The Boylston Building

Boston Landmarks Commission Study Report



Report of the Boston Landmarks Commission on the Potential Designation of THE BOYLSTON BUILDING

as a

Landmark under Chapter 772 of the Acts of 1975

Approved;

xecutive Director

(Date)

Approved

hairman

10/27/7

CONTENTS

- 1.0 Location of the Property
- 2.0 Description
- 3.0 Significance
- 4.0 Economic Status
- 5.0 Planning Context
- 6.0 Alternative Approaches
- 7.0 Recommendations
- 8.0 Bibliography
- 9.0 General Standards and Criteria
- 10.0 Specific Standards and Criteria

- 1.0 LOCATION OF THE PROPERTY
- 1.1 Address: 2-22 Boylston Street, Central Boston, Ward 3

Assessor's Parcel Number(s): 4908

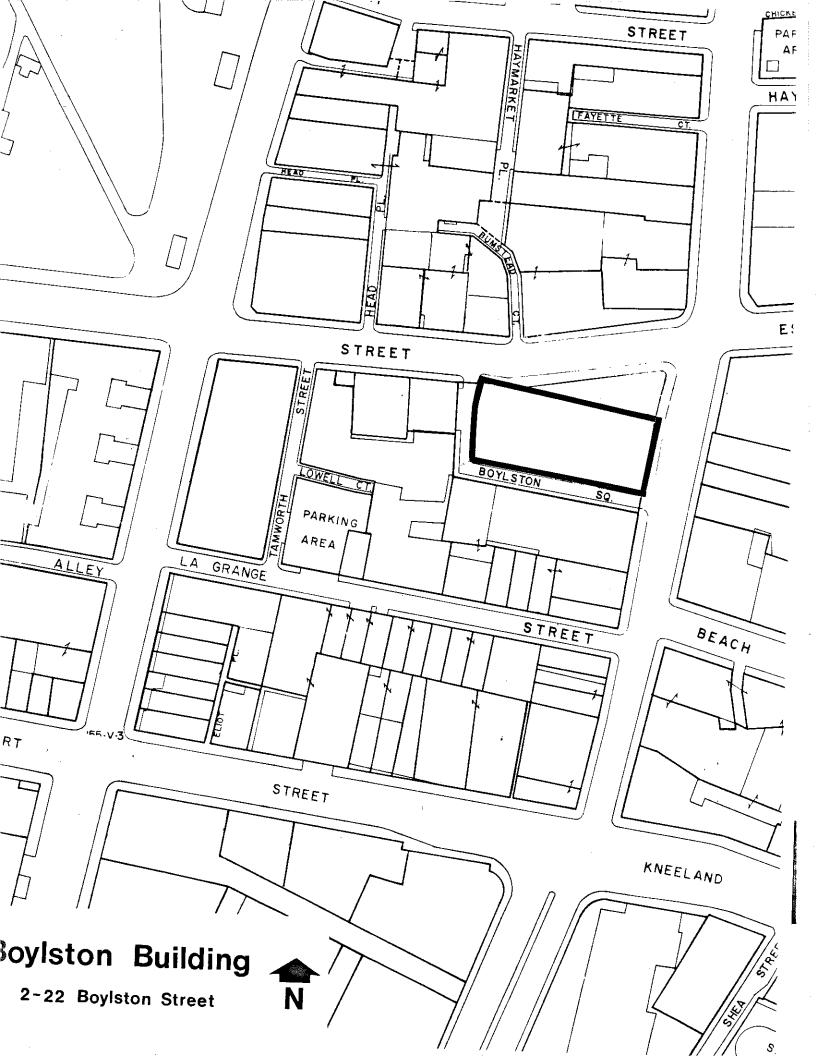
1.2 Area in Which the Property is Located:

The building is located on Boylston Street at the corner of Washington, near the northern edge of the Adult Entertainment District. Serviced by the MBTA Green Line's Boylston Station and the Orange Line's Essex Station, the area is bordered to the north by the downtown shopping district, to the east by Chinatown and the Garment District, to the south by Tufts-New England Medical Center and the Theatre District, and by Park Square and the Common on the west.

