



# FINANCIAL DISTRICT STUDY

## FINANCIAL DISTRICT STUDY AREA PLAN

### **I. Introduction**

1. Executive Summary

### **II. Framework for the Plan**

1. Historic Overview: Past and Present
2. General Context
3. The District Plan: Overview
4. The Boston Economy; Role of the District in the Economy

### **III. Issues**

1. Urban Design and Development
  - Urban Design Standards/Guidelines/Objectives
  - Development Policies/Strategies and Controls
2. Housing and Neighborhood Opportunities
3. Transportation and Access
4. Open Space/Public Realm
5. Historic Preservation
6. Land Use
7. Economy

### **IV. Achieving the Plan**

1. Zoning
  - Height Standards, Land Use, Floor Area Ratio, Setbacks, Massing
2. Implementation
  - Community Review Process
  - Approval Process

### **V. The District Plans**

1. Specific Detailed Plans for Subareas within the District

### **VI. Appendix**

1. Historic Building Inventory
2. Current Development Proposals

# FINANCIAL DISTRICT STUDY AREA PLAN

## I. INTRODUCTION

1. Executive Summary

## II. FRAMEWORK FOR THE PLAN

1. Historic Overview: Past and Present
2. General Context
  - . overview of the district in context of the city
3. District Plan Overview
  - . planning premise: overbuilding in the downtown in the 1960s and 1970s has created the district's dense urban fabric with some resulting negative environmental impacts, e.g. wind and shadow, and negative effects on the area's pedestrian activity areas
  - . the preparation of a new plan and new zoning regulations provides the opportunity to limit/curtail new growth and to address the issues of improving the quality of the district's public realm
4. The Boston Economy
  - . role of the district in the city's present and future economy

## III. ISSUES

1. Urban Design, Planning and Development

### Urban design goals and objectives:

- . utilize Post Office Square Park as a principal orientation device within the district
- . identify primary connector streets that extend through the district to the waterfront, linking the district with the Harborwalk waterfront promenade
- . provide new through streets across artery to make the district's street system more legible (e.g. extend radiating streets such as India, Broad, Batterymarch, Oliver and Pearl Streets to waterfront)

- . maintain view corridors and vistas to the waterfront to serve as orientation devices for pedestrians from within the district
- . study historic street patterns in order to generate a street pattern which provides a central artery interface, and reconnect the district fabric now bisected by the artery
- . preserve and extend network of public spaces, including streets, alleys, parks, arcades, lobbies and passageways
- . encourage public through-block connections and public arcades in new development and renovation projects, to extend the district's pedestrian network and to create a more comfortable pedestrian environment in the area
- . provide increased and more continuous ground level retail activity to enhance the pedestrian environment
- . preserve and rehabilitate existing historic buildings which contribute to the architectural character and human scale of the district
- . conduct environmental studies to document existing wind and shadow conditions; incorporate wind and shadow standards in the new zoning regulations to reduce and/or mitigate any observable negative environmental conditions
- . provide roof-top addition guidelines specific to the district's predominant building type
- . provide new development guidelines which respond to existing environmental constraints
- . provide recommendations for infrastructure and streetscape improvements.

2. Housing and Neighborhood Opportunities
  - . assess housing in the district and recommend projected housing requirements, if appropriate
  
3. Transportation and Access
  - . study existing parking conditions and project future parking needs
  
  - . improve vehicular access for planned garage locations
  - . improve transit access and regulation of traffic flow
  
  - . study potential off-street loading capabilities
  
  - . provide better vehicular and pedestrian access through district to the waterfront
  
  - . provide safer and more comfortable intersections at Dewey Square for both vehicular and pedestrian traffic en route to/from South Station
  
4. Open Space/Public Realm
  - . enhance the district's network of public spaces
  
  - . provide streetscape improvements to enhance the pedestrian environment
  
  - . extend pedestrian network to include through-block connections and incorporate the area's historic street and alley patterns
  
5. Historic Preservation
  - . preserve the district's existing historic buildings which contribute to the architectural character of the district
  
  - . provide design guidelines for roof-top additions
  
6. Land Use
  - . study existing land use patterns and recommend projected land use goals
  
7. Economy
  - . define the role of the district in the future downtown economy
  
  - . define public benefits to be derived from new development in the district: day care, jobs linkage, housing linkage, etc.

#### IV. ACHIEVING THE PLAN

1. Zoning
  - . define height standards, land use, floor area ratio, setbacks, massing, for the district
2. Implementation
  - . community review process
  - . approval process

#### V. THE DISTRICT PLANS

- . prepare plans and recommendations for specific areas within the district

#### VI. APPENDICES

1. Historic Building Inventory
2. Current Development Proposals

**SPECIAL STUDY AREA BACKGROUND DATA AND GRAPHICS**

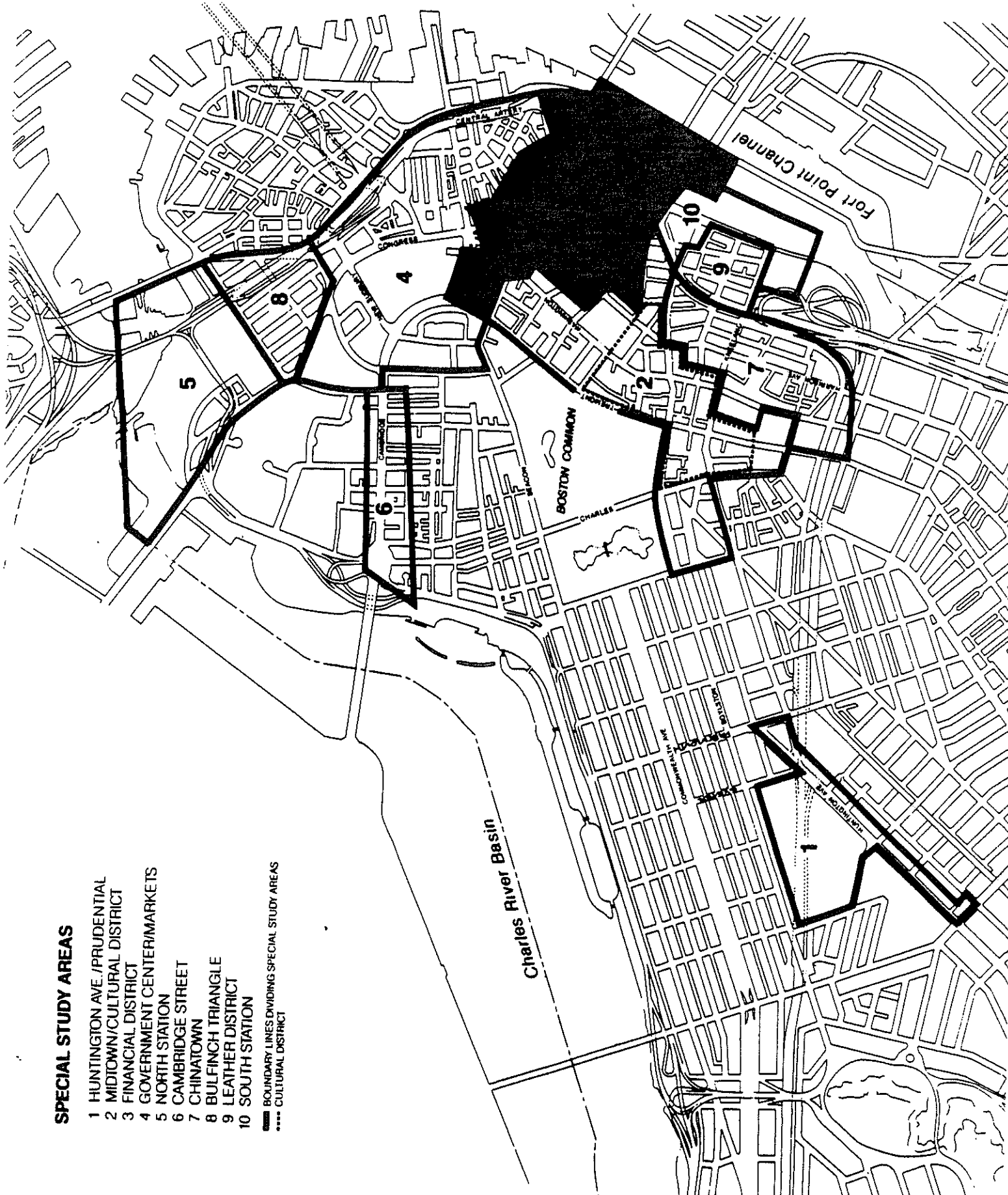
1. DISTRICT BASE MAP
2. STUDY AREA BOUNDARIES
3. GENERAL CONTEXT
4. AXONOMETRIC
5. FIGURE GROUND PLAN
6. STREET PATTERN
7. BOSTON LANDMARKS COMMISSION BUILDING RATINGS
8. NATIONAL REGISTER INDIVIDUAL LISTINGS AND DISTRICTS
9. PARKING
10. TRANSPORTATION/ACCESS
  - VEHICULAR CIRCULATION
  - TRAFFIC COUNTS
  - PEDESTRIAN COUNTS
11. LAND USE GROUND FLOOR
12. LAND USE UPPER FLOORS
13. EXISTING ZONING
14. POTENTIAL DEVELOPMENT SITES
15. OPEN SPACE
16. BUILDING HEIGHTS
17. POINT ELEVATIONS/TOPOGRAPHIC INFORMATION
18. HISTORIC MAPS
19. SELECTED HISTORIC PHOTOS
20. BLC'S HISTORIC BUILDING RATING LIST (CATEGORY I-VI)
21. STREETScape PHOTOS OF PROBLEMS AND OPPORTUNITIES (PRINTS)
22. COMMUNITY GROUPS LIST
23. LOGO/TITLE BLOCK FOR PRESENTATION BOARDS AND PLAN DOCUMENT

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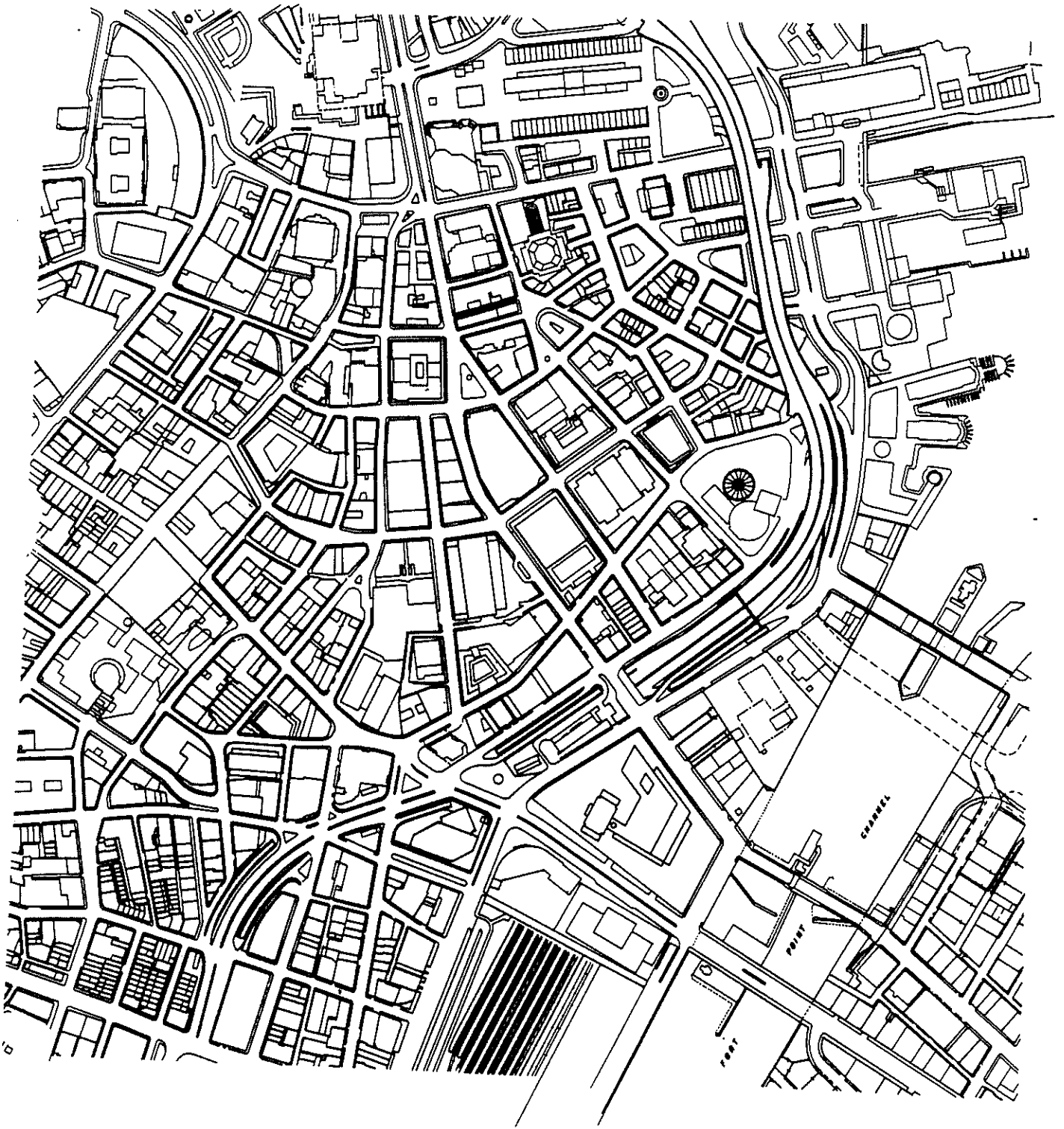
### SPECIAL STUDY AREAS

- 1 HUNTINGTON AVE./PRUDENTIAL
- 2 MIDTOWN/CULTURAL DISTRICT
- 3 FINANCIAL DISTRICT
- 4 GOVERNMENT CENTER/MARKETS
- 5 NORTH STATION
- 6 CAMBRIDGE STREET
- 7 CHINATOWN
- 8 BULFINCH TRIANGLE
- 9 LEATHER DISTRICT
- 10 SOUTH STATION

