

# WILLIAM LLOYD GARRISON HOUSE

*Boston Landmarks Commission  
Study Report*



*Petition #243.11*

Boston Landmarks Commission  
Environment Department  
City of Boston

Report on the Potential Designation of

**WILLIAM LLOYD GARRISON HOUSE**

**Boston, Massachusetts**

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

Approved by:

Rosanne Foley

Rosanne Foley, Executive Director

6/25/15

Date

Approved by:

Lynn Smiledge

Lynn Smiledge, Chair

6.23.15

Date

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## **1.0 LOCATION OF PROPERTY**

### **1.1 Address**

According to the City of Boston's Assessing Department, the William Lloyd Garrison House is located at 17 Highland Park Street, Roxbury (Boston), Massachusetts 02119. Historically, the William Lloyd Garrison House had the street address 125 Highland Street, Roxbury (Boston), Massachusetts 02119.

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

1100706000.

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

The William Lloyd Garrison House, a proposed Boston Landmark, is located on Emmanuel College's Notre Dame Campus in Boston's Roxbury neighborhood. The Notre Dame Campus lot is 71,966 square feet and features four buildings, ranging from two to four stories, totaling 35,734 square feet. The Garrison House is set back from Highland Street in both distance and height, with two of the attached convent buildings immediately to the northwest, and a third building, a freestanding carriage house, located to the west. These three structures and the surrounding land within the property together comprise the proposed Society of St. Margaret Protection Area.

The William Lloyd Garrison House and the Society of St. Margaret Protection Area are located in the Roxbury Highlands Historic District, a federally designated historic district listed on the National Register of Historic Places.<sup>1</sup> The district rises above the lowlands to the north, and is characterized by steep hills covered with thick vegetation and dotted with outcroppings of Roxbury puddingstone. The hilly terrain provides for a distinctive setting for its predominantly residential building stock. Older, detached frame houses, set back from the streets on gently sloping lots, blend with later single family homes, two-family dwellings, row houses, and triple-deckers built on narrow lots with shallow street frontages. Roxbury Highlands retains a rich architectural fabric of building types and styles popular between approximately 1830 and 1930. The area features a number of parks, including Highland Park (Roxbury High Fort) to the south, and Alvah Kittredge Park to the north.

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<sup>1</sup> The William Lloyd Garrison House was individually designated as a National Historic Landmark in 1965, and was automatically added to the National Register of Historic Places when it was established in 1966. The Roxbury Highlands Historic District was designated in 1989.

## 1.4 Map showing Location

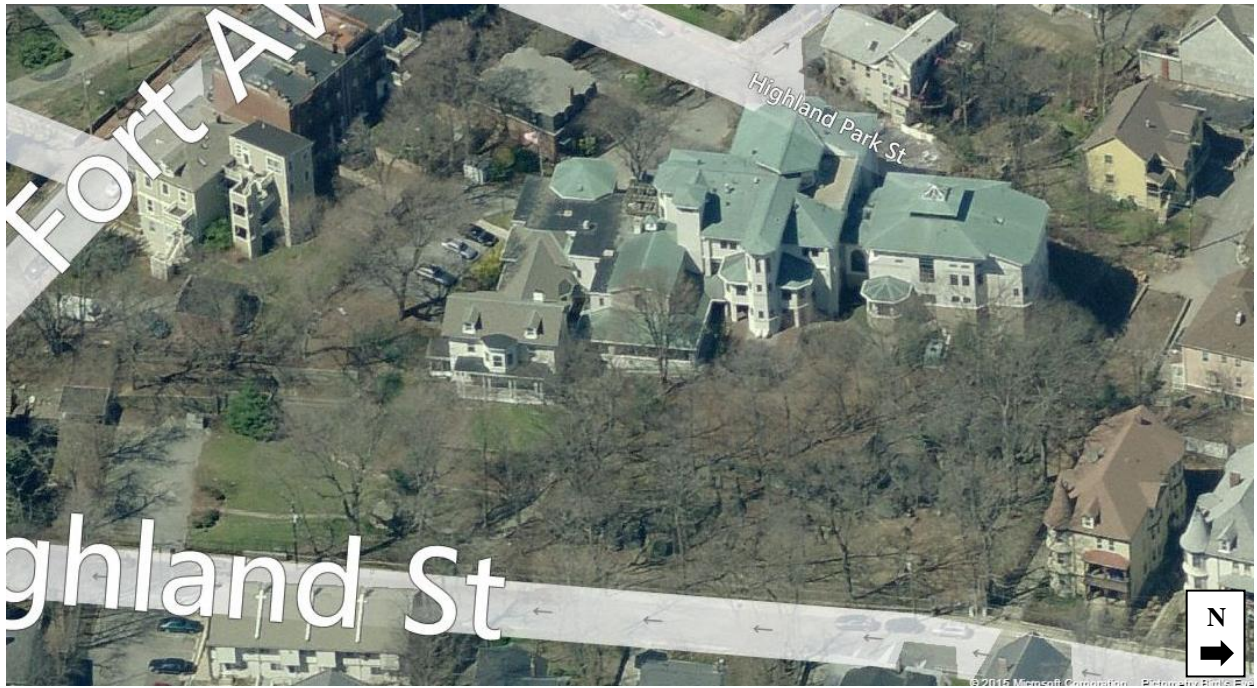


**Figure #1.** Map showing the boundaries of parcel 1100706000. The William Lloyd Garrison House is marked with a red dot.



**Figure #2.** Map delineating the proposed William Lloyd Garrison House Landmark (shaded red) and the boundary of the proposed Society of St. Margaret Protection Area (outlined in red).





**Figure #3.** Bird's eye view of parcel 1100706000. The William Lloyd Garrison House can be seen at the southeast corner of the building complex.

## **2.0 DESCRIPTION**

### **2.1 Type and Use**

The William Lloyd Garrison House, 17 Highland Park Street, Roxbury (Boston), was built ca. 1855 as a single-family home for Boston druggist Joseph W. Hunnewell. William Lloyd Garrison, the building's second occupant, lived in the house from 1864 until his death in 1879. The property, affectionately named "Rockledge," remained in the ownership of the Garrison family until 1900. The Garrison House was maintained for a brief period between 1900 and 1904 by the Rock Ledge Improvement Association, an organization of black men and women who intended to preserve the house in Garrison's memory. In 1904, the Rock Ledge Improvement Association sold the property to the Episcopal Sisters of the Society of Saint Margaret (the Society of St. Margaret), who used the Garrison House for St. Monica's Home, a hospital for chronically ill black women and children. The building was later used by the religious order as a nursing facility for elderly women before being used as a convent.

The convent served as the administrative center for the Society of St. Margaret. Postulants and novices resided at the convent, which additionally provided temporary living quarters for out-of-town families whose children were undergoing treatment at local hospitals. The Society of St. Margaret was unable to maintain the property and sold it to Emmanuel College in 2012. The entire complex, including the Garrison House, was renamed Emmanuel College's Notre Dame Campus and opened at the start of the 2014-2015 academic year as a residence and a center for programs related to the mission of the Society of St. Margaret: retreats, reflection and prayer, spiritual direction, social justice and service learning.

Dominating the property along Highland Park Street are the three buildings within the proposed Society of St. Margaret Protection Area. The main convent building, attached to the Garrison House, was constructed by the Society of St. Margaret in 1962, with an adjoining building that dates to 1992. A freestanding carriage house, later renovated for use by the convent, is located to the west of the Garrison House and also contributes to the proposed Protection Area.

### **2.2 Physical Description**

The William Lloyd Garrison House is situated on a large rock outcrop overlooking Highland Avenue. The lot rises gently from Highland Avenue to an expansive open space featuring a wooden gazebo, raised beds, and a paved footpath that leads to a small parking lot. A series of two retaining walls, one wood and one concrete, provide support and denote where the landscape sharply rises to the Garrison House. The house is accessed from the front yard by a concrete stairway with both metal and wood replacement handrails. Large trees create a natural border around the property, and smaller trees and shrubbery are found in the various open spaces that border the building. An iron post fence (in some places secured to a poured concrete base) encloses the



property. The fence opens to the rear of the house at Highland Park Street and is anchored by a pair of modern stone posts. A driveway and two small parking lots wrap around the southwest corner of the complex.

The William Lloyd Garrison House has been expanded and modified, however the main block is surprisingly intact. The original building is a modest side-gabled frame house that is transitional in style, with both Italianate and Greek Revival details. The two-and-a-half-story house is three bays wide and two bays deep, resting on a rough stone foundation composed primarily of Roxbury puddingstone. A simple one-story-high entrance porch extends nearly the full width of the front façade, supported along its outer edges by cored yellow brick piers, likely added later to accommodate landscape changes. The porch is skirted by vertical wood planking. Replacement paired square posts rise to support the porch's flat roof, detailed with scrolled brackets beneath the extended eaves. A non-original metal railing lines the porch, which is accessible at both ends. Original embedded porch posts partially project from the building's surface. The exterior of the Garrison House is clad with replacement wooden clapboards and is embellished with replacement wooden quoins on all four corners.<sup>2</sup> At the second story, a non-original oriel window projects from the central bay. The gable roof is clad with asphalt shingles. The roof has extended eaves that feature paired scroll brackets beneath the cornice, placed at regular intervals. Wood gutters line the cornice. A single, simple brick chimney rises from the northwest side of the roof. Two symmetrically placed gabled dormers protrude from the east side of the roof.