This area is characterized by a heterogenous mix of mostly late 19th and early 20th century commercial buildings (some originally built as residences) varying in height from 2 to 10 stories, and interspersed with a few parking lots. Uses vary from a predominance of street-level retail and entertainment activities (many of them adult-oriented), to office, light manufacturing, and residential uses above the first floor. Much of this upper floor space is underutilized or vacant.

1.3 Map Showing Location: attached





2.0 DESCRIPTION

2.1 Type and use:

The Boylston Building is a 6-story masonry and iron frame commercial structure with ground floor retail uses, many of them adult entertainment-related, and currently vacant office space above. It occupies all of its 15,400 square foot parcel.

2.2 Physical Description:

The Boylston Building is a six-story commercial building of mixed load-bearing masonry and iron frame construction faced with Nova Scotia sandstone, measuring 188 feet along Boylston Street, and 82 feet along Washington. Designed by Carl Fehmer and built by Woodbury and Leighton in 1887, the building is a proto-commercial style design with Renaissance and Romanesque detailing.

The decorative sandstone veneer on the building's two major street elevations also continues for two bays around each alley facade. This veneer is hung on a cast-iron frame which supports the building's interior floors and partition walls, and is framed into load-bearing brick walls along the two alley facades. The building has seven structural bays along Boylston Street, and three along Washington. The bays on the ends of each street facade are set slightly forward from the facade plane, creating the effect of corner towers. The simple iron post and beam design of the first floor is largely obscured by storefront additions and signs; however, many of the piers which support and define the facade bays are still visible between storefronts.

The second floor facade is composed of pairs of recessed, round-arched windows sharing a central pilaster with a carved capital, and joined by a connecting hood mold with a foliate label stop at the junction. These windows have one large square pane topped by two quadrant-shaped panes which are separated by a fluted pilaster. The window bays are connected horizontally by an egg-and-dart molded belt course running across the wide structural piers to connect the imposts of the window arches. The third floor facade is composed of rectangular windows with plain, molded architraves that have small, carved paterae in their corners. There are two of these windows in each tower bay, and three in each of the bays in between. A thick, cornice-like belt course with an egg-and-leaf carved molding separates the third and fourth floors, and defines the 'base' of the building's facade composition.

Resting upon this heavy string course are the combined fourth and fifth floor window bays, united under arcading binding arches, with the arches of each bay joined by connecting hood molds which again have label stops in the junctions. The arches within each bay share flat pilasters on pedestals, with carved capitals, and the arcade bays are joined by running impost moldings. The fourth floor windows are rectangular, and are separated from the round-arched fifth floor windows by recessed, panelled spandrels with medallions which have alternating rosettes and cameo heads carved in relief. These two floors form the middle section of the facade composition, which is defined on its top by a heavy stone modillion cornice.

The top or attic story is composed of arcading round-arched windows connected by hood molds, four in each tower bay five in the remaining bays. The plain cornice molding on the building's crest is interrupted by parapets at the three outside corners of each of the corner tower bays. The brick walls on the alley facades are undecorated and window openings are arranged in a neutral grid.

