

NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

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Property Name Almont Apartments

State: Massachusetts

County: Suffolk

Reference Number: 14000698

Multiple Context (if applicable): _____

WARNING

This file may contain material **that must be withheld** because it is **restricted** under one or more Federal laws and regulations. All or some of those noted below may apply. Additionally, other federal laws and program requirements may limit public access to information in these files.

- 1) The National Historic Preservation Act of 1966, as amended, Section 304 [16 U.S.C. 470w-3(a), confidentiality of the location of sensitive historic resources; 16 U.S.C. 470w-3(b), Access Determination; 16 U.S.C. 470w-3(c), Consultation with the Advisory Council];
- 2) The Archaeological Resources Protection Act of 1979, as amended [Public Law 96-95; 16 U.S.C. 470aa-mm; with special attention to Section 9 subsections a and b in their entirety];
- 3) The National Parks Omnibus Act of 1988, Section 207 (1 and 2);
- 4) 36 CFR 800.6(5) and 36 CFR 800.11(c);
- 5) Department of the Interior Departmental Manual (519 DM 2);
- 6) National Park Service Management Policies 2006, Section 5.1.1;
- 7) Director's Order 28, Section 5a;

Information in these files that may be restricted can include, but is not limited to, such things as: locations of archeological sites; locations of features within archeological sites; types of artifacts and their recovered locations; the existence of and/or the locations of excavated and unexcavated human remains; photos, maps and text that includes sensitive archeological or cultural information; specific or general information of a sensitive cultural nature such as information about religious ceremonies; rock art or other cultural items; creation stories; or properties associated with such things.

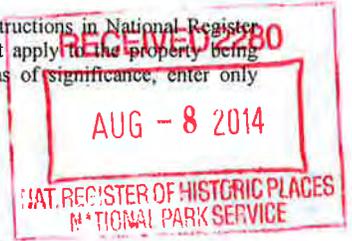
Please note that Section 304 (c), [16 U.S.C. 470w-3(c)], 36 CFR 800.6(5), and 36 CFR 800.11 (c) require consultation with the Advisory Council on Historic Preservation on reaching determinations of withholding. Further, 36 CFR 800.6(5), and 36 CFR 800.11 (c) specify including the views of the SHPO/THPO, Indian tribes and Native Hawaiian organizations, related to the confidentiality concern in reaching determinations of withholding.

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Almont Apartments

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1439-1443 and 1447-1451 Blue Hill Avenue

City or town: Boston (Mattapan) State: MA County: Suffolk

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<i>Brona Simon</i>	<i>July 23, 2014</i>
Signature of certifying official/Title: Brona Simon, SHPO	
Date	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: _____)

for Edwin H. Beall
Signature of the Keeper

9.22.14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY
REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK/CONCRETE with TAR/GRAVEL roof

Portions redacted

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Almont Apartments at 1439-1443 and 1447-1451 Blue Hill Avenue in the Boston neighborhood of Mattapan are two yellow-brick buildings located on two separate city lots that historically developed together. This small complex was built in 1926 along Blue Hill Avenue, a major thoroughfare providing access to downtown Boston, which forms the eastern boundary of the properties (Figure 1). The residential side streets, Tennis Road and Almont Street, intersect Blue Hill Avenue diagonally and form the northeast and southwest boundaries, respectively, of the two parcels. The western boundary of the complex follows the rear lot lines of the properties, running parallel to Blue Hill Avenue. While not identical, these apartment buildings were both designed with Colonial Revival elements by Saul E. Moffie, a prolific Boston-area architect specializing in apartment buildings. Each building is U-shaped in footprint, resulting in shallow courtyards on the rear elevations. Each building stands three stories above a basement level, and is covered with a flat roof featuring an ogee-molded, concrete cornice and frieze. Three square bays project from the Blue Hill Avenue façades, while the Tennis Road and Almont Street elevations of the buildings feature stepped façades. The street elevations of each building are laid in seven-course, Flemish-bond yellow brick with molded concrete watertables; rear elevations are laid in six-course, American-bond red brick. Each building contains 24 apartments in a combination of one- and two-bedroom units. The surrounding neighborhood consists mostly of two-story, single-family houses, and three-story, multifamily residential buildings built in the early part of the 20th century. With the exception of a modern building on the east side of Blue Hill Avenue, the Almont is the only brick

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apartment complex in the immediate area. A handful of one-story, brick retail and light commercial buildings constructed in the later 20th century line Blue Hill Avenue, including one just north of the Almont Apartments that now houses the Mattapan Community Health Center.

Narrative Description

Exterior:

1439-1443 Blue Hill Avenue: Blue Hill Avenue (east) Elevation.

The building at 1439-1443 Blue Hill Avenue is the northernmost of the two buildings that comprise the Almont Apartments complex. The Blue Hill Avenue elevation, facing east, is the building's primary façade (Photos 1 & 2). The building rises three stories above a full basement to a flat roof. Its main façade extends eleven bays and is laid in seven-course, Flemish-bond yellow brick. A molded, concrete watertable and ogee-molded concrete cornice run the length of the façade, emphasizing the building's horizontality. Three slightly projecting, square bays enliven the façade: one at either end of the façade, encompassing a single pair of windows at each upper-floor level, and one larger bay encompassing four fenestrated openings centered between the two entrances. Two pairs of windows flanked by smaller, single windows light all upper-floor levels of this larger, centered bay. Basement-level openings appear in each of the eleven bays, but are all enclosed.

The two recessed bays of the Blue Hill Avenue façade vary slightly in expression. Each recessed bay incorporates an entrance at the first-floor level, reached by a flight of stairs. These entrances hold nonhistoric, metal-frame doors with sidelights and tripartite transoms, which date from the 1980s (Photo 8). Historic concrete door surrounds comprise the most elaborate ornamentation of the façade. Four floral motifs adorn both sides of each of the doors. Ogee-profiled entablatures supported by scrolled brackets are surmounted by pediments, ornamented with single pineapples flanked by swags. The entrance to the southernmost recessed bay is flanked by a pair of windows to its south and a single window to its north at the first-floor level. The second and third floors of this bay are lit by pairs of windows aligning with those on the first floor, and single windows centered above the entrance and first-floor windows. The northernmost recessed bay incorporates paired windows to the south of the entrance and centered above the entrance.

All fenestration of the Blue Hill Avenue façade consists of regularly spaced, nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement-level windows, which have been filled with concrete blocks. Each opening on the upper floors is articulated by concrete lug sills. Soldier lintels and keystones top windows on the first and second stories, with the exception of the windows directly above each entrance, which feature broken-scrolled concrete lintels. Third-story windows are topped by an ogee-molded lintel course. An ornamental parapet, with inset panels of concrete balusters above each projecting bay, completes the façade.

1439-1443 Blue Hill Avenue: Tennis Road (north) Elevation.

The Tennis Road (north) elevation of 1439-1443 Blue Hill Avenue retains some of the finishes of the primary elevation, but reflects the restrained treatment of a secondary elevation. As with the primary

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elevation, the walls of the Tennis Road elevation are laid in seven-course, Flemish-bond yellow brick (Photos 3 & 4). The concrete watertable and cornice and the brick parapet continue across this elevation. Soldier lintels and keystones adorn first- and second-story fenestration, with an ogee-molded lintel course above the third-floor fenestration. Three staggered projections step forward from the north elevation as the building approaches the rear alley. The first and third projections are squared, and the middle projection is canted and adorned with concrete quoins. Single windows pierce the three upper-floor levels of all but the canted projection, which features paired windows on its easternmost bay, and single windows flanking blind door openings on the first, second, and third stories. Basement-level openings appear in each of the bays, but are enclosed. As on the primary elevation, all fenestration on the Tennis Road elevation consists of regularly spaced, nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement-level windows, which are filled with concrete blocks.

1439-1443 Blue Hill Avenue: Rear (west) Elevation.

The rear elevation of 1439-1443 Blue Hill Avenue (Photo 5) reveals the approximate U-shaped footprint of the building. It is composed of two walls, one six bays and one four bays wide, divided by a shallow courtyard (Photo 6) that is two bays wide. The four-bay wall is stepped slightly forward from the six-bay wall, aligning with the northernmost rear wall of 1447-1451 Blue Hill Avenue (which mirrors the U-shape arrangement of its neighbor). The architectural treatment of the west elevation reflects its position at the rear of the building. Walls are laid in six-course, American-bond red brick, with the exception of the courtyard walls, which are laid in seven-course, American-bond brick that has been whitewashed. Concrete lug sills and lintels around the fenestration form the sole ornamentation of this elevation. The watertable, cornice, and parapet of the Blue Hill Avenue and Tennis Road elevations are absent here. As on the other elevations, all windows are nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement-level windows, which are filled with concrete blocks.

The six-bay wall to the north of the courtyard features evenly spaced fenestration in the following pattern (moving north to south): paired windows light each upper-floor level in the first and sixth bays; single, smaller windows light each floor level in the second and fifth bays; and triple windows light the third and fourth bays. The four-bay wall to the south of the courtyard is pierced by triple windows in the second and third bays, flanked by single windows in the first and fourth bays. Basement-level openings appear in each of the bays, but are all enclosed.