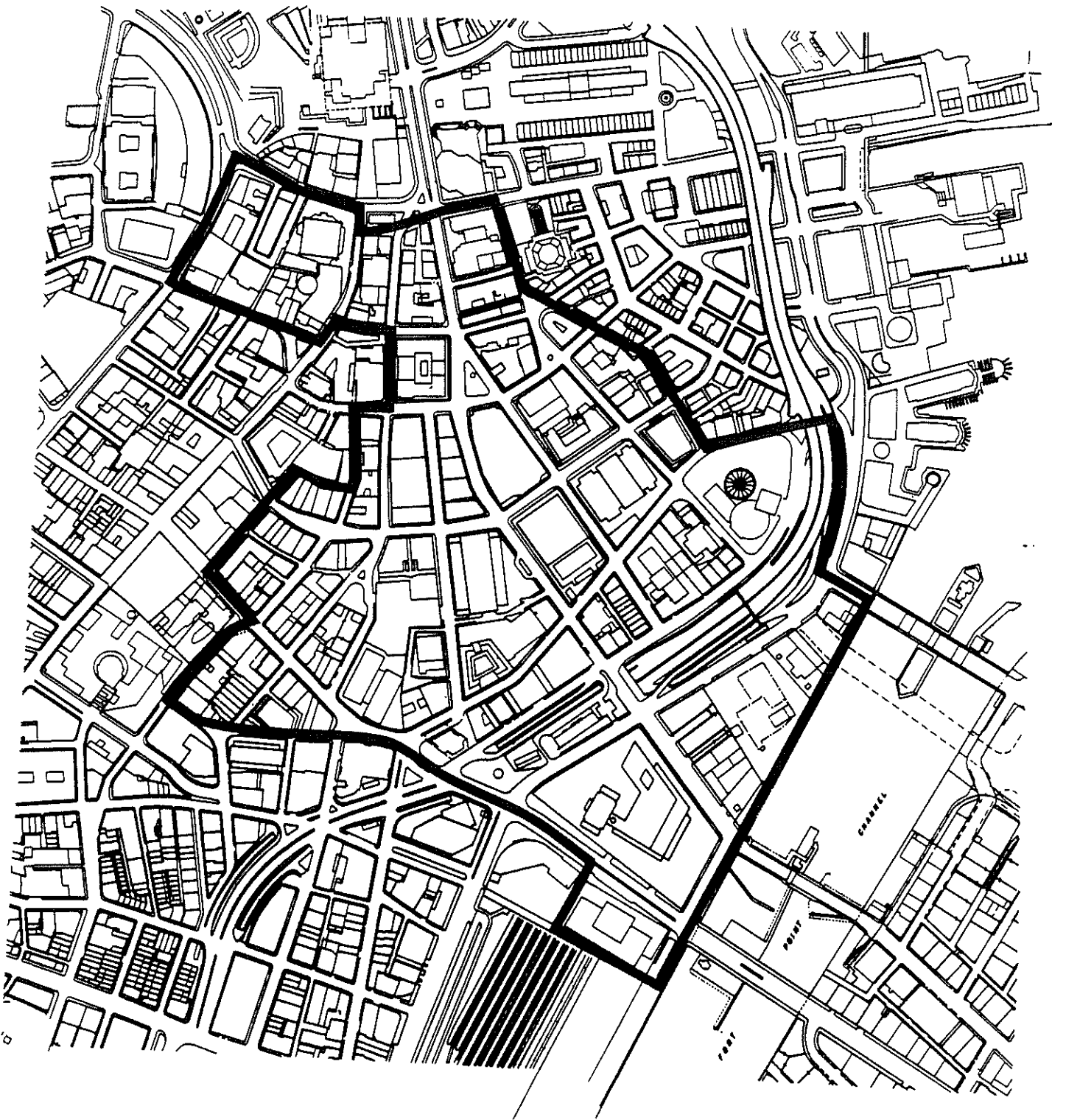
— BOUNDARY LINES DIVIDING SPECIAL STUDY AREAS  
- - - CULTURAL DISTRICT



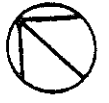




DISTRICT BASE MAP



STUDY AREA BOUNDARIES



NORTH

GENERAL CONTEXT





AXONOMETRIC

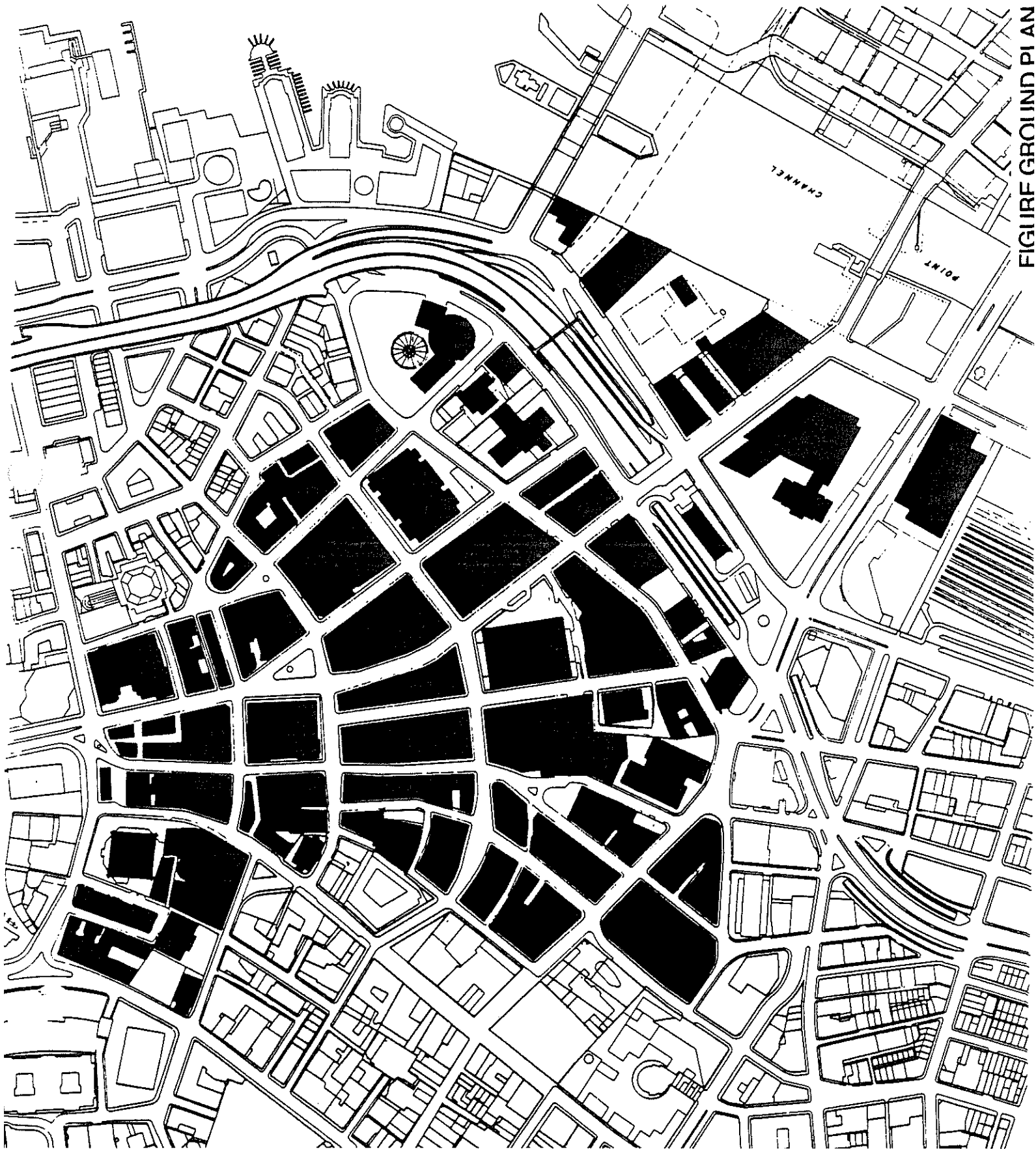
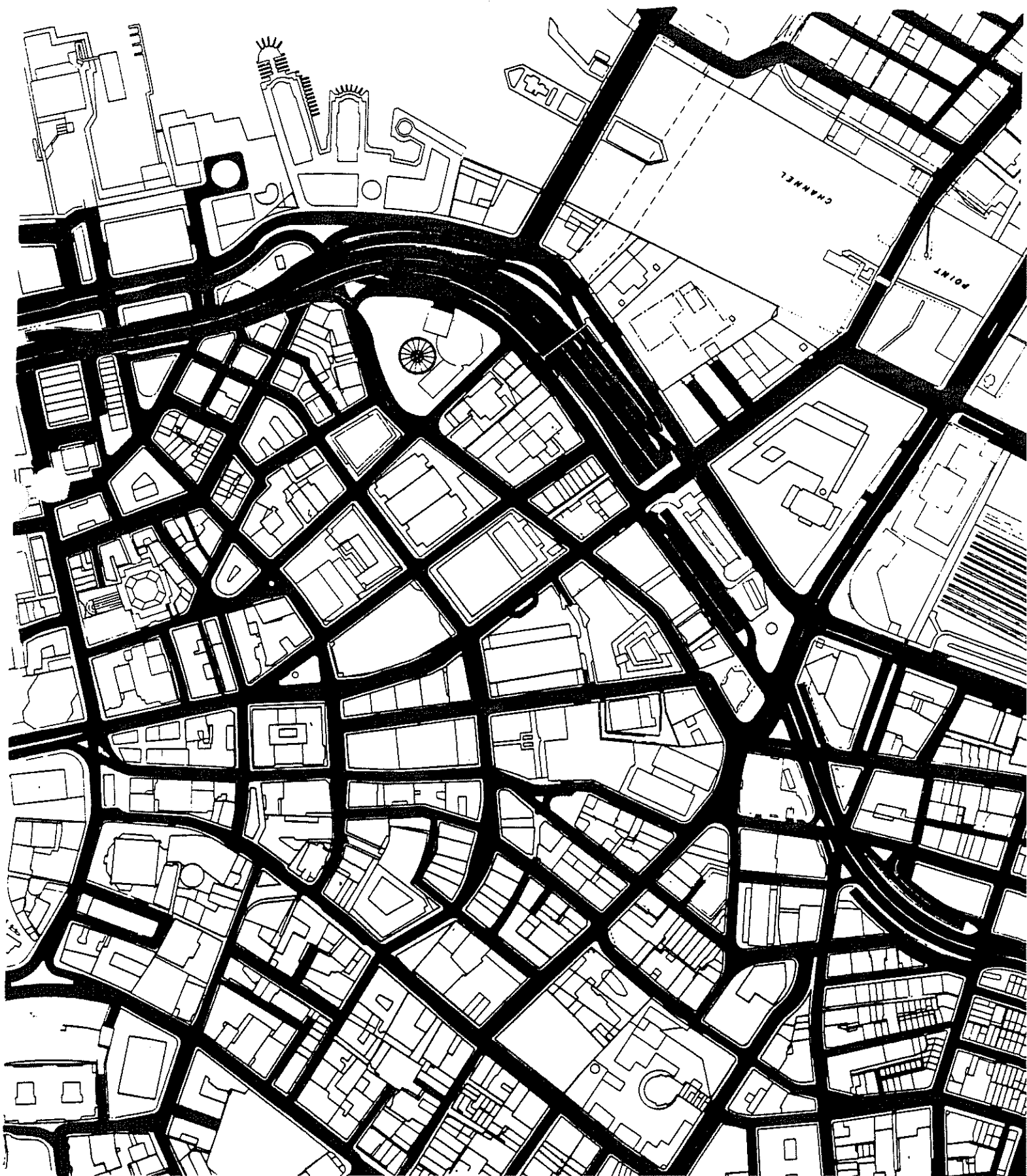
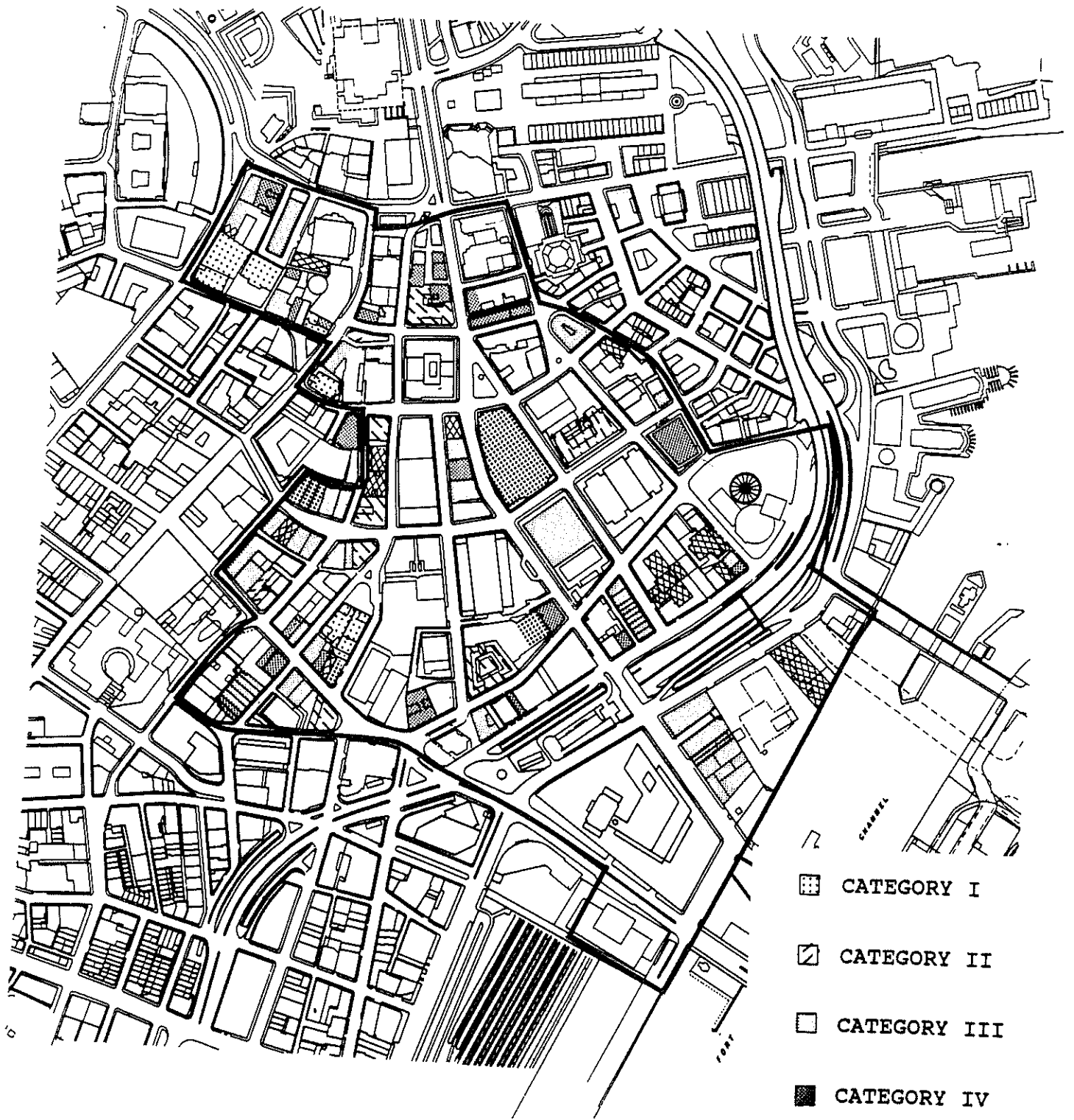








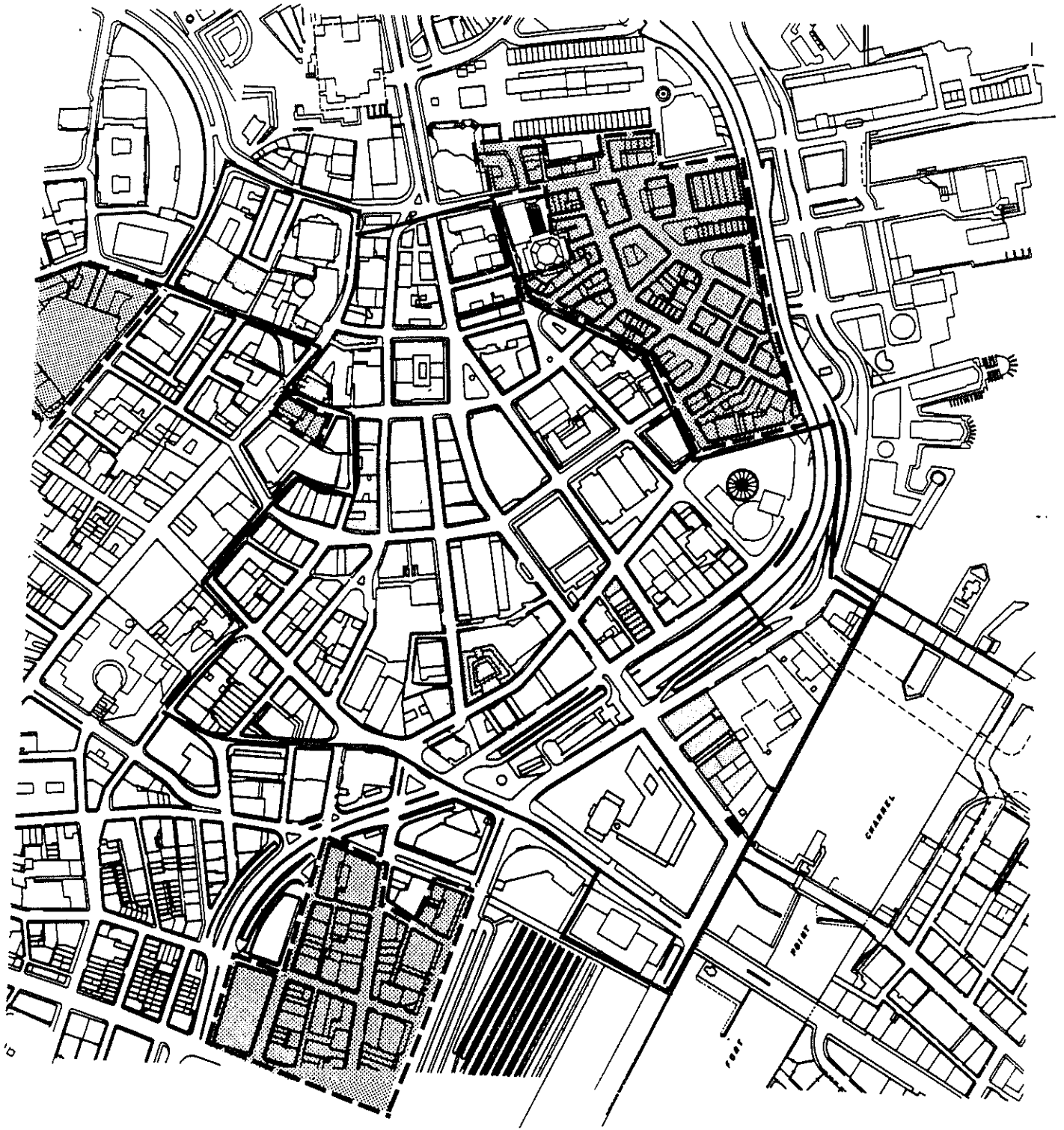
FIGURE GROUND PLAN





-  CATEGORY I
-  CATEGORY II
-  CATEGORY III
-  CATEGORY IV
-  CATEGORY V
-  CATEGORY VI

BOSTON LANDMARKS COMMISSION BUILDING RATINGS (BLC)



NATIONAL REGISTER INDIVIDUAL LISTINGS AND DISTRICTS

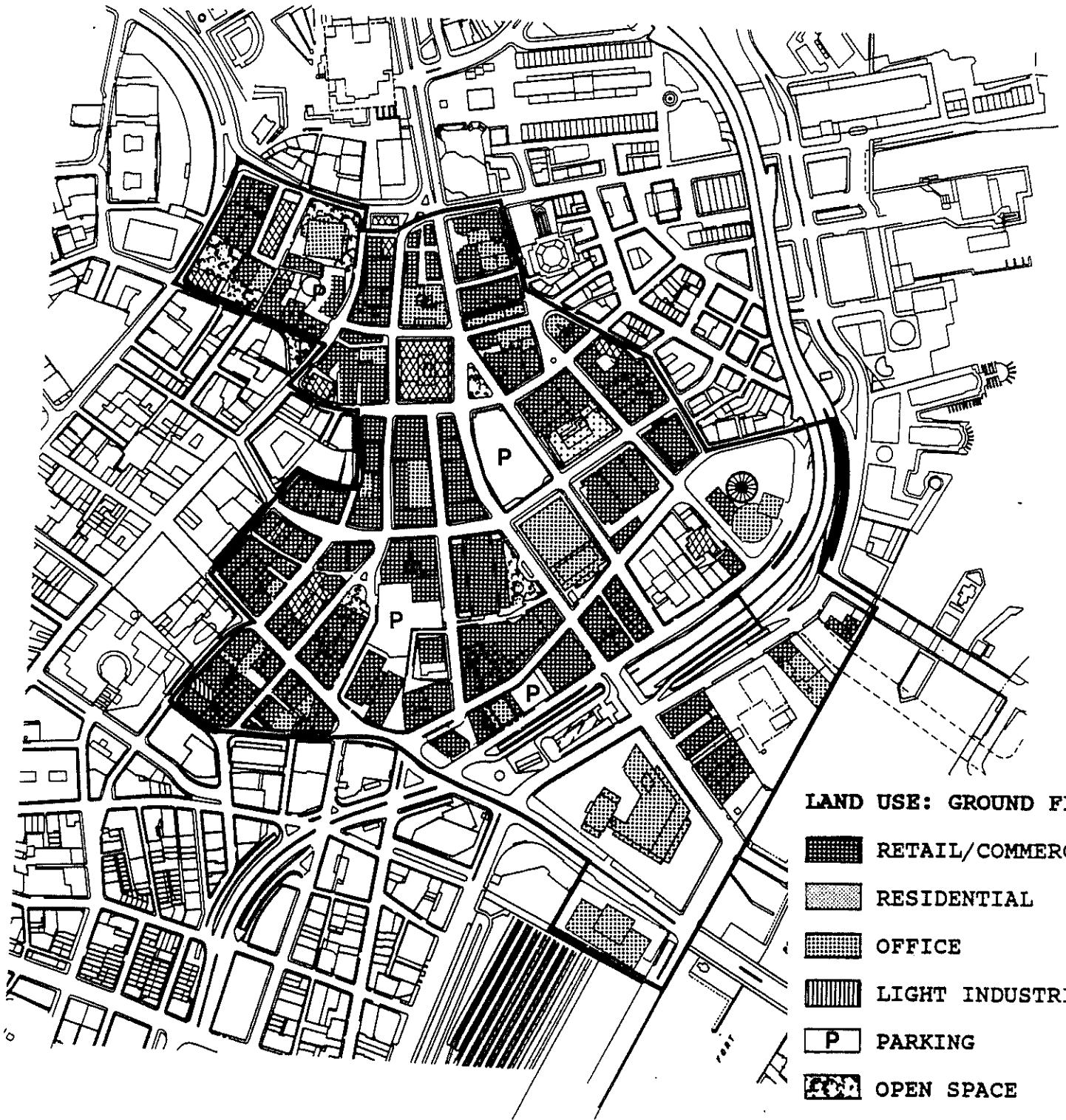


## EXISTING PARKING FACILITIES











<u>FACILITY</u>	<u>CAPACITY</u>
1. Lafayette Place	1,267
2. 101 Arch Street	24
3. Woolworth Garage	900
4. Province St. Garage	290
5. Washington St. Garage	600
6. Devonshire Tower	250
7. Devonshire Street Garage	99
8. 60 State Street	227
9. 1 Exchange Place	93
10. 15 State Street	700
11. 1 Federal Street	120
12. 75-101 Federal Street	140
13. Winthrop St. Garage	1125
14. 155-163 Federal Street	141
15. 99 Summer Street	70
16. Kingston Bedford	600
17. Leather District	350
18. 4-16 East Street	68
19. 1 Financial Center	120
20. 150-160 Federal Street	365
21. First National Bank	170
22. Meridian Hotel	318
23. 225 High Street	200
24. Paine Weber Building	160
25. Oliver Street	30
26. 14 Custom House Street	100
27. 1 Federal Street	375
28. India Street	35
29. 13-15 Custom House Street	30
30. International Place	430
31. Keystone Reserve Building	163
32. Federal Reserve Building	185
33. Boston Edison	220
34. Northern Avenue	65
35. Rowes Wharf	575
36. Long Wharf Marriot	650

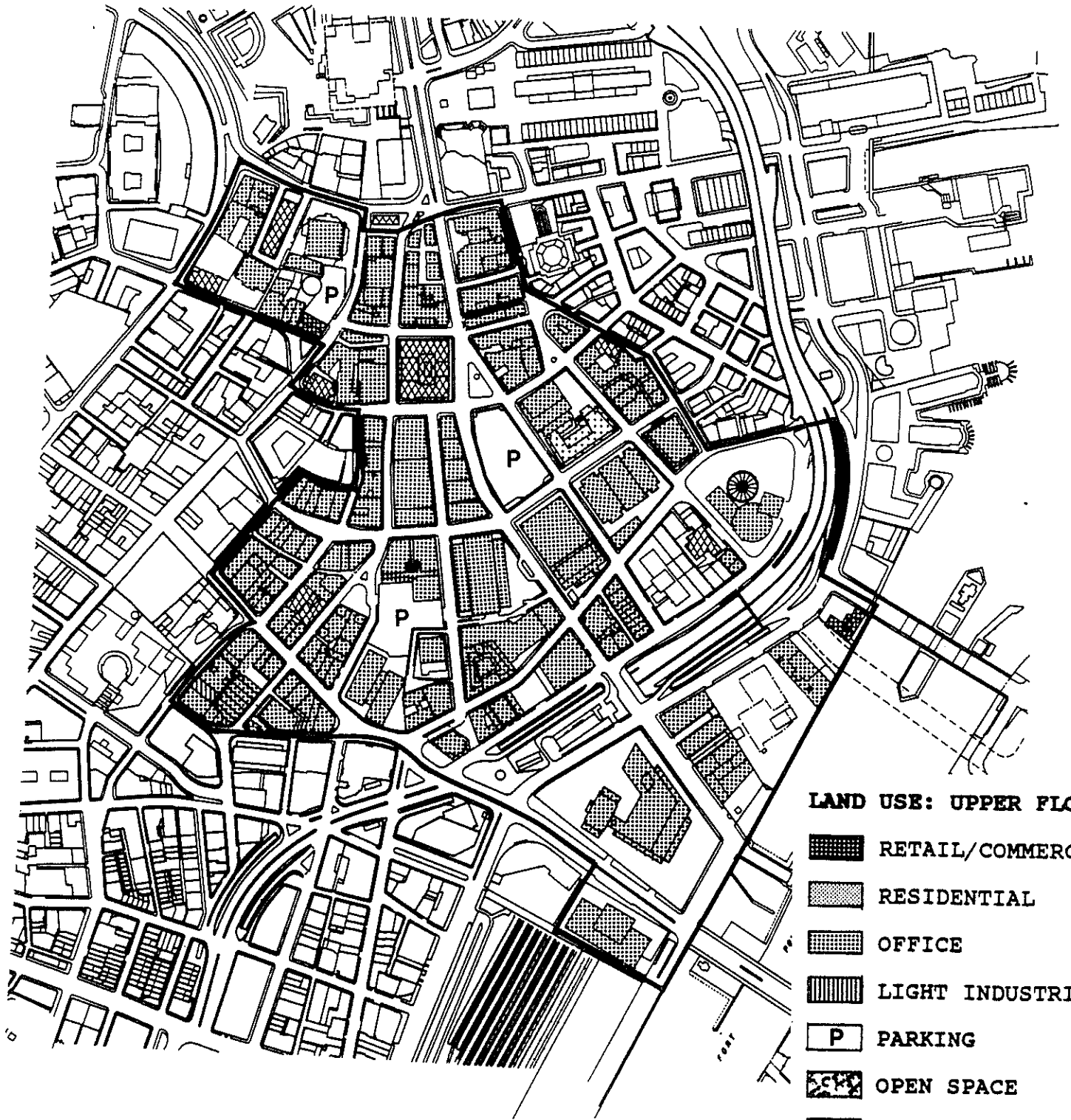
## POTENTIAL PARKING FACILITIES

37. Hayward Place	420
38. Kingston Bedford	200
39. P.O. Square	500
40. 125 High Street	850
41. International Place	400













**LAND USE: GROUND FLOOR**

-  RETAIL/COMMERCIAL
-  RESIDENTIAL
-  OFFICE
-  LIGHT INDUSTRIAL
-  PARKING
-  OPEN SPACE
-  ART GALLERY
-  HOTEL
-  PUBLIC BUILDINGS
-  INSTITUTIONAL



**LAND USE: UPPER FLOORS**

-  RETAIL/COMMERCIAL
-  RESIDENTIAL
-  OFFICE
-  LIGHT INDUSTRIAL
-  PARKING
-  OPEN SPACE
-  ART GALLERY
-  HOTEL
-  PUBLIC BUILDINGS
-  INSTITUTIONAL