2.3 Photographs: attached

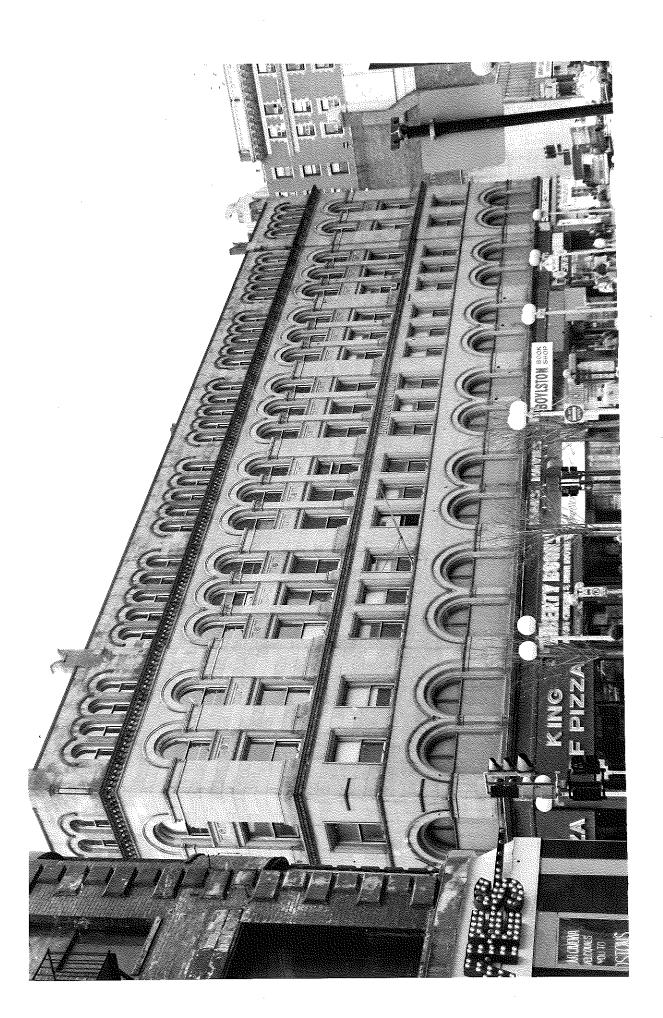


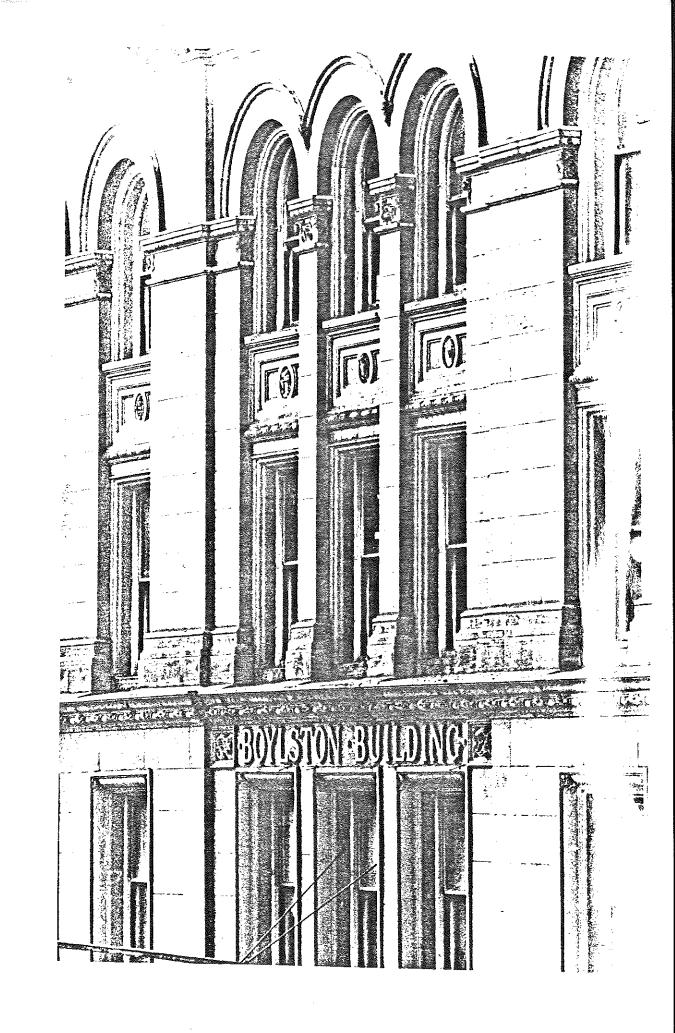
BOYLSTON BUILDING

2-22 Boylston St., Boston

Photo Oct. '77, by Robert P. Burke







BOYLSTON BUILDING (Facade detail)

B.L.C. Photo by Robert P. Burke October, 1977

3.0 SIGNIFICANCE

The Boylston Building has considerable architectural significance, both as a distinguished architectural design by a notable Boston architect, and as an important example of the transition from traditional load-bearing masonry construction to the commercial style, skeleton-framed building type pioneered by the Chicago School.