The courtyard provides entry to the basement level of the building and is accessed by a flight of stairs with a simple metal railing and guardrails. The north elevation of the courtyard is four bays wide, with the western two bays stepped slightly forward. Doors into the basement level appear in the first and fourth bays. A filled basement-level window is located in the third bay. Single windows light each of the four bays on the upper floors. Those in the second bay are smaller than the others. The east elevation of the courtyard is two bays wide, divided by a chimney stack, and features pairs of windows on all floors but the basement level, where windows are filled. The south elevation of the courtyard is seven bays wide, with the western three bays stepped forward. The wall that comprises the western three bays is laid in six-course, American-bond red brick. Single windows pierce each of the bays on all floor levels, with the exception of the basement, whose window opening has been filled. The basement level of the eastern four bays features a filled window in the first bay and a door in the fourth bay. A flight of metal stairs

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leads to a door in the third bay of the first-floor level. Pairs of windows light all floors in the first bay. Small, single windows light the upper floors in the second, third, and fourth bays.

1439-1443 Blue Hill Avenue: South Elevation.

The south elevation of 1439-1443 Blue Hill Avenue faces the north elevation of 1447-1451 Blue Hill Avenue. These two elevations form a walkway (Photo 7) between the two buildings. Metal guardrails extending from each building frame a concrete walkway between the two. Flights of stairs facilitate access down to the courtyard and basement levels of these buildings.

The south elevation of 1439-1443 Blue Hill Avenue, like the rear (west) elevation, is comprised of two walls divided by a small, shallow courtyard space. The walls are laid in seven-course, American-bond red brick. The courtyard walls are whitewashed. Concrete lug sills and lintels adorn the fenestration. Brick quoining adorns the courtyard walls. The westernmost wall of the south elevation is three bays wide. The basement level features a door in the first bay (moving west to east), and two filled windows. Single windows light all three bays on the upper floors—those in the second and third bays are smaller than those that light the first bay. The easternmost wall of the south elevation features only two fenestrated bays, towards the courtyard end of the wall. This includes filled basement windows, paired windows in the first bay, and single windows in the second bay. The yellow brick and concrete watertable of the Blue Hill Avenue (east) façade turns the corner onto this elevation.

The courtyard space is just one bay deep and two bays wide. Paired windows light the upper three floors of the western courtyard wall; no openings pierce the basement level. The northern courtyard wall features a filled window and operational door in the two bays of the basement level. A flight of metal stairs leads to a door in the first bay at the first-floor level, with a single window in the second bay. Blind door openings define the second and third floors of the first bay, and paired windows light the second bay on these levels. The eastern wall of this courtyard is not pierced by any openings.

1439-1443 Blue Hill Avenue: Interior

The interior of 1439-1443 Blue Hill Avenue is divided into two distinct halves of twelve apartment units (four on each floor), in a combination of one- and two-bedroom arrangements. This interior division occurs between the paired windows in the centered, squared bay. Each entrance accesses its own portion of the building and leads into a small lobby. The lobbies each contain a half-flight of stairs leading from the main entrance to the first-floor corridor. Each lobby retains its historic marble wainscoting, marble risers, and textured walls. Although interior lobby doors leading to the corridor were replaced ca. 1980, the door openings retain their historic wood surrounds. The corridors run east to west, and are double-loaded with apartment units. Centrally located stairs provide access to the upper floors (Photo 9). The first-floor corridors retain their historic, paneled-wood wainscoting and many of their original marble baseboards, despite the installation of nonhistoric vinyl-tile flooring. Apartment-unit doors throughout the building retain their original wood surrounds, which feature ogee-profiled entablatures and molded vertical elements.

Renovated during the 1980s, the apartment units have been altered from their original forms, but some historic finishes remain. All apartments are finished with nonhistoric vinyl-tile flooring in the kitchens and bathrooms. Kitchen appliances and cabinets, as well as bathroom fixtures, are nonhistoric. Original

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wood floors remain in the living rooms and bedrooms, as do original window and door trim and wood baseboards.

The basement level of each building historically featured two apartment units, which are presently abandoned. The basement level currently contains rooms for storage and mechanical systems.

1447-1451 Blue Hill Ave: Blue Hill Avenue (East) Elevation.

The building at 1447-1451 Blue Hill Avenue is the southernmost of the two buildings that comprise the Almont Apartments complex. The Blue Hill Avenue elevation, facing east, is the building's primary façade (Photos 10 & 11). Rising three stories above a full basement to a flat roof, the main façade extends thirteen bays and is laid in seven-course, Flemish-bond yellow brick. A molded, concrete watertable and ogee-molded, concrete cornice run the length of the façade, emphasizing the building's horizontality. Three slightly projecting, square bays enliven the façade: one at either end of the façade, and one larger bay centered between the two entrances. Paired windows and a smaller, single window light each upper floor of the squared bay at the southern end of the façade. A flight of stairs provides access to a basement-level door in this bay. Two pairs of windows, flanked by smaller, single windows, light each floor of the centered, squared bay. Pairs of windows light each upper floor of the squared bay at the northern end of the façade. As with 1439-1443 Blue Hill Avenue, the two recessed bays of the façade incorporate the building's main entrances at the first floor, reached by a flight of stairs. These entrances hold nonhistoric, metal-frame doors with sidelights and tripartite transoms that date from the 1980s (Photos 15 & 17). Historic concrete door surrounds comprise the most elaborate ornamentation of the façade. Four floral motifs adorn both sides of each of the doors. Ogee-profiled entablatures supported by scrolled brackets are surmounted by pediments, ornamented with single pineapples flanked by swags. In the southernmost recessed bay, triple windows flank the entrance and light the second and third floors, while paired windows light the upper floors directly above the entrance. In the northernmost recessed bay, single windows light all floor levels south of, and directly above, the entrance. Paired windows light all levels north of the entrance in this bay. Basement-level window openings in all but the southernmost bay (which features a door) are now enclosed.

As with 1439-1443 Blue Hill Avenue, all fenestration of the Blue Hill Avenue façade consists of regularly spaced, nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement windows. Each opening on the upper floors is articulated by concrete lug sills. Soldier lintels and keystones top windows on the first and second stories, with the exception of the windows directly above each entrance, which feature broken-scrolled concrete lintels. Third-story windows are topped by an ogee-molded lintel course. An ornamental parapet, with inset panels of concrete balusters above each projecting bay, completes the façade.

1447-1451 Blue Hill Ave: Almont Street (South) Elevation.

The Almont Street (south) elevation of 1447-1451 Blue Hill Avenue retains some of the finishes of the primary elevation, but reflects the restrained treatment of a secondary elevation. As with the primary elevation, the walls of the Almont Street elevation (Photo 12) are laid in seven-course, Flemish-bond yellow brick; the concrete watertable and cornice and the brick parapet continue across this elevation; and soldier lintels and keystones adorn first- and second-story fenestration, with an ogee-molded lintel course above the third-floor fenestration. Three staggered, squared projections define this elevation of the building as it approaches the rear alley. Basement-level windows are filled with concrete blocks. The

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easternmost projection is two bays wide, with a pair of windows and single windows lighting all upper floors. The middle projection features five bays of single windows alternating with blind door openings. The westernmost projection features one bay of paired windows lighting all upper floors. As on the Blue Hill Avenue elevation, all fenestration on the Almont Street elevation consists of regularly spaced, nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement windows.

1447-1451 Blue Hill Ave: Rear (West) Elevation.

Like its neighbor, the rear elevation of 1447-1451 Blue Hill Avenue reveals the approximate U-shaped footprint of the building. It is composed of two walls of four bays each, divided by a shallow courtyard that is two bays wide (Photo 14). The wall on the northern side of the courtyard steps slightly forward from the wall to the south of the courtyard (Photo 13), aligning with the southernmost rear wall of 1439-1443 Blue Hill Avenue. The architectural treatment of this elevation reflects its position at the rear of the building. Walls are laid in six-course, American-bond red brick, with the exception of the courtyard walls, which are laid in seven-course, American-bond brick that has been whitewashed. Concrete lug sills and lintels around the fenestration form the sole ornamentation of this elevation. The watertable, cornice, and parapet of the Blue Hill Avenue and Almont Street elevations are absent here. As on the other elevations, all windows are nonhistoric, 1/1, double-hung, metal-sash windows that were installed in the 1980s, with the exception of the basement-level windows, which are filled with concrete blocks.

The four-bay wall to the north of the courtyard features evenly spaced fenestration in the following pattern (moving north to south): single windows light each upper floor in the first and fourth bays, and triple windows light each floor in the second and third bays. The four-bay wall to the south of the courtyard is pierced by pairs of windows at each floor in the first bay, single windows at each floor in the second and fourth bays, and triple windows at each floor in the third bay. Basement-level window openings occupy all four bays of both walls, but are now enclosed.

The courtyard provides entry into the basement level of the building and is accessed by a flight of stairs with a simple metal railing and guardrails. The north wall of the courtyard is six bays across, with the western three bays stepped forward and not whitewashed. Single windows light all three bays on the upper floors of this portion of the wall. Windows in the second and third bays are smaller than those lighting the first. No openings pierce the basement level. The whitewashed portion of the wall features a functioning basement-level window in the first bay and a door in the third bay. Blind door openings define all upper floors of the first bay; small, single windows light the upper floors in the second bay; and paired windows light the upper floors in the third bay. The east wall of the courtyard is two bays wide, divided by a chimney stack. Paired windows light the upper floors of the first bay, and an enclosed, paired window defines the basement level. The second bay features blind windows on all floors with narrow, paired windows beside them. The south wall of the courtyard is four bays wide, with paired and triple windows lighting the upper floors of the middle bays, and single windows lighting the first and fourth bays. The basement level features an enclosed triple window in the third bay.