**ZONING DISTRICTS - CITY OF BOSTON**  
**MAP 1 - BOSTON PROPER**

RESIDENCE DISTRICTS	BUSINESS DISTRICTS	INDUSTRIAL DISTRICTS
S-3 SINGLE FAMILY	L-5 LOCAL RETAIL & SERVICE STORES	M-2 MANUFACTURING
R-5 TWO FAMILY	B-2 FETAIL BUSINESS & OFFICES	M-4 GENERAL MANUFACTURING
R-8 3 FAMILY, APTS	H-2 APARTMENTS	W-2 WATERFRONT INDUSTRY
H-3 APARTMENTS		

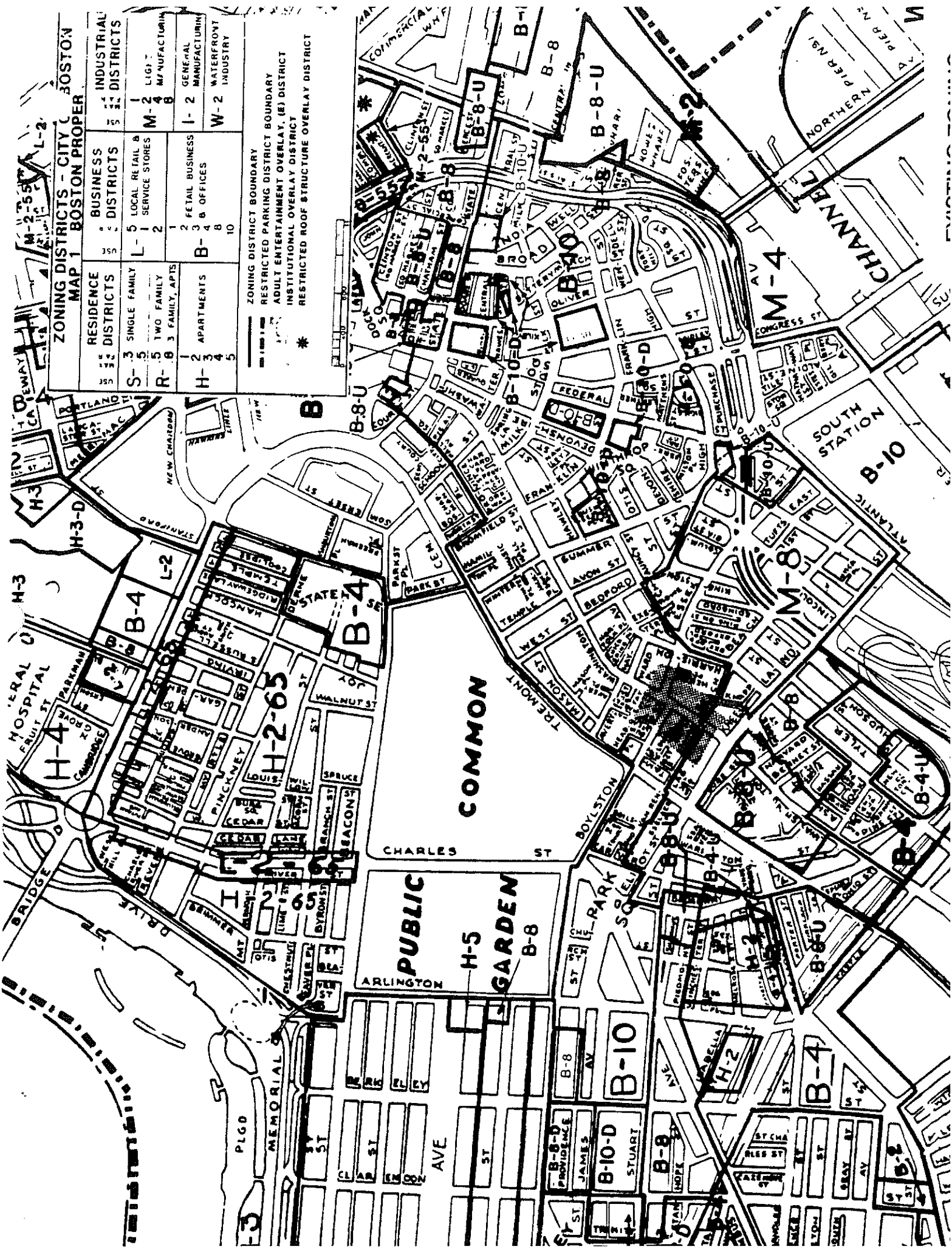
**ZONING DISTRICT BOUNDARY**

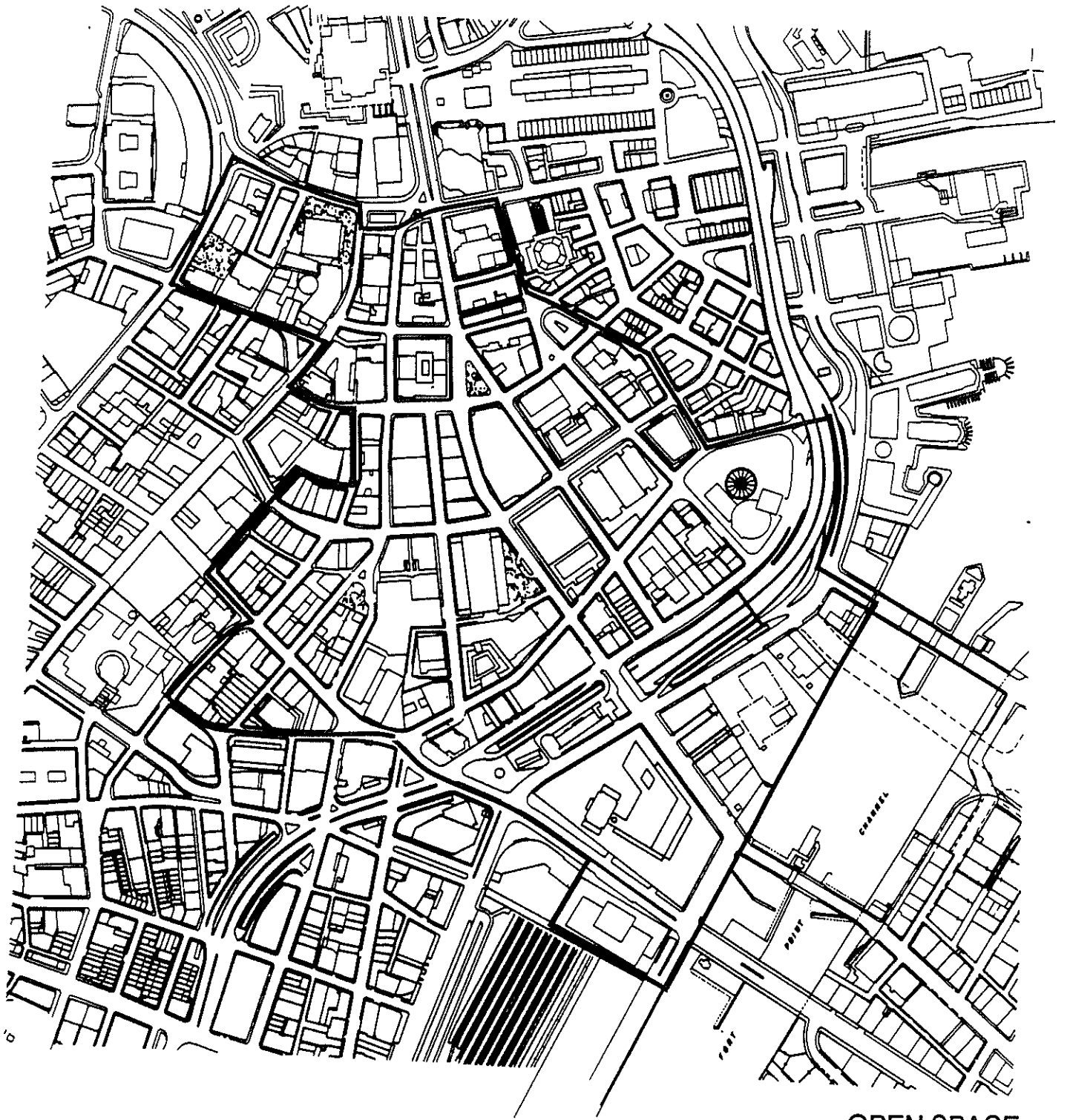
**RESTRICTED PARKING DISTRICT BOUNDARY**

**ADULT ENTERTAINMENT OVERLAY, (E) DISTRICT**

**INSTITUTIONAL OVERLAY DISTRICT**

**RESTRICTED ROOF STRUCTURE OVERLAY DISTRICT**





OPEN SPACE



## Post 1960 Development

### 1960-1969

#### New Construction

1960	133 Federal St.	142,000	s.f.
1966	70 Franklin St.		
1966	225 Franklin St.	852,000	s.f.
1968	Washington St. Garage	600	Parking Spaces

### 1970-1979

#### New Construction

1970	1 Boston Place	825,000	s.f.
1971	99 High St.	775,000	s.f.
1971	100 Federal St.	1,175,000	s.f.
1975	Stone & Webster	910,000	s.f.
1975	Shawmut Bank	1,103,000	s.f.
1975	100 Summer St.	1,000,000	s.f.
1976	Federal Reserve Building	1,138,500	s.f.
1976	55 Summer St.	140,000	s.f.
1977	175 Federal St.	220,000	s.f.

#### Renovation

1971	45 School St.	91,896	s.f.
1974	1 Winthrop Sq.	73,000	s.f.
1975	Kennedy's - Summer & Hawley St.	40,000	s.f.
1976	82 Devonshire St.	200,000	s.f.
1976	15 State St.		

1979	87 Kilby St.	63,800	s.f.
1979	100 Franklin St.	100,000	s.f.
1979	10 Post Office Sq.	177,000	s.f.
<u>1980-1989</u>			
1981	50 Milk St.	250,000 11,000	s.f. (Office) s.f. (Retail)
1981	1 Post Office Square	740,000 20,000	s.f. (Office) s.f. (Retail)
1982	1 Post Office Sq.	400	Parking Spaces
1982	2 Devonshire Place	138,000 20,000 250	s.f. (Office) s.f. (Retail) Parking Spaces
1984	Exchange Place	1,050,000 20,000	s.f. (Office) s.f. (Retail)
1984	155 Federal St.	200,000	s.f.
1985	260 Franklin St.	347,870 5,000	s.f. (Office) s.f. (Retail)
1985	265 Franklin St.	322,000	s.f.
1987	International Place	837,000 40,000 430	s.f. (Office) s.f. (Retail) Parking Spaces
1987	99 Summer St.	215,000 18,000 70	s.f. (Office) s.f. (Retail) Parking Spaces
1987	101 Federal St.	470,000 18,000 140	s.f. (Office) s.f. (Retail) Parking Spaces
1987	101 Arch St.	305,000 35,000 27	s.f. (Office) s.f. (Retail) Parking Spaces
1988	150 Federal St.	527,000 10,000 263	s.f. (Office) s.f. (Retail) Parking Spaces
1988	84 Summer St.		



1988	80-88 Bedford St.	56,600	s.f.
1988	Post Office Square	1,400	Parking Spaces

Renovation

1980	27 State St.	21,000	s.f.
1988	7 Water St.	6,799	s.f.
1981	Meridien Hotel		
1981	470 Atlantic Avenue	355,000	s.f.
1981	161 Devonshire St.	69,500	s.f. (Office)
		5,500	s.f. (Retail)
1981	161-175 Devonshire St.	60,000	s.f.
1981	430 Atlantic Ave.	24,500	s.f.
1981	125-131 Pearl St.	33,000	s.f.
1981	68 Devonshire St.	192,940	s.f.
1982	10 Liberty Sq.	18,000	s.f.
1982	110 Milk St.	151,000	s.f.
1982	10 Winthrop Sq.	6,799	s.f.
1982	270 Congress St.	65,000	s.f.
1982	Church Green T	53,000	s.f.
1982	76 Summer St.	19,000	s.f.
1982	126 High St.	30,000	s.f.
1982	2 Oliver St.	212,000	s.f.
1983	10 High St.	80,000	s.f.
1983	45 Milk St.	66,000	s.f. (Office)
		6,000	s.f. (Retail)
1983	60 Congress St.	32,340	s.f.
1983	234 Congress St.	26,400	s.f.

1984	71 Summer St.	10,100	s.f. (Office)
		2,400	s.f. (Retail)
1984	Exchange Place	45,000	s.f.
1984	77 Summer St.	55,000	s.f.
1984	20 Winthrop Sq.	32,500	s.f.
1986	274 Franklin St.	23,000	s.f.
1986	185 Devonshire St.	62,000	s.f.
1986	33 State St.	24,000	s.f. (Office)
		2,400	s.f. (Retail)
1986	50 Franklin St.	37,500	s.f. (Office)
		12,500	s.f. (Retail)
1986	15 Congress St.	10,000	s.f.
1986	61 Batterymarch St.	16,920	s.f.
1986	85 Devonshire St.	73,260	s.f.
1987	160 Federal St.	348,000	s.f.
1987	176 Federal St.	60,000	s.f.
1987	75 Federal St.	255,000	s.f.
1987	121 High St.	38,200	s.f.
1988	50 Federal St.	76,380	s.f.

**BLC'S HISTORIC BUILDING RATING LIST (CATEGORY I-VI)**

FINANCIAL SPECIAL STUDY DISTRICT

<u>Address</u>	<u>Building</u>	<u>BLC Rating</u>	<u>National Register District</u>
100-106 Arch Street	St. Anthony's Shrine	5	
105-111 Arch Street	105-111 Arch Street	3	
91-101 Arch Street	91-101 Arch Street	3	
Atlantic Avenue	Fan Chamber	6	
458-472 Atlantic Avenue	Sheraton Corporation Building	5	
100-106 Bedford Street	Proctor Building	2	
78-82 Bedford Street	78-82 Bedford Street	6	
80-82 Bedford Street	80-82 Bedford Street	6	
86-88 Bedford Street	86-88 Bedford Street	4	
90-92 Bedford Street	90-92 Bedford Street	4	
Bussey Place	Bussey Place	4	
20 City Hall Avenue	Kirstein Memorial Library	4	
13-17 Congress Street	Suffolk Trust Company Building	4	
19-25 Congress Street	Congress Street Trust Building	4	
209-217 Congress Street	Congress Building	4	
218-222 Congress Street	Western Building	4	
232-236 Congress Street	232-236 Congress Street	3	
33-35 Congress Street	National Shawmut Bank Building	4	
40-50 Congress Street	State Mutual Insurance Company Building	4	
60-62 Congress Street	Hornblower & Weeks Building	4	
15 Court Square	15 Court Square	5	
38 Court Square	38 Court Square	5	
26 Court Street	City Hall Annex	3 FS	
30-40 Court Street	New Scollay Square Building	4	
103-111 Devonshire Street	Minot Building	3	
161-175 Devonshire Street	Compton Building	5	
177-195 Devonshire Street	Unity Building	5	
289-291 Devonshire Street	289-291 Devonshire Street	4	
52-54 Devonshire Street	Prince Building	3 FS	
56-68 Devonshire Street	Newport Building	4	
83-87 Devonshire Street	William Lawrence Building	3	
5-23 Doane Street	5-23 Doane Street	5	
111-115 Federal Street	Winthrop Square Parking Garage	6	
128-136 Federal Street	Federal Street Building	4	
14-24 Federal Street	Harrison Forbes Building	3	
172-180 Federal Street	Weld Building	3	
30-40 Federal Street	30-40 Federal Street	4	
42-60 Federal Street	42-60 Federal Street	3	

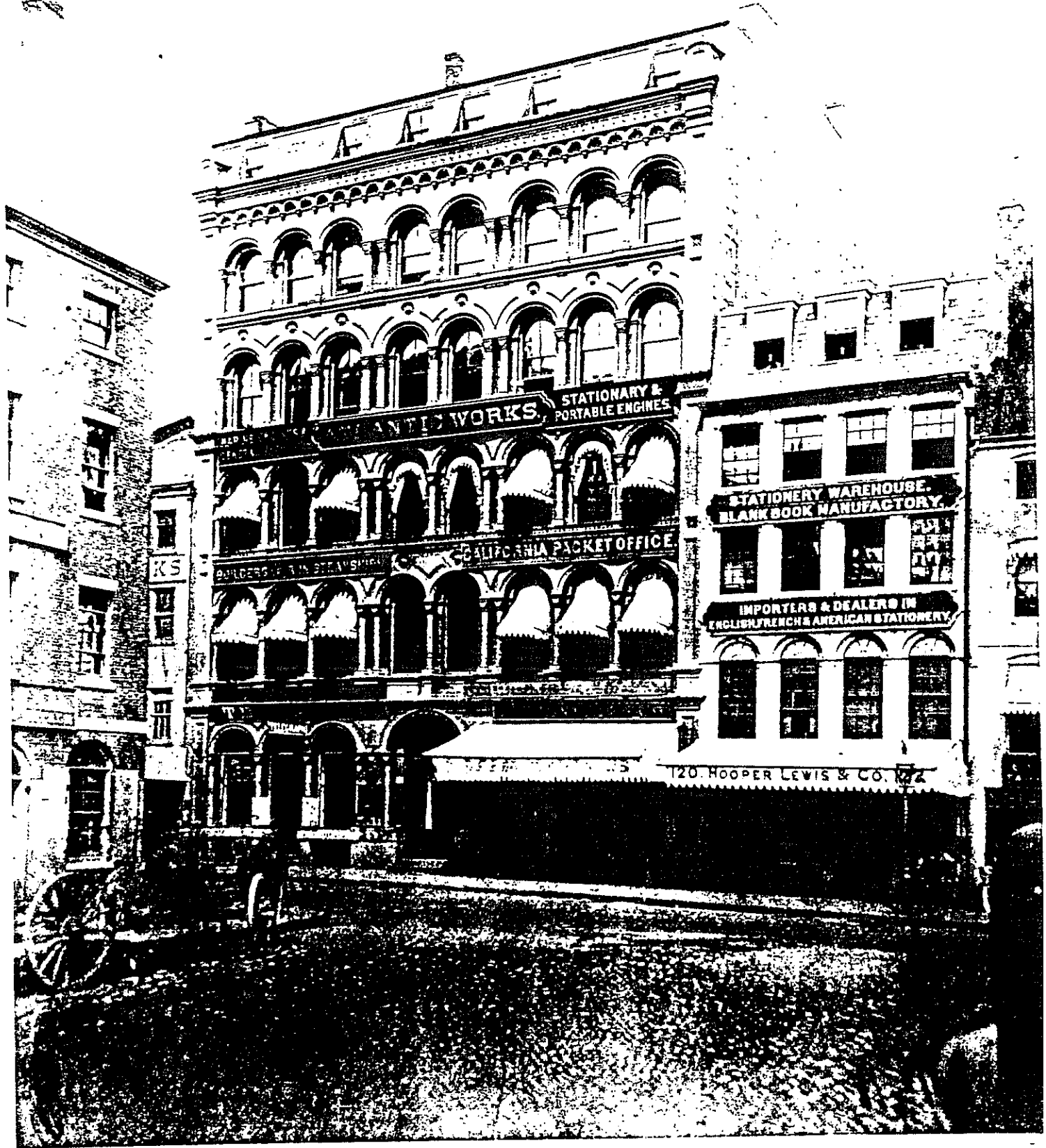
<u>Address</u>	<u>Building</u>	<u>BLC Rating</u>	<u>National Register District</u>
75 Federal Street	State Street Bank & Trust	2	
185 Franklin Street	N.E. Telephone Headquarters	3 FS	
200 Franklin Street	Parking Garage Unit 3	6	
253-277 Franklin Street	Putnam/Cummings Building	4	
272-276 Franklin Street	272-276 Franklin Street	3	
41-47 Franklin Street	Suffolk-Franklin Savings Bank	3	
42-62 Franklin Street	42-62 Franklin Street	6	
49-51 Franklin Street	Thomas More Building	5	
53-55 Franklin Street	53-55 Franklin Street	5	
57-63 Franklin Street	57-63 Franklin Street	3	
64-70 Franklin Street	64-70 Franklin Street	3	
65-71 Franklin Street	65-71 Franklin Street	3	
72-74 Franklin Street	72-74 Franklin Street	3 FS	
77-83 Franklin Street	Columbia National Life Insurance Building	3	
85-87 Franklin Street	85-87 Franklin Street	3	
125 High Street	Travelers Insurance Company	5	
126-138 High Street	126-138 High Street	5	
2-14 High Street	Rice Building	4	
51-53 High Street	51-53 High Street	4	
70-80 High Street	1st High Street Parking Garage	6	
51-57 Kilby Street	51-57 Kilby Street	4	
87 Kilby Street	Boston Insurance Company Building	3	
19-21 Kingston Street	19-21 Kingston Street	3	
23-25 Kingston Street	23-25 Kingston Street	3	
27-29 Kingston Street	27-29 Kingston Street	3	
31-33 Kingston Street	31-33 Kingston Street	3	
35-37 Kingston Street	35-37 Kingston Street	3	
39-41 Kingston Street	39-41 Kingston Street	4	
43-45 Kingston Street	43-45 Kingston Street	4	
110-114 Milk Street	Samuel Appleton Building	3 FS	
147 Milk Street	Stone & Webster Building	5	
77-83 Milk Street	Post Office Square	5	
127-133 Oliver Street	127-133 Oliver Street	3	
14-20 Oliver Street	14-20 Oliver Street	5	
99 Oliver Street	Fort Hill Fire Station	5	
1-11 Otis Street	1-11 Otis Street	3	
22-42 Pearl Street	Old Federal Reserve Bank	2	
Post Office Square	U.S. Post Office & Courthouse	3 FS	
10-18 Post Office Square	Atlantic National Bank	3	
105 Purchase Street	105 Purchase Street	4	