The building was built for the Boylston Market Association, which had been formed in the early 19th century to construct the Bulfinch-designed Boylston Market which formerly stood on the site. For its design, the Association hired the prominent Boston architect Carl Fehmer (1835-?) who had been born and educated in Germany and begun architectural practice in Boston in about 1870. Fehmer is also responsible for the design of a number of downtown commercial buildings and Back Bay residences, most notably the Governor Ames Mansion on Commonwealth at the corner of Massachusetts Avenue. His work is noted for its stylistic versatility, restrained exterior ornamentation, and use of up-to-date construction methods.

Fehmer's design for the Boylston Building exhibits many features of the then-emergent commercial style being practiced in Chicago by W. L. Jenney, Burnham and Root, and Louis Sullivan; yet it still has its roots in the eclectic, ornamental, masonry building tradition. The building was built to serve retail uses on the ground floor, with office or wholesale space above—a seemingly advanced concept for the 1880's, probably the result of the precedent set by the Bulfinch Market—and this mixture of uses was accommodated by a combination of traditional and somewhat advanced construction methods. The ground floor, of exposed post—and—beam construction, allows a maximum of facade area to be used by shopfronts, and this semi-structural frame also produces unobstructed and easily divided floor space in the floors above. Yet the eclectic, ornamental skin on the building's upper floors projects an image of historicity and monumentality suitable to its builders and prospective occupants.

The wariness with which the new skeleton frame construction methods were viewed in traditionally-minded Boston is evidenced by the building's horizontal proportions and by the architect's use of load-bearing walls on the alley facades. Yet the building's flat roof and its facade compostion--particularly the tripartite facade division with a base of large arched windows, a shaft using binding arches for verticality, and an attic story of small, repeating windows--are strongly reminiscent of H. H. Richardson's Marshall Field Wholesale Store, which was built in Chicago the year before and perhaps influenced Fehmer in his design for the Boylston Building.

Finally, the building possesses considerable urban design significance, largely due to its siting on a prominent corner and in the crook of Boylston Street. Its large squarish mass and repeating window arches provide strong and exciting visual definition for the street

corner and sidewalk, accentuated by the recent installation of Liberty Tree Plaza. This effect is particularly compelling when approaching the building from the Common, along Boylston Street.

3.1 Relationship to the Criteria for Landmarks Designation:

The Boylston Building clearly meets the criteria for Landmarks designation as established by Section 4 of Chapter 772 of the Acts of 1975, in that it embodies distinctive construction methods and characteristics of a stylistic transtion which are inherently valuable for study, and as a notable work of an architect whose work influenced the development of the City.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

Land \$309,800.00 Improvements \$140,200.00 Total \$450,000.00

Annual Taxes \$113,805.00

4.2 Current Ownership and Status:

The building is currently owned by Phillip S. Gopen, David Gopen, Oscar Cohen, and David Presson as trustees of the Century Building Trust. It is structurally sound and in basically good repair, though vacant above the first floor.

The possibility of new office construction on the block bounded by Washington, Stuart, Tremont and Boylston - the block on which the building now stands - make its furure somewhat uncertain. However, plans for the area are not final, and are currently under review by the Boston Redevelopment Authority. (For a more detailed discussion, see Section 5.3.)