1447-1451 Blue Hill Ave: North Elevation.

The north elevation of 1447-1451 Blue Hill Avenue faces the south elevation of 1439-1443 Blue Hill Avenue. These two elevations form an interior passage through the complex. Metal guardrails extending

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from each building frame a concrete walkway between the two. Flights of stairs facilitate access down to the courtyard and basement levels of these buildings.

The north elevation of 1447-1451 Blue Hill Avenue, like the rear (west) elevation, is comprised of two walls divided by a small, shallow courtyard space. The walls are laid in seven-course, American-bond red brick. The courtyard walls have been whitewashed. Concrete lug sills and lintels adorn the fenestration. Brick quoining adorns the courtyard walls. The westernmost wall of the north elevation is three bays wide. The basement level features an enclosed window opening in the first bay (moving west to east). Single windows light all three bays on the upper floors; those in the second and third bays are smaller than those that light the first bay. The easternmost wall of the south elevation features only two fenestrated bays towards the courtyard end of the wall. This includes filled basement windows, opening paired windows in the first bay, and single windows in the second bay (moving west to east). The yellow brick and concrete watertable of the Blue Hill Avenue (east) façade turns the corner onto this elevation.

The courtyard space is just one bay deep and two bays wide. No openings pierce the basement level of the western courtyard wall; paired windows light the upper three floors. A filled window and operational door pierce the two bays of the basement level of the southern courtyard wall. Both paired and small, single windows pierce the upper floors of this wall. The east wall of this courtyard is not pierced by any openings. Tie beams at each floor stabilize the walls.

1447-1451 Blue Hill Ave: Interior.

The interior of 1447-1451 Blue Hill Avenue is divided into two distinct halves of twelve apartment units (four on each floor), in a combination of one- and two-bedroom arrangements. This interior division occurs between the paired windows in the centered, squared bay. Each entrance accesses its own portion of the building and leads into a small lobby. The lobbies each contain a half-flight of stairs leading from the main entrance to the first-floor corridor. Each lobby retains its historic marble wainscoting, marble risers, and textured walls. Although interior lobby doors leading to the corridor were replaced ca. 1980, the door openings retain their historic wood surrounds. The corridors run east to west, and are double-loaded with apartment units. Centrally located stairs provide access to the upper floors (Photo 16). The first-floor corridors retain some historic, paneled-wood wainscoting and many of their original marble baseboards, despite the installation of nonhistoric vinyl-tile flooring. Apartment-unit doors throughout the building retain their original wood surrounds, which feature ogee-profiled entablatures and molded vertical elements.

Renovated during the 1980s, the apartment units have been altered from their original forms, but some historic finishes remain (Photo 18). All apartments are finished with nonhistoric vinyl-tile flooring in the kitchens and bathrooms. Kitchen appliances and cabinets, as well as bathroom fixtures, are nonhistoric. Original wood floors remain in the living rooms and bedrooms, as well as original window and door trim and wood baseboards.

The basement level of each building historically featured two apartment units, which are presently abandoned. The basement level currently contains rooms for storage and mechanical systems.

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Archaeological Statement

While no Native American sites are currently known on the property, sites may have been present. The property is located within a minor valley

Mattapan banded rhyolite is characterized by its fine-grained structure, consisting of alternating thin bands of pink and tan.

This site is a findspot of unknown age. An 1874 map of the area indicates the presence of a small stream running through the property before emptying into the Neponset River. Given the above information, there is a high potential for Native American archaeological resources on the property.

No early historic structures are documented on this property, as Blue Hill Avenue was constructed in 1870, and in this particular area, was laid out on pasture land. A previously mentioned 1874 map does not indicate the presence of structures on the property, which at the time was part of a larger tract of land owned by Elisha Dyer. An 1884 map documents the property location as an undeveloped area, owned by Ann Raymond, between two newly constructed streets: Mt. Hope Avenue (now Almont) and Dyer Avenue (now Tennis Road). Both of these roads were laid out in 1872, though they were not present in previous maps. The property remained undeveloped until the construction of the Almont Apartment buildings. Given the above, there is a low potential for preserved historic archaeological resources on the property.

The Almont Apartments consist of two distinct buildings located along the eastern portion of the two parcels considered for this nomination. Disturbances to the property include the footprints of the standing structures and the disturbances associated with their construction, including builder's trenches. This disturbance likely destroyed any preserved Native archaeological components, if they existed, in the eastern and central portions of the property. The westernmost edge of the property has never been developed, and may represent a well-preserved historic landscape with a high potential for preserved Native archaeological resources, including habitation sites, camps, lithic-resource processing locations, and other site types associated with hunting, camping, or stone-tool resource procurement and processing of nearby Mattapan lithics. Additions to the rear of Almont Apartments and other below-ground excavations in the rear of the property could have an impact on these potentially significant resources.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1926-1964

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Saul E. Moffie

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Portions redacted

The Almont Apartments are a pair of three-story brick apartment buildings at 1439-1443 and 1447-1451 Blue Hill Avenue, constructed together in 1926. The two properties are significant at the local level under National Register Criterion A for their association with urban development along Blue Hill Avenue, most notably the rise of a significant Jewish community in Roxbury, Dorchester, and Mattapan during the first half of the 20th century. Almont Realty Company developed the property as a speculative venture and is indicative of the significant Jewish-owned real estate development entities that created much of the housing and Jewish institutional buildings along Blue Hill Avenue. The Almont Apartments are also significant at the local level under National Register Criterion C, as typical and well-preserved examples of brick, Colonial Revival-style, apartment construction of the period, and as excellent examples of the early work of prolific local architect Saul E. Moffie, who worked heavily in Dorchester and its surrounding neighborhoods during the early part of his career. Moffie is known predominantly for designing apartment buildings and public housing properties from 1920 to 1951. The buildings are excellent examples of his early work in the Colonial Revival style, still serve their original function, and retain character-defining architectural features.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Almont Realty Company developed the Almont Apartments at 1439-1443 and 1447-1451 Blue Hill Avenue in 1926; its residents were the growing population of working-class Jews in the Mattapan section of Dorchester. Located in central Mattapan, roughly halfway between Morton Street and Mattapan Square, the property faces Blue Hill Avenue, a major north-south transportation corridor that served as the central artery of Jewish culture in the Boston area for much of the 20th century.

Between 1870 and 1900, the population of Dorchester (including Mattapan)¹ rose from 12,000 to 80,000, as the extension and electrification of the streetcar lines made these areas increasingly accessible and convenient to downtown Boston.² The first of two streams of Jewish migration within Boston contributed to this growth. Beginning in the late 1890s, many Boston Jews in the inner-city North End and West End were entering the middle class, and could afford to leave the crowded city conditions for the more suburban neighborhoods of Dorchester and upper Roxbury.³ A second stream in the early 1900s consisted of lower-middle- and working-class families, many of whom were displaced after an April 12, 1908, fire in Chelsea. The fire destroyed 492 acres of this largely Jewish town in a matter of hours, and left 17,000 people homeless.⁴ The resulting increase in population in Roxbury and Dorchester drastically changed the built environment of the Blue Hill Avenue neighborhoods, including Mattapan. Once characterized by single-family houses and large summer estates, by the turn of the 20th century, Dorchester and Roxbury saw the construction of more single-family houses, along with twin dwellings, triple-deckers, and apartment buildings, as well as civic and religious structures.

During this period of transformation, the property on which the Almont Apartments sits was a vacant tract owned by Ann J. Raymond. While the Raymond family did not build on the tract, they did prepare it for developers in the 1890s by laying out streets and subdividing the property into lots. The Raymond property was located just a block from the Blue

¹ Mattapan was historically a village of the independent town of Dorchester, annexed to the city of Boston in 1870. The present-day Mattapan neighborhood was considered part of Dorchester until the 1960s.

² Gerald Gamm, *Urban Exodus: Why the Jews Left Boston and the Catholics Stayed* (Cambridge: Harvard University Press, 1999) 176.

³ Jonathan Sarna and Ellen Smith, *The Jews of Boston*. (Boston: Combined Jewish Philanthropies of Greater Boston, Inc., 1995), 142.

⁴ Hillel Levine and Lawrence Harmon, *The Death of an American Jewish Community* (New York: Free Press, 1992), 33.

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Hill Railroad station, which offered rail service between Boston and New York, but it would remain undeveloped until the mid-1920s, when the expansion of the local Jewish community made the lots desirable.

Jewish settlement in Roxbury and Dorchester during the late 19th and early 20th centuries developed in four major neighborhoods: Blue Hill Avenue-Grove Hall, Mount Bowdoin, Elm Hill, and Mattapan. Between 1900 and 1910, the Blue Hill Avenue-Grove Hall neighborhood first established itself with the founding of the new Adath Jeshurun congregation and the construction in 1906 of its synagogue, both of which were essential components to the area's growth.⁵ The synagogue is the central institution of Jewish life, connecting Jews and creating religious and cultural continuity by providing a place for worship, study, public assembly, socializing, social welfare, and celebrations of holidays and life-cycle events.⁶ Thus, as Jews began moving into Roxbury and Dorchester, they established congregations, or new branches of their downtown Boston synagogues, to anchor their new communities (Figure 2).⁷ Construction of synagogues such as Adath Jeshurun was both a necessity for the neighborhood residents, and an important symbol of the prosperity of the middle-class Jews who initially settled in Roxbury and Dorchester.

