

## **BAY VILLAGE REGULATORY STANDARDS**

Exterior architectural features on Church, Shawmut, Winchester, Ederly Place, South Cedar, Piedmont, Melrose, Knox, Fayette, Lyndeboro Place, Broadway, Arlington, Bay, Isabella and Cortes Streets, Columbus Avenue (south side from Berkeley to Arlington Streets), Stuart Street from Arlington Street to but excluding 57 Park Plaza (south side), Jefferson Street.

Unless otherwise stated, all items will be subject to Historic District Commission review and approval.

### **WINDOWS AND DOORS**

#### **A. Window and Door Openings**

1. No new openings in the façades will be allowed, unless they are re-openings of the original.
2. Existing window and door openings shall not be enlarged or framed down so as to receive stock or standard size windows and doors

#### **B. Window Sash**

1. All sashed windows will be double hung.
2. The number and arrangement of panes will not be changed unless documentation can be supplied to show that the proposed change would be more accurate historically. "Six over six" windows are typical for most originally residential structures. On Isabella, Cortez and Arlington Streets, "two over two" windows are the usual. Removable muntins on plate glass both inside and out sandwiched muntins are not allowed.
3. Non-wooden sash (consistent with the original design of the house) should have factory applied color closely matching the selected trim.

#### **C. Doors and Doorways (including transoms, fanlights, sidelights and such features)**

1. Original doors will be retained wherever possible. If replacement is necessary, the new doors should match the original as closely as possible. They shall be wood. Installation of flat, non-paneled doors is not permitted. Glass and aluminum doors are not permitted.
2. Entryways and paneling will be retained. Modern style alterations, including use of mosaic tile, are not permitted.
3. Original lights (glass panes) shall be retained wherever possible. Replacement must approximate the original.

#### **D. Hoods**

1. Any original projection over a window or door should be retained. If it is unfeasible to retain a hood because of extensive deterioration, designs for its removal or replacement will be subject to review and approval by the commission.

#### **E. Storm Doors and Windows**

1. Aluminum storm doors are not permitted.
2. Solid wooden storm doors will be allowed.

3. All storm windows should be as unobtrusive as possible. They may be of wood or aluminum. If aluminum is selected, the storm windows should have factory applied color closely matching the trim color or dark brown or black to compliment the brick façades.
- F. Door Knockers and Mail Slots
1. Original hardware should be maintained. Replacement is limited to brass.
- G. Railings
1. Original railings will be retained. New railings will be of iron in a simple design. Modern aluminum or twisted iron supports will not be allowed.
- H. Stoops and Steps
1. Stoops and steps on the main façade of the building will be retained. If replacement is necessary, the material used shall be wood or other material closely akin to the original materials used. Brick stoops or steps are not permitted.
- I. Shutters and Blinds
1. Shutters (solid panels) or blinds (louvered panels) will be one half the width of the window opening and will be or appear to be [operable?]. Blinds are preferable.
  2. Material used will be wood or appear to be wood.
- J. Air Conditioners
1. Openings in the façade to permit permanent installation of air conditioners are not permitted.
  2. Portable air conditioners are allowed, provided that no sash or lights are removed.
- K. Balconies and Fire Escapes
1. No new fire escapes will be permitted on the front of buildings unless there is clearly no alternative egress route. This will be subject to review.
  2. If existing fire escapes are removed, care should be taken to repair the brick façade.
  3. Replacement fire escapes should be made of wrought or cast iron, painted black, in a design proportioned and located to have minimal effect on the façade. Old or re-cast fire balconies that clearly reflect the style of the building may be installed.
  4. Original decorative (including accessible) balconies should be retained. No new decorative balconies will be added.
- L. Window and Entrance Grates
1. All such additions for security purposes should be simple in design and as unobtrusive as possible. Grates or grilles should be mounted within the reveal of the window and, if possible, into mortar joints. Elaborate ornamentation will not be permitted. Installation of new or replacement grates is subject to review.

## **ROOFS, DORMERS, AND VERTICAL ADDITIONS**

### **A. Materials**

1. Roofing material shall be slate, wherever possible; otherwise only dark colors are permitted.

### **B. Shape**

1. The original form and shape of the roof should be retained. All proposed additions and alterations will be subject to review.
2. New dormers shall not be wider than three windows and should be placed in locations consistent with the original and should be approximately the same design as the original.

### **C. Penthouses and Other Vertical Additions**

1. All changes will be subject to review.
2. No addition shall in any event exceed in height the peak of the original roof outline.
3. Stockade fences and chicken or mesh wire are not permitted on roof decks.

### **D. Gutters and Downspouts**

1. The location of the original gutter should be retained. Replacement should match the original design and method of attachment with color matching the predominant trim color or blending with the color of the brick façade.
2. Material used should be of copper or other material, in which case the color should blend with the brick façade.

### **E. Skylights**

1. Installation of new skylights should be limited to the rear of buildings. If in front, skylights should be parallel or close to the roof plane, i.e., not a bubble type.

