



Office of the City Clerk

ALEX GEOURNTAS

City Clerk

June 2, 2025

TO THE CITY COUNCIL,

Submitted herewith for your consideration, please find the designation of The Old Corner Bookstore and Cunningham House; 277-283 Washington Street and 3-11 School Street, Boston, MA.

The foregoing designation was approved by the Boston Landmarks Commission on May 14, 2025 and having been presented to the Mayor was returned signed on May 30, 2025.

In accordance with the provisions of Chapter 772 of the Acts of 1975, as amended, if not acted upon within thirty days (June 30, 2025), the designation shall be deemed as if approved.

Respectfully

Alex Geourntas

City Clerk



City of Boston
Historic Preservation



City of Boston
Mayor Michelle Wu

Alex Geourntas
City Clerk, City of Boston
Boston City Hall - Room 601
Boston, MA 02201

May 14, 2025

RE: Petition #181.94 – The Old Corner Bookstore and Cunningham House

Dear Mr. Geourntas,

On May 13, 2025, the Boston Landmarks Commission unanimously voted to designate the Old Corner Bookstore and Cunningham House in downtown Boston as a Landmark under the provisions of Chapter 772 of the Acts of 1975, as amended.

According to the Landmarks Commission's statute, a designation approved by the Commission is presented to the Mayor for signing. If the Mayor approves the designation, they sign and date the provided signature page. If the Mayor disapproves the designation, they return the signature page to the City Clerk with objections noted in writing. If no mayoral action is taken on a designation, it is deemed approved by the Mayor after fifteen days.

The statute states that within thirty days following mayoral approval, the City Council can override a designation by a two-thirds vote. In the absence of City Council action, the designation is approved after the thirty-first day.

I appreciate your supervision of this approval process. Please call me at (617) 635-1935 if you have any questions.

Best Regards,



Elizabeth Sherva
Executive Director
Boston Landmarks Commission



City of Boston
Historic Preservation



City of Boston
Mayor Michelle Wu

The Honorable Michelle Wu
Mayor of the City of Boston
Boston City Hall
Boston, MA 02201

May 14, 2025

RE: Petition #181.94 - The Old Corner Bookstore and Cunningham House

Dear Mayor Wu:

On May 13, 2025, the Boston Landmarks Commission unanimously voted to designate the Old Corner Bookstore and Cunningham House in downtown Boston as a Landmark under the provisions of Chapter 772 of the Acts of 1975, as amended.

The Old Corner Bookstore at 283 Washington Street is locally significant as the oldest extant commercial building in Boston, and nationally significant as the former home of Ticknor and Fields, a prominent nineteenth-century book publisher that published the work of nearly every great American and British writer at the time, including Tennyson, Dickens, Hawthorne, Emerson, Thoreau, Longfellow and Harriet Beecher Stowe, among many others. The business practices of Ticknor and Fields also revolutionized the publishing industry at the time with new models of compensation for authors

The Old Corner Bookstore and Andrew Cunningham House are also architecturally significant as rare surviving examples of residential Georgian architecture in downtown Boston. Although Georgian architecture was the dominant style of the English colonies between 1700-1780, very few examples remain in colonial cities such as Boston that grew rapidly during the nineteenth and twentieth centuries. The Old Corner Bookstore and Cunningham House are among the oldest brick buildings in Boston. Although the buildings have undergone numerous changes to accommodate changing styles and uses, they still display many character-defining features of the Georgian style.

The Boston Landmarks Commission asks that you give full consideration to the designation of the Old Corner Bookstore and Cunningham House as a Boston Landmark.

Please don't hesitate to call me at (617) 635-1935 if you have any questions.

Best Regards,



Elizabeth Sherva
Executive Director
Boston Landmarks Commission

CITY of BOSTON

20 CITY HALL AVENUE BOSTON, MA 02108-4301 | 617-635-1935 | BLC@BOSTON.GOV

**VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION**

PROPERTY: The Old Corner Bookstore and Cunningham House;
277-283 Washington St. and 3-11 School St., Boston, MA

VOTED: That on May 13, 2025, the Boston Landmarks Commission designates the Old Corner Bookstore and Cunningham House at 277-283 Washington St. and 3-11 School St. as a Boston Landmark under Chapter 772 of the Acts of 1975, as amended.

VOTING IN FAVOR:

David Berarducci	Jeffrey Heyne	Justine Orlando
John Freeman	Felicia Jacques	Brad Walker
Jeffrey Gonyeau	Lindsey Mac-Jones	Angela Ward-Hyatt

VOTING IN OPPOSITION:

None.

GENERAL CHARACTERISTICS OF THE SITE:

The Old Corner Bookstore and the Cunningham House are located in downtown Boston at the northwest corner of Washington Street and School Street. The eastern façades face towards Washington Street, while the southern façades face a public park and open space. The Old Corner Bookstore shares its northern wall with the Cunningham House at 277 Washington Street, which is abutted by a seven-story concrete public parking garage.

The Old Corner Bookstore at 283 Washington Street is locally significant as the oldest extant commercial building in Boston, and nationally significant as the former home of Ticknor and Fields, a prominent nineteenth-century book publisher that published the work of nearly every great American and British writer at the time, including Tennyson, Dickens, Hawthorne, Emerson, Thoreau, Longfellow and Harriet Beecher Stowe, among many others. The business practices of Ticknor and Fields also revolutionized the publishing industry at the time with new models of compensation for authors

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GENERAL BOUNDARIES OF THE SITE:

The boundaries of the designated property are limited to the following addresses and parcel numbers:

- parcel number 0302861000, which is associated with 283 Washington Street and 3-11 School Street;
- parcel number 0302883000, which is associated with 277 Washington Street.





Office of the City Clerk

ALEX GEOURNTAS

City Clerk

RECEIVED FROM THE CITY CLERK FOR PRESENTATION TO THE
MAYOR, VIZ:

Designation as a Landmark - Petition #181.94 – The Old Corner Bookstore
and Cunningham House; 277 – 283 Washington Street and 3 – 11 School
Street, Boston, MA.

**VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION**

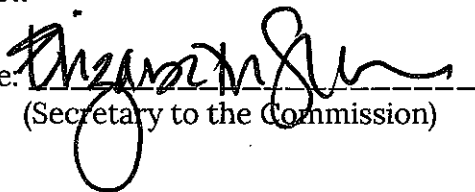
PROPERTY: The Old Corner Bookstore and Cunningham House; 277-283 Washington St. and
3-11 School St., Boston, MA

STANDARDS AND CRITERIA TO BE APPLIED:

As described in the section titled "Standards and Criteria" included in the study
report for the subject property.

APPROVED BY THE BOSTON LANDMARKS COMMISSION:

Date approved: 5/14/2025

Signature: 
(Secretary to the Commission)

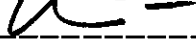
PRESENTED TO THE MAYOR:

Date: MAY 15 2025

DECISION OF THE MAYOR:

☒ Approved ☐ Disapproved

Date: 5/30/25

Signature: 
(Mayor)

(OR) DEEMED IN EFFECT WITH NO ACTION BY THE MAYOR:

Date: _____

Signature: _____
(City Clerk)

PRESENTED TO THE CITY COUNCIL:

Date: MAY 30 2025

DECISION OF THE CITY COUNCIL:

☐ Approved ☐ Disapproved

Date: _____

Signature: _____
(City Clerk)

(OR) DEEMED IN EFFECT WITH NO ACTION BY CITY COUNCIL:

Date: _____

Signature: _____
(City Clerk)