As early as the mid-1910s, the middle-class community in Blue Hill Avenue-Grove Hall was becoming overwhelmed with thousands of lower-middle- and working-class Jews, who initially chose to settle in areas with established congregations. As these new Jewish residents settled in and around the large, newly completed houses of worship in the Blue Hill Avenue-Grove Hall neighborhood, those in the Jewish community who were able began moving to other parts of Roxbury and Dorchester. Three new middle-class Jewish enclaves formed to the south along Blue Hill Avenue in Mount Bowdoin, Mattapan, and Elm Hill. With the increased mobility afforded by the rise of the automobile, many middle-class residents were able to purchase single-family houses removed from commercial and transportation activity. The lower-middle- and working-class families moved into new multifamily structures, such as brick apartment buildings constructed in close proximity to streetcar lines, their access to work.⁸

The Jewish population in Mattapan organized their first congregation in 1911: Hadrath Israel. By 1917, a second congregation, Agudath Israel, was founded in Mattapan. In 1915, Hadrath Israel purchased land for the construction of a new synagogue; the proposed synagogue was never built, and the congregation instead moved into a former Baptist church on Woodrow Avenue. Although neither Mattapan congregation constructed a permanent structure before 1920, the area contained the most heavily Jewish neighborhoods in Dorchester.⁹

Another indication of the continued growth of the Jewish community, especially along the Mattapan stretch of Blue Hill Avenue, was the establishment of the G&G Delicatessen (no longer extant). In 1923, the G&G opened at 1106 Blue Hill Avenue under the ownership of Irving Green and Charles Goldstein. The deli was located near the midpoint of the Jewish settlement corridor that stretched from Mattapan Square to Grove Hall, just ¾ mile north of the Almont Apartments property. The G&G became the social and political center for Boston's Jewish population through the 1960s. Hillel Levine recalls it as "a place to dine, cut deals, and evaluate prospective sons-in-law" for working-class Jews.¹⁰ For political candidates like Franklin Delano Roosevelt, John F. Kennedy, and Dwight Eisenhower, the G&G was a "traditional campaign stop for corned beef, cheesecake, handshakes, and political banter."¹¹

The influx of new Jewish residents to Dorchester during the 1910s and 1920s led to many speculative apartment developments. In the northern portions of Dorchester, and in Roxbury, developers typically created traditional wood-frame triple-deckers and single-family houses along residential side streets, and substantial brick apartment complexes

⁵ Adath Jeshurun is individually listed in the National Register (1999).

⁶ Sarna and Smith, *The Jews of Boston*, 175-176.

⁷ Sarna and Smith, *The Jews of Boston*, 194.

⁸ Gamm, *Urban Exodus*, 180-181.

⁹ Sarna and Smith, *The Jews of Boston*, 153.

¹⁰ Levine and Harmon, *The Death of an American Jewish Community*, 13.

¹¹ "Obituary for Benjamin Klingsberg," *Boston Globe*, January 3, 1982.

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and commercial buildings on lots facing primary transportation routes. Along Blue Hill Avenue in Mattapan, stores, community buildings, and apartments filled lots around Morton Street and in Mattapan Square, but pockets of unimproved land still lined much of the main road through Mattapan until 1930.

In 1925, a group of businessmen headed by Arthur Freeman Baker formed the Almont Realty Company and purchased the lots facing Blue Hill Avenue between Dyer (now Tennis) Road and Almont Streets from the Raymond family. Baker was born in Franklin, Massachusetts, but grew up in the Upham's Corner section of Dorchester, where his family lived in a single-family house.¹² From a middle-class background, Baker went to public schools, attended Harvard, and started a career in the wholesale wool trade. He and his brother Walter established their own woolen house in Boston, called Baker Brothers and Company. After selling his interest in the woolen house, Arthur F. Baker started his own banking firm, called A.F. Baker and Company, to invest in real estate and broker mortgages. Like many established middle-class families in Dorchester prior to 1900, Baker chose to move out to Brookline as Dorchester became more populated and more developed in the 1910s.

The ownership group hired local architect and Dorchester resident Saul E. Moffie (1897-1993) to design the apartment buildings. Moffie was born in Jamaica Plain on August 11, 1897, and became one of the most prolific designers of apartment buildings in the Boston metropolitan area. His parents were first-generation Jewish immigrants who moved frequently throughout his childhood. They resided in Jamaica Plain, the North End, Chelsea, and Dorchester, all before Moffie turned twenty years old. He attended Franklin Union and Tufts University as a civil engineering student, and received his Bachelor of Science degree in 1921.¹³

As a student, Moffie worked for Lockwood, Greene and Company, nationally renowned designers of industrial and manufacturing buildings. He started his career as a draftsman with the Lamson Company in 1922, and later worked as structural draftsman for the Boston and Maine Railroad before starting his own firm in 1924.¹⁴ Moffie's career took off in 1925 and 1926 when he completed designs for a series of apartment buildings in Jamaica Plain, Dorchester, and Roxbury. For the remainder of his career, Moffie worked as a self-employed architect, with his last documented commission completed in the early 1950s. His list of clients suggests that many of his connections to developers were through the local Jewish community. His first apartment project, a twelve-unit, wood-frame building at 38 Walnut Park in Egleston Square, was for carpenter and speculative builder Barney Swartz.¹⁵ Three of his larger early projects were for Jewish development firms Greene and Shapiro, Philip Markovsky, and C&S Realty Corporation. C&S Realty was a partnership between Joel Cohen and Barney Swartz for construction of the Nazing Court Apartments in Roxbury.¹⁶

It is likely that Saul Moffie's meteoric rise in the late 1920s was driven in part by his participation in the Adath Jeshurun congregation.¹⁷ The synagogue was a place that solidified business relationships within the community, and thus served as an important center for the developing neighborhoods of Roxbury and Dorchester.¹⁸ The leaders responsible for construction of the Adath Jeshurun synagogue—Davis Krokyn, Nathan Pinanski, Joseph Rudnick, and Myer Dana—were

¹² Despite sharing the same surname, A.F. Baker is not directly related to the family responsible for the Walter Baker Chocolate Company, a well-known Dorchester institution.

¹³ Obituary for Saul E. Moffie, *Boston Globe*, February 16, 1993.
Federal Census 1900-1940

¹⁴ *Journal of the Boston Society of Civil Engineers*, Volumes 9-10, No. 9. (Boston, 1922), 7.

¹⁵ Richard Heath, *Egleston Square* (Jamaica Plain Historical Society, 2005), accessed online August 15, 2012.

¹⁶ "Saul Moffie" in MACRIS, accessed August 1, 2012

¹⁷ Nazing Court Apartments was listed in the National Register in 2004.
Boston City Permits, 1 Nazing Court.
National Register Nomination, *Nazing Court*, MHC, 2004.

¹⁸ While no direct records show Saul E. Moffie's connection to Adath Jeshurun, his first wife, Ruth Epstein Moffie (1902-1928), was buried in the Adath Jeshurun cemetery after her death in December, 1928. *JewishGen Online Worldwide Burial Registry (JOWBR)* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008

¹⁹ Sarna and Smith, *The Jews of Boston*, 175-176.

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all members of the real estate business and former members of the North End's Baldwin Place Shul. According to David Kaufman, the congregation wanted the new building to "reflect their interest in property development and the affluence that had started to come their way."¹⁹

Saul Moffie designed a handful of single-family residences and small commercial stores during his career, but the large majority of his more than 70 documented buildings were multifamily brick apartment complexes. His most well-known property, Commonwealth Gardens (also known as Fidelis Way Housing), was also the largest of his commissions. The 648-unit complex was completed for the Boston Housing Authority in 1950, located at the corner of Commonwealth Avenue and Washington Streets in Brighton.²⁰ Other examples of Moffie's work include a three-story, brick and wood apartment block at 136-140 Seaver Street in Roxbury (1928), the 56-unit, U-shaped, brick complex at 129-135 Columbia Road (1927), a fourteen-unit brick apartment building at 137 Columbia Road, an eight-unit brick apartment building at 120 Beacon Street (1937), a 23-unit brick apartment building at 255 Beacon Street (1938), and a 36-unit apartment complex at 1810-1820 Commonwealth Avenue in Brighton.²¹ After the early 1950s, Moffie focused solely on real estate sales and management as the owner of Beacon Street Properties.

The Almont Apartments are an early example of Moffie's work, and are architecturally similar to his other projects from this time. His designs throughout his career embody the transition in architectural fashion from classical ornamental details to simplified modern design and principles. The use of Colonial Revival architectural elements at the Almont Apartments provided a traditional reference with which his client, the developer, and the potential residents could identify. With speculative developers seeking to create housing communities for rising middle-class immigrants, Colonial Revival forms were a comfortable way to market the properties to the upwardly mobile. Colonial Revival buildings place heavy emphasis on the entrances, windows, and cornices. The Almont Apartments include ornate entrances that feature ornamental pilasters, pediments, and brackets inspired by American Georgian and English Adam precedents.²² Therefore, the Almont Apartments are significant as well-preserved examples of the 20th-century Colonial Revival-style brick apartment buildings found throughout Dorchester and Roxbury.

