

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BOS.1658
<b>Historic Name:</b>	Dock Square Parking Garage
<b>Common Name:</b>	
<b>Address:</b>	20 Clinton St North St
<b>City/Town:</b>	Boston
<b>Village/Neighborhood:</b>	Central Business District; Custom House - Markets
<b>Local No:</b>	0303409000
<b>Year Constructed:</b>	1979
<b>Architect(s):</b>	Desmond and Lord; Peabody Construction Company
<b>Architectural Style(s):</b>	Not researched
<b>Use(s):</b>	Parking Garage; Restaurant
<b>Significance:</b>	Architecture; Commerce; Transportation
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Tar, Built-up Wall: Brick; Cast Concrete; Metal, Undetermined



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
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This file was accessed on: Thursday, April 12, 2018 at 4:38: PM

ADDRESS 30 Clinton St. COR. North Street

NAME present original  
Custom House/

MAP No. 26N/13E SUB AREA Markets

DATE 1979-80  
source

ARCHITECT Desmond & Lord b.p.  
source

BUILDER Peabody Construction CO,  
source

OWNER Dock Square Parking Associates  
original present

PHOTOGRAPHS 27/6-80



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) garage

NO. OF STORIES (1st to cornice) 6 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick red stone concrete iron/steel/alum.

BRIEF DESCRIPTION Modern multi-level parking garage, under construction  
Facade is concrete with brick facing.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 31117 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

(Map)

PF (June, 1980)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

- |                           |       |                            |       |                         |       |
|---------------------------|-------|----------------------------|-------|-------------------------|-------|
| Aboriginal                | _____ | Conservation               | _____ | Recreation              | _____ |
| Agricultural              | _____ | Education                  | _____ | Religion                | _____ |
| Architectural             | _____ | Exploration/<br>settlement | _____ | Science/<br>invention   | _____ |
| The Arts                  | _____ | Industry                   | _____ | Social/<br>humanitarian | _____ |
| Commerce                  | _____ | Military                   | _____ | Transportation          | _____ |
| Communication             | _____ | Political                  | _____ |                         |       |
| Community/<br>development | _____ |                            |       |                         |       |

Significance (include explanation of themes checked above)

1990 Survey Update: This garage was completed in 1980 and is a six-story brick and concrete structure. The building is a bland box, which except for its red brick, has little in common with the structures around it. At the intersection of North and Clinton Streets is a small "vest-pocket park" which is set below the street level. It is landscaped with potted plants and benches. In the first floor of the garage is a restuarant which has an outdoor seating area which spills out into the small park.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

(199)

PF (199)



**INVENTORY FORM B CONTINUATION SHEET  
BOSTON CBD SURVEY UPDATE**

**ADDRESS ON BLC BUILDING INVENTORY FORM:**  
30 Clinton Street

Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125

Area      Form No.  
CBD      BOS.1658

**EXISTING STATE REGISTER DESIGNATIONS**

DESIG CODE	DATE	NAME
none		

**MAJOR CHANGES OR CORRECTIONS TO PAGE 1 BASE INFORMATION**

Assessors Parcel ID: 0303409000  
Assessors Address: 20 Clinton Street  
Name: Dock Square Parking Garage  
Type: Garage with commercial use on west end of ground floor.

**ADDITIONAL ARCHITECTURAL DESCRIPTION**

The Dock Square Parking Garage is a large trapezoidal structure set on a roughly triangular site; the ground floor of the west side of the building is occupied by a commercial tenant, with open parking levels above. Façades are composed of running bond brick with a pre-cast concrete fascia band at the top; piers and lintels occupy a continuous plane. Garage bays have narrow horizontal openings and are trimmed with concrete lintels and slanted apron sills; the building corners are typically framed by solid brick wall sections of varying widths. Commercial uses occupy most of the western part of the building at ground level, with storefront infill.