<u>Address</u>	<u>Building</u>	<u>BLC Rating</u>	<u>National Register District</u>
109 Purchase Street	109 Purchase Street	5	
169-177 Purchase Street	169-177 Purchase Street	4	
85 Purchase Street	85 Purchase Street	6	
19-21 School Street	19-21 School Street	4	
23-29 School Street	Niles Building	3	
58-60 Summer Street	58-60 Summer Street	4	
101-103 Summer Street	Church Green Building	2	
105-113 Summer Street	Church Green Building	2	
137-139 Summer Street	137-139 Summer Street	3	
26-38 Summer Street	Kennedy's	3	
40-46 Summer Street	Long's Building	2	
48-50 Summer Street	48-50 Summer Street	NR	
52-56 Summer Street	52-56 Summer Street	6	
55-69 Summer Street	55-69 Summer Street	NR	
58-60 Summer Street	58-60 Summer Street	4	
62-64 Summer Street	62-64 Summer Street	3 FS	
66-72 Summer Street	66-72 Summer Street	3 FS	
71-73 Summer Street	71-73 Summer Street	4	
74-78 Summer Street	74-78 Summer Street	4	
74-78 Summer Street	74-78 Summer Street	4	
75-81 Summer Street	Merchant's Building	4	
75-81 Summer Street	Merchant's Building	4	
80-82 Summer Street	80-82 Summer Street	5	
83-87 Summer Street	83-87 Summer Street	3	
84 Summer Street	First Federal Savings	6	
89-91 Summer Street	89-91 Summer Street	3	
93-95 Summer Street	93-95 Summer Street	3	
18-28 Tremont Street	Kimball Building	3	
2-16 Tremont Street	Hemenway Building	3 FS	
30-32 Tremont Street	Kimball Building Extension	5	
258-260 Washington Street	258-260 Washington Street	5	
262-268 Washington Street	Journal Building	4	
277-279 Washington Street	Samuel Marcus Stationer	4	
280-306 Washington Street	Old South Building	3 FS	
20-42 Water Street	National Shawmut Bank	2	
1 Winthrop Square	Beebe-Weid Building	2	
55-61 Battery March Street	Royal Arcanum	4	Custom House
518-540 Atlantic Avenue	Russia Wharf	3	Individual Listing
520-540 Atlantic Avenue	Russia Wharf Building		Individual Listing
270-272 Congress Street	Graphic Arts Building/Russia Wharf	3	Individual Listing

<u>Address</u>	<u>Building</u>	<u>BLC Rating</u>	<u>National Register District</u>
278-288 Congress Street	Tufts Building/Russia Wharf	3	Individual Listing
89-93 Franklin Street	Wigglesworth Building	2	Individual Listing
34-66 High Street	United Shoe Machinery Building	2	Individual Listing
45 Milk Street	International Trust Company	2	Individual Listing
113 Pearl Street	Richardson Block Building	3 FS	Individual Listing
121-125 Pearl Street	Richardson Block Building	3 FS	Individual Listing
129-131 Pearl Street	Richardson Block Building	3 FS	Individual Listing
133-135 Pearl Street	Richardson Block Building	3 FS	Individual Listing
137-139 Pearl Street	Richardson Block Building	3 FS	Individual Listing
141-143 Pearl Street	Richardson Block Building	3 FS	Individual Listing
145-147 Pearl Street	Richardson Block Building	3 FS	Individual Listing
151 Pearl Street	Richardson Block Building	3 FS	Individual Listing
45 School Street	Old Boston City Hall	1	Individual Listing
34-36 Tremont Street	King's Chapel Burial Ground	1	Individual Listing
38 Tremont Street	King's Chapel	1	Individual Listing
276-278 Washington Street	Carter/Winthrop Building	2	Individual Listing
281-283 Washington Street	Old Corner Bookstore	1	Individual Listing
308 Washington Street	Old South Meeting House	1	Individual Listing
86-102 Franklin Street	Boston Safe Deposit Company	2	Individual Listing - eligible
29-33 Milk Street	Beacon Trust Company Building	4	Newspaper Row

## SELECTED HISTORIC PHOTOS



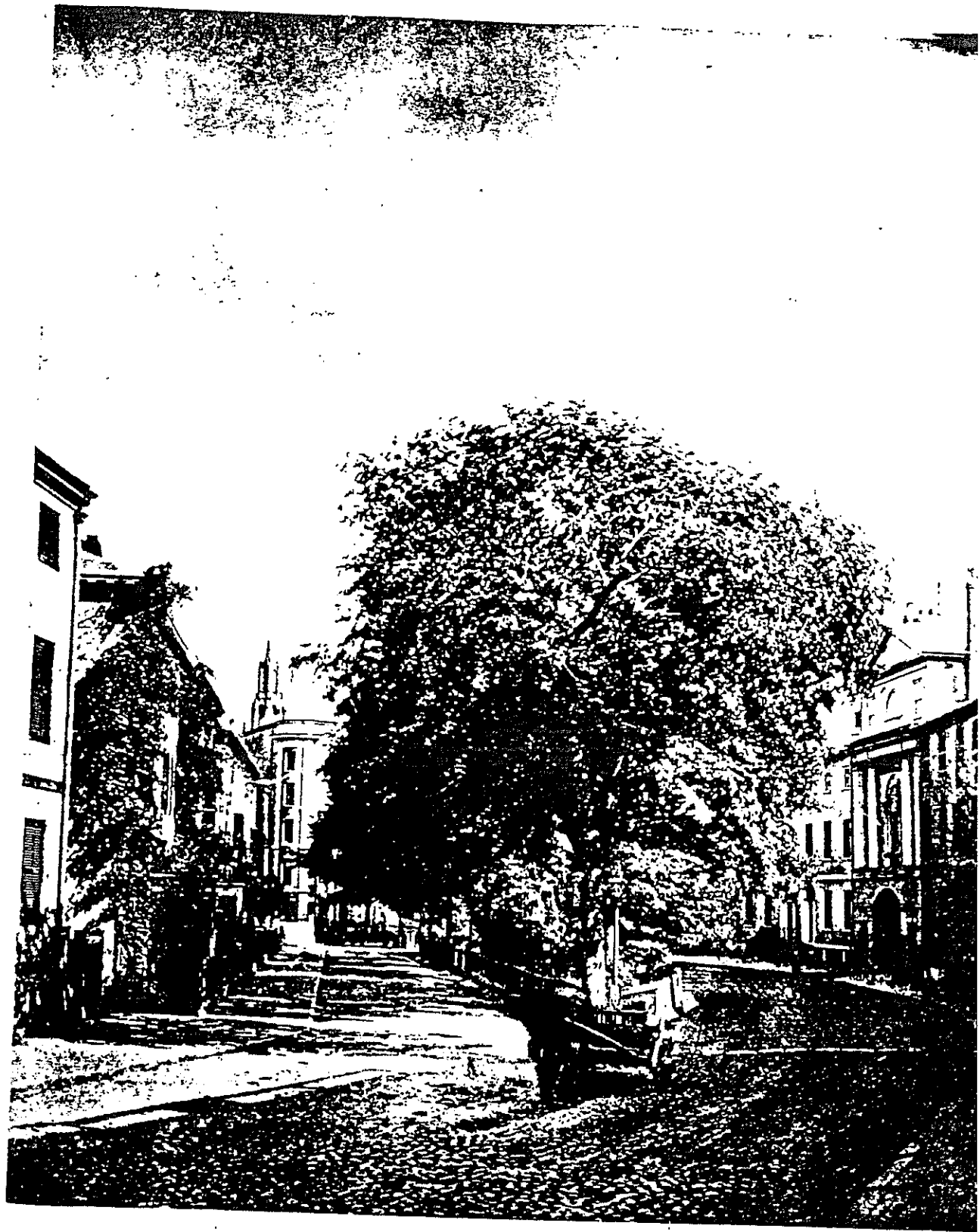


RICHARDS BUILDING  
114 State Street,  
opposite Broad Street  
(Bostonian neg.no.4247)



OTIS STREET  
ca. 1867

Ful-Vo Pul-Fruf Protector 84



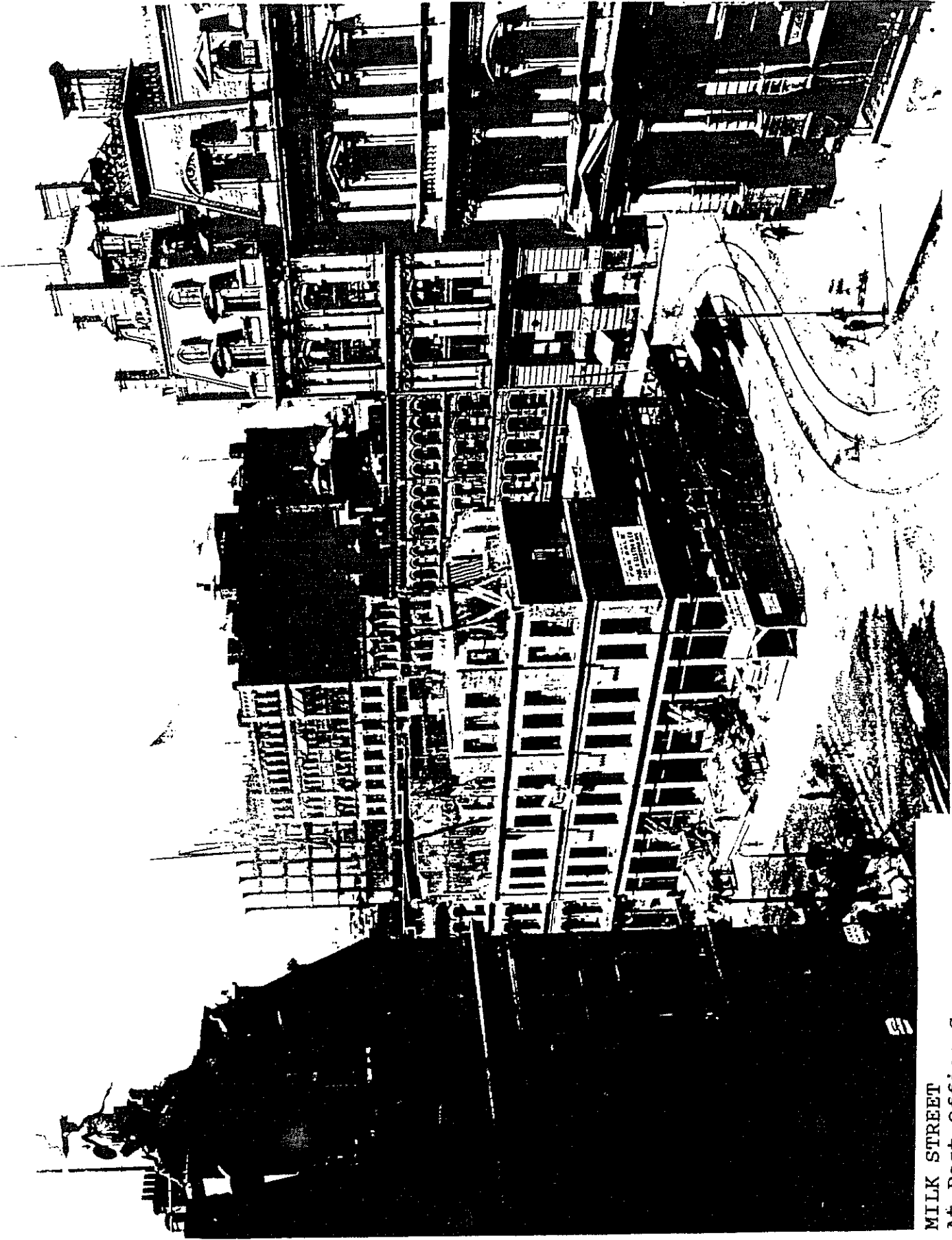
FRANKLIN STREET  
View of the crescent,  
including the arch of the Old Boston Library  
(Bostonian neg.no.222)



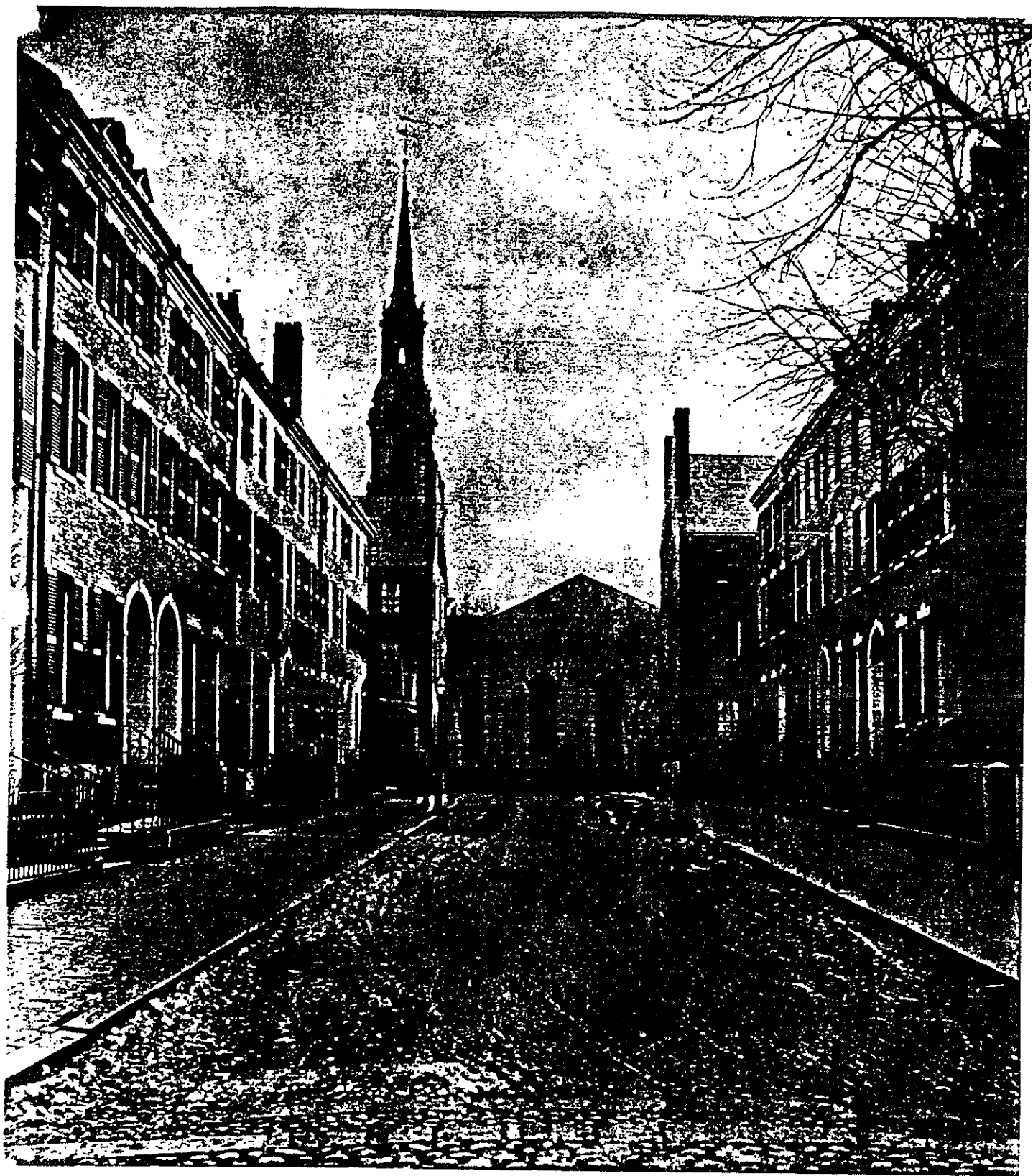
FEDERAL STREET  
East side, from High to Williams Street  
ca. 1885  
Site of the United Shoe Machinery Building  
and Federal Street Building (1933)  
(Bostonian neg.no.464)



EQUITABLE BUILDING  
67 Milk Street  
ca. 1912



MILK STREET  
At Post Office Square

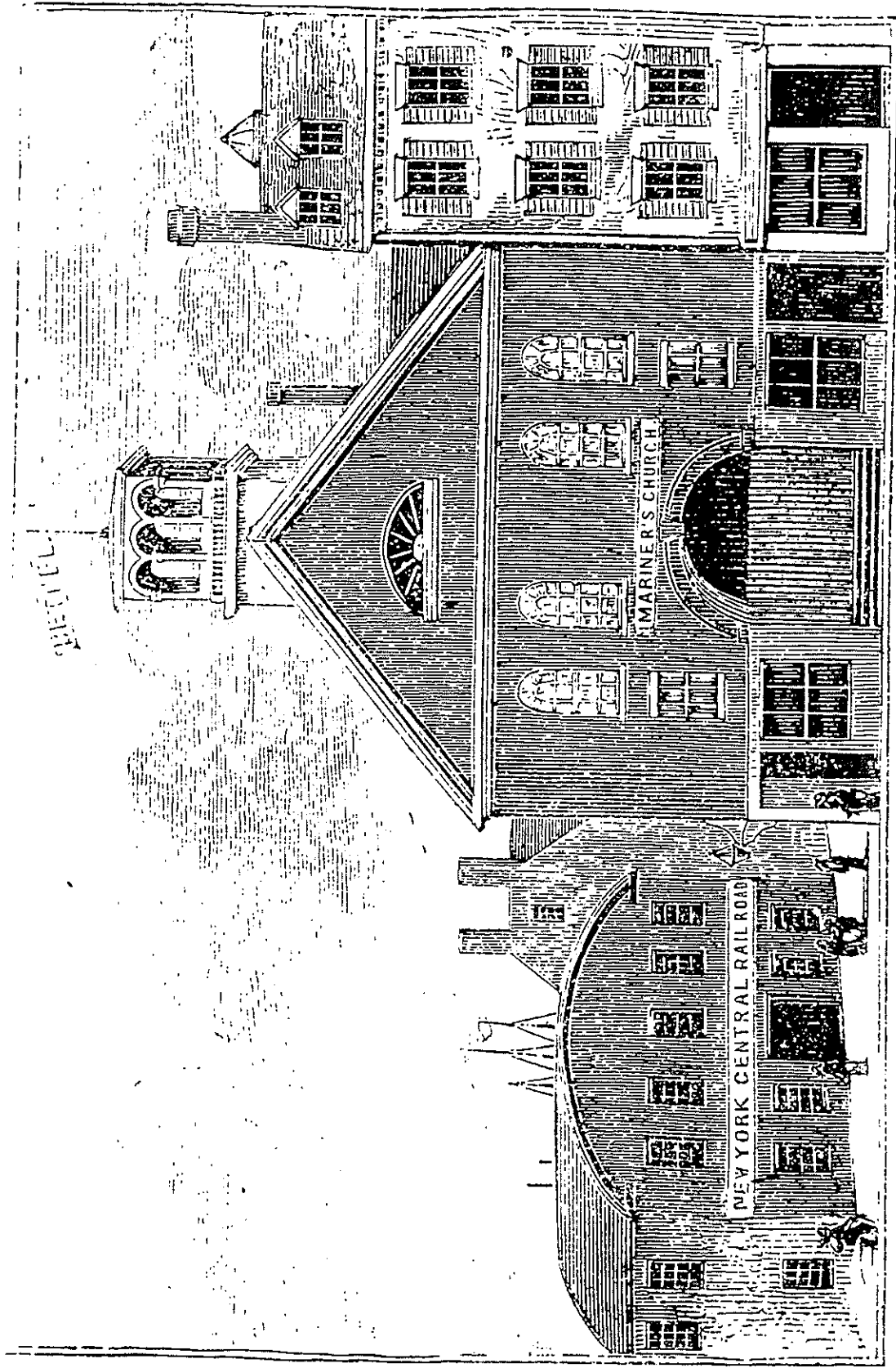


WINTHROP SQUARE  
Bostonian #4863



MERCHANTS BUILDING  
75-81 Summer Street  
aka 3 Kingston Street  
ca. 1928  
Bostonian #4220