The property is unusual in that his client, A.F. Baker, did not have a connection to the local Jewish community. While the majority of Saul Moffie's commissions appear to have come through his Jewish network, he also designed the Pleasant Hill Baptist Church, the first African American-owned church property in Roxbury.²³

By October 1926, construction was well underway at the Almont Apartments. Changes were made in the design to add wood piazzas (or balconies) in the back courtyards, which were later removed in the 1970s. Additional fire separation in the basement was also required during the building process to meet the building code. In early 1927 the buildings were completed, with 48 apartment units ready for rent. In the following years, the surrounding vacant pockets of land were soon developed as well. Between 1927 and 1929, a series of different developers constructed two-family, wood-frame houses along the entire block of Tennis Road and Almont Street, behind the new Almont Realty apartment buildings. The remainder of the former Raymond property, situated south and west of Almont Street, was acquired by the City of Boston before 1930 and made a playground.

By the mid 1920s, many middle- and upper-middle-class Jews like Saul Moffie began to leave Roxbury, Dorchester, and Mattapan for the nearby Boston suburbs, especially Brookline. As historian Gerald Gamm notes, the conditions in towns like Brookline and Newton recreated "the rural ideal that had brought an earlier generation of suburbanites to upper

¹⁹ Sarna and Smith, *The Jews of Boston*, 195.

²⁰ Lawrence J. Vale, *Reclaiming Public Housing: A Half Century of Struggle in Three Public Neighborhood* (Cambridge: Harvard College, 2002), 288-289.

²¹ Boston Public Library Fine Arts Department index files.

²² Virginia and Lee McAlester, *A Field Guide to American Architecture* (New York: Alfred A. Knopf, 1995), 321-324.

²³ Roxbury Timeline, accessed online August 1, 2012.

The *Boston Chronicle* "First Negro church to be founded and built by the same pastor and congregation" December 13, 1941.

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Roxbury and Dorchester. Suburban homes were a refuge from the busyness and hustle of urban life.”²⁴ Two additional factors spurred the migration to Brookline and Newton: the rise of the automobile, and federal housing programs of the 1930s. The automobile allowed people to commute into the city from increasingly distant residential areas, freeing those that could afford a car from dependence on streetcar routes.²⁵ Federal housing programs in the 1930s contributed to the exodus by actively guiding middle-class homeowners away from urban housing and toward single-family suburban homes.²⁶ Although the population of Roxbury and Dorchester increased 16 percent between 1920 and 1930, the populations of Brookline and Newton increased 26 and 42 percent, respectively, during the same period.

As many of his clients relocated to Newton and Brookline, Saul Moffie’s commissions seemed to follow this population shift in the Jewish community. Between 1924 and 1949, he designed at least 24 buildings in these locations. By 1935, Moffie himself had moved to Brookline, and continued to work throughout the Boston metropolitan area. The majority of his Newton projects were residential, and were completed between 1930 and 1938. The Brookline projects consisted mostly of apartment buildings and stores, with one notable exception: the Temple Beth Zion Synagogue at 1566 Beacon Street, built in 1948.²⁷

As middle- and upper-middle-class Jews began to leave, lower-middle- and working-class Jews replaced them. These new residents inherited a network of institutions that had been constructed between 1905 and 1925—a period that oversaw construction of the most substantial number of synagogues, schools, and community halls ever built in Roxbury or Dorchester.²⁸ Overall, the population of the Jewish community, especially along Blue Hill Avenue, increased during the 1920s despite the exodus of upper-middle- and middle-class Jews. Housing developments like the Almont Apartments created space for the newly arriving population.

In 1930, three years after it was built, all of the 42 households in the buildings at the Almont Apartments had at least one first-generation immigrant—all but a few of whom were Jewish. Most immigrated from Russia, but several families were from Germany, Austria, or Poland. Only one couple in the building, immigrants from England, is not identifiable as of the local Russian or Jewish communities. The only other resident of the building outside of these groups was the live-in janitor, a French Canadian immigrant. The residents were middle- and working-class, and held various occupations, including a grocery store salesman, a club butler, a furniture store owner, a furniture upholster, a clothing store owner, a clothing salesman, a dressmaker, a painter, a truck driver, an automobile upholsterer, a dress factory owner, an insurance manager, a dentist, a securities salesman, a butcher, a printer, and a baker. One resident employed a servant of French Canadian heritage.²⁹

The apartment units stayed filled, and A.F. Baker continued to own the buildings even after the Almont Realty Company was dissolved in 1930. Sometime between 1935 and 1937 the property was sold to Hugh Mellor, but the occupancy of the buildings remained strong.

The Jewish community of Roxbury, Dorchester, and Mattapan reached a population of 77,000 in the late 1920s and early 1930s, which was approximately half of the entire Jewish population in the Boston area, and ten percent of the total population of Boston. Census tract data from the 1940s depicts a swath encompassing the area’s three major transportation routes—Seaver Street, Columbia Road, and Blue Hill Avenue—where the percentage of Jewish residents

²⁴ Gamm, *Urban Exodus*, 185.

²⁵ Once the federal government, as well as state and local governments, began committing resources to building roads and highways, the modern suburb was created. Between 1913 and 1927, automobile ownership rose from one million to 26 million, meaning there was one automobile for every five persons in the United States.

²⁶ Gamm, *Urban Exodus*, 185.

²⁷ MACRIS database, for example: MHC#s BKL.53, BKL.172, BKL.428, BKL.1898, BKL.1886, BKL.1420 and NWT.5425, NWT.5426, NWT.5433- 5436, NWT.5484.

²⁸ Gamm, *Urban Exodus*, 187, 194.

²⁹ Federal Census, 1930.

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was between 85 and 100 percent of the population (Figure 3). Adjacent areas on the census tract map, as far east as Dorchester Avenue and as far north as Quincy Street, indicate that between 35 and 85 percent of the residents were Jewish.³⁰

By 1940, more than half of the 50 households represented at the Almont Apartments continued to have at least one first-generation immigrant, the vast majority of them from Russia. Most of the residents at that time had lived in the buildings for at least five years, and a handful had been there for at least ten years. Like the original tenants, most residents were working- and lower-middle class professionals: salesmen, store owners, painters, manufacturing workers, a librarian, an undertaker, and numerous “managers.”³¹ This consistency in population mirrored the rest of the surrounding neighborhoods. Despite a slight overall decline in population, the Jewish community in Roxbury and Dorchester was still the largest in New England through the late 1940s and early 1950s. As Gamm points out, “[i]n fact, the 1950 population was almost twice that of the Jewish communities in Brookline, Brighton, and Newton combined.”³²

However, the change in demographics of the Jewish residents did eventually affect the Blue Hill corridor. At first, middle- and upper-middle-class Jews who were migrating from Roxbury and Dorchester to the suburbs continued to be active in their urban congregations. Unlike Catholic parishes, synagogues do not necessarily draw their congregation from those living in the immediate vicinity. Not only did the new suburban residents remain active in the Dorchester synagogues, many continued in their leadership roles with these institutions. As Gerald Gamm writes, many middle-class Jews in suburbs like Brookline and Newton “continued to celebrate weddings in those institutions, to send their children to school in those institutions, and to participate in the social and communal life that centered on those institutions.”³³ However, as suburban Jewish families settled in their new houses, they established new institutions, which were more convenient than their former urban synagogues. The construction of suburban institutions created financial instability for synagogues in Roxbury, Dorchester, and Mattapan, as they lost the monetary contributions from their well-to-do members.³⁴

In addition to the Jewish contingent of the population, other working-class groups had found a home in Roxbury and Dorchester. By 1947, the congregation of Pleasant Hill Baptist Church returned to Saul Moffie to expand the church he designed six years earlier. In 1952 Green and Goldstein, the owners of the iconic G&G deli, brought in a younger partner, Benjamin Klingsberg, as they contemplated retirement. Klingsberg became the sole owner in 1962; however, the deli closed in mid-1968 due to the changing demographics of the neighborhood.³⁵ During the late 1960s and 1970s a large percentage of the Jewish population in Mattapan dispersed, as immigrants and working-class African Americans moved into the neighborhood.

The Almont Apartments experienced a similar change. The majority of residents listed at 1439-1451 Blue Hill Avenue in the 1960 city directory continued to have traditionally Jewish surnames, but greater diversity showed with each passing year. In 1972 the buildings were acquired by Insoft Realty Corporation and rehabilitated, before transfer in the same year to the Wayne Apartments group. Additional rehabilitation took place in the buildings in 1988, which modernized wall and ceiling finishes and updated bathrooms and kitchens while retaining the original floorplan. The current tax credit rehabilitation is the impetus behind this National Register listing, and will utilize state and federal historic tax credits to preserve the character of the buildings. The existing historic floorplan will be retained, and the historic fabric within public spaces in the building will be preserved. The majority of work to the building will replace outdated, nonhistoric wall and ceiling finishes, and will update kitchens, bathrooms, and mechanical systems.

³⁰ Gamm, *Urban Exodus*, 80, 196.

³¹ Federal Census, 1940.

³² Gamm, *Urban Exodus*, 80, 196.

³³ Gamm, *Urban Exodus*, 184.

³⁴ Gamm, *Urban Exodus*, 187.

³⁵ “Obituary for Benjamin Klingsberg,” *Boston Globe*, January 3, 1982.

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Archaeological Significance

Potential archaeological resources described in the previous section may contribute to important social, cultural, and economic information

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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“Obituary for Benjamin Klingsberg.” *Boston Globe*, January 3, 1982.