Fenestration on the main block of the house is symmetrically placed and windows are typically two-over-two double-hung wood sashes with aluminum storm windows, surrounded by simple yet decorative Italianate framing. One window at the first story of the north elevation is composed of two double-hung sashes within a single opening. The windows at the first and second floor are rectangular, while the dormer windows and the windows in the attic gable ends have arched tops. The main entrance to the house is on the Highland Street (east) elevation. The wood door is arched and paneled, surrounded by a simple frame. The doorway is flanked by two arched sidelights filled with a combination of frosted and patterned glass, most of which is likely replacement. To the right of the doorway is a bronze plaque that declares that the William Lloyd Garrison House was designated a National Historic Landmark.

Very little of the west elevation of the original block is visible due to a series of early extensions built at the rear of the structure, which now connect to the 1962 addition. Two four-over-four double-hung windows were cut into the northernmost bay of the west elevation, likely at the time the first extension was made. A four-over-four double-hung window is extant on the first story of the southernmost bay of the west elevation. An iron fire escape leads to the second story of the main block and the addition, where windows have been converted to doors. At this corner, the roof of the main block extends back to

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<sup>2</sup> The National Register of Historic Places Nomination Form for the William Lloyd Garrison House notes that the original clapboards were covered with siding at the time the nomination was written, evident in the photographs that accompany the nomination.

cover the fire escape. A large aluminum bulkhead beneath the fire escape leads to the basement.

Both extensions to the main Garrison House block are wood frame structures clad in wood shingles and roofed with asphalt shingles. The first section is a rectangular two-story wood addition with a gable roof that projects perpendicularly from the original block. It rests on a stone foundation, covered with concrete on the south elevation. A basement window on the north elevation has been infilled with bricks. Fenestration is symmetrically placed on the south elevation and features paired six-over-six double hung windows. The north elevation features asymmetrically placed single and paired six-over-six double-hung windows, and one two-over-two single-pane window. A large oriel window supported by simple brackets projects from the second story. The second extension, connected to the 1962 addition, is only visible at the south elevation. This three-bay, two-story structure has a hipped roof and sits on a concrete foundation. At the first story, a paneled wood door with an upper glass pane is protected by a small hood clad in asphalt shingles. In the center bay is a single six-over-six window. Three six-over-six double-hung windows symmetrically line the second story. The windows are topped with triple-pane transom windows that extend to a wide band of trim beneath the eaves.

Projecting from the south elevation of the original Garrison House block is a glass and wood-enclosed porch that seemingly dates to the 1920s. The porch rests on a concrete foundation with triple-pane windows on the east and south elevations. The porch is enclosed by a paneled wood base and jalousie windows. Arched transom lights are found beneath the overhanging eaves of the porch's flat roof. There are two door openings: one with an aluminum door with a glass-louvered panel, and one with a wood door. The aluminum door leads to concrete stairs with a metal railing on one side. The porch is accessible from the house through a modified window opening with a wood door with glazed panels.

North and west of the Garrison House are the 1962 and 1992 additions constructed by the Society of St. Margaret. The large masonry building added to the Garrison House in 1962 now features a stucco exterior and a copper-clad asphalt shingled roof, and is currently four stories. This addition was originally constructed as a two-story building connected to the main house through a mansard structure, but was expanded and renovated in 1992. Attached is the structure dating to 1992, located at the northernmost edge of the property. This latest addition is a two-story masonry building with a stucco exterior and a copper-clad asphalt shingled roof.

West of the Garrison House on Emmanuel College's property is a freestanding Second Empire-style carriage house. The two-story brick carriage house is three bays wide and two bays deep, capped with a mansard roof clad in slates. The carriage house dates to before 1890, but is not historically associated with William Lloyd Garrison. The carriage house was renovated for residential use in 1992.<sup>3</sup>

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<sup>3</sup> Boston Redevelopment Authority, "First Amendment of the Emmanuel College Institutional Master Plan," submitted by Emmanuel College, effective July 12, 2012; City of Boston Inspectional Services Department Building

### 2.3 Contemporary Images



**Figure #4.** Primary (east) façade of the William Lloyd Garrison House (looking west), January 2015.



**Figure #5.** Primary (east) façade of the William Lloyd Garrison House (looking northwest), May 2015.

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Permits: 131 Highland Street, 125 Highland Street, and 17 Highland Park Avenue, Roxbury.; National Register of Historic Places Nomination Form, "William Lloyd Garrison House" (June 23, 1965, updated June 8, 1977).



**Figure #6.** View of the William Lloyd Garrison House porch (looking south), May 2015.



**Figure #7.** View of the William Lloyd Garrison House porch (looking north), May 2015.





**Figure #8.** South elevation of the William Lloyd Garrison House (looking northeast), May 2015.



**Figure #9.** South elevation of the William Lloyd Garrison House (looking north), May 2015.





**Figure #10.** North elevation of the William Lloyd Garrison House (looking south), May 2015.



**Figure #11.** North elevation of the William Lloyd Garrison House (looking southwest), May 2015.



**Figure #12.** View up the concrete stairs leading up to the William Lloyd Garrison House (looking northwest), May 2015.



**Figure #13.** View of the landscape in front of the William Lloyd Garrison House (looking southeast), May 2015.





**Figure #14.** View of the landscape in front of the William Lloyd Garrison House (looking south), May 2015.



**Figure #15.** View of the William Lloyd Garrison House from the front lawn (looking northwest), May 2015.



**Figure #16.** View of the south elevation of the William Lloyd Garrison House where it meets the 1962 addition (looking north), May 2015.



**Figure #17.** View of west elevation of the 1962 addition from the primary entrance at Highland Park Street (looking east), January 2015.





**Figure #18.** View of south and west elevations of the 1962 addition from the primary entrance at Highland Park Street (looking east), January 2015.



**Figure #19.** View the west elevation of the 1992 addition (looking northeast), May 2015.





**Figure #20.** View the east elevation of the 1962 and 1992 additions (looking northwest), May 2015.

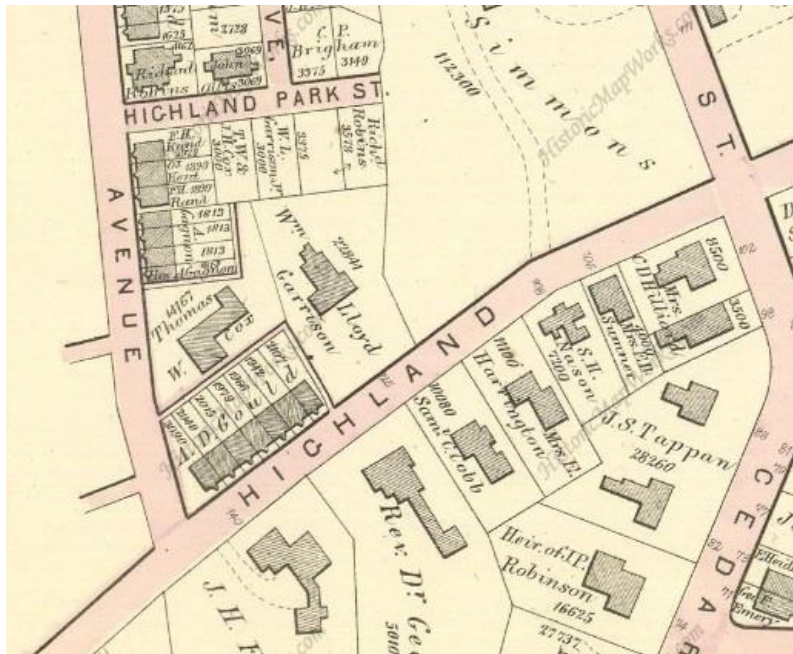


**Figure #21.** View of the 1962 addition (looking southwest), May 2015.



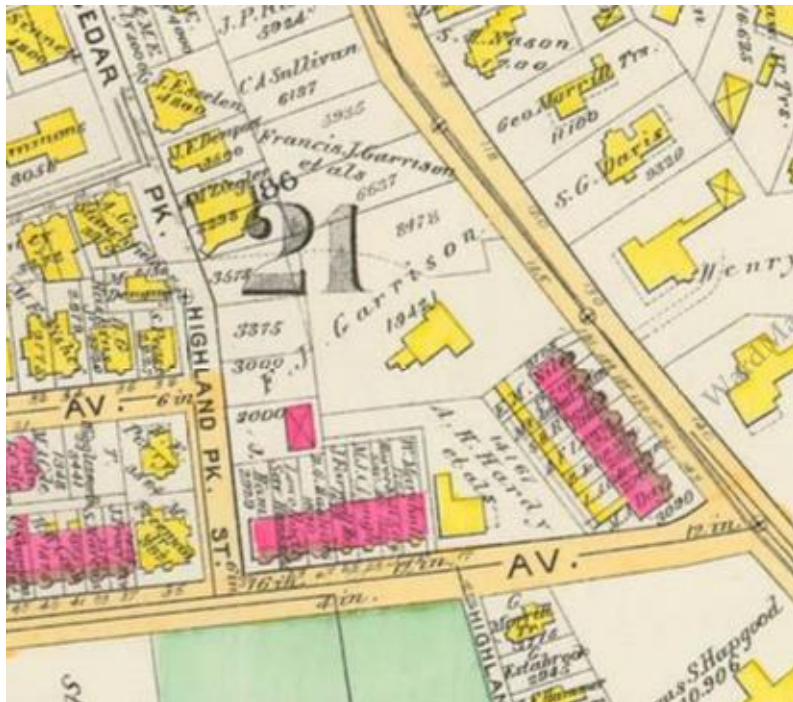
**Figure #22.** View the carriage house from the primary entrance at Highland Park Street (looking southeast), January 2015.