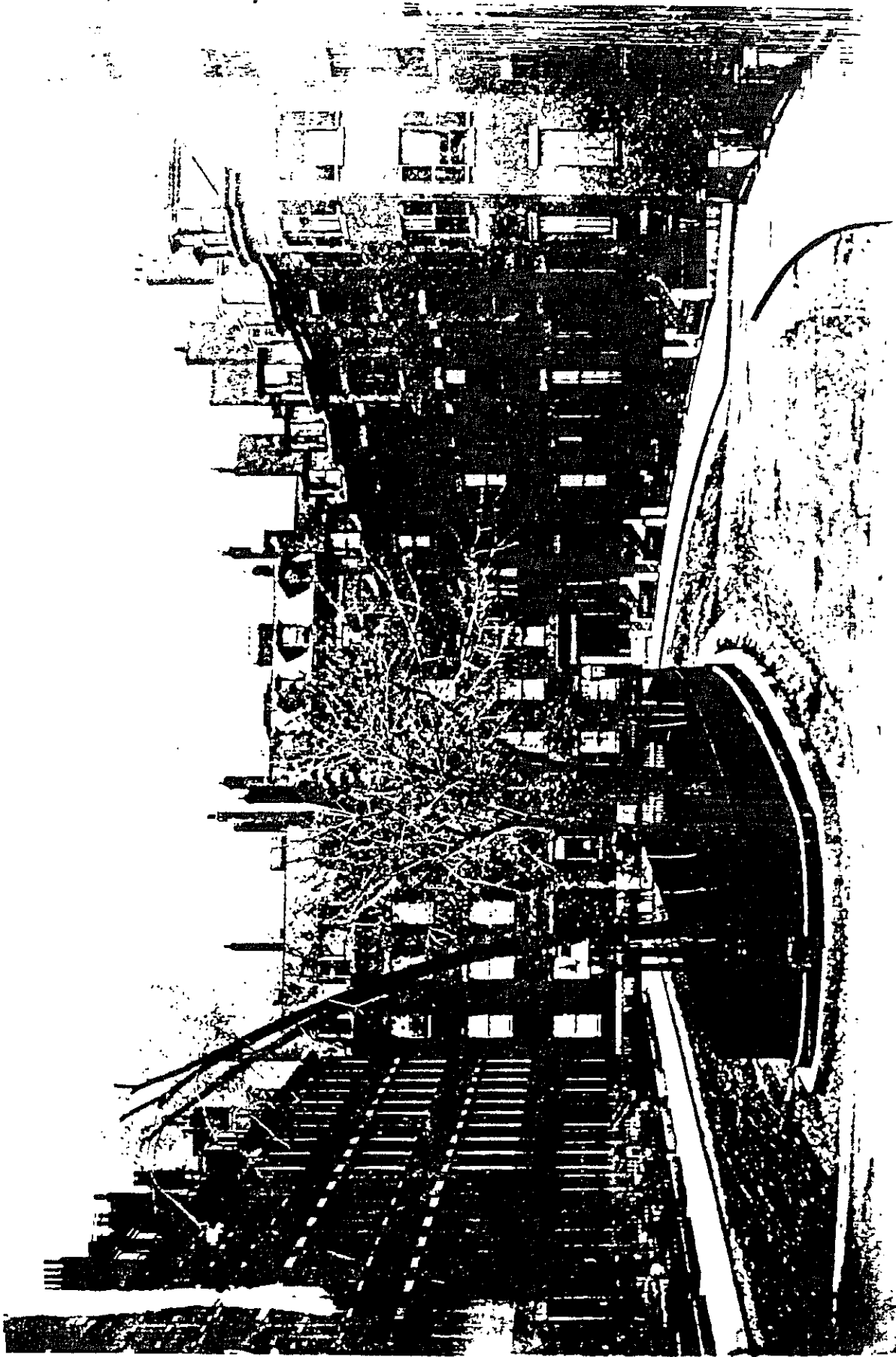
Mariner's Church on Summer Street, about 1855. present site of the New Southern Station

MARINER'S CHURCH  
Summer Street  
/ Boston



CHURCH GREEN  
Summer Street  
(Bostonian neg.no.302)

May 156 Pemberton Sq



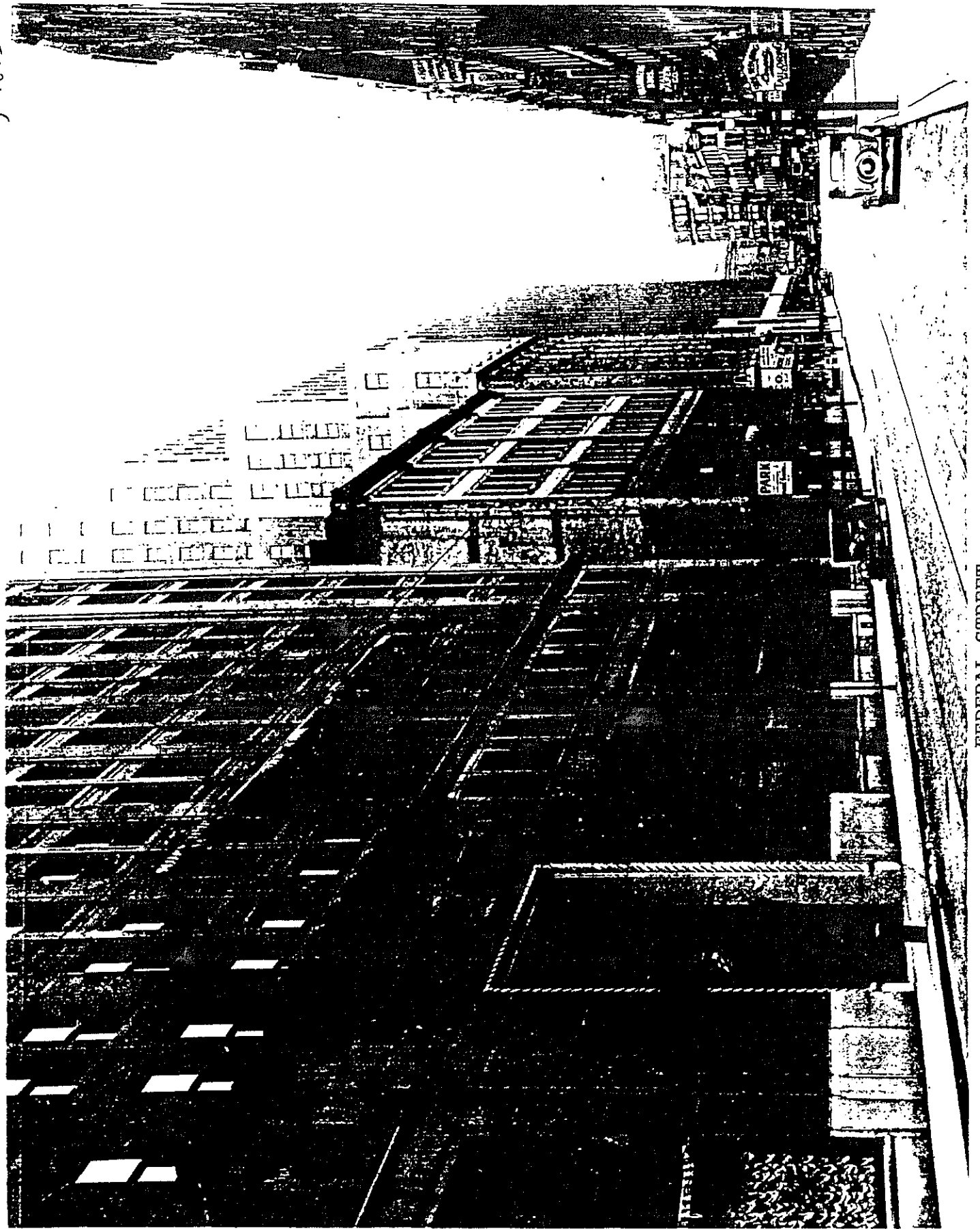
PEMBERTON SQUARE

Franklin St. neg 116



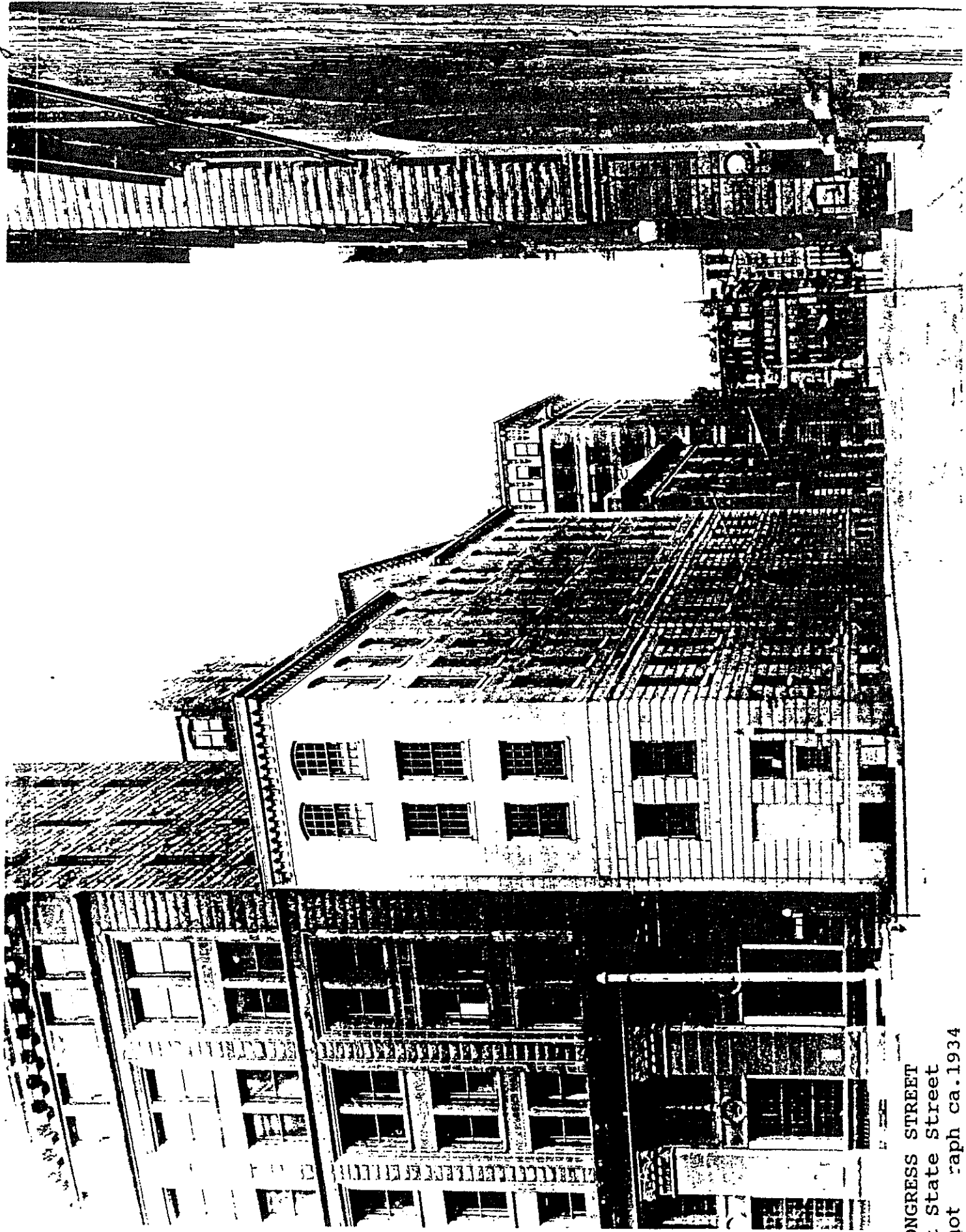
FRANKLIN STREET  
Bostonian #116

Federal St nos 10.3



FEDERAL STREET  
Bostonian #1873

24. No: 66711  
 101. St. ...  
 ... neg



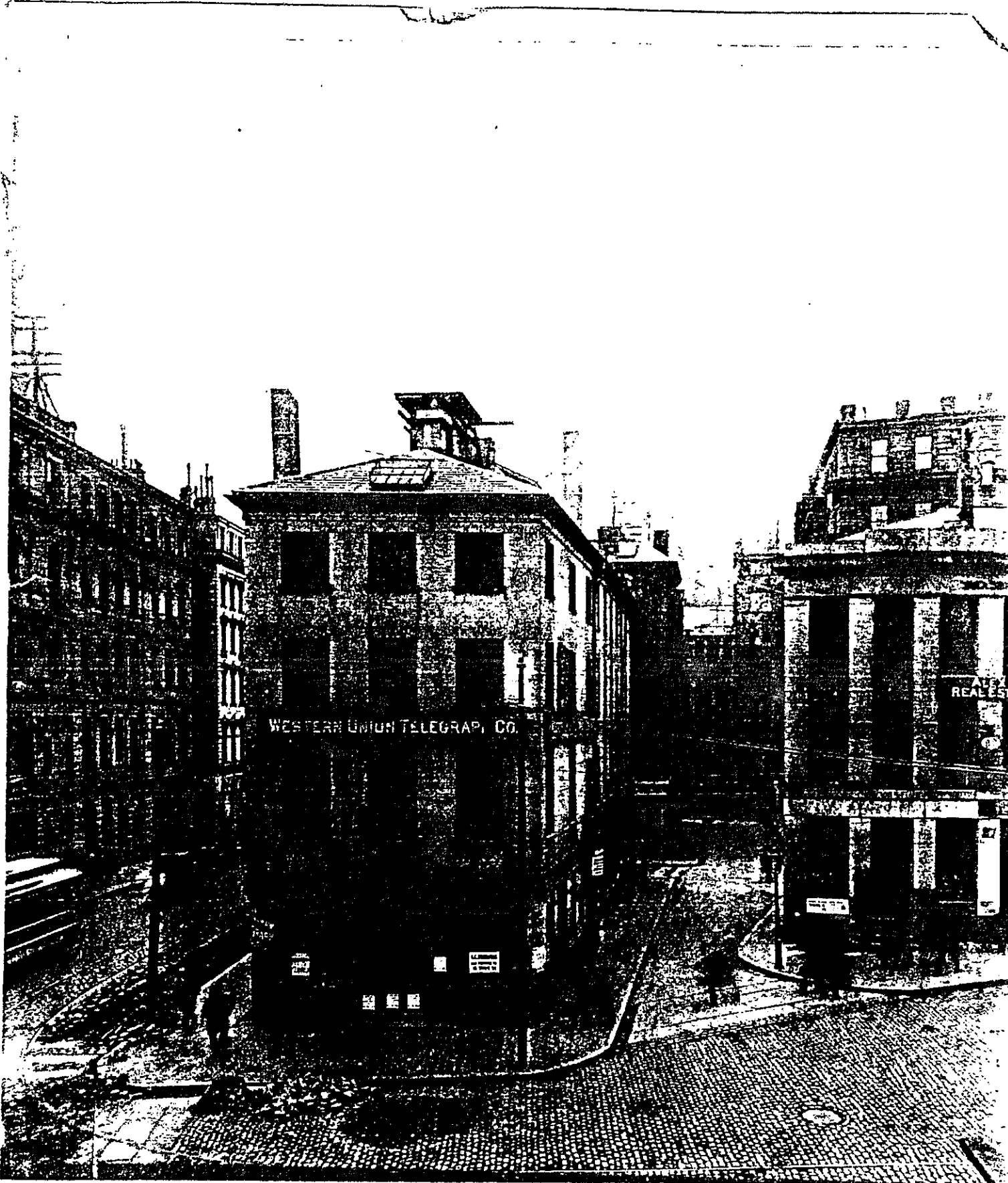
CONGRESS STREET  
 At State Street  
 phot graph ca. 1934  
 Bostonian: no. near. #



FINANCIAL

DEVONSHIRE AND STATE STREETS  
(Bostonian)