5.0 PLANNING CONTEXT

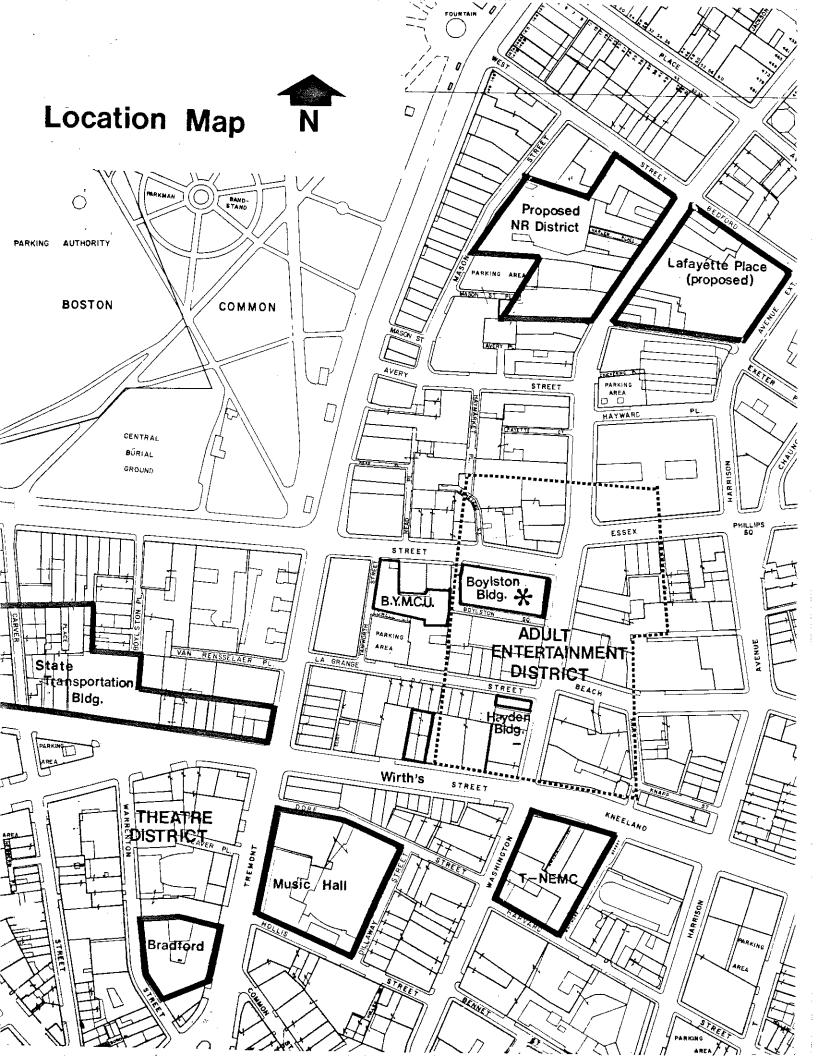
5.1 Background:

Originally comprising the narrowing edge of the Shawmut Peninsula leading out towards the neck, the somewhat marshy land between the bottom edge of the Common and the Back Bay, (the area which surrounds the present Boylston Building), was sparsely settled and somewhat rural throughout most of the 18th century. Frog Lane (now Boylston Street) was the only public way in the area, and the only nearby sites of any importance in the 18th century town were the Common Burying Ground, set up in 1754 and first called the South Burying Ground, and the Hollis Street Meeting House, built in 1732.

The first indication of the area's increasing commercial importance due to its location along at the neck, was the location of the Bulfinch-designed Boylston Market, a public market and meeting hall, on the corner of Boylston and Washington Streets in 1810. The construction of a series of Boston & Providence Railroad terminals in Park Square between 1835 and 1900 further increased traffic in the area, which by mid-century had begun to become built up with large residential, commercial, and institutional structures such as the first Boston Public Library (1855), the Hotel Pelham (Boston's first 'French Flat') in 1857, and the Masonic Temple in 1864.