## 2.4 Historic Maps and Images



**Figure #23.** 1873 Hopkins atlas showing the William Lloyd Garrison House and the rowhouse at 131 Highland Street later acquired by the Society of St. Margaret by 1915.

**Source:** *Combined Atlas of the County of Suffolk, Massachusetts, Vol. 2, Atlas*, (Boston: G.M. Hopkins & Co., 1873), Historic Map Works, <http://www.historicmapworks.com/Atlas/US/6724/Suffolk+County+1873+Vol+2+Roxbury/> (accessed September 23, 2014).



**Figure #24.** 1890 Bromley atlas showing the Garrison House and the carriage house later acquired by the Society of St. Margaret in 1947.

**Source:** *Atlas of the City of Boston, Boston Proper and Roxbury*, Atlas, (Philadelphia: G.W. Bromley & Co., 1890), Ward Maps, LLC, <http://www.wardmaps.com/viewasset.php?aid=2463> (accessed September 23, 2014).





**Figure #25.** Photograph of the Garrison family in 1876 with the William Lloyd Garrison House in the background.

**Source:** Untitled, Photographic print (1876), Smith College Libraries, *Newsletter of the Sophia Smith Collection*, Issue 9, December 2005, <http://www.smith.edu/libraries/libs/ssc/news/newsletter/ImposingEvidence9.pdf> (accessed October 14, 2014).



**Figure #26.** Photograph of the Garrison family in 1876 next to the William Lloyd Garrison House (view looking south).

**Source:** Henry Mayer, *All on Fire: William Lloyd Garrison and the Abolition of Slavery* (New York, NY: St. Martin's Press, 1998), courtesy of Sophia Smith Collection, Smith College.





**Figure #27.** The William Lloyd Garrison House, ca. 1898.

**Source:** "Home of William Lloyd Garrison," Photographic print (ca. 1898), Boston Public Library, Print Department, [https://www.flickr.com/photos/boston\\_public\\_library/2884583103/in/photostream](https://www.flickr.com/photos/boston_public_library/2884583103/in/photostream) (accessed September 16, 2014).



"ROCKLEDGE."

**Figure #28.** The William Lloyd Garrison House, called "Rockledge," ca. 1904.

**Source:** "St. Monica's Leaflet," June, 1904, Library of Congress Printed Ephemera Collection, Portfolio 79, Folder 29a.



**Figure #29.** The William Lloyd Garrison House, ca. 1912.

**Source:** The State Street Trust Company, *Forty of Boston's Historic Houses* (Boston: The Walton Advertising and Printing Company, 1912).



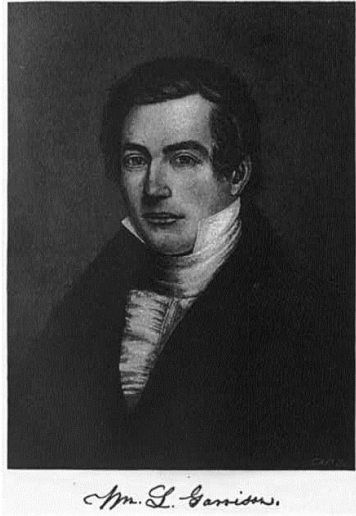
**Figure #30.** The William Lloyd Garrison House, ca. 1972, view looking southwest.

**Source:** National Park Service, National Register of Historic Places Register Form, National Historic Landmark, "William Lloyd Garrison House" (June 23, 1965, updated June 8, 1977).



**Figure #31.** The William Lloyd Garrison House, ca. 1972, view looking south.

**Source:** National Park Service, National Register of Historic Places Register Form, National Historic Landmark, "William Lloyd Garrison House" (June 23, 1965, updated June 8, 1977).



**Figure #32.** William Lloyd Garrison, 1835.

**Source:** "William Lloyd Garrison," Engraving (1835), Library of Congress Prints and Photographs Division, <http://www.loc.gov/pictures/item/2006680044> (accessed September 16, 2014).



**Figure #33.** William Lloyd Garrison, undated.

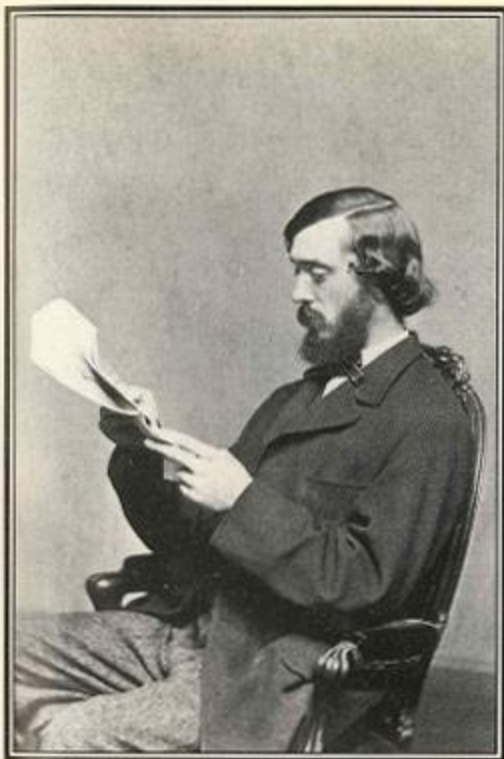
**Source:** "William Lloyd Garrison," Photographic print (undated), Library of Congress Prints and Photographs Division, <http://www.loc.gov/pictures/item/2004672098> (accessed September 16, 2014).



**Figure #34.** Helen Eliza Garrison, wife of William Lloyd Garrison, ca. 1853.

**Source:** Ethel Lewis, "The celebration of the one hundredth anniversary of the birth of William Lloyd Garrison, by the colored citizens of greater Boston" (Boston, MA: The Garrison Centenary Committee of the Suffrage League of Boston and Vicinity, 1906).





Garrison's family was an unusually close one. Shown here are Wendell, reading a newspaper; Lt. George T. Garrison in his uniform; and Frank as a young boy. The editor is seen sitting with his daughter Fanny. (Courtesy of the Sophia Smith Collection, Smith College)



**Figure #35.** Various photographs of the Garrison children, undated.

**Source:** Henry Mayer, *All on Fire: William Lloyd Garrison and the Abolition of Slavery* (New York, NY: St. Martin's Press, 1998), courtesy of Sophia Smith Collection, Smith College.



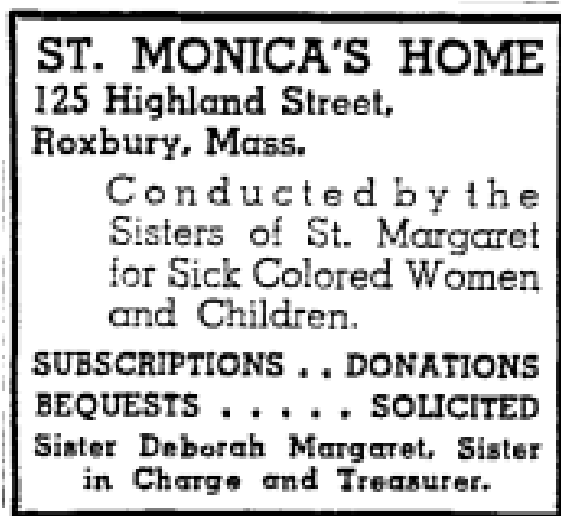
**Figure #36.** Photograph of Colonel William H. Dupree, undated.

**Source:** “Second Lieutenant William H. Dupree of the 55<sup>th</sup> Massachusetts Infantry Regiment,” Photograph (date unknown), National Park Service, [http://www.nps.gov/history/history/online\\_books/civil\\_war\\_series/2/sec14.htm](http://www.nps.gov/history/history/online_books/civil_war_series/2/sec14.htm) (accessed October 7, 2014).



**Figure #37.** Photograph of Butler Wilson, undated.

**Source:** “Attorney Butler Wilson,” Photograph (date unknown), Massachusetts Historical Society, <http://www.masshist.org/longroad/03participation/profiles/wilson.htm> (accessed October 7, 2014).