Other Sources

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JewishGen Online Worldwide Burial Registry (JOWBR) [database on-line]. Provo, UT: Ancestry.com Operations Inc., 2008.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): BOS.16595, BOS.16596
HPCA # 24,043 – 24,044

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10. Geographical Data

Acreage of Property less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- 1. Latitude: 42.275189 Longitude: -71.093803
- 2. Latitude: Longitude:
- 3. Latitude: Longitude:
- 4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- 1. Zone: 19T Easting: 327343 Northing: 4682454
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary encompasses two adjoining parcels: one for 1439-1443 Blue Hill Avenue (1803025000), and one for 1447-1451 Blue Hill Avenue (1803026000). The exterior boundary of these parcels serves as the boundary for registration purposes. Tennis Road forms the northeastern boundary to the lot, while Blue Hill Avenue serves as the eastern boundary. Almont Street is the southwestern boundary. The alley to the rear of the two buildings forms the western boundary. The property adjoins Blue Hill Avenue to the east, Tennis Road to the northeast, and Almont Street along the southwest. The only abutting buildings are three-story, wood-frame apartments along the west side of the property boundary, which are separated from the listed parcel by an alley.

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Boundary Justification (Explain why the boundaries were selected.)

Since its construction in 1926, the building at 1439-1443 Blue Hill Avenue has been associated with Boston tax parcel 1803025000. The lot measures 14,285 square feet. The adjacent building at 1447-1451 has been associated with Boston tax parcel 1803026000, and the lot measures 12,700 square feet. These two parcels and the two buildings have always been owned, transferred, and operated together.

11. Form Prepared By

name/title: Richard Sidebottom and Roysin Younkin, MacRostie Historic Advisors with Betsy Friedberg,
NR Director, MHC
organization: Massachusetts Historical Commission
street & number: 220 Morrissey Boulevard
city or town: Boston state: MA zip code: 02125
e-mail betsy.friedberg@sec.state.ma.us
telephone: 617-727-8470
date: July 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: **1439-1443 and 1447-1451 Blue Hill Avenue**

City or Vicinity: **Boston (Dorchester)**

County: **Suffolk** State: **MA**

Photographer: **Albert Rex**

Date Photographed: **March 10, 2009**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18: Looking northwest toward east elevation of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0001
- 2 of 18: Looking west toward east elevation and main entrances of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0002
- 3 of 18: Looking west, down Tennis Street along north elevation of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0003
- 4 of 18: Looking south toward north elevation of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0004
- 5 of 18: Looking south, down alley along west elevation of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0005
- 6 of 18: Looking east toward courtyard of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0006
- 7 of 18: Looking east, between 1439-1443 and 1447-1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0007
- 8 of 18: Looking southwest toward stairs and main entrances of 1439-1443 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0008
- 9 of 18: Stair detail at main entrance of 1439 Blue Hill Avenue, looking west
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0009

Almont Apartments
Name of Property

Suffolk, MA
County and State

- 10 of 18: Looking southwest to east elevation and main entrances of 1447-1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0010
- 11 of 18: Looking northwest to east elevation and main entrances of 1447-1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0011
- 12 of 18: Looking north toward south elevation of 1447-1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0012
- 13 of 18: Looking southeast toward west elevation of 1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0013
- 14 of 18: Looking northeast toward courtyard of 1447-1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0014
- 15 of 18: Looking southwest toward stairs and main entrances of 1451 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0015
- 16 of 18: Interior staircase of 1451 Blue Hill Avenue, looking northeast
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0016
- 17 of 18: Typical Apartment Doorway of 1451 Blue Hill Avenue,
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0017
- 18 of 18: Typical Livingroom entrance of 1447 Blue Hill Avenue
MA_Suffolk County_1439-1443 and 1447-1451 Blue Hill Ave_0018

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Almont Apartments
Name of Property

Suffolk, MA
County and State

FIGURES



Figure 1: Site Plan for Almont Apartments, 1439-1443 and 1447-1451 Blue Hill Avenue, adapted from City of Boston Assessor's Maps.

Almont Apartments
 Name of Property

Suffolk, MA
 County and State

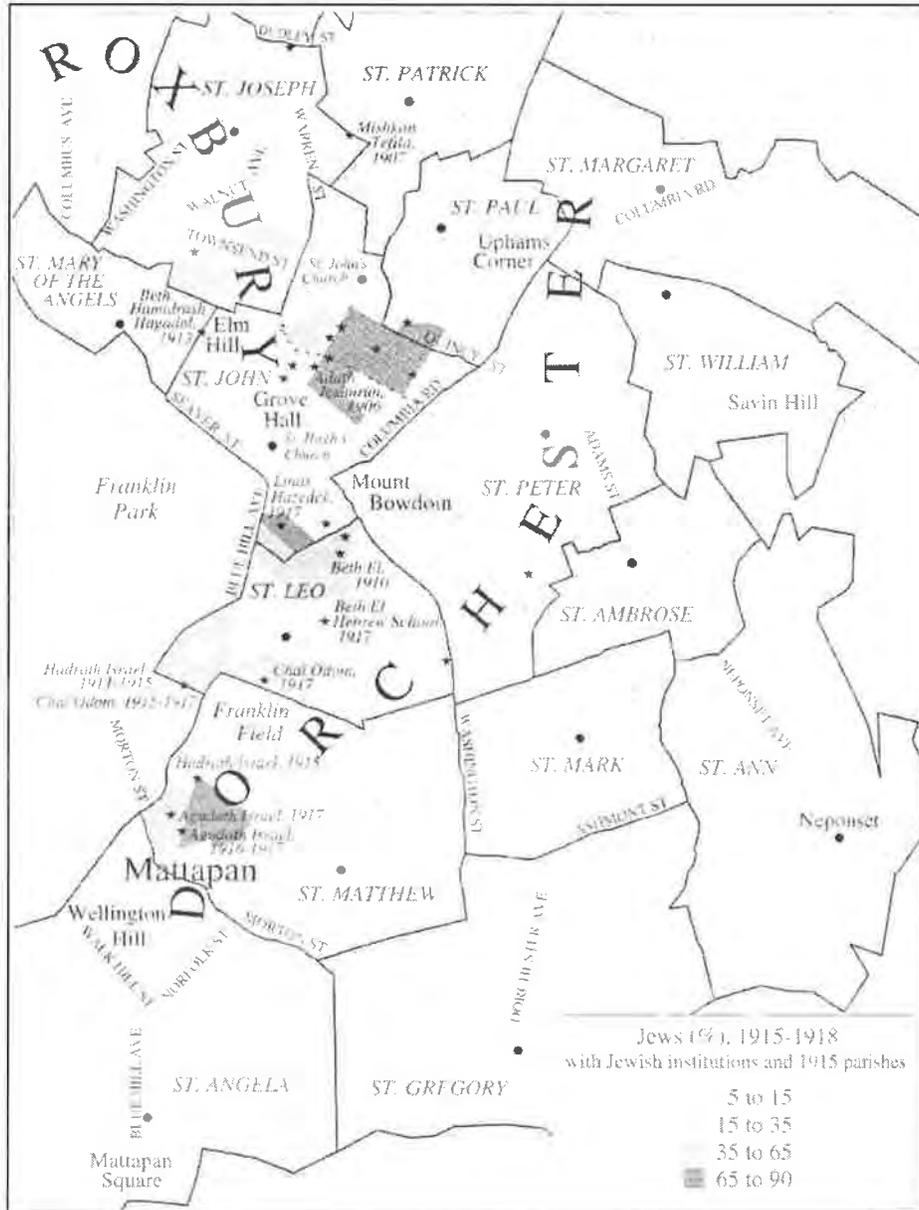


Figure 2: Distribution of Jewish Residents, 1915-1918, from *Urban Exodus*.
 (Catholic churches are identified in capital letters.)