While the edges of the Common became lined with such architectural showpieces as these, the streets immediately in back and to the east of it took on a different character. The expansion and displacement of the commercial district following the Fire of 1872 forced a southward shift in the more marginal wholesale and light industrial uses such as sweatshops, shoe stitcheries, and wholesale clothing stores. Many of these moved to the upper floors of buildings along and near lower Washington Street--forming the present-day Garment District.

Concurrent with the removal of the Boston & Providence Railroad terminal to South Station in 1900, the area south of the Common began to develop as a theatre district. The third building of the Hollis Street Meeting House had been converted to a theater in 1885; this was followed by the construction of the Tremont Theatre in 1889, the Colonial in 1900, the Majestic in 1903, the Shubert in 1910, and the Wilbur in 1914. The area has continued throughout the century to be characterized by a mix of small-scale retail and entertainment uses on the street level, with office, residential, wholesale, and light manufacturing uses above—a diversity of uses which has its origins in the somewhat haphazard growth of the 19th century commercial metropolis.



To this mix has recently been added an influx of adult entertainment establishments since the razing of Scollay Square in the early 1960's. In an attempt to restrict the spread and upgrade the quality of these uses, the City of Boston enacted a special Zoning Code amendment which allowed X-rated adult entertainment uses only within the special zone located along the two blocks of Washington Street between Boylston/Essex and Stuart. The Boylston Building falls within the northern boundary of this district.

5.2 Current Planning Issues:

Much of the area surrounding the Boylston Building (see map) has been declining economically since the late 1960's, due largely to the blighting influence of nearby adult entertainment uses. Therefore, current planning efforts in the area involve the coordination of a number of planned and proposed development projects and the encouraging of additional new investment, in order to reverse the area's recent decline. Major planning issues in the area therefore relate to the desired location, scale, and uses of new development, and the manner in which this development is integrated with the area's existing uses and structures.

Two planned developments most certain to have an impact on the area's traffic volume and land values are the State Transportation Building, scheduled for completion in 1980 as an element in the Park Plaza Urban Renewal Plan, and the privately sponsored renovation of the Tufts-owned Music Hall. The State Transportation Building, an L-shaped, mid-rise office building with a walk-through street level shopping arcade and enclosed parking for 400 cars, will occupy a site fronting along the new line of Charles Street, and along Stuart Street to the corner of Tremont. In conjunction with this, a number of public and pedestrian improvements are planned including the straightening of Charles Street, sidewalk repaving and tree planting along new Charles and Stuart Streets, and walk-through pedestrian artery running from Boylston Street down Boylston Place into Warrenton Street, connecting to Eliot Norton Park.

The Music Hall, built in 1925 as a lavish "movie palace" and currently the host of events ranging from rock concerts to Tchaikovski's "Nutcracker Suite", is a line for a \$3.5 million renovation of its interior, including the stage and dressing rooms. Located on Tremont Street just below Stuart, the Music Hall's regeneration is seen as an important catalyst for the renewed vitality of the Theatre District as a whole.

Two other nearby development projects are being considered by the Tufts-New England Medical Center. The first is the construction of elderly housing under the H.U.D. Section 8 subsidy program, perhaps by means of rehabilitating the Tufts-owned Bradford Hotel. Tufts is also considering the addition of a pediatric clinic and vetrinary school to its complex, using air rights over Washington Street. If completed, this could expand the market for middle-income residential space in the immediate area.

Two major development projects, both still in the proposal stage, whose impact on the area is difficult to assess are the remainder of the Project, Park Plaza and Lafayette Place. The revised version of the Park Plaza Project which is currently awaiting City Council approval calls for a mixture of mid- and high-rise hotel, apartment, office, and retail construction covering roughly the area bounded by Arlington, Boylston, Tremont, and Stuart Streets (excepting the so-called Piano Row buildings along Boylston). This would, if built, act to upgrade and stabilize a long-declining area on the fringe of the downtown, as well as to increase development pressure and traffic in areas adjacent to it. In the meanwhile, the uncertainty surrounding the project is prompting property owners in the proposed project area to defer investment decisions pending the project's outcome--resulting in the area's accelerated decline.

