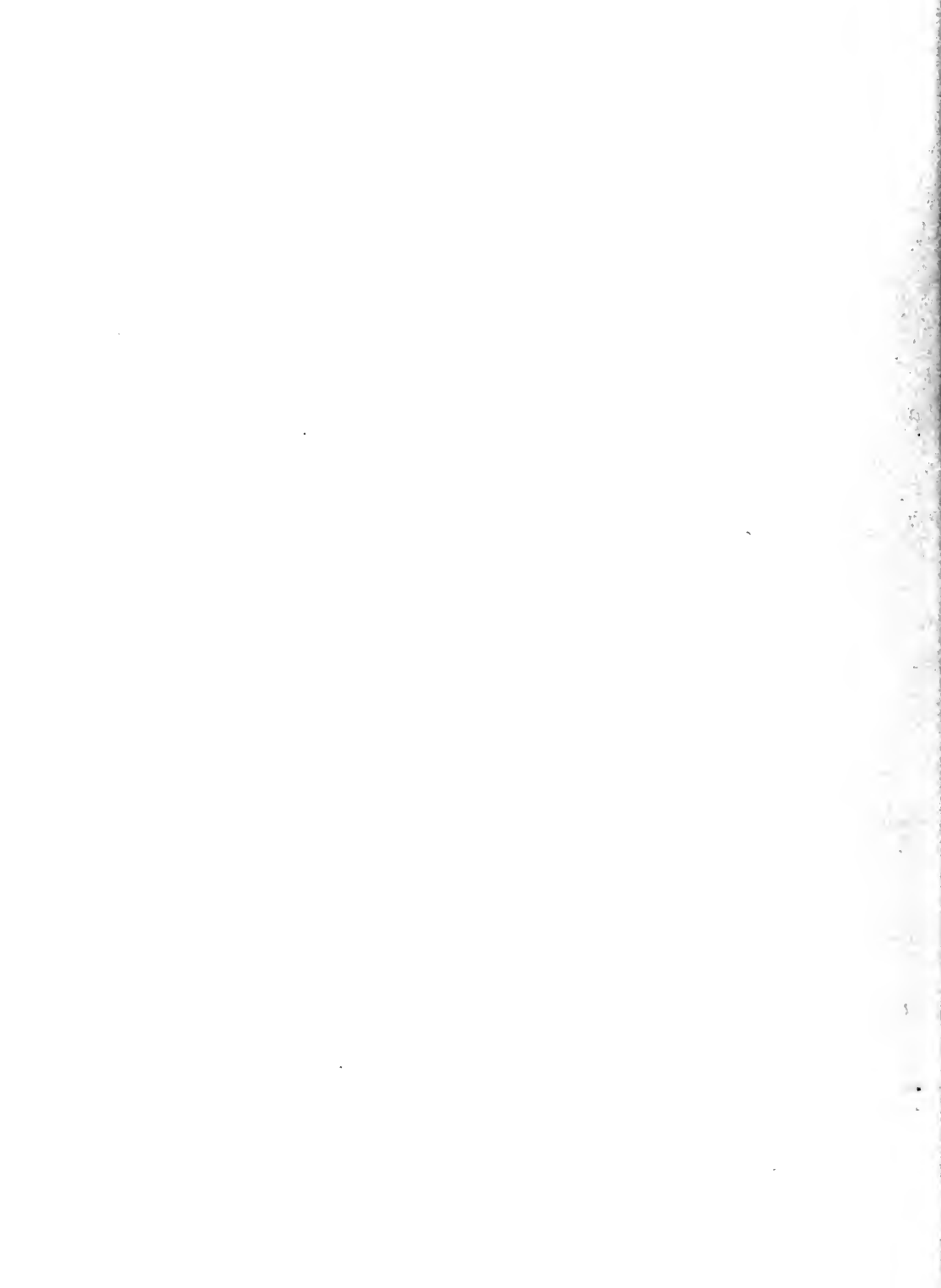
In the opinion of your consultants, the property deserves a high quality of use and maintenance; it is one of the best remaining examples of its period, and its principle architectural elements are in a remarkable state of preservation.

We believe that a use similar to that of the Meteorological Society in the Third Harrison Gray Otis, also on Beacon Street, would be appropriate for these buildings, and we urge that short term expedients or indiscriminate uses be avoided in favor of a more patient search for such a sympathetic, quasi-public, long term occupant.

7142 099

Back Bay  
A25H.P  
1970

Parkman House







BOSTON PUBLIC LIBRARY



3 9999 06314 481 8