## **FAÇADE ELEMENTS**

### **A. Cornices**

1. The entire cornice including original detail will be retained and repaired. Needed replacements of the whole or pieces will match the original in size, shape, material and type of detail.
2. Cornices having visual continuity with adjacent buildings should be treated to reinforce that continuity. Replacements must strongly compliment the general appearance if duplication is impossible.

### **B. Ornamentation**

1. Decorative molding, lamps, foot scrapers, early ironwork, stonework, glass lights surrounding a window or door will be retained wherever possible. If such material is missing or so deteriorated as to require replacement, it will be replaced with an element which duplicates the mass and general form of the original.
2. Ornamentation belonging to a different period from the date of the building or its predominant style will not be added.

- C. Electrical conduits, including cable television attachments, will not be attached to the façade of a building. Communication devices, including alarm systems, will be as unobtrusive as possible and are subject to review and approval.
- D. Masonry

#### General

- 1. All masonry elements, including decorative areas, should be retained.
- 2. Masonry should never be sheathed in another material because it is a porous material and is susceptible to moisture and chemical damage.
- 3. Sandblasting (wet or dry) will not be permitted. Gentler cleaning methods with low water pressure must be used.
- 4. Brick may not be painted, unless it was painted prior to the establishment of the district.

#### Replacement

- 1. All replacement elements shall match the original in size, color, and porosity.
- 2. Installation and design shall match the original.

#### Repair

- 1. Defective mortar joints should be carefully repaired so the color and raking match the original. Attention to the mix and application is encouraged to minimize shrinkage of the new mortar.
- 2. Cracked or broken masonry elements should be repaired and retained in all possible situations, or if replacement is necessary, with like or similar material. For example, stone lintels or other stonework shall not be replaced with brick.

### **SIGNS**

- 1. All signs are subject to the Boston Sign Code and installation of new signs is subject to review.
- 2. No illuminated or back-lit signs are allowed.
- 3. Signs should not be flood lighted.
- 4. The design and material of the sign should compliment the architectural character of the building and the neighborhood.
- 5. No billboards are allowed.

### **PUBLIC AREAS AND UTILITIES**

- 1. Sidewalks will be of brick.
- 2. Existing gas lights are to be retained.
- 3. Street furniture, visible utilities and ornamentals in public parks will be simple in design. All additions or replacements will be subject to review.
- 4. New poles for overhead wires are prohibited. If wiring systems for cable television or other services must be placed underground, the street and

sidewalk form, materials, and detailing must be repaired exactly to match surrounding areas.

## **FENCES AND YARDS**

### 1. Fences

Original front yard fences should be maintained and repaired or restored. If completely deteriorated or non-existent, replacement by a copy is preferred; and appropriate contemporary design may be acceptable. Wooden, chain-link, concrete block, light gauge metal in “stock” decorative patterns will not be approved.

### 2. Front Yards

Excavation of major portions of front yards below existing grade will not be approved except for small areaways to accommodate existing windows, ventilation, or for drainage purposes.

Covering of front yards with concrete, asphalt, or similar materials will not be approved. Planting is encouraged.

Construction of storefronts or other ground level projection on the front yard will not be approved.

## **DEMOLITION**

All plans for any demolition of any kind of any existing building shall be subject to review.

## **NEW CONSTRUCTION AND RECONSTRUCTION OF BUILDINGS DESTROYED BY FIRE, STORM, OR OTHER DISASTER**

All new construction or reconstruction is subject to review. Plans submitted for approval must be consistent with or complimentary to historical character and appearance of the neighborhood. Particular attention will be paid to scale, materials, and rhythm of the street façades.

## **COMMERCIAL ELEVATIONS**

### General

1. Any façade changes intended to increase the amount of visibility of commercial space will be subject to review and approval by the commission.
2. The essential character of the building is originally designed will be preserved in all changes, including retention of doorways, windows, and major architectural features.
3. Façade changes for commercial use will not be allowed above the main floor of the building.

### Materials

1. The maximum amount of existing material possible will be retained in the new façade design. The intent of the design should be an appeal to pedestrian traffic.
2. New materials should be sympathetic to those of the existing building.
3. Wood will not be used as a facing material on any façade change.

### Design

1. Proposed façade changes will be designed to compliment the design of the building.
2. Façade changes should be clearly contemporary and detailed to match the quality of the original building.

### **The following items are not subject to Historic District Commission Review and Approval:**

1. Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the Commission shall reasonably specify in the standards and criteria.
2. Decorative lighting fixtures within entryways.
3. Paint or stain of any color not on any masonry or brick surface.
4. Ordinary maintenance or repair of an exterior architectural feature which involves no change in design, material or outward appearance thereof.
5. Construction, reconstruction, alteration or demolition of any such feature which the building commissioner shall certify is required by the public safety because of an unsafe or dangerous condition.
6. Rear elevations except on freestanding buildings.
7. The Boston Redevelopment Authority shall administer the development of Urban Renewal Parcel R-7 in accordance with the September 1980 Developers Kit (The Guidelines) for this parcel, whose guidelines are incorporated herein by reference. This exemption shall terminate upon completion of development, and the completed building and associated property shall then be subject to Commission jurisdiction.