**Figure #38.** Newspaper advertisement for St. Monica's Home, 1942.

**Source:** Display Ad 7 (No Title), *Daily Boston Globe*, April 4, 1942, 16, ProQuest Historical Newspapers.

### 3.0 SIGNIFICANCE

#### 3.1 Historic Significance

The transformation of the Roxbury Highlands neighborhood from an early farming community to a suburb began in 1825 when a group of five Boston merchants, known as the “five associates” (Benjamin F. Copeland, David A. Simmons, Thomas Simmons, Supply Clapp Thwing and Charles Hickling), purchased a 26-acre parcel of land through which Highland Street and Fort Avenue were laid out. The five associates set out to establish a residential community around the Roxbury High Fort,<sup>4</sup> located on their land, and they began by building several houses on their property. Fort Avenue was not immediately developed, and few buildings were constructed on Highland Street until the mid-1830s. Wealthy estate builders and upper-middle class businessmen were drawn to Roxbury following the extension of Tremont Street as a free road through Roxbury in 1832 and the arrival of the Boston and Providence Railroad in 1834. The Metropolitan Horse Railway linked the area to Boston via service along Tremont and Washington Streets in 1856, bringing an additional influx of middle class residences. Many of the single-family, detached homes, which comprise about half of the contributing residential buildings in the National Register district, were constructed before Roxbury’s annexation to Boston in 1868.<sup>5</sup>

The William Lloyd Garrison House was constructed ca. 1855 as the home of Boston druggist Joseph Warren Hunnewell, who purchased the vacant lot from merchant Benjamin Perkins for \$4,000 in December 1854.<sup>6</sup> Joseph W. Hunnewell was the brother of John L. Hunnewell who was among the first druggists to sell drugs, paints and oils in Boston and the creator of the Universal Cough Remedy. Their father, Joseph Hunnewell, Sr., also a druggist, began a business on Commercial Wharf in 1837 at which both sons worked off and on during the 1830s. John L. Hunnewell established his own business in 1846 and made his brother junior partner in 1847. It appears that Joseph W. took over his father’s business by the 1850s, with Eleazer F. Pratt as his partner. The company sold various drugs, medicines, paints, oils, dyes and other products, including John L. Hunnewell’s famed Universal Cough Remedy, Tolu Anodyne, and Eclectic Pills.<sup>7</sup> Joseph W. Hunnewell’s commercial success seemingly led to his purchase of the lot on Highland Street in 1854, and the subsequent construction of his home on the site. Hunnewell’s house was designed as a transitional building representing the Italianate and Greek Revival styles of architecture, both of which were dominant styles in American house construction at the time.

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<sup>4</sup> The Roxbury High Fort was a Revolutionary War fort erected in 1775. The fort was demolished for the construction of the Cochituate Standpipe, constructed in 1869.

<sup>5</sup> City of Boston, *A Record of the Streets, Alleys, Places, Etc. in the City of Boston*, 193 & 242; National Park Service, National Register of Historic Places Nomination Form, “Roxbury Highlands Historic District” (February 22, 1989).

<sup>6</sup> Norfolk County Deeds: Book 232, Page 200; United States Federal Census: 1850, 1860.

<sup>7</sup> George L. Gould, *Historical Sketch of the Paint, Oil, Varnish and Allied Trades of Boston Since 1800, A.D.* (Boston, MA: Paint and Oil Club of New England, 1914), 24-30.



Hunnewell sold the Highland Street property to the family of famed abolitionist William Lloyd Garrison in September 1864 at the cost of \$8,000. The deed was conveyed to a trust comprised of William Lloyd Garrison's three eldest sons, George Thompson, William Lloyd Garrison, Jr., and Wendell Phillips Garrison, established in 1849. William Lloyd Garrison himself did not legally own the property until it was conveyed to him in November 1875, despite being the head of the household since 1864.<sup>8</sup>

William Lloyd Garrison was born in Newburyport, Massachusetts on December 10, 1805. At the age of fourteen, he apprenticed to a Newburyport printer. During his apprenticeship, which ended in 1825, Garrison had become an expert printer and had contributed a number of articles to his employer's newspaper. In his own paper, *The Free Press*, which he purchased in 1826, Garrison wrote an anti-slavery editorial in support of gradual emancipation. *The Free Press* was short-lived, and its failure prompted Garrison to relocate to Boston. He became joint editor of *The National Philanthropist*, a newspaper dedicated to the temperance movement, in the spring of 1828. In Boston, Garrison met Benjamin Lundy, an anti-slavery activist who influenced him to join the movement. After spending a brief time in Vermont as the editor of *The Journal of the Times*, Garrison returned to Boston in March 1829. It was on July 4, 1829 that he delivered his first public speech in opposition to slavery.<sup>9</sup>

Garrison went to Baltimore, Maryland in the summer of 1829 to join Lundy in editing the *Genius of Universal Emancipation*. Through the paper he became the first to demand the "immediate and complete emancipation" of slaves. Garrison's views became increasingly violent, and one article about slavery resulted in his imprisonment. He left Baltimore shortly thereafter, and founded his famous abolitionist paper, *The Liberator*. Garrison used *The Liberator* to call for immediate abolition. The first edition was issued on January 1, 1831, and although it never had a strong following in terms of subscribers, its provocative editorials aroused the country. Garrison gained additional attention by organizing the New England Anti-Slavery Society in 1832. He was also involved in establishing the American Anti-Slavery Society at Philadelphia, Pennsylvania in 1833.<sup>10</sup>

It was during this period that Garrison developed a more liberal view on Christianity, based on perfectionism. Like his abolitionist work, this angered the clergy, but it also created a rift between him and evangelical abolitionists.<sup>11</sup> Although Garrison had a desire to promote liberal religious views, his primary focus was on abolitionism. Seeing no practical progress made, he began to take more drastic forms of expressing his stance. On July 4, 1854, he publicly burned copies of the United States Constitution, the Fugitive Slave Law, and other documents pertaining to slavery. His opinions began to resonate more with people in the North, and his work established a moral component to the Civil

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<sup>8</sup> Norfolk County Deeds: Book 232, Page 200; Book 327, Page 171.

<sup>9</sup> National Register of Historic Places Nomination Form, "William Lloyd Garrison House."

<sup>10</sup> Ibid.

<sup>11</sup> Melvin E. Dieter, *The Holiness Revival of the Nineteenth Century*, Second Edition (Lanham, MD: Scarecrow Press, Inc., 1996), 21.

War when it began in 1861. Garrison only ceased production of *The Liberator* once the Thirteenth Amendment was ratified in late 1865.<sup>12</sup>

Amidst his early career as an abolitionist, William Lloyd Garrison began a family. He married Helen Benson in September 1834, and together they had seven children, two of whom did not survive into adulthood. The family lived at 14 Dix Place, a dwelling no longer extant (the former site of Dix Place is now located south of Stuart Street between Tremont and Washington streets in Boston).<sup>13</sup> In December 1863, Helen suffered a stroke that resulted in paralysis along her left side. Despite various forms of treatment, including both spiritual and scientific methods, she never fully recovered. For Helen's sake, the Garrison family moved from their Dix Place house, which had become quite uncomfortable for her as there was limited cross-ventilation and steep stairs. The family spent the summer of 1864 searching for a suitable and affordable home before finally finding the two-story frame house at 125 Highland Street in Roxbury. The house itself featured various attractive elements, including fashionable architectural details and a front porch that allowed Helen to easily access fresh air. The house was charmingly perched on a rocky outcropping thirty feet above the street. The property contained a half-acre of land that included a nice lawn in the rear and many trees. Because of its location atop an outcropping of Roxbury puddingstone and the surrounding environment, the property was called "the bird's nest" by the Garrison family, though the estate was later formally named "Rockledge."<sup>14</sup>

The Garrison family lived in the house on Highland Street during the last years of *The Liberator* and into William Lloyd Garrison's retirement. The same month that Garrison ceased production of *The Liberator*, two of his five surviving children were married. Wendell was married to Lucy McKim, the daughter of Philadelphia abolitionist J. Miller McKim, and sister of famed architect Charles McKim. Fanny married journalist and later businessman Henry Villard in the parlor at Rockledge.<sup>15</sup> The previous year, William, Jr. had married Ellen Wright. Only George and Francis, the eldest and youngest sons, respectively, remained with the family at Rockledge into the 1870s, with the exception of Fanny and Henry Villard who temporarily lived at the house between 1877 and 1878. Francis resided at the Garrison House until it was sold in 1900.<sup>16</sup>

Both William Lloyd Garrison and his wife, Helen, were in poor health by the mid-1870s. Helen's condition quickly deteriorated following a second stroke in December 1875. She developed pneumonia and remained in critical condition for several weeks before her

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<sup>12</sup> National Register of Historic Places Nomination Form, "William Lloyd Garrison House."

<sup>13</sup> Historic Map Works, *Suffolk County 1874*, Vol. 1. Atlas (Boston: G.M. Hopkins & Co., 1874), <http://www.historicmapworks.com/Atlas/US/6723/Suffolk+County+1874+Vol+1+Boston/> (accessed November 24, 2014); National Register of Historic Places Nomination Form, "William Lloyd Garrison House."

<sup>14</sup> Henry Mayer, *All on Fire: William Lloyd Garrison and the Abolition of Slavery* (New York, NY: St. Martin's Press, 1998), 573; Walter M. Merrill, *Against Wind and Tide: A Biography of Wm. Lloyd Garrison* (Cambridge, MA: Harvard University Press, 1963), 306-307.