Almont Apartments
 Name of Property

Suffolk, MA
 County and State

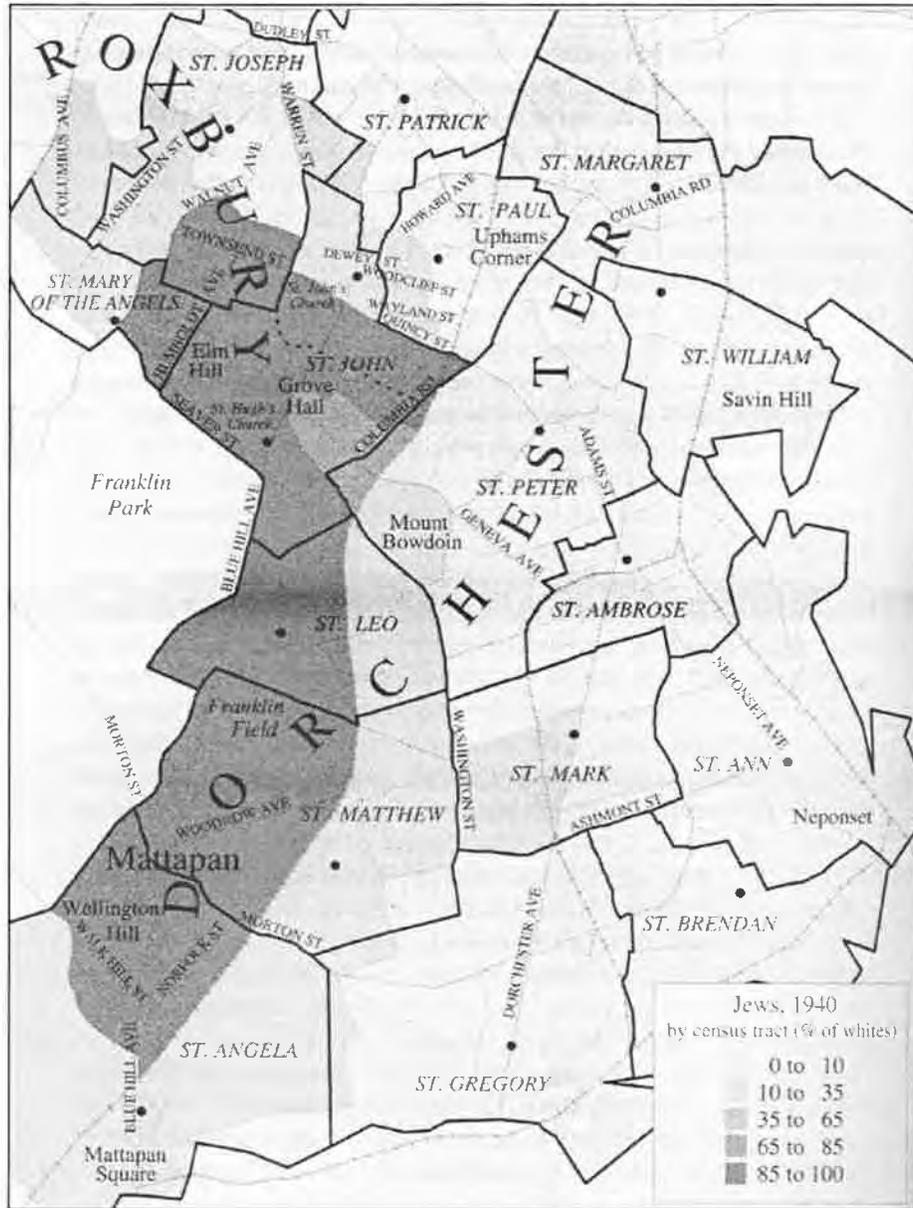
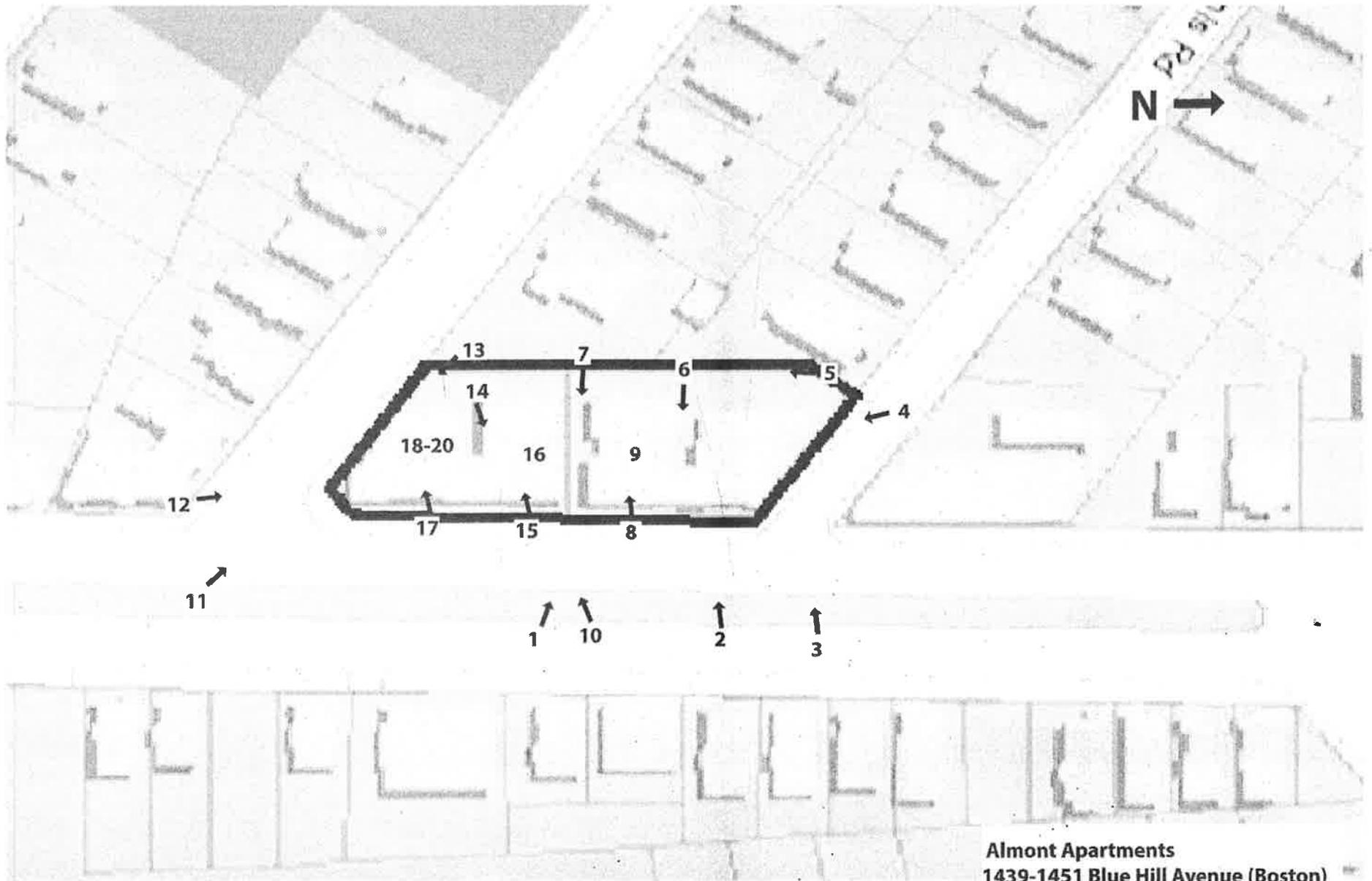


Figure 3: Distribution of Jewish Residents, 1940, from *Urban Exodus*.



Almont Apartments
1439-1451 Blue Hill Avenue (Boston)
National Register Photokey

1439-1443 Blue Hill Avenue



Property Information

Parcel ID 1803025000
Owner WAYNE APARTMENTS PROJECT
Address 1439 BLUE HILL AV
Property Type 0125
Building Value \$732,739.00
Land Value \$538,418.00
Total Value \$1,271,157.00
Lot Size 14285 sq ft
Land Use Apartment Building



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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1447-1451 Blue Hill Avenue



Property Information	
Parcel ID	1803026000
Owner	WAYNE APARTMENTS PROJECT
Address	1447 BLUE HILL AV
Property Type	0125
Building Value	\$651,177.00
Land Value	\$478,487.00
Total Value	\$1,129,664.00
Lot Size	12700 sq ft
Land Use	Apartment Building