The proposed Lafayette Place project, jointly sponsored by the French firm of Sefrius Inc. and Allied Stores, currently envisions a hotel/retail complex on the already-cleared site bounded by Washington, Chauncy, Bedford, and Hayward Streets. If built, it would serve as a major element in the Boston Redevelopment Authority's shopping district renewal plan, which seeks to upgrade existing retail space, create new retail and parking facilities, and improve pedestrian and vehicular circulation in the area as steps toward re-establishing its former importance as a regional retail center. Recently announced private plans for the renovation of the former Gilchrist's store on Washington Street into a "vertical shopping arcade" could also contribute to this revitalization.

The amount of influence that these developments in the shopping district will have on the area around the Boylston Building will depend largely on whether they trigger new development along Washington Street on the blocks in between, which are currently blighted and act as a barrier to widespread pedestrian movement. A portion of one of these blocks, on the west side of Washington between West Avery Streets, which contains a number of notable late 19th and 20th century theatre buildings has been proposed for inclusion on the National Register of Historic Places. If successful, this listing would provide various incentives for the buildings' renevation.

The block on which the Boylston Building now stands, bounded by Boylston, Washington, Stuart and Tremont Streets, is among a number of sites currently being looked at for new Federal office construction. This could result in the building's being threatened, either directly by site acquisition for the new development, or by increased development pressure on surrounding parcels as a result of it.

All of these planned, proposed, and possible development projects are expected to create a climate favorable for additional new investment, and particularly for the rehabilitation and re-use of existing structures. In this regard, the B.R.A. is currently undertaking a study, called New Neighborhoods Downtown, to explore the feasibility of converting underused or vacant space in downtown

buildings to residential use. The study has so far identified nine target areas, two of which overlap or are included in the area under discussion. The need for additional market-rate residential space in the area has been evidenced recently by the successful renovation of the former Hotel Tourraine on the corner of Tremont and Boylston Streets into primarily studio and one-bedroom apartments designed to appeal to young working people. The building is now 90% occupied.

As a result of anticipated development activity, the B.R.A. is currently preparing comprehensive land use and design guidelines for the adult entertainment area which will identify potential development parcels and buildings targeted for rehabilitation, and seek to create pedestrial linkages between the area and downtown.

Taken together, these anticipated new developments are certain to spell major long range changes in the area, both in the character, volume, and peak hours of traffic, and in real estate values, rent levels, vacancy rates, and intensity of speculation on undeveloped parcels. It is hoped that these changes will counteract the substandard conditions and underutilization of space in and around the Adult Entertainment District, (of which the Boylston Building itself is an example). The major issue with respect to the building will be the ability of its owner(s) to take advantage of this anticipated development pressure and increased traffic in order to redevelop the property for an economically viable use.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

Both the significance of the structure and the language of the Commission's enabling statute, which precludes all but Landmark designations in the central city, limit the designation category to that of Landmark.

The only alternative protection device would be inclusion on the Natioan Register of Historic Places, which would if successfully pursued afford a limited degree of protection.

The Commission also retains the option of not designating the building as a Landmark.

6.2 Impact of Alternatives

Inclusion on the National Register of Historic Places, though it does not prevent a private owner from demolishing a building with private funds, does provide tax incentives for reuse of existing historic structures. The Tax Reform Act of 1976 prohibits both the deduction of demolition costs from Federal Income Taxes, and the use of accelerated depreciation for a new structure built on the site of former National Register property.

Furthermore, a Section 106 Review is required when Federal funds are involved in the demolition or significant alteration of a National Register property. This review process gives all interested Federal Agencies, as well as the President's Advisory Council on Historic Preservation, a chance to comment and make recommendations on proposed changes.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Boylston Building be designated as a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places.