<sup>15</sup> Henry Villard hired architecture firm McKim, Mead & White to design his Madison Avenue mansion in New York City, completed in 1884. The building, known as the "Henry Villard Houses," was designated a New York City Landmark in 1968, and was listed on the National Register of Historic Places in 1975.

<sup>16</sup> Boston City Directories: 1867-1880, 1899-1900; Mayer, 597, 600-601.

death on January 25, 1876. A quiet funeral was held at the family home. Garrison, struggling with the loss of his wife, continued to weaken. He suffered from various ailments, including catarrh, rheumatism, swollen legs, and bladder and kidney troubles. At the request of Fanny, Garrison went to stay with her and Henry Villard in New York so he could consult medical specialists there. Garrison was in New York for less than a month before his condition worsened. Francis was urgently called for and arrived in New York just before his father died on May 24, 1879. The abolitionist's body was returned to Rockledge before he was laid to rest a few days later.<sup>17</sup>

The property on Highland Street remained in the Garrison family until 1900, when Francis J. Garrison sold it to the Rock Ledge Improvement Association, an organization of African-Americans formed to preserve the house in Garrison's memory. The deed was conveyed to organization member Hallie A. Pickering, a stenographer (or court reporter) employed at Boston City Hall on School Street. In 1902, Pickering subsequently transferred ownership to Samuel Hodges, a trustee of the Rock Ledge Improvement Association.<sup>18</sup> Very little information is available about the Association and its activities other than that it owned the Garrison property for a brief period and had "other financial interests in the west."<sup>19</sup>

More information is known, however, about the members of the Rock Ledge Improvement Association whose names were listed in the 1904 deed that conveyed the property to its succeeding owner. The president of the Rock Ledge Improvement Association was Colonel William H. Dupree, a prominent figure in Boston's African-American community who resided at 16 West Cottage Street in Dorchester.<sup>20</sup> Dupree gained distinction as one of only three fully-commissioned black officers in the renowned 55<sup>th</sup> Massachusetts Volunteer Infantry. After the Civil War, Dupree was a member of the Thomas G. Stevenson Grand Army of the Republic Post in Roxbury and the Benjamin Stone, Jr. Grand Army of the Republic Post in Dorchester. He held the position of commander of the Benjamin Stone, Jr. Post in 1895, being one of only three African-Americans of the 300-member post. Dupree later served as superintendent of Station A., a branch of the U.S. Postal Service, from 1874 to 1901. Colonel Dupree was active in the community, evident in his involvement in the campaign to erect a monument to Crispus Attucks, the only African-American killed in the Boston Massacre, and his assistance with planning the celebration of the one-hundredth anniversary of William Lloyd Garrison's birth in 1905.<sup>21</sup>

Samuel Hodges, the grantee of the 1902 deed, was listed as a jobber in local directories, and resided on Camden Street in Roxbury.<sup>22</sup> He was a well-known and highly respected

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<sup>17</sup> Mayer, 620-621, 625-627.

<sup>18</sup> Boston City Directories: 1900 and 1904; Suffolk County Deeds: Book 2717, Page 353; Book 2801, Page 198.

<sup>19</sup> *The Colored American Magazine*, Vols. 3-4 (1901-1902), 230.

<sup>20</sup> Boston City Directories: 1900 and 1904.

<sup>21</sup> *Ibid.*, *The Colored American Magazine*, Vols. 3-4 (1901-1902), 229; Mike Mangus, Ohio Civil War Central.

"William H. Dupree (March 13, 1839-June 22, 1934)," <http://www.ohiocivilwarcentral.com/> (accessed September 29, 2014); Thomas Jefferson Foundation, "Continuing the Battle: The Civil War,"

<http://www.monticello.org/site/plantation-and-slavery/continuing-battle-civil-war> (accessed September 29, 2014).

<sup>22</sup> Boston City Directories: 1900 and 1904.



man in both the black and white communities of Boston, and served for many years as a trustee of the Charles Street African Methodist Episcopal (A.M.E.) Church, one of the leading churches amongst African-American in New England at the time. William Lloyd Garrison was known to have frequented the church and contributed to many services. Samuel's wife, Mrs. Margaret Hodges, was also prominent in the local church community and social affairs.<sup>23</sup>

Also members of the Rock Ledge Improvement Association were Butler R. Wilson and his wife, Mrs. Mary Evans Wilson, both of whom were leading citizens within Boston's black community. The Wilsons lived in Boston's South End neighborhood on Rutland Square.<sup>24</sup> Butler Wilson was an attorney and graduate of Boston University's School of Law, known for representing a number of black defendants in extradition proceedings against Southern states in the 1920s and 30s.<sup>25</sup> Before then, Butler Wilson had been involved in local social circles and, like Colonel Dupree, played a role in the campaign for the Crispus Attucks monument. Butler Wilson and his wife, Mary, may be best known for their role in establishing the Boston branch of the National Association for the Advancement of Colored People (NAACP) in 1911. This was the first branch of the NAACP, formed by a small group of black professionals and white abolitionists and their descendants, including the Garrisons. During its first decade, the Boston branch had the largest membership in the national organization. Mary Wilson frequently traveled throughout the Northeast recruiting for the NAACP. Her commitment to assisting and bettering others reached a high point during World War I. She organized 350 women and girls under the name "Mrs. Wilson's Knitting Classes" to make scarves and gloves for soldiers. The group also entertained soldiers both before and after deployment, and provided assistance and education to the war-depressed community. Following the conclusion of the war, the ladies involved in Mrs. Wilson's Knitting Classes formed the Women's Service Club of Boston in 1919 in order to perpetuate their cooperative effort for general welfare.<sup>26</sup>

Another prominent female member of the Rock Ledge Improvement Association was Julia O. Henson, a member of the Harriet Tubman Crusaders. The organization was an African-American branch of the Women's Christian Temperance Union in Boston, known for creating the first Harriet Tubman House in 1904 as a residence for black women who were excluded from respectable rooming houses and college dormitories. Henson and her husband, George D., a salesman, donated their house on Holyoke Street as the organization's permanent headquarters, providing much needed space for the

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<sup>23</sup> *The Colored American Magazine*, Vol. 7 (1904), 167; Richard Robert Wright, *Centennial Encyclopedia of the African Methodist Episcopal Church*. (Philadelphia, PA: Book Concern of the A.M.E. Church, 1916), 294.

<sup>24</sup> Boston City Directories: 1900 and 1904.

<sup>25</sup> The Massachusetts Historical Society, "Selected Profiles of Massachusetts Judges and Lawyers: Attorney Butler Wilson," <http://www.masshist.org/longroad/03participation/profiles/wilson.htm> (accessed October 8, 2014).

<sup>26</sup> Boston NAACP, <http://www.bostonnaacp.org> (accessed October 8, 2014); Jean Gilbran, Polly Welts Kaufman, Sylvia McDowell, and Mary Howland Smoyer, *Boston Women's Heritage Trail: Seven Self-Guided Walking Tours Through Four Centuries of Boston's Women's History*, Third Edition (Carlisle, MA: Applewood Books, 2006), 81; LaVonne Leslie, ed. *The History of the National Association of Colored Women's Clubs, Inc.* (Xlibris Corporation, 2012); *The Colored American Magazine*, Vols. 3-4 (1901-1902), 279.

group's expanding programming. Harriet Tubman was known to have stayed at the residence during several visits to Boston.<sup>27</sup>

At a regularly scheduled meeting of the Rock Ledge Improvement Association held on March 28, 1904, the eight members present, including Dupree, the Wilsons, the Hodges and the Hensons, unanimously voted to sell the Garrison property to the Episcopal Sisters of the Society of Saint Margaret (the Society of St. Margaret) for \$6,900.<sup>28</sup> The Society of St. Margaret is an Episcopalian religious order of women founded in Sussex, England in 1855 to care for the poor and ill in the surrounding countryside. In 1871, three sisters of the Society were sent to Boston to assist in the management of the Boston Children's Hospital, at the time a nine-bed hospital on Washington Street. The Society of St. Margaret's Convent was installed in 1873. Ten years later in 1883, the group moved to three townhouses on Louisburg Square in Beacon Hill, which functioned as a small hospital, convent and chapel. In 1888, the Society of St. Margaret established a nursing home for chronically ill African-American women named St. Monica's Home for Sick and Colored Women and Children (St. Monica's).<sup>29</sup> It was one of the few local benevolent organizations to admit African-Americans in the early 1900s. For example, a quarter of Boston orphanages denied access to black children in 1910, and those that did admit blacks did so in limited instances.<sup>30</sup> It was through St. Monica's that the religious order expanded their nursing and evangelical teachings to reach those community members in need.

St. Monica's was first located in Beacon Hill at 79 Phillips Street before relocating to a larger facility at 45 Joy Street in 1891. A few years later, the home expanded to an adjoining house at 47 Joy Street.<sup>31</sup> For some years leading up to the acquisition of the Garrison property in 1904, the Sisters of St. Margaret understood that their present facilities were not adequate for St. Monica's Home. In the June 1904 "St. Monica's Leaflet," the Sisters used an old proverb to express their delight in acquiring the Garrison House at a relatively low cost: "All things come round to those who will but wait."<sup>32</sup>

The Sisters considered the Garrison property to be ideal for the needs of St. Monica's Home, noting the "fresh air and sunshine which [were] so essential to successful work and so impossible for [the patients] to obtain in their own homes." Furthermore, the structure was considered to be a "well built, old fashioned house very easily adaptable to [their] purpose, and 17,000 feet of land giving plenty of room for future enlargement."