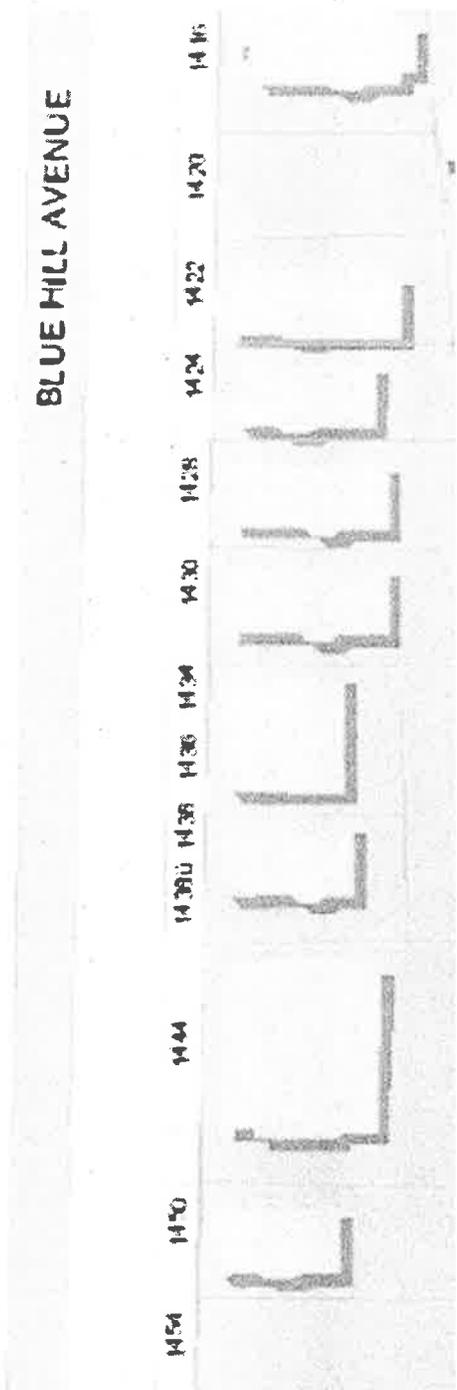
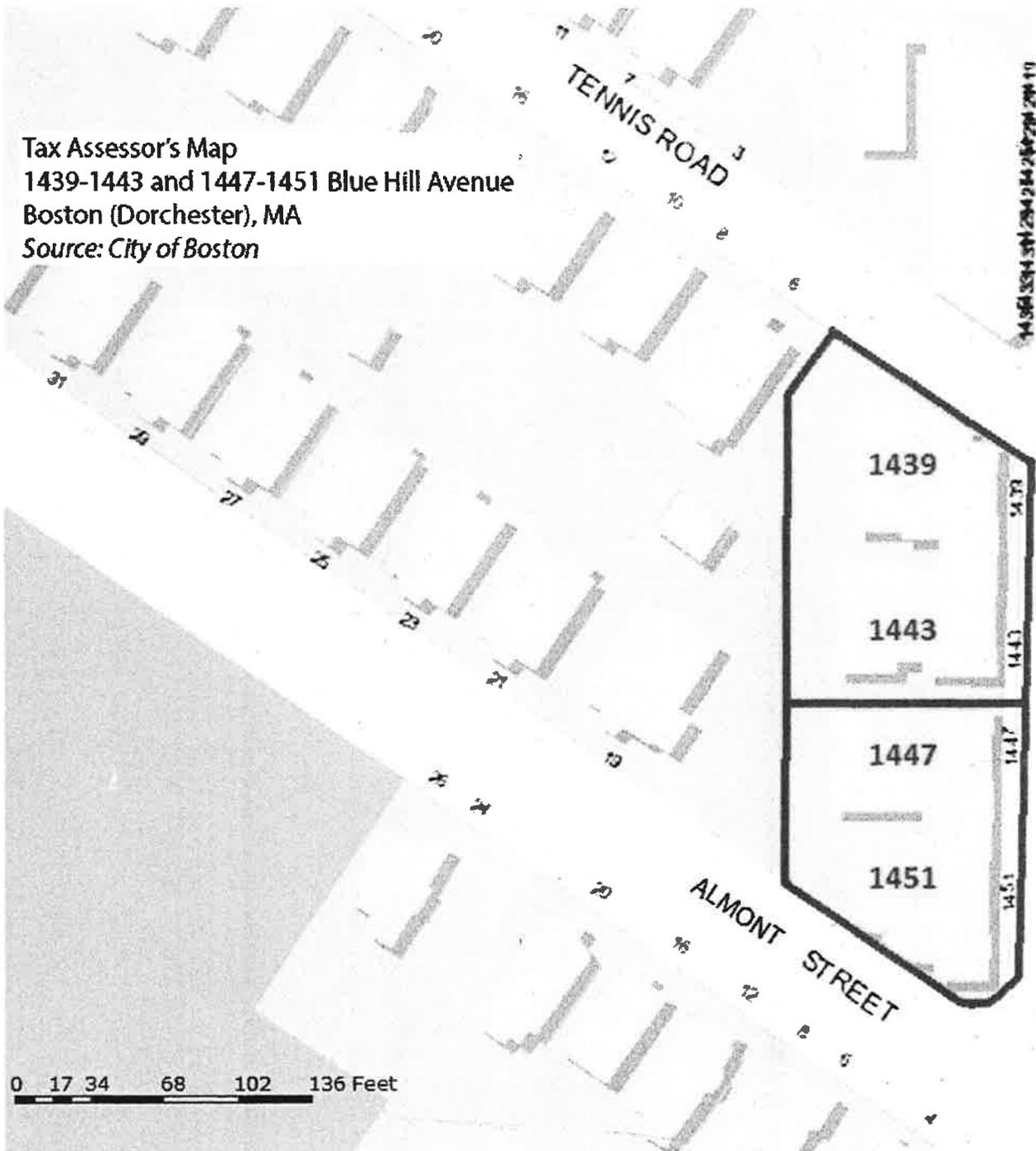



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Tax Assessor's Map
1439-1443 and 1447-1451 Blue Hill Avenue
Boston (Dorchester), MA
Source: City of Boston



MA - SUFFOLK COUNTY
 1439-1443 and
 1447-1451
 Blue Hill Ave



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 19T

15° 1' MN

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



1. Looking northwest toward east elevation of 1439-1443 Blue Hill Avenue



2. Looking west toward east elevation and main entrances of 1439-1443 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



3. Looking west, down Tennis Street along north elevation of 1439-1443 Blue Hill Avenue



4. Looking south toward north elevation of 1439-1443 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



5. Looking south, down alley along west elevation of 1439-1443 Blue Hill Avenue



6. Looking east toward courtyard of 1439-1443 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA

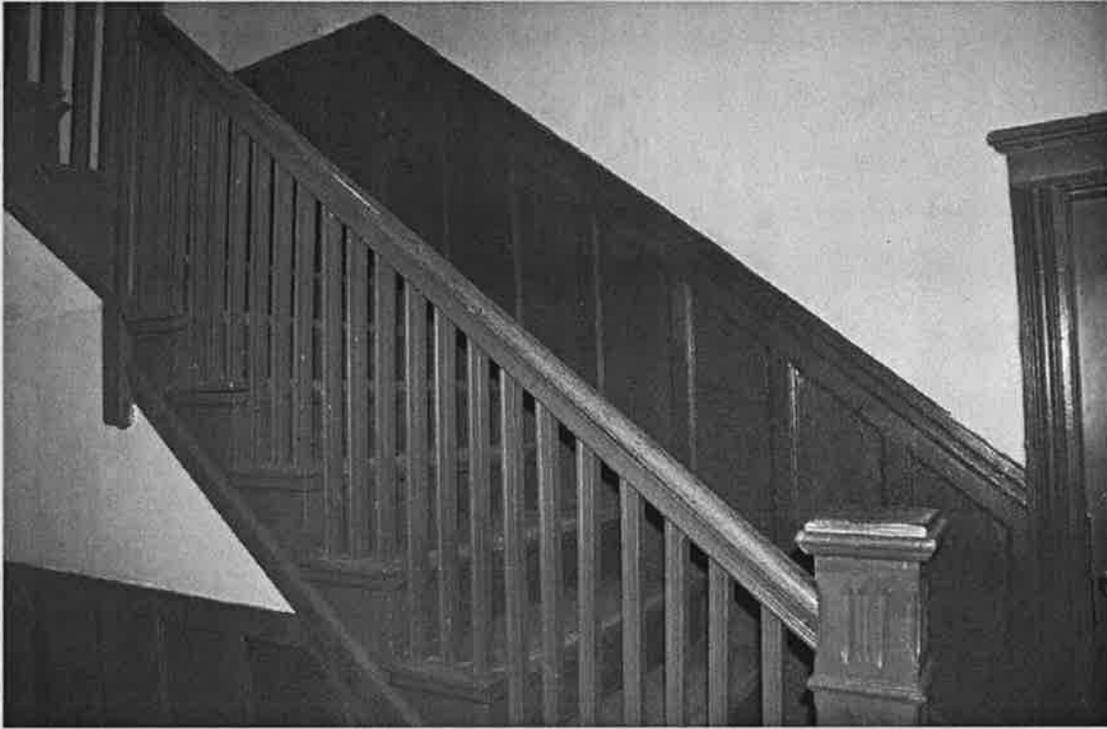


7. Looking east, between 1439-1443 and 1447-1451 Blue Hill Avenue



8. Looking southwest toward stairs and main entrances of 1439-1443 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



9. Stair detail at main entrance of 1439 Blue Hill Avenue, looking west



10. Looking southwest to east elevation and main entrances of 1447-1451 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



11. Looking northwest to east elevation and main entrances of 1447-1451 Blue Hill Avenue



12. Looking north toward south elevation of 1447-1451 Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



13. Looking southeast toward west elevation of 1451
Blue Hill Avenue



14. Looking northeast toward courtyard of 1447-1451
Blue Hill Avenue

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



15. Looking southwest toward stairs and main entrances of 1451 Blue Hill Avenue



16. Interior staircase of 1451 Blue Hill Avenue, looking northeast

Almont Apartments, Boston (Mattapan) (Suffolk Co.), MA



17. Typical Apartment Doorway of 1451 Blue Hill Avenue



18. Typical Livingroom entrance of 1447 Blue Hill Avenue

1439-1451 Blue Hill Ave
 Boston (Mattapan)(Suffolk) MA



U.S. DEPARTMENT OF THE INTERIOR
 U. S. GEOLOGICAL SURVEY



BOSTON SOUTH QUADRANGLE
 MASSACHUSETTS
 7.5-MINUTE SERIES



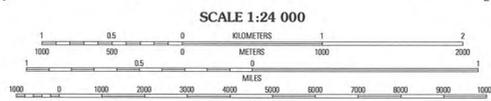
MA-SUFFOLK COUNTY
 1439-1443 and
 1447-1451
 Blue Hill Ave

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid. Universal Transverse Mercator, Zone 19T
 1 000-foot ticks. Massachusetts Coordinate System of 1983
 (mainland zone)

Imagery.....NAP, August 2010
 Roads.....©2006-2011 TomTom
 Names.....GNIS, 2011
 Hydrography.....National Hydrography Dataset, 2010
 Contours.....National Elevation Dataset, 2008
 Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2010

UTM GRID AND 2012 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

U.S. National Grid 100,000 m Square ID	08
Grid Zone Designation	19T



SCALE 1:24 000
 CONTOUR INTERVAL 10 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988
 This map was produced to conform with the
 National Geospatial Program US Topo Product Standard, 2011.
 A metadata file associated with this product is draft version 0.6.2



QUADRANGLE LOCATION

Leicester	Boston North	Lynn
Newton	Boston South	Hall
Needham	Blue Hills	Weymouth

ROAD CLASSIFICATION

Interstate Route	State Route	Local Road	HWD
US Route	US Route	US Route	State Route
Ramp	Interstate Route	US Route	State Route

BOSTON SOUTH, MA
 2012

ADJOINING 7.5' QUADRANGLES