The Clinton Street (S) façade contains ten 2-story bays at its base, with the vehicular entrance to the parking garage at its east end. A recessed pedestrian entrance is located in the center bay, with metal storefront doors and windows infilling the first 2 stories; its otherwise solid brick wall rises 1 story above the rest of the building. The structure comes to an acute angle at the SE corner, and piers on the S façade are angled to resolve the complex site geometry. Infill for commercial use in the western end on the ground level includes folding wood French doors, a wide metal fascia band, and cornice molding. The short W elevation of the structure has a 1-story, polygonal-shaped projection at the base containing a simple 3-bay wood storefront with folding and double-leaf doors and a glazed transom, and a standing seam metal roof. A logo of the commercial tenant, Hard Rock Café, is mounted on the wide, north pier of this elevation, featuring a prominent guitar motif in solid and perforated metal.

The N elevation, with 5 typical bay openings and three shorter bays, curves back gently at the eastern end; its lowest 2 floors are recessed behind brick piers, with metal storefront windows filling the western end of the ground floor. The E elevation has 14 bays, which slope up to the N to follow an interior ramp. The ground level has metal window sash infilling the 4 middle bays; three 2-story bays at the S end are open to the drive-in entrance beyond. The parcel slopes slightly down to the west; a triangular sunken courtyard area is located at the W end of the site, with brick paving in the center, concrete steps and raised planters for ornamental trees at the perimeter.

**ADDITIONAL HISTORICAL NARRATIVE**

Desmond & Lord was formed in the early 1920s by G. Henri Desmond (b. 1876) and Israel P. Lord. The firm merged with John Carl Warnecke & Associates in 1979, after a prolific career that encompassed the Parker House Hotel (BOS.1973) and many civic buildings and structures. Examples of the latter projects include the Congress Street Bascule Bridge (BOS.9002) and BU Bridge (CAM.922) in Boston, Fore River Bridge in Weymouth (WEY.914), buildings at three state hospitals (Foxborough, Grafton, and Northampton), schools in and around Boston, the Suffolk County Courthouse Addition (BOS.1573), the Eastern Airlines Terminal at Logan Airport (with Minoru Yamasaki), the state's HWE Service Center (BOS.1618, in association with Paul Rudolph), and consulting architect and designer of many campus buildings at U. Mass. Dartmouth (also in association with Paul Rudolph).

30 Clinton Street is an unusually late example of a free-standing garage structure in downtown Boston, likely constructed to encourage visitors to the newly renovated Faneuil Hall Marketplace. Boston's first large-scale, stand-alone parking garages were constructed in the 1910s and 20s and continued to proliferate into the 2<sup>nd</sup> half of the 20<sup>th</sup> century. By the 1960s, parking garages were most commonly integrated within new construction, usually underground.

**Recorded by:** W. Frontiero and L. Smiledge

**Organization:** BLC

**Date:** June 2009

*Continuation sheet 1*

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Located across the street from the North Building of Quincy Market, the property was previously occupied by a variety of food purveyors (produce, beef, and poultry). Although well-adapted to its irregular site, 30 Clinton Street is a modest example of its building type and architectural period.

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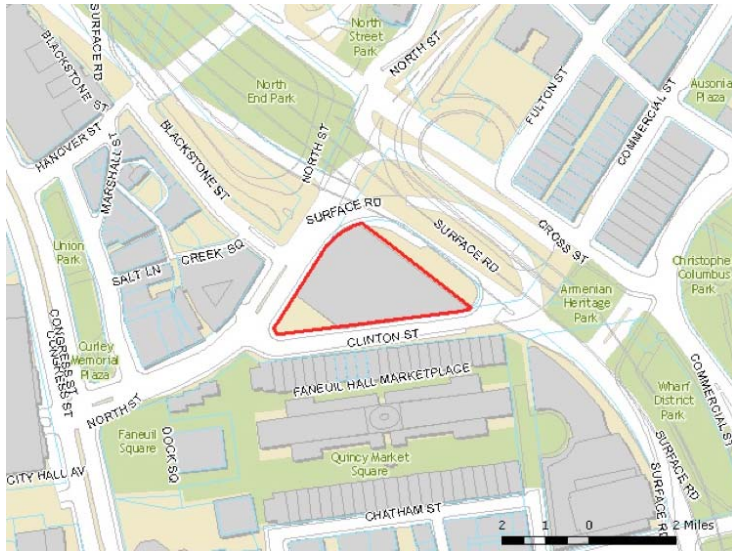
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**SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION**



**Assessors Map**



**North, west, and south facades (North and Clinton streets)**



**Ground floor detail – West facade**