The standards and criteria recommend for administering the regulatory functions provided for in Chapter 772 are attached.

8.0 BIBLIOGRAPHY

Burtis, T. A., Danzer, B.S., and Furukawa, Henry. The Boylston Building (unpublished paper) Cambridge, Mass., 1976

City of Boston, Building Department Records

City of Boston, Tax Assessor's Records

Damrell, Charles S. <u>A Half Century of Boston's Building</u>, Boston, 1895 p.64, p.376

King, Moses. <u>How to See Boston</u>, Macullar, Parker, & Co., Boston, 1895

Whitehill, Walter M. <u>Boston</u>: <u>A Topographical History</u>, Harvard University Press, Cambridge, 1959

Bostonian Society, 1971. The Neighborhood of the Tavern Club,

Withey, Henry F. and Elsie Rathburn. A Biographical Dictionary of American Architects, (Deceased) New Age Publishing Cp., Los Angeles, 1956

Zaitzevsky, Cynthia. <u>Architectural and Historical Survey of Park Square</u> Boston Redevelopment Authority, 1970

- 9.0 BOSTON LANDMARKS COMMISSION STANDARDS AND CRITERIA
- 9.1 <u>Introductory Statement on Standards and Criteria</u> to be Used in Evaluating Applications for Certificates for Landmark Designation

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the General Laws of the Commonwealth of Massachusetts for 1975), Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

The Boylston Brilding

- 9.0 BOSTON LANDMARKS COMMISSION STANDARDS AND CRITERIA
- 9.1 <u>Introductory Statement on Standards and Criteria</u> to be Used in Evaluating Applications for Certificates for Landmark Designation

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the General Laws of the Commonwealth of Massachusetts for 1975), Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

\$ 9 / Ya.-

Introductory Statement on Standards and Criteria page two

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

- a) Building code conformance and safety requirements.
- b) Changes necessitated by the introduction of modern mechanical and electrical systems.
- c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

BOSTON LANDMARKS COMMISSION

9.2 General Standards and Criteria

A. APPROACH

- 1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.
- 2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)
- 3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.
- 4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.
- 5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.
- 6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
- 7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

24/32

- 8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
- 9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
- 10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

MASONRY

- 1. Retain whenever possible, original masonry and mortar.
- 2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.
- 3. Repair and replace deteriorated masonry with material which matches as closely as possible.
- 4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
- 5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.
- 6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

General Standards and Criteria page three

II NON-MASONRY

- 1. Retain and repair original or later integral material whenever possible.
- 2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

- 1. Preserve the integrity of the original or later integral roof shape.
- 2. Retain original roof covering whenever possible.
- 3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.
- 4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

- 1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.
- 2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
- 3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

S 3 3 2

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

 Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

- 1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.
- 2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
- New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.
- 4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
- 5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.
- 6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.
- 7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
- 8. The foregoing not withstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

01/12

G PENTHOUSES

- 1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.
- 2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:
 - a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.
 - b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.
 - c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.
 - d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

- The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.
- 2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

34/32

- 3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional Inadforms will only be considered if they will not obscure the exterior of the landmark.
- 4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
- 5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
- 6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

EXTERIOR LIGHTING

- 1. There are three aspects of lighting related to the exterior of the building:
 - a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b) Quality of illumination on building exterior.
 - c) Interior lighting as seen from the exterior.
- 2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.
- 3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a) Accurate representation of the original period, based on physical or documentary evidence.
 - b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

General Standards and Criteria page seven

- c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
- 4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
- 5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

- 1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.
- 2. Factors that will be considered include:
 - a) Compatibility with the original property's integrity in scale, materials and character.
 - b) Historic association with the property.
 - c) Quality in the design and execution of the addition.
 - d) Functional usefulness.

10.0 SPECIFIC STANDARDS AND CRITERIA

Boylston Building 2-22 Boylston Street, Boston

A. General