State Street, former Court  
1894

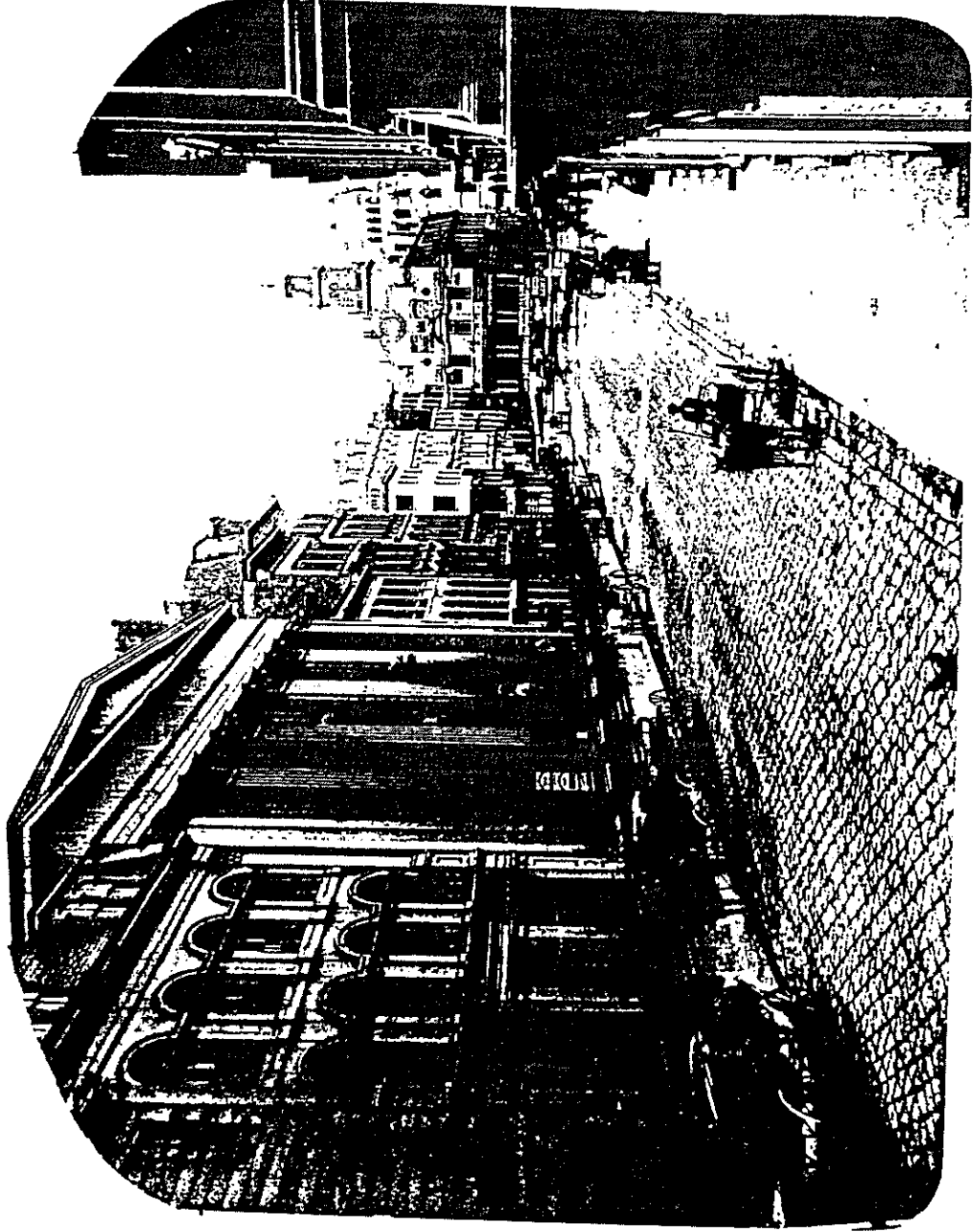


FINANCIAL

STATE STREET  
Corner of Congress Street

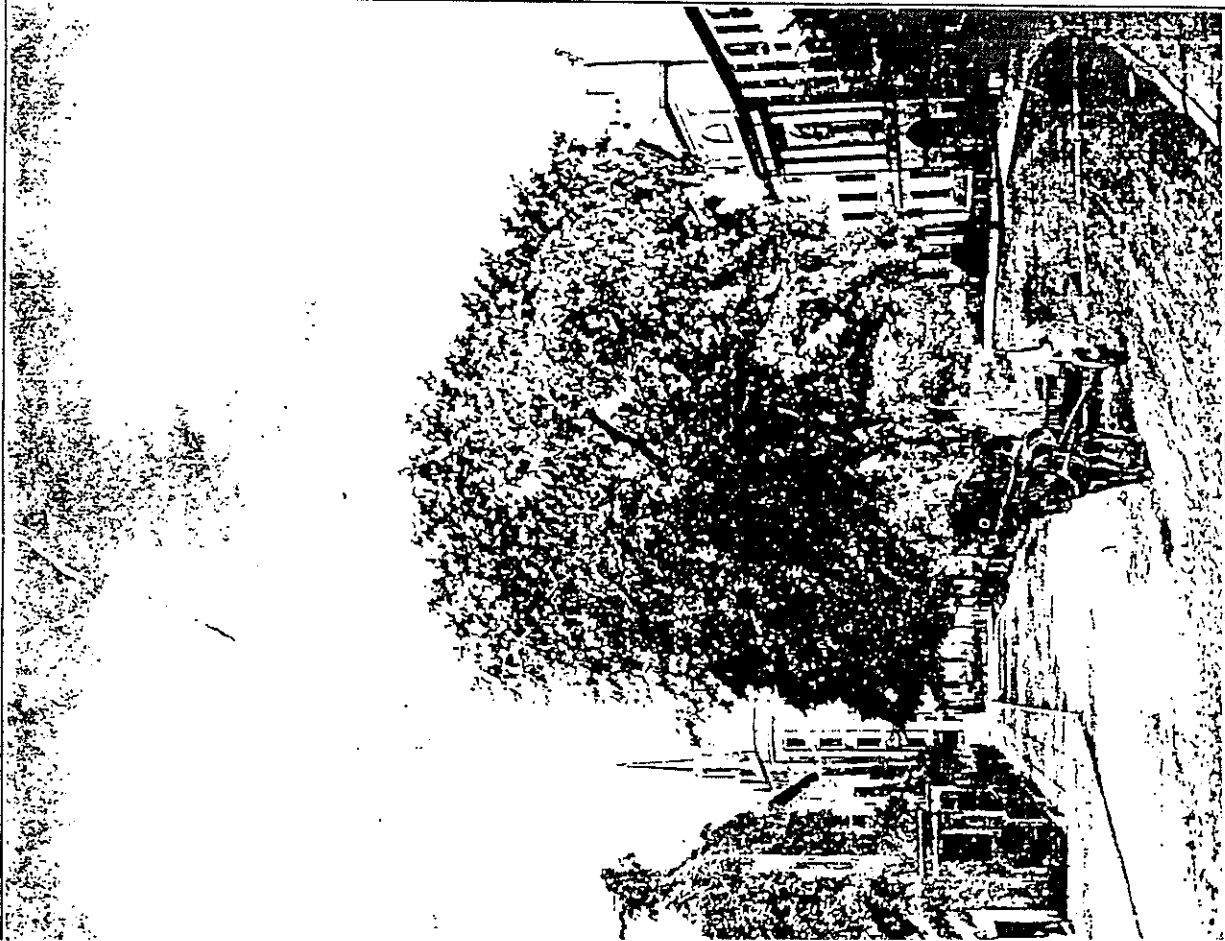


St. c. Street - ca. 1865 - 1870



STATE STREET  
ca. 1865-70

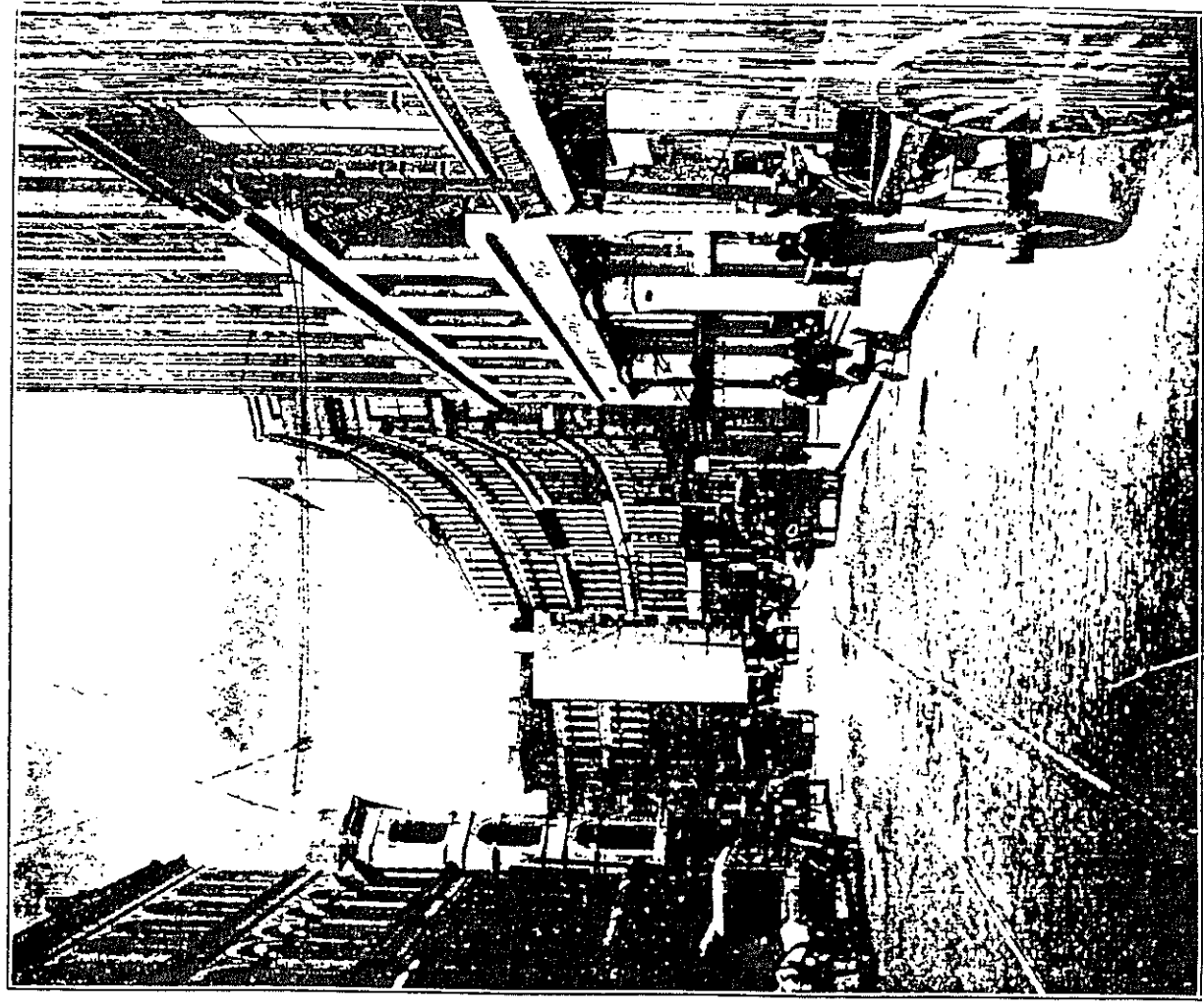
# ... CHANGES IN BOSTON ...



## FRANKLIN STREET in 1851

Total assessed value of Franklin St. property in 1851:

**\$665,000.00**



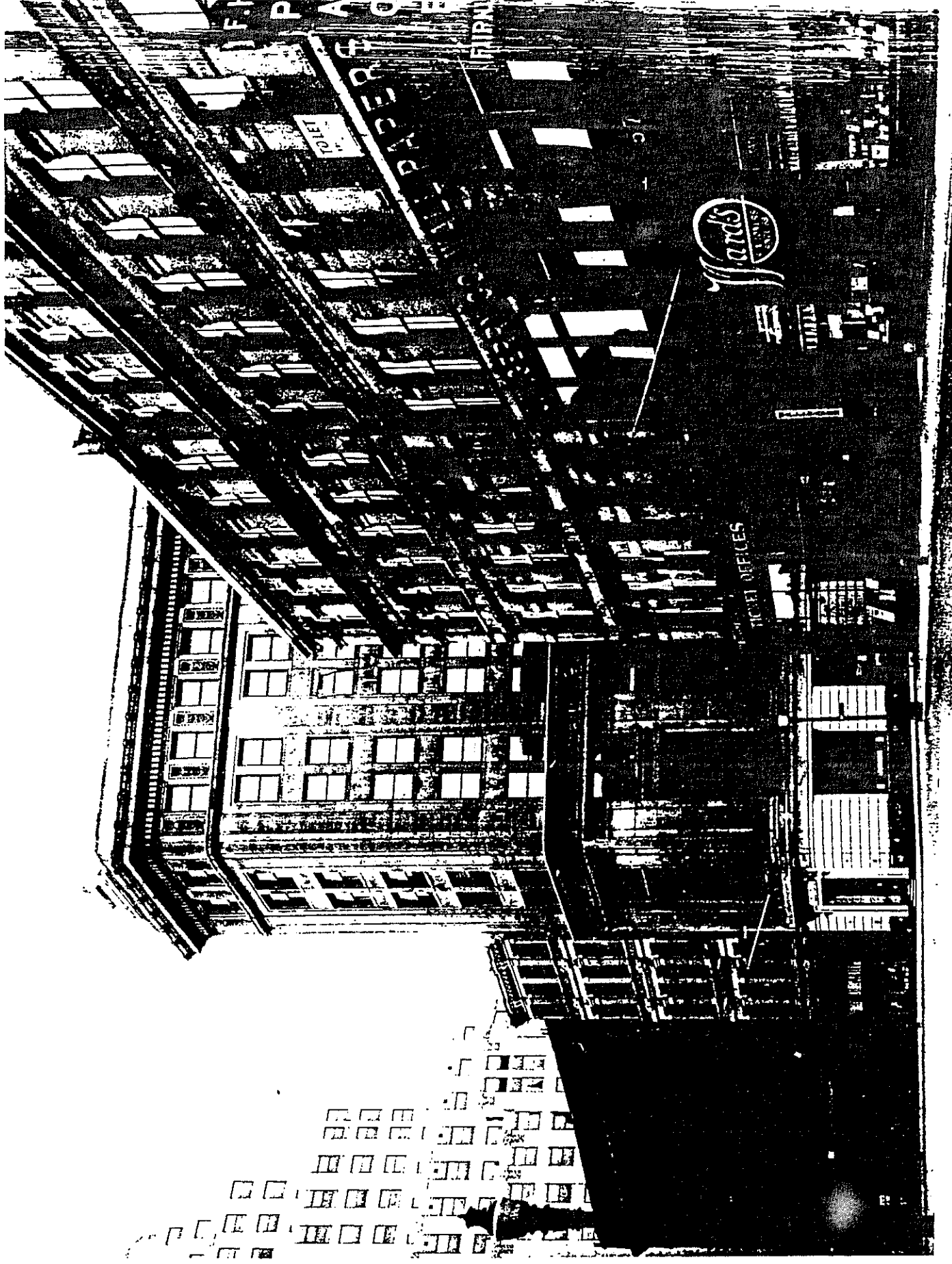
## FRANKLIN STREET in 1906

Total assessed value of Franklin St. property in 1906:

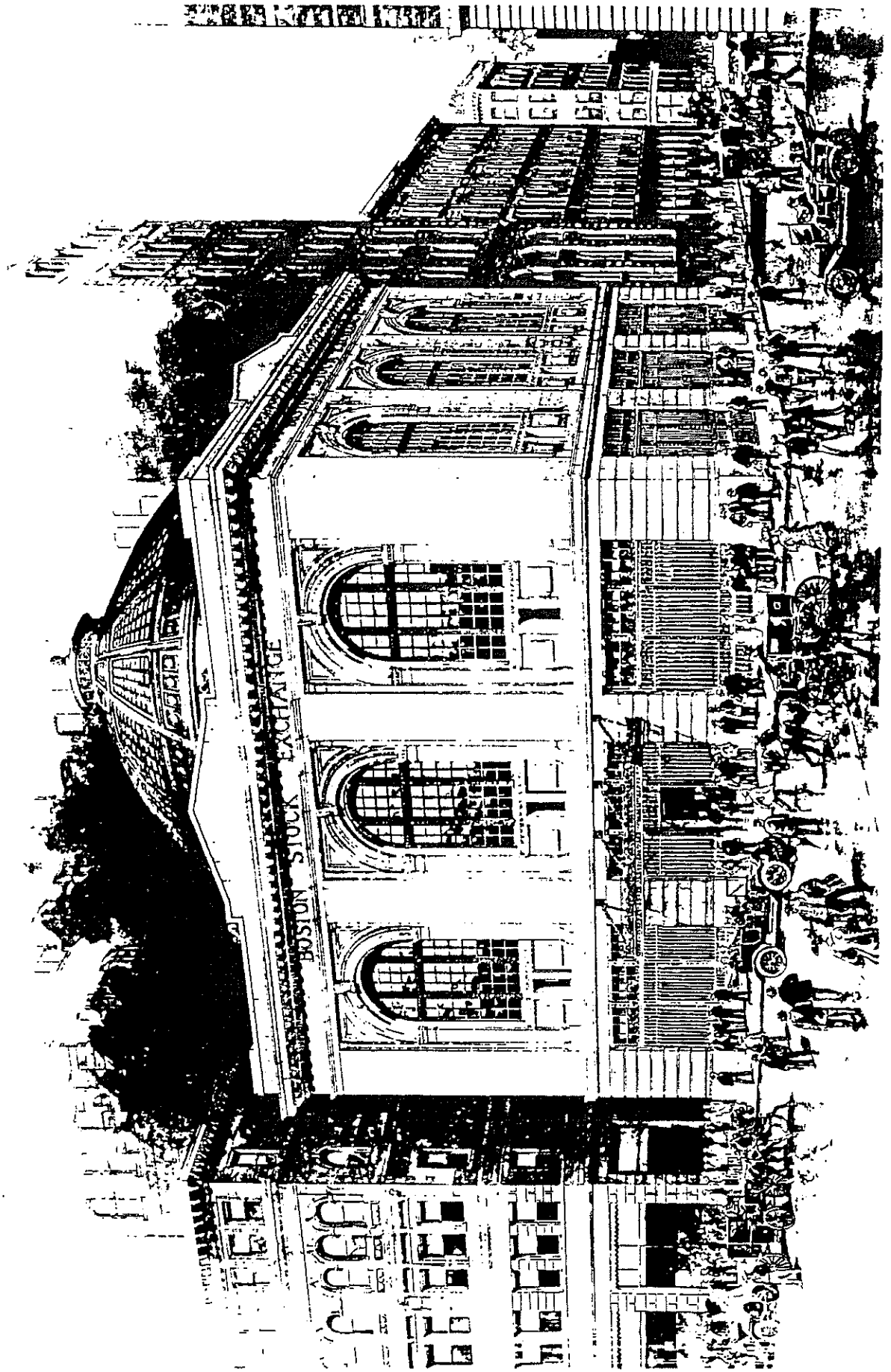
**\$6,023,700.00**

CHANGES IN INCREASE OF \$5,358,700.00 IN 55 YEARS OR AN AVERAGE INCREASE IN VALUE OF OVER 14% EACH YEAR.

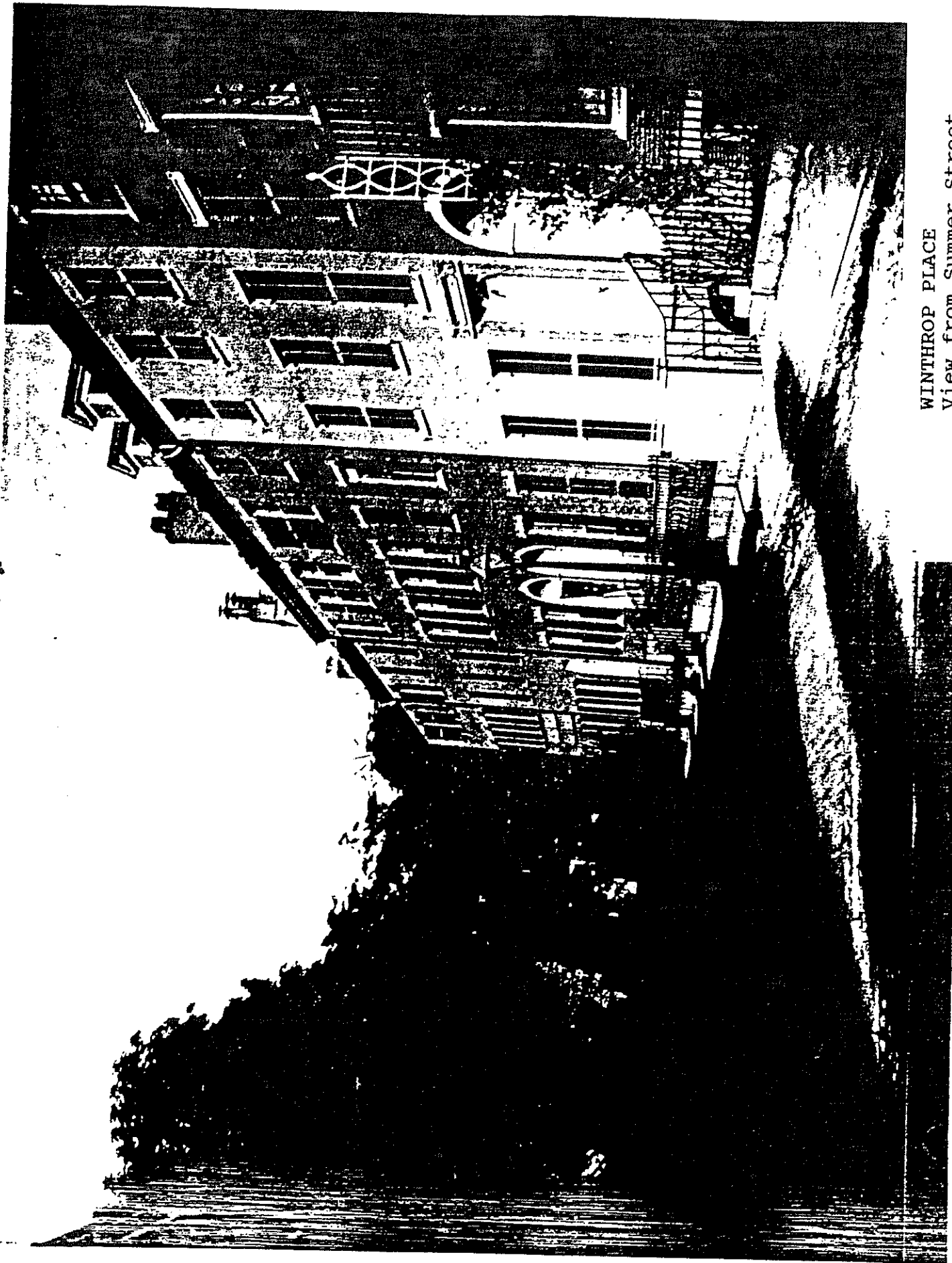
Franklin St., south side, looking down to Arch St. Taken 6/3/34. Walter G. Smith, Haverly, Mass., photographer.



FRANKLIN STREET, south side  
View looking down to Arch Street



BOSTON STOCK EXCHANGE  
State and Congress Streets  
(Boston)



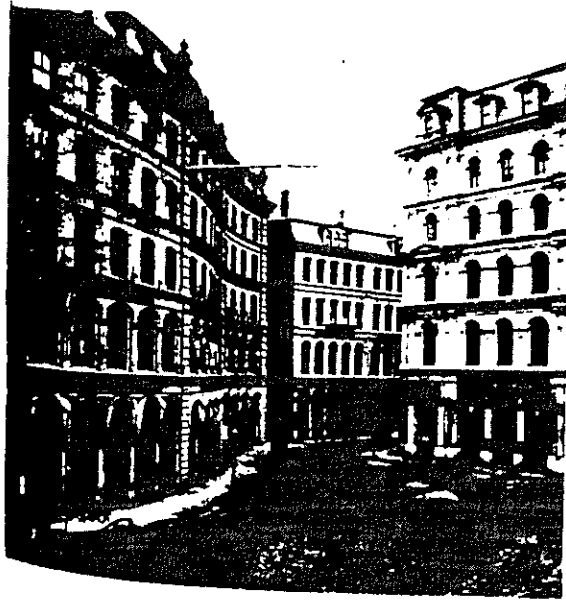
WINTHROP PLACE  
View from Summer Street  
(Bostonian: neg.no. 393)



MERCHANTS EXCHANGE BUILDING  
State Street  
(Used as a Post Office in 1842-60)  
(Bostonian neg.no.385)