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<sup>27</sup> Boston City Directories: 1900 and 1904; Gilbran, Kaufman, McDowell, and Smoyer, *Boston Women's Heritage Trail: Seven Self-Guided Walking Tours Through Four Centuries of Boston's Women's History*, 77.

<sup>28</sup> Boston City Directories: 1904-1906; Suffolk County Deeds: Book 2964, Pages 408-411.

<sup>29</sup> Boston City Directory, 1904; Boston Women's Heritage Trail, "Beacon Hill," <http://bwht.org/beacon-hill> (accessed September 19, 2014); Department of Commerce, Bureau of the Census, *Benevolent Institutions, 1910* (Government Print Office, 1911) 294; Donald S. Armentrout and Robert Boak Slocum, *An Episcopal Dictionary of the Church: A User-Friendly Reference for Episcopalians* (New York: Church Publishing, Inc., 2000), 462.

<sup>30</sup> Lois Brown, *Pauline Elizabeth Hopkins: Black Daughter of the Revolution* (Chapel Hill, NC: The University of North Carolina Press, 2008), 200-201.

<sup>31</sup> Patricia J. Fanning, Bridgewater State University. "Research Note: The Missionary Sisters of Louisburg Square," *Bridgewater Review*, Vol. 25, Issue 1, Article 12, June 2006.

<sup>32</sup> "St. Monica's Leaflet," June, 1904, Library of Congress Printed Ephemera Collection, Portfolio 79, Folder 29a, 1.

Although later additions and acquisitions were made, the only plan for expansion in 1904 was for a new heating plant and a model ward for the patients with tuberculosis. The initial remodel and renovation of the home was generously funded by members of Boston's African-American community. Monetary support was provided for new furnishings and painting, and several men in the painting and carpentry trades donated their time and labor. A number of women who were unable to donate funds offered to assist with cleaning and painting.<sup>33</sup>

Following the completion of the renovation of the Garrison House for St. Monica's Home, a celebration was held by the Sisters of the Society of St. Margaret on June 10, 1904. The gathering marked the dedication of the William Lloyd Garrison Ward, the former drawing room which had been converted to a large apartment. Portraits of both William Lloyd Garrison and his wife, Helen, were hung in the Garrison Ward. Beneath the portrait of William Lloyd Garrison was an inscription of one of his memorable sayings: "My country is the world. My Countrymen are all mankind!" The walls of the Garrison Ward were most notably decorated with portraits of "champions of the colored race," including abolitionists George Thompson, Gerrit Smith, Charles Hovey, John Greenleaf Whittier, Thomas Clarkson, John McKim, Daniel O'Connell, and former Massachusetts Governor John Albion Andrew. The Garrison House was further divided into three other wards: The Darley Ward, a nursery; the Wendell Phillips Ward, the former bedroom of Mr. and Mrs. Garrison, converted into a sitting room for elderly women; and the Hallowell Ward, a newly constructed room opening to a large porch, intended for patients suffering from tuberculosis.<sup>34</sup>

The footprint of the Garrison House was slightly enlarged by 1912. An oriel window was introduced above the front porch, and a rear porch was added. A single-story glass enclosed porch was added to the south elevation most likely in the 1920s. By 1925, the building was divided to accommodate the needs of both patients and staff. The ground level featured offices, a kitchen, a dining room and living rooms. The second floor was divided into four wards, each holding a maximum of five patient beds. Above the patients on the third level were the sleeping quarters for the cooks, attendants, and maids. The nurses were housed in a separate three-story rowhouse adjacent to the property at 131 Highland Street (acquired by 1915, demolished in 1996). A carriage house located southwest of the Society of St. Margaret property was acquired by the society in 1947. The nursing home was enlarged with the construction of a large addition northwest of the Garrison house in 1962. The Society of St. Margaret purchased additional land along Highland Street in 1963, once occupied by four rowhouses attached to 131 Highland Street (this land is currently vacant; it is not known if the buildings were extant when the Society of St. Margaret acquired the property).<sup>35</sup>

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<sup>33</sup> "St. Monica's Leaflet," June, 1904, Library of Congress Printed Ephemera Collection, Portfolio 79, Folder 29a, 1-4.

<sup>34</sup> "Dedication of the William Lloyd Garrison Ward at the new St. Monica's Home," June 10, 1904, Library of Congress Printed Ephemera Collection, Portfolio 79, Folder 29; "St. Monica's Home." *Boston Evening Transcript*, October 21, 1905.

<sup>35</sup> Boston City Directories: 1904-1906; Boston Redevelopment Authority, "First Amendment of the Emmanuel College Institutional Master Plan," submitted by Emmanuel College, effective July 12, 2012; City of Boston Inspectional Services Department Building Permits: 131 Highland Street and 125 Highland Street, Roxbury; The



St. Monica's functioned as a nursing home run by the Society of St. Margaret until it closed in 1988. The organization's headquarters, the Mother House, then moved from Beacon Hill to the property on Highland Street in Roxbury. St. Monica's facility was adapted for its new use as the religious order's center for operations. The 1962 addition and the carriage house were renovated between 1991 and 1992, the latter for use as an apartment. In 1992, the Society of St. Margaret built a new, modern chapel that connected to the 1962 addition (a two-family frame dwelling at 18-20 Cedar Park was razed to accommodate the new building). The relocation of the organization's headquarters to Highland Park Street finally occurred in 1992.<sup>36</sup>

The convent served as the administrative center for the Society of St. Margaret and as a resident hall, conference center, meeting place, library and office for the Order until it was sold to Emmanuel College in 2012. The Society of St. Margaret, unable to maintain the property, moved its convent to a new location in Duxbury, Massachusetts. The entire complex, including the Garrison House, was renamed Emmanuel College's Notre Dame Campus and opened at the start of the 2014-2015 academic year.<sup>37</sup>

### 3.2 Architectural Significance

The William Lloyd Garrison House was constructed ca. 1855 as the home of Boston druggist Joseph W. Hunnewell. Few buildings had been constructed on Highland Street until the mid-1830s, when wealthy estate builders and upper-middle class businessmen appeared in Roxbury following the extension of Tremont Street in 1832 and the arrival of the Boston and Providence Railroad in 1834. A large number of the single-family, detached homes in the Roxbury Highlands area were constructed before Roxbury was annexed to Boston in 1868. The Roxbury Highlands neighborhood retains a rich architectural fabric of building types and styles popular between approximately 1830 and 1930.

The William Lloyd Garrison House is a surprisingly well-preserved, modest frame house with both Greek Revival and Italianate style details. These two styles were dominant in American domestic architecture between 1830 and 1850, and 1840 and 1885, respectively. The side-gable massing and wide wood frieze are indicative of the Greek Revival style. Other architectural details are telling of the Italianate style, including the paired brackets beneath the widely overhanging eaves, the nearly full-width single-story porch, and decorative quoins and window frames. Despite a series of alterations and additions, primarily along the west and south elevations, the main block has remained

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State Street Trust Company, *Forty of Boston's Historic Houses* (Boston: The Walton Advertising and Printing Company, 2012); Suffolk County Deeds: Book 6352, Pages 465-466.

<sup>36</sup> Boston Redevelopment Authority, "First Amendment of the Emmanuel College Institutional Master Plan," submitted by Emmanuel College, effective July 12, 2012; Society of Saint Margaret, "History," <http://www.ssbos.com/sisters-associates/history> (accessed September 30, 2014).

<sup>37</sup> Boston Redevelopment Authority, "First Amendment of the Emmanuel College Institutional Master Plan," submitted by Emmanuel College, effective July 12, 2012.

largely intact in its massing and features. An exterior building survey conducted by Building Conservation Associates, Inc. in February 2014 specifies where both original and replacement materials are featured. Field microscopy determined that the exterior wood clapboards are of relatively recent date, with the exception of those inside the glass porch at the south elevation. The building's wood trim and cornice, with the exception of the corner quoins, appear to be largely original. The attic windows feature sash ropes, and are likely original to the building, while the first and second stories feature sash chains and are likely replacement windows. Additionally, the roof is now clad with asphalt shingles.<sup>38</sup>

The most significant alterations to the original appearance of the façade (east elevation) occurred after 1904.<sup>39</sup> A projecting oriel window at the center bay of the second floor has been introduced, replacing the original tripartite window. Wood shutters have been removed, as have the exterior porch posts which have been replaced with square posts. The original posts seemingly resembled the embedded pilasters that remain, featuring a series of stacked squares. The existing capitals and porch brackets appear to be original. Other notable changes to the façade include the non-original porch skirt and the metal porch railings.<sup>40</sup>

### **3.3 Relationship to Criteria for Landmark Designation**

The William Lloyd Garrison House meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975, as amended, with significance at the national level, under the following criteria:

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

The William Lloyd Garrison House was designated a National Historic Landmark on June 23, 1965. As a National Historic Landmark, the building was automatically added to the National Register of Historic Places on October 15, 1966, the first day the National Register went into effect. Additionally, the William Lloyd Garrison House is a contributing property in the locally significant Roxbury Highlands Historic District, entered in the National Register on February 22, 1989.

**C. *A structure associated significantly with the lives of outstanding historic personages.***

The William Lloyd Garrison house is significantly associated with American abolitionist William Lloyd Garrison as his residence of from 1864 to his death in

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<sup>38</sup> Boston Conservation Associates, Inc., "William Lloyd Garrison House, Emmanuel College Exterior Building Survey: Existing Conditions and Treatment Recommendations" (February 2014).

<sup>39</sup> Based on photographs dating to 1898 and 1904 (Figures #8 and #9).

<sup>40</sup> Ibid.; "The Home of William Lloyd Garrison," Photographic print (ca. 1898), Boston Public Library, Print Department, [https://www.flickr.com/photos/boston\\_public\\_library/2884583103/in/photostream](https://www.flickr.com/photos/boston_public_library/2884583103/in/photostream) (accessed September 16, 2014); "St. Monica's Leaflet," June, 1904, Library of Congress Printed Ephemera Collection, Portfolio 79, Folder 29a.

1879. Garrison occupied the house on Highland Street during the final years of the Civil War, during which he established the moral element of the conflict and demanded immediate abolition. Garrison witnessed the ratification of the 13<sup>th</sup> Amendment and ceased production of *The Liberator* in 1865 while at Rockledge. Throughout his later years, Garrison continued advocating social reform through campaigns for prohibition, women's rights, and justice for Native Americans.

The property is additionally significantly associated with the Rock Ledge Improvement Association, a group comprised of prominent members of Greater Boston's African-American community who acquired and maintained the Garrison House from 1900 to 1904 in honor of the late abolitionist.

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

The Society of St. Margaret Protection Area meets the definition of and criteria for designation as a Protection Area as found in sections two and four of Chapter 772 of the Acts of 1975, as amended:

***An area which is contiguous to and constitutes an essential part of the physical environment of any Landmark.***

The Society of St. Margaret Protection Area is contiguous to the William Lloyd Garrison House. The Protection Area includes the two buildings that connect to the Garrison House, as well as the surrounding land and carriage house that today comprise Emmanuel College's Notre Dame Campus on Assessor's parcel 1100706000. The Protection Area is historically related to the Garrison House as it was developed and expanded by the Society of St. Margaret, who used the Garrison House for St. Monica's Home, a hospital for chronically ill black women and children, and later as a nursing home. The Society of St. Margaret closed the nursing facility in 1988 and converted the property for use as its headquarters, during which time it further developed the site. For its proximity to and historical associations with the William Lloyd Garrison House, the Society of St. Margaret Protection Area constitutes an essential part of its physical environment.

***An area that is visually related to the Landmark but are not necessarily of sufficient historic, social, cultural, architectural or aesthetic significance to warrant designation as such.***

Though historically related to the William Lloyd Garrison House through the history of the Society of St. Margaret at the site, the buildings within the Protection Area are not historically associated with the life of William Lloyd Garrison and do not possess architectural or aesthetic significance to warrant Landmark designation. While the carriage house dates to ca. 1890, it was not incorporated into the property until 1947. The two buildings that connect to the Garrison House date to 1962 and 1992; furthermore, the 1962 structure was substantially altered in 1992 when the convent was expanded. Therefore, the buildings within the Protection Area are not of sufficient significance to merit inclusion in the boundaries of the Landmark. The Protection Area is, however,

visually integral to the Garrison House, and its redevelopment would impact the overall character of the Garrison House.

***An area the dimension of which does not extend more than 1200 feet from a boundary of the Landmark.***

No portion of Society of St. Margaret Protection Area extends more than 1200 feet from the boundaries of the William Lloyd Garrison House.



## **4.0 ECONOMIC STATUS**

### **4.1 Current Assessed Value**

According to the Assessor's Records, the property at 17 Highland Park Street, containing the proposed William Lloyd Garrison House and the Society of St. Margaret Protection Area, has a total assessed value of \$3,116,000, with the land valued at \$812,500 and the buildings at \$2,303,500.

### **4.2 Current Ownership**

The City of Boston's Assessor's Records list the property owner as the Trustees of Emmanuel College, 400 The Fenway, Boston, Massachusetts 02115.

## **5.0 PLANNING CONTEXT**

### **5.1 Background**

Following the death of William Lloyd Garrison in 1879, ownership of the property passed to his son, Francis J. Garrison. In 1900, the property was acquired by the Rock Ledge Improvement Association, which maintained it in Garrison's honor until it was sold to the Episcopal Sisters of the Society of Saint Margaret (the Society of St. Margaret) in 1904. The property was managed by the Society of St. Margaret from 1904 to 2012, operating as a nursing home and later a convent. While under ownership of the Society of St. Margaret, the property was developed through new construction and the acquisition of adjacent property and pre-existing structures. The Garrison House itself, however, was well-maintained and is surprisingly largely intact.

The property was purchased by Emmanuel College in 2012 and today serves as the school's Notre Dame Campus, offering residential accommodations and programming space.

### **5.2 Zoning**

Parcel 1100706000 is located in the Roxbury Highland zoning district, the 3F-4000 sub district, and the Highland Park - John Eliot Square Neighborhood Design District. The parcel is zoned as tax exempt.

### **5.3 Planning Issues**

The current property owner, Emmanuel College, has established a five-year plan to make renovations, repairs and improvements to the exterior of the buildings and the surrounding grounds. Boston Conservation Associates, Inc. was hired in February 2014 to conduct an exterior building survey of the William Lloyd Garrison House. The report documented existing conditions and offered treatment recommendations.

Emmanuel College has already completed the first phase of improvements, made along the west side of the property where the primary entrance is located. In April 2015, Emmanuel College received approval from the Boston Landmarks Commission, through Accelerated Design Review, to introduce a vegetable garden plot featuring a series of raised beds in the open space along Highland Street, once occupied by the stretch of rowhouses. Future work is not anticipated to have a significant impact on the William Lloyd Garrison House or overall character of the property.

## **6.0 ALTERNATIVE APPROACHES**

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

- A. Individual Landmark and Protection Area Designation**  
The Commission retains the option of designating the William Lloyd Garrison House as a Landmark, with a specified adjacent Protection Area titled the Society of St. Margaret Protection Area. Designation shall correspond to Assessor's parcel 1100706000. Individual Landmark designation shall only apply to the exterior elements of the William Lloyd Garrison House, as defined in Section 1. Designation of the Protection Area shall apply to the remainder of parcel 1100706000, including the improvements therein, as defined in Section 1.
- B. Denial of Individual Landmark and Protection Area Designation**  
The Commission retains the option of not designating the William Lloyd Garrison House as a Landmark, and/or not designating any or all of the exterior elements in the proposed Society of St. Margaret Protection Area as a Protection Area.
- C. Preservation Restriction**  
The Commission could recommend the owner consider a preservation restriction for any or all of the Specified Exterior Features and/or proposed Society of St. Margaret Protection Area.
- 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 interpretive materials at the site.

### **6.2 Impact of Alternatives:**

- A. Individual Landmark Designation**  
Landmark designation represents the city's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the William Lloyd Garrison House and the Society of St. Margaret Protection Area, in accordance with the Standards and Criteria adopted as part of the designation.
- B. Denial of Individual Landmark Designation**  
Without Landmark designation, the City would be unable to offer protection to the Specified Exterior Features, or extend guidance to the owners under chapter 772.

The William Lloyd Garrison House is already listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection from federal, federally-funded or federally assisted activities. It creates incentives for preservation, notably the federal investment tax credits and 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.

**C. Preservation Restriction**

Chapter 666 of the M.G.L. Acts of 1969 allows individuals to protect the architectural integrity of their property via a preservation restriction. A restriction may be donated to or purchased by any governmental body or nonprofit organization capable of acquiring interests in land and strongly associated with historic preservation. These agreements are recorded instruments (normally deeds) that run with the land for a specific term or in perpetuity, thereby binding not only the owner who conveyed the restriction, but also subsequent owners. Restrictions typically govern alterations to exterior features and maintenance of the appearance and condition of the property.

**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 William Lloyd Garrison House property could be introduced at the site and incorporated into Emmanuel College's programming.



## **7.0 RECOMMENDATIONS**

Staff of the Boston Landmarks Commission makes the following recommendations:

1. That the William Lloyd Garrison House be designated by the Boston Landmarks Commission as a Boston Landmark, and the area identified as the Society of St. Margaret Protection Area, with the improvements therein, be designated as a Protection Area, under Chapter 772 of the Acts of 1975, as amended (see Sections 3.3 and 3.4 for Relationship to Criteria for Landmark and Protection Area designation);
2. That the boundaries of the Landmark and Protection Area illustrated in Section 1 be adopted without modification;
3. And that the attached Standards and Criteria recommended by the staff of the Boston Landmarks Commission for the Landmark and Protection Area be accepted.

## **8.0 GENERAL STANDARDS AND CRITERIA**

### **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 Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. 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 Landmark Designation. 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.

As intended by the statute, a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that engender designation of a property; however, in some cases they have been structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are: Building code conformance and safety requirements; Changes necessitated by the introduction of modern mechanical and electrical systems; Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property. In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer

should follow them in order to ensure a successful project that is sensitive to the historic Landmark.

- **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structures' or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement with new material a feature that could be repaired.
- **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature.
- **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

**Section 8.3:** Those general Standards and Criteria that are common to all Landmark designations (building exteriors, building interiors, landscape features and archeological sites).

**Section 9.0:** Those specific Standards and Criteria that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

## **8.2 Levels of Review**

The Commission has no desire to interfere with the normal maintenance procedures for the Landmark. In order to provide some guidance for the Landmark property's owner, manager or developer 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:**

1. Activities associated with normal cleaning and routine maintenance.
  - a. For building maintenance (Also see Sections 9.0), 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 are to remain in place for less than six weeks and do not result in any permanent alterations 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 or outward appearance.



2. In-kind replacement or repair, as described in the Specific Standards and Criteria, Section 9.0.
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. See Section 9.1.
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 staff of the Boston Landmarks Commission 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 General Standards and Criteria**

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general, this will minimize alterations that will be

allowed. Changes that are allowed will follow accepted preservation practices as described below, starting with the least amount of intervention.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. (The term **later contributing features** shall be used to convey this concept.)
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions or related new construction should be differentiated from the existing, thus, they should not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.
11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.
12. Significant archaeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria have been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary William Francis Galvin, Chairman.

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## 9.0 SPECIFIC STANDARDS AND CRITERIA

*Refer to Sections 8.0 for additional Standards and Criteria that may apply.*

### 9.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the William Lloyd Garrison House including the exterior form, mass, and richness of detail of the house, relationship to the site and landscape.
3. The standards and criteria acknowledge that there may be changes to the landscape and the exterior of the buildings and are intended to make the changes sensitive to the character of the property.
4. The Commission will consider whether later addition(s) and/or alteration(s) can, or should, be removed.
5. 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.
6. The exterior elevations and roof elements William Lloyd Garrison House are subject to the terms of the exterior guidelines herein stated.
7. Items under Commission review include but are not limited to the following: exterior walls, windows, entrances/doors, roofs, roof projections, additions, accessibility, new construction, paving, major plantings, fences, demolition, and archaeology. Items not anticipated in the Standards and Criteria may be subject to review, Refer to Section 8.2 and Section 10.

### 9.2 Exterior Walls of the House

#### A. General

1. No new openings shall be allowed on the front (facing Highland Street) of the House.
2. No original existing openings shall be filled or changed in size.
3. No exposed conduit shall be allowed.
4. Original or later contributing projections shall not be removed.
5. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B and C be executed with the guidance of a professional building materials conservator.

**B. Masonry**

**(Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar)**

1. All masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods. This shall include all chimneys.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements 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 materials may be considered.
6. Sound original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. 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.
16. 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.



### C. Wood

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 shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements 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 materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Paint removal should be considered only where there is paint surface deterioration 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 and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
9. **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.
10. 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.

### D. Architectural Metals

**(Including but not limited to Cast and Wrought Iron, Steel, Pressed Tin, Copper, Bronze 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 shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

### **9.3 Windows**

***Refer to Section 9.2 regarding treatment of materials and features.***

1. The original or later contributing window design and 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 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 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.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
8. Replacement Sash shall be double hung, wooden sash with through-glass muntins or double hung, wooden sash with simulated divided lites with dark anodized spacer bars the same width as the muntins.
9. Tinted or reflective-coated glass shall not be allowed.
10. Metal or vinyl panning of the wood frame and molding shall not be allowed.
11. 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.
12. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
13. Clear or mill finished aluminum frames shall not be allowed.
14. 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.

### **9.4 Entrances/Doors**

***Refer to Section 9.2 regarding treatment of materials and features; and Section 9.5 for additional Standards and Criteria that may apply.***

1. All entrance elements shall be preserved.
2. The original entrance design and arrangement of 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) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
  6. When replacement is necessary, it should be based on physical or documentary evidence.
  7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
  8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
  9. Only paneled doors of appropriate design, material and assembly shall be allowed.
  10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.
  11. 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.
  12. Unfinished aluminum storm doors shall not be allowed.
  13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
  14. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
  15. 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.

## **9.5 Porches and Stoops**

***Refer to Section 9.2 regarding treatment of materials and features; and Sections 9.4, 9.7, and 9.10 for additional Standards and Criteria that may apply.***

1. All porch elements shall be preferably preserved with the exception of the later porch on the south side of the house, which is preferably removed with the side of the house then restored. See also 9.2, A., 4.
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 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 materials may be considered.
6. 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.
7. 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.

## **9.6 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, piecing 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 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 materials may be considered.
6. 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.
7. Supplementary illumination may be added where appropriate to the current use of the building.
8. 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. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
  - d. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

- e. 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.
- f. The new exterior lighting location 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. As a Landmark, 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.

## **9.7 Roofs**

***Refer to Section 9.2 regarding treatment of materials and features; and Section 9.8 for additional Standards and Criteria that may apply.***

- 1. The roof shapes and materials of the existing buildings 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 materials 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.
- 8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

## **9.8 Roof Projections**

**(Includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps)**

***Refer to Section 9.2 and 9.7 for additional Standards and Criteria that may apply.***



Due to the historical and architectural significance of the William Lloyd Garrison House, no roof projections shall be allowed.

## **9.9 Additions**

***Refer to Sections 9.6, 9.7, 9.8, 10.0, and 11.0 for additional Standards and Criteria that may apply.***

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 buildings cannot meet the new space requirements.
2. New additions shall be designed so that the character defining features of the buildings are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing buildings, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building as viewed from Highland Street.
5. New additions shall be of a size, scale and of materials that are in harmony with the existing building.

## **9.10 Accessibility**

***Refer to Section 9.2 regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.9, and 10.0 for additional Standards and Criteria that may apply. Currently accessible access is provided through the additions, which is appropriate.***

1. 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.
2. 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.

## **9.11 Renewable Energy Sources**

***Refer to Section 9.2 regarding treatment of materials. Refer to Sections 10.00 and 11.00 for additional Standards and Criteria that may apply.***

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 buildings 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

## **10.0 STANDARDS AND CRITERIA FOR THE SOCIETY OF ST. MARGARET PROTECTION AREA**

### **10.1 General Standards**

As provided in Section 4, of Chapter 772 of the Acts of 1975, as amended, the only items subject to design review in a Protection Area are:

- Demolition;
- Land Coverage;
- Height of Structures;
- Landscape; and
- Topography.

The goals of the Society of St. Margaret Protection Area are to:

1. Protect view corridors into and out of the Landmark; and
2. To ensure that massing, land coverage, and height of any new development is compatible with the Landmark building.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are the Standards and Criteria absolute, but any request to vary from them must demonstrate the reason for, and the advantages gained by, such variation. The Commission's Certificate of design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

### **10.2 Specific Standards and Criteria**

1. **Demolition** of buildings or additions shall be reviewed on an individual, case-by-case basis, considering the building or addition's contribution to and enhancement of the Landmark, and also considering what is proposed to replace the existing building.
2. **Land Coverage** (Building Footprints) building footprints shall conform to historic footprints as shown in Figure #23 of the Study Report.
3. **Height of Structures** Proposed structures in the protection area shall conform to the 35' zoning code height in place at the time of designation.
4. **Topography** Changes in Topography may be allowed.
5. **Landscape** Improvement to the landscape shall be compatible with the character of the adjacent Landmark. The Highland Park Street side of the property is understood to be less significant to the Landmark than the Highland Street side.

## **11.0 ARCHAEOLOGY**

*Refer to Section 9.2 regarding treatment of materials. Refer to Section 10.0 for additional Standards and Criteria that may apply.*

1. Until or unless there is an Intensive-level archaeological survey upon the property, the entirety of the property will be treated as sensitive for both ancient and historical archaeological sites. An Intensive-level archaeological survey on the entire property will document if and where archaeological sites exist on the property. If an Intensive archaeological survey has been conducted on the property, the results of this survey must be used to determine the potential impacts of future work upon archaeological sites, if they exist.
2. Ground disturbances and below-ground impacts including but not limited to gardens, utility work, landscape grading, capping, and all other activities that include breaking of the existing ground surface must be reviewed by Boston Landmarks Commission staff for potential impacts to archaeological sites.
3. Below-ground impacts to known or potential archaeological sites should be avoided. If impacts on known or potential archaeological deposits cannot be avoided and if Boston Landmarks Commission staff determine that the proposed work will or could impact an archaeological deposit within the proposed impact area, archaeological survey will be required.
4. All archaeological surveys on the property must be conducted by a professional archaeologist under a state-issued archaeological permit. All archaeological permit proposals must be reviewed by the City Archaeologist. Upon the completion of associated final archaeological reports, all recovered archaeological materials shall be transferred to the repository at the City Archaeology Laboratory where they will be publicly available to researchers.

## **12.0 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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**CITY OF BOSTON  
MAYOR, MARTIN J. WALSH**

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