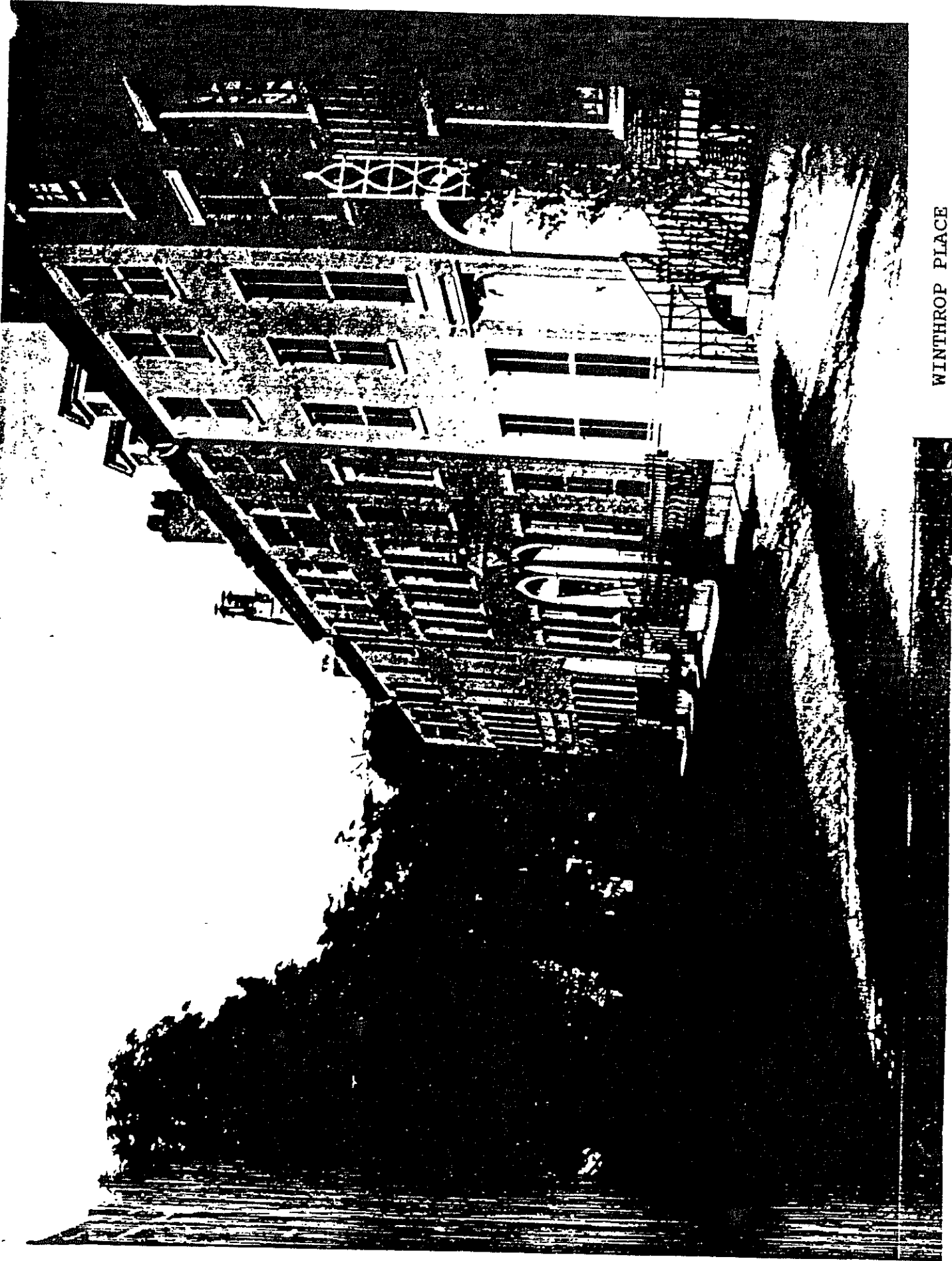


MERCHANTS EXCHANGE  
State Street  
Isaiah Rogers, 1841



WINTHROP SQUARE  
Consumed in the Great Fire of 1872





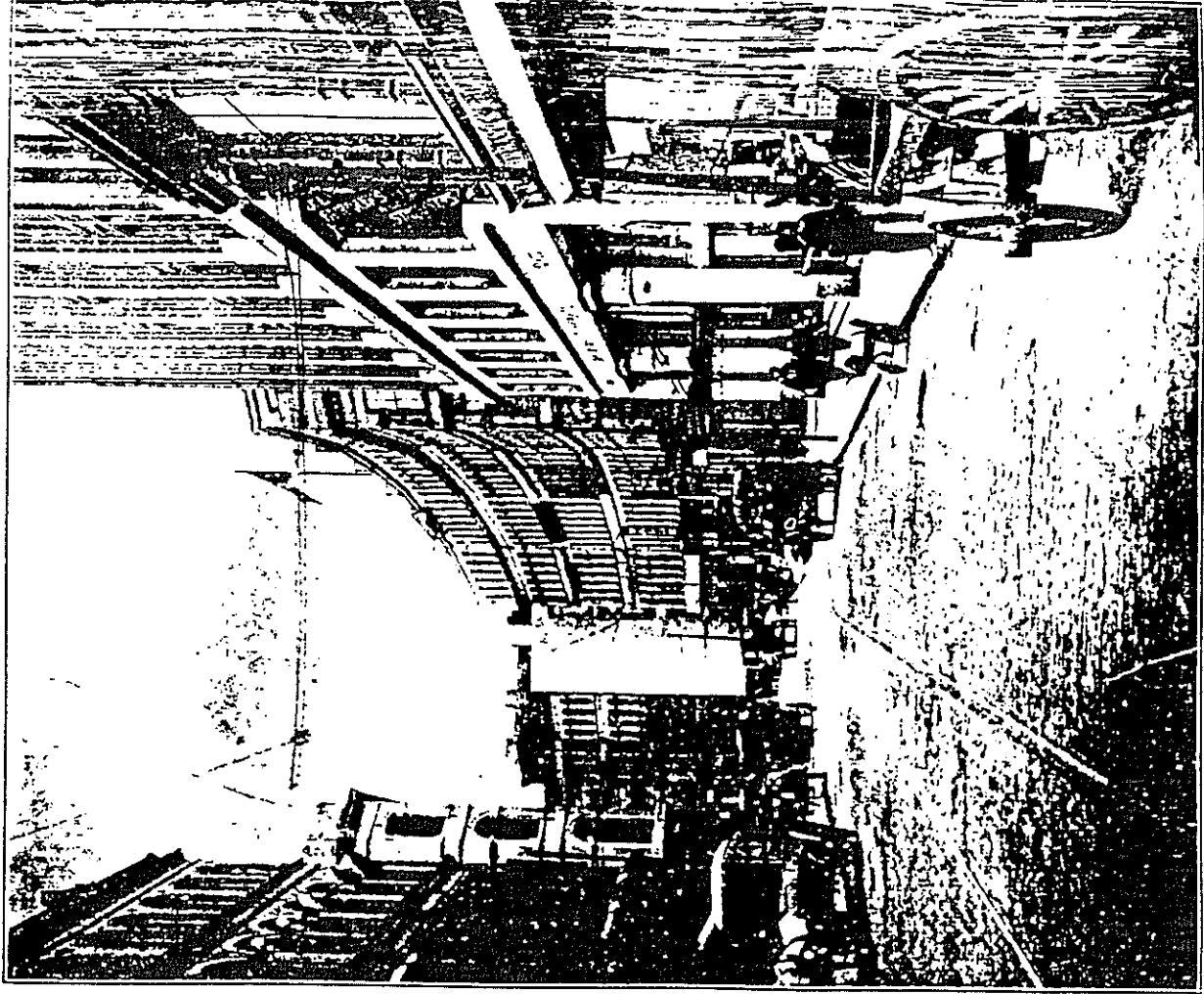
WINTHROP PLACE  
View from Summer Street  
(Bostonian: neg.no. 393)

Boston 1900



**FRANKLIN STREET in 1851**

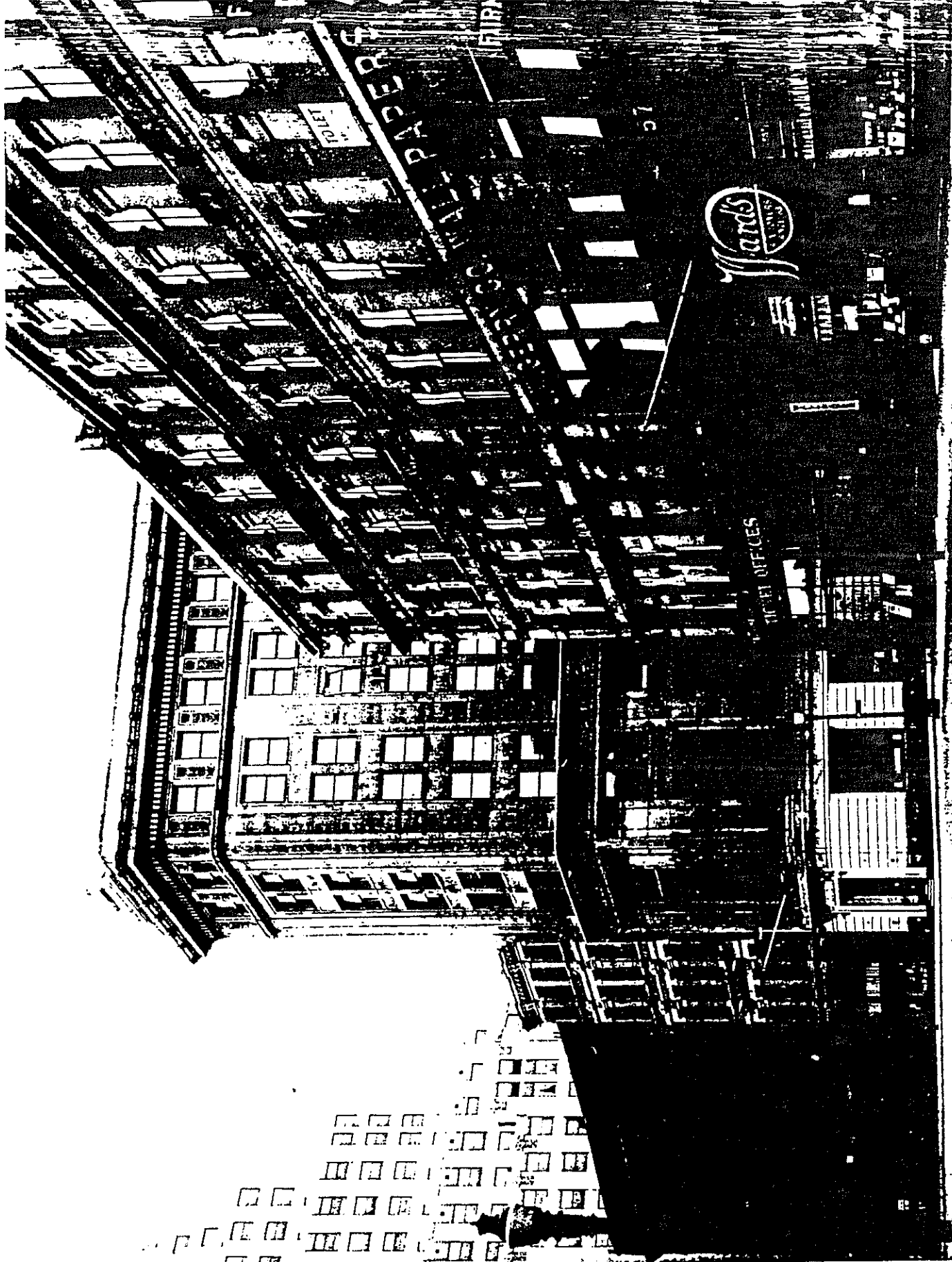
Total assessed value of Franklin St. property in 1851:  
**\$665,000.00**



**FRANKLIN STREET in 1906**

Total assessed value of Franklin St. property in 1906:  
**\$6,023,700.00**

*BOSTONIAN*

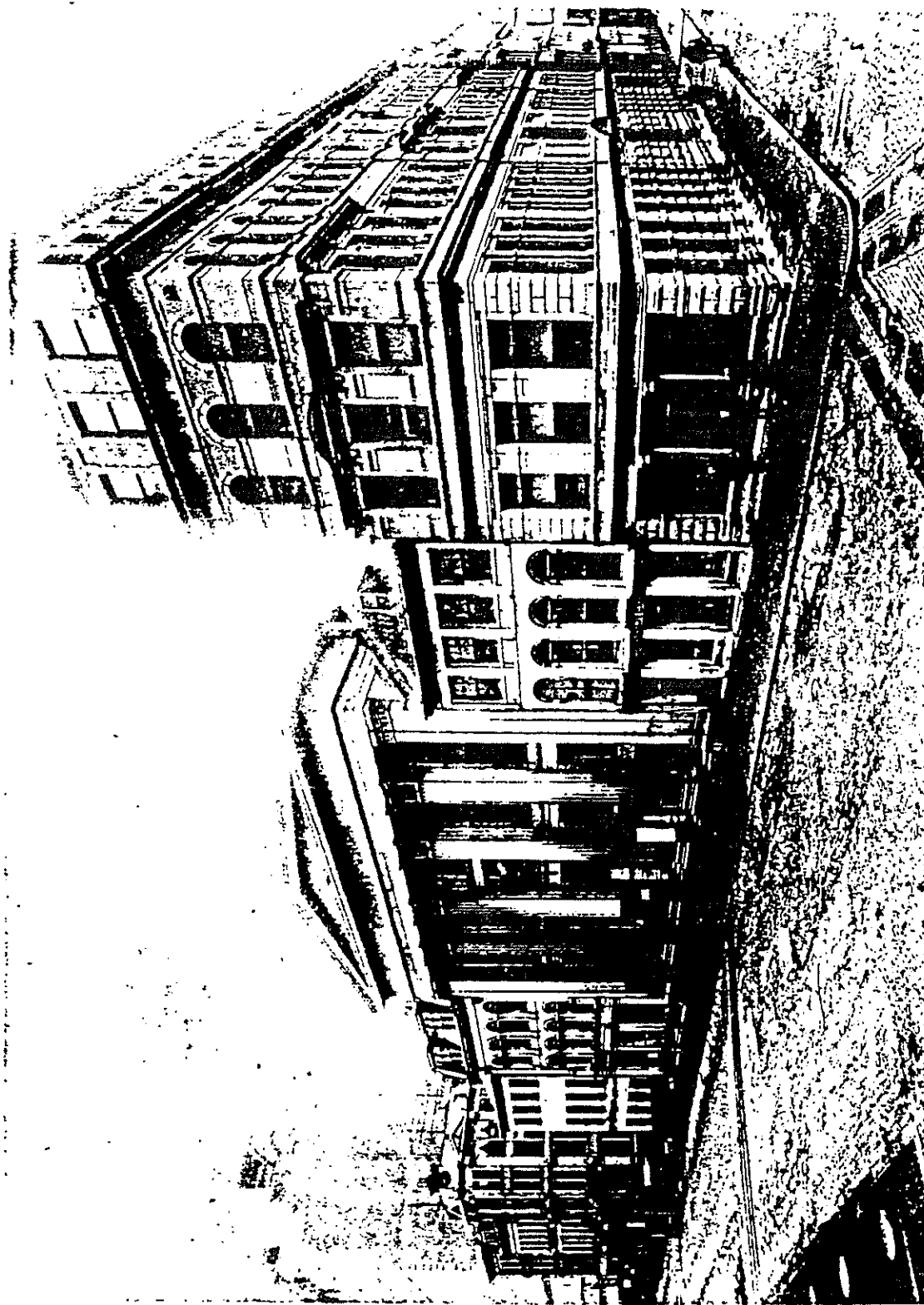


FRANKLIN STREET, south side  
View looking down to Arch Street  
June 1934

FINANCIAL

3-13: Franklin St., south side, looking down to Arch St. Taken 6/3/34. Walter G. Smith, Photographer.

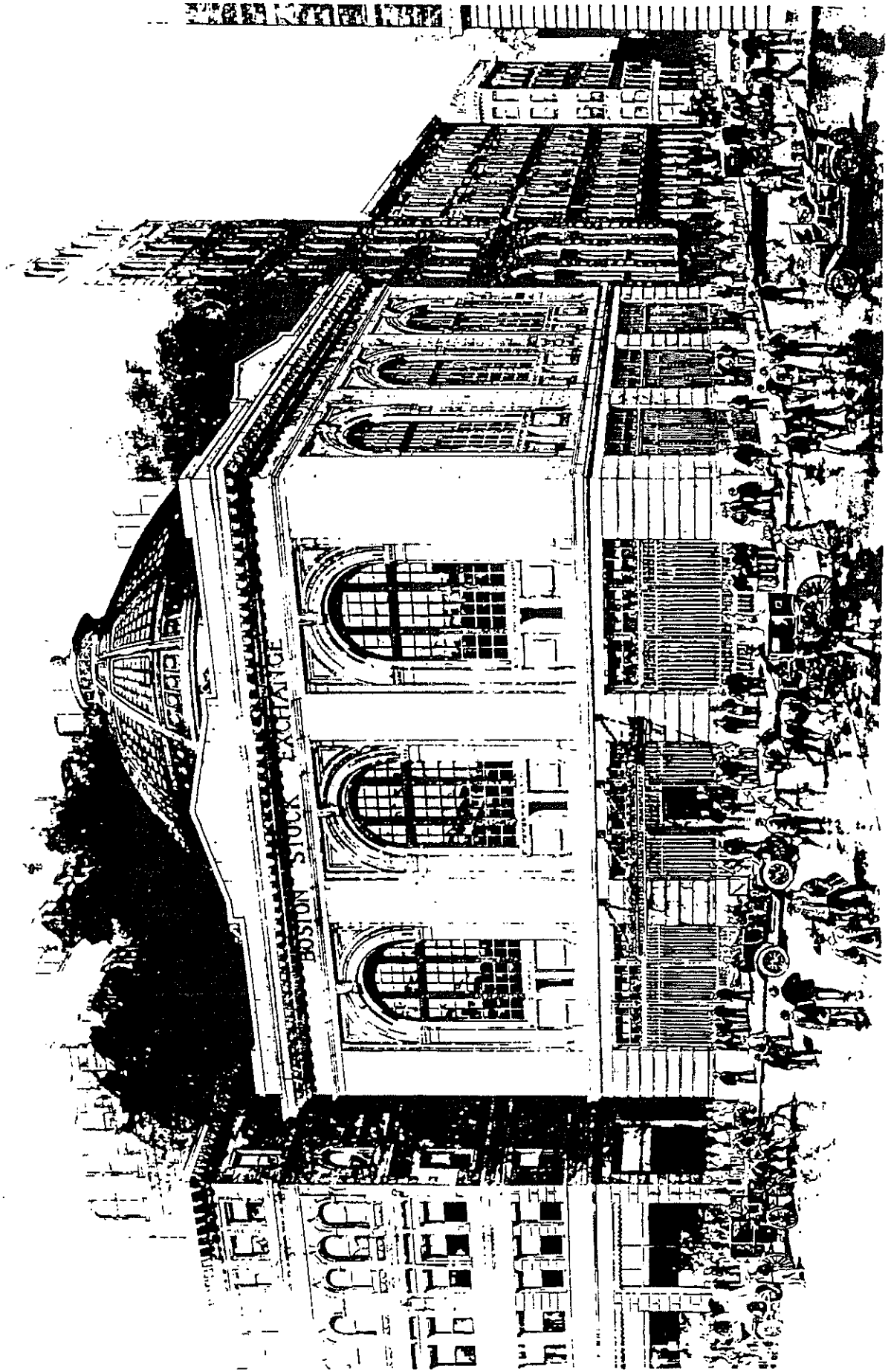
BOSTONIAN



STATE STREET, south side  
View from Congress to Kilby Streets,  
(including the Merchants Exchange Building)  
(Bostonian: neg.no. 1285)

BOSTONIAN

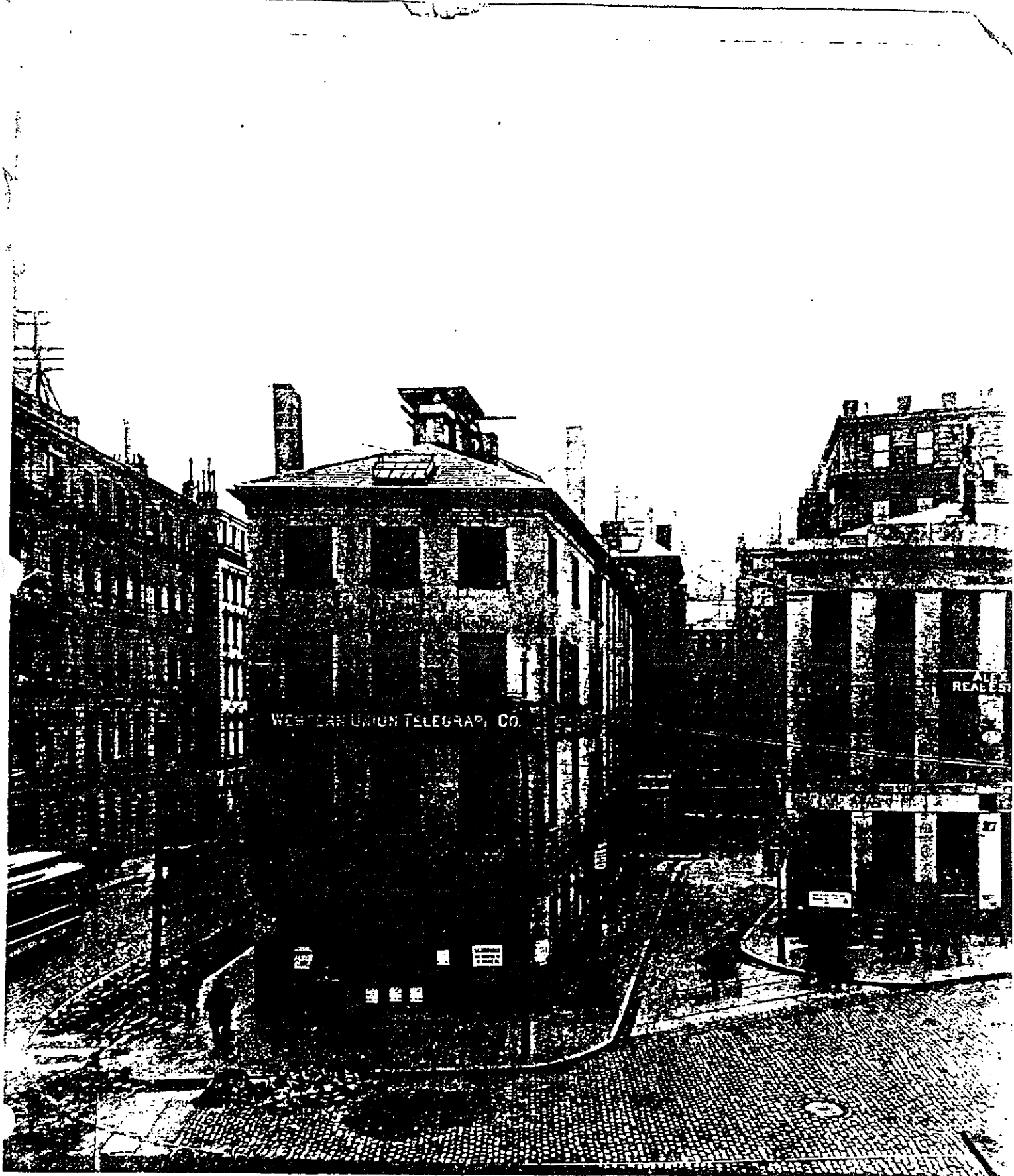
FINANCIAL



BOSTON STOCK EXCHANGE  
State and Congress Streets  
(Bostonian: neg. no. 4035)

*Architectural*

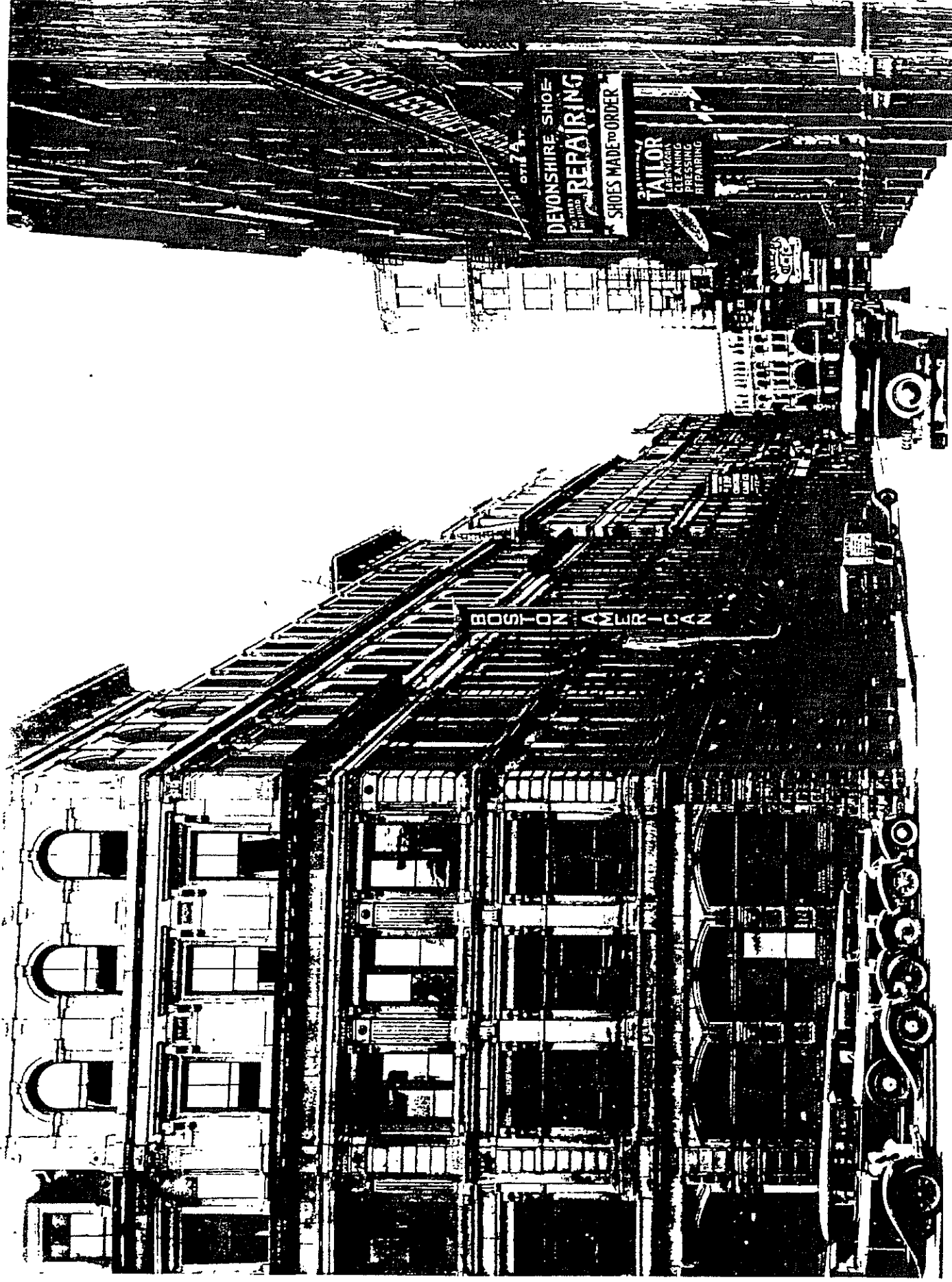
Street View of Lower Congress  
1897



11/11/1911

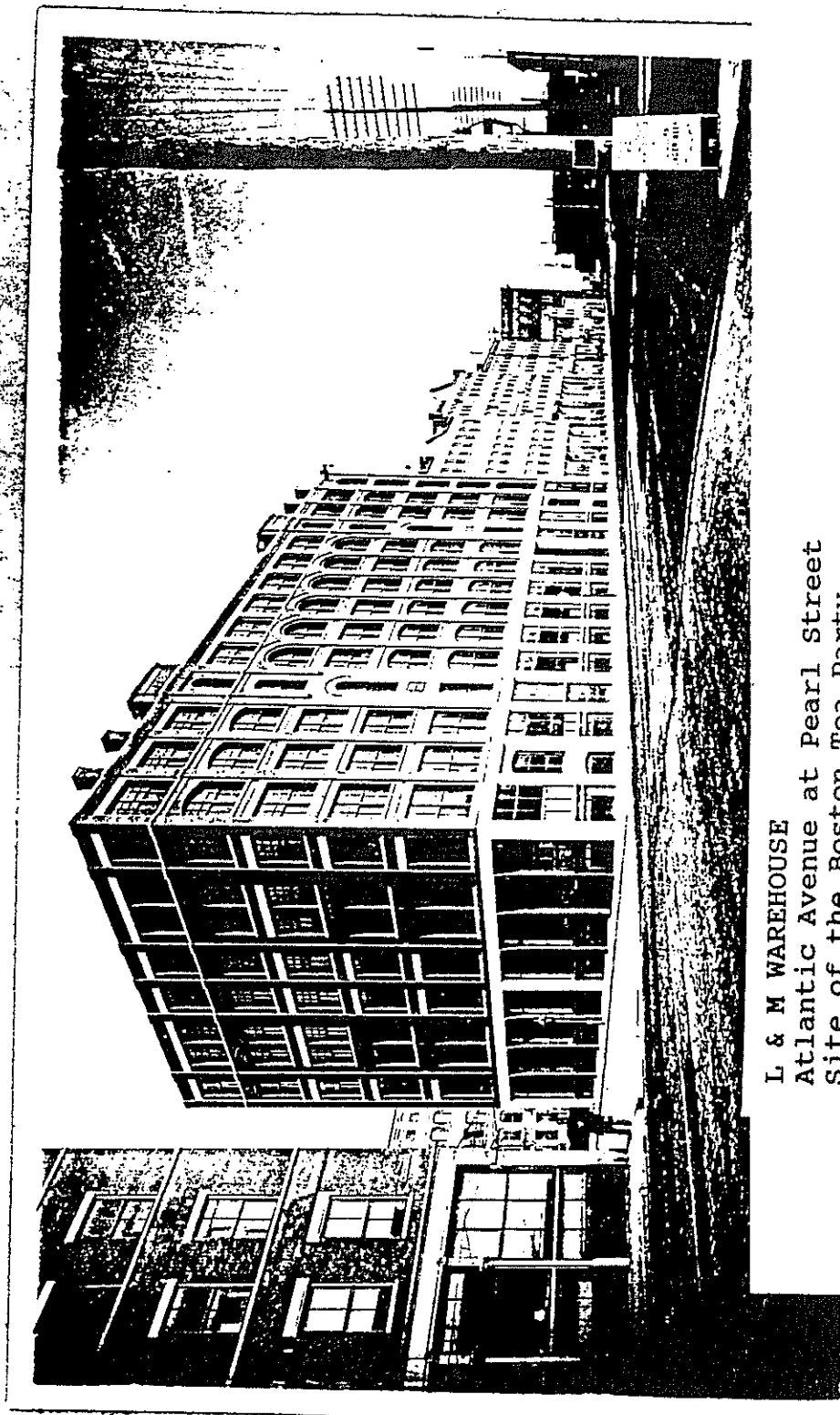
STATE STREET  
Corner of Congress Street

Reg. # 54 97 21 Otis St. Looking from Winthrop St. to Summer St. Taken Aug. 12, 1934. 6  
1/2 hr. 50/11



OTIS STREET  
View from Winthrop Square to Summer Street

Fig # 2, 103: Warehouse of L & M. Site of "Boston Tea Party",  
Atlantic Ave., corner of Pearl St.

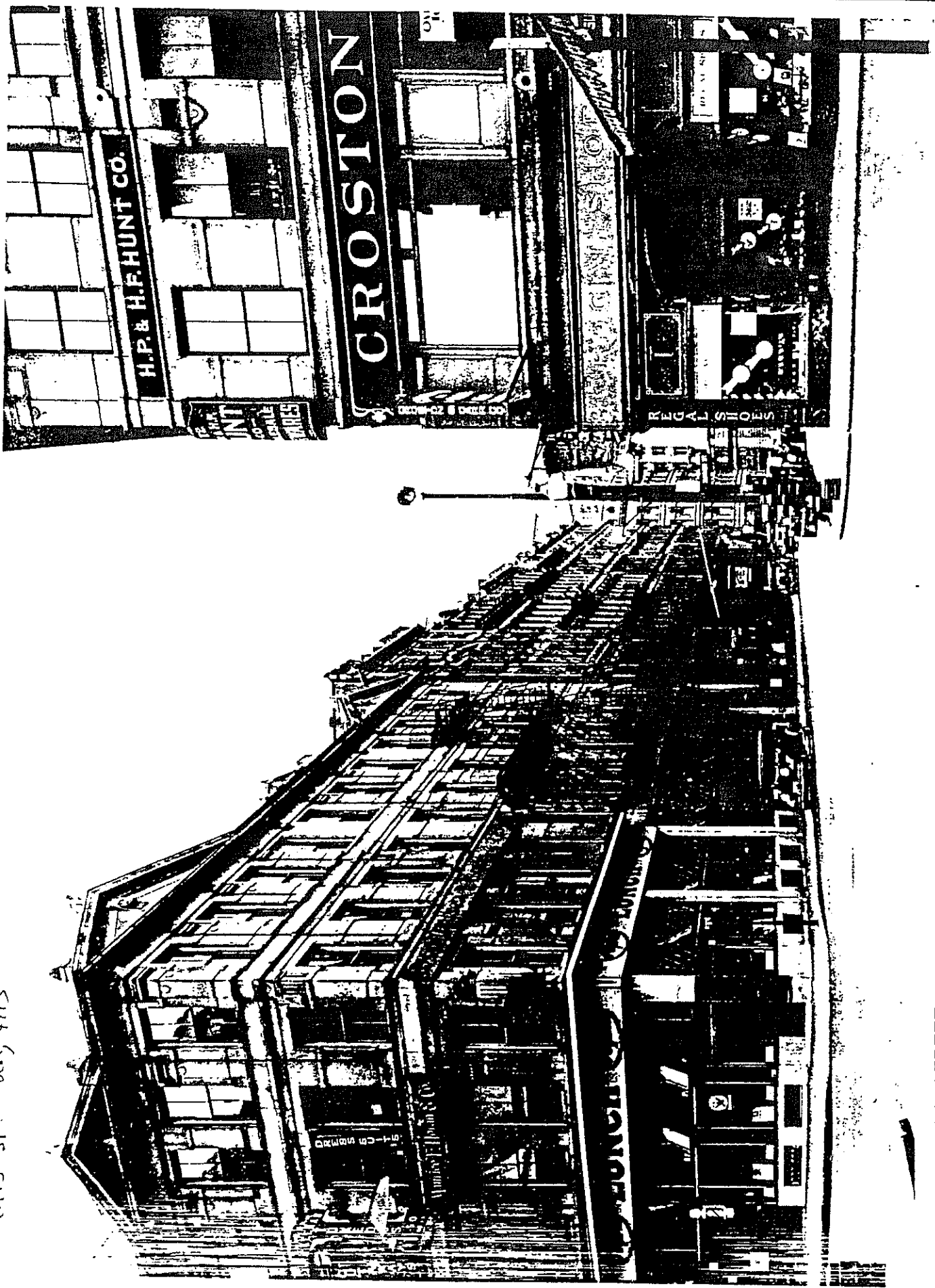


L & M WAREHOUSE  
Atlantic Avenue at Pearl Street  
Site of the Boston Tea Party

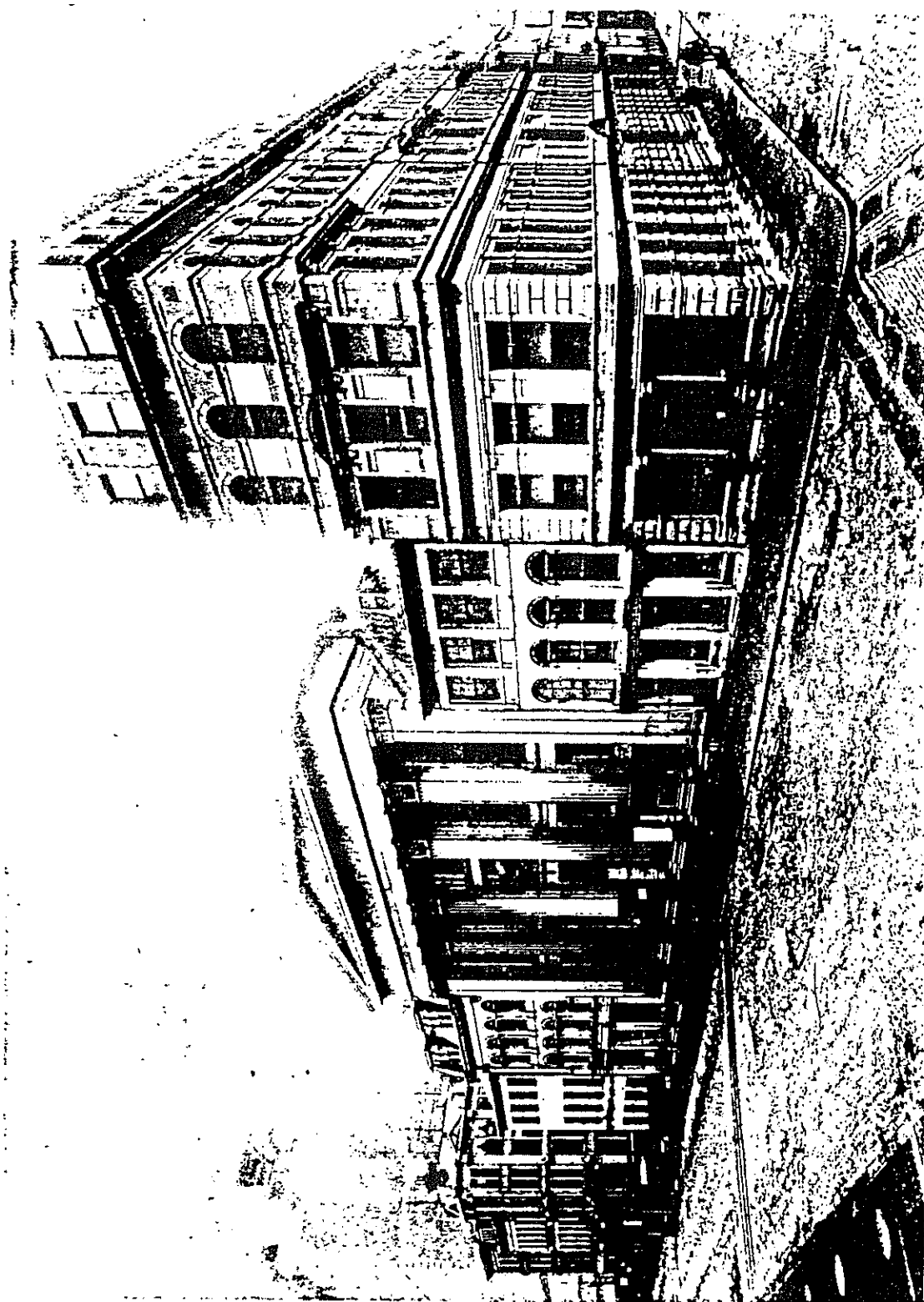


100 2-25-1934  
1 viewed 7/10/1934

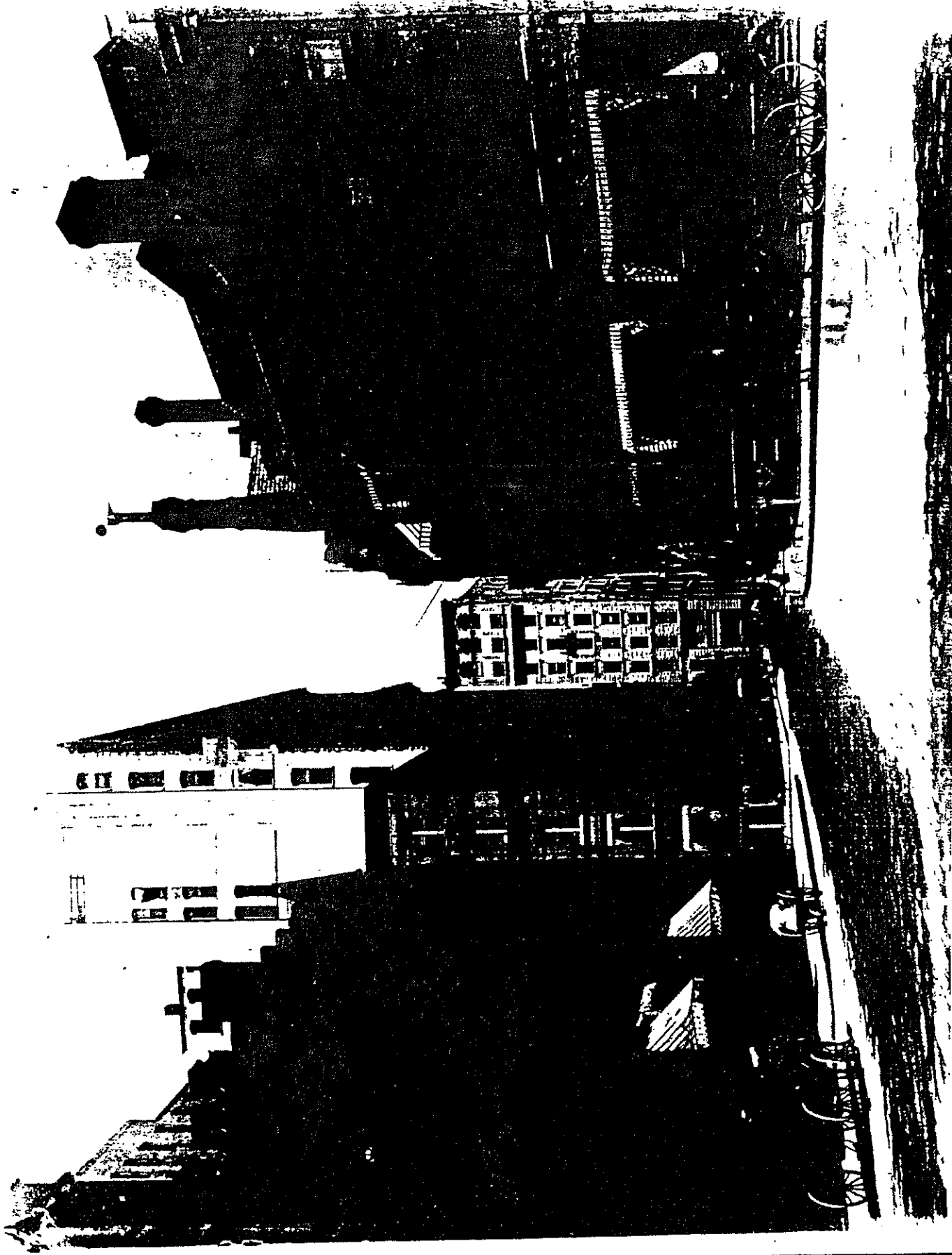
OTIS ST. 689, 4113



OTIS STREET  
 At Summer Street, former location of Otis Place  
 photograph ca.1934

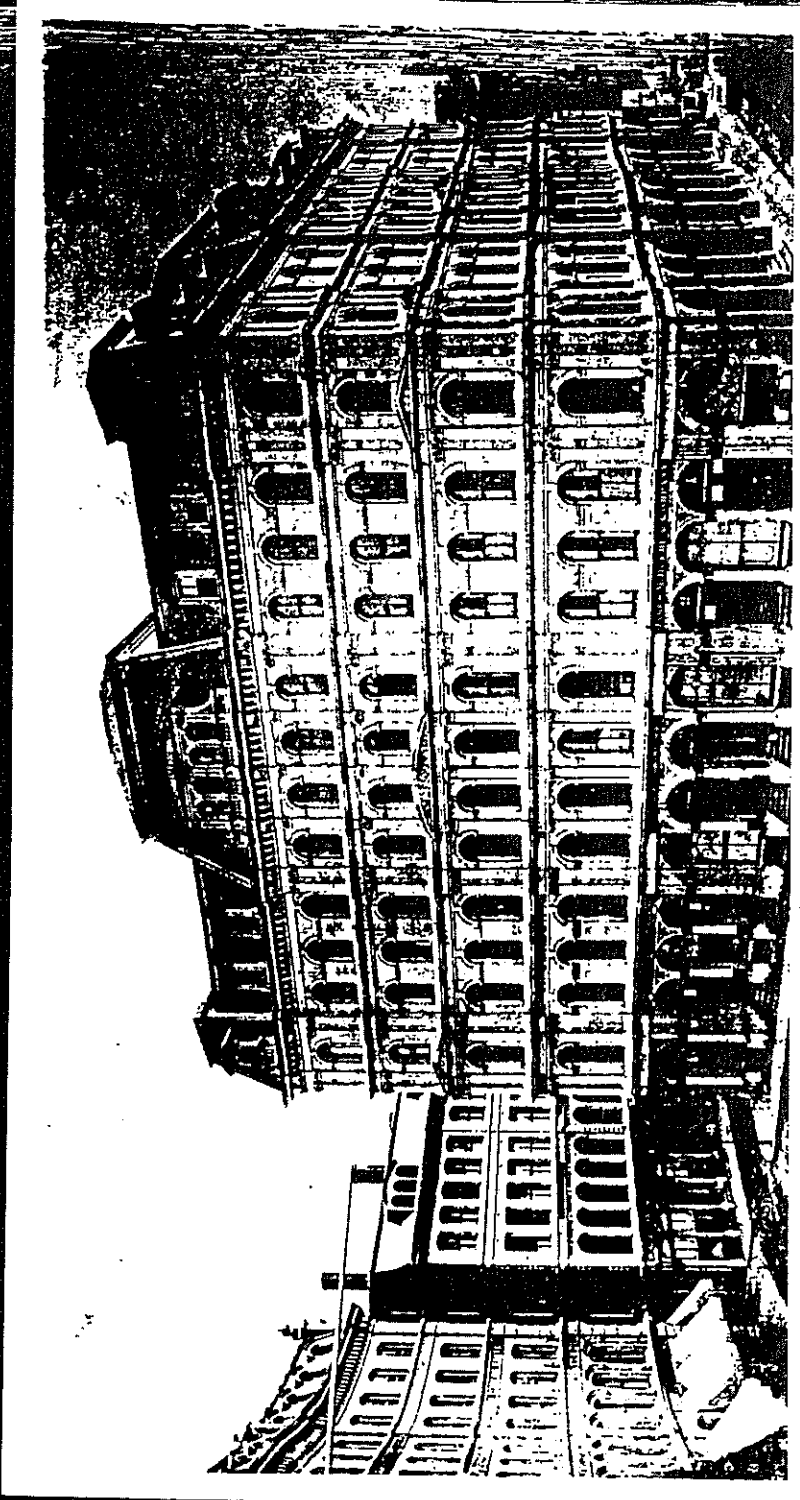


STATE STREET, south side  
View from Congress to Kilby Streets,  
(including the Merchants Exchange Building)  
(Bostonian: neg.no. 1285)



257

KILBY STREET  
View of Water to State Streets  
from Liberty Square  
(Bostonian: neg.no. 257)



BEEBE BUILDING  
Winthrop Square  
Destroyed in the Great Fire of 1872  
(Bostonian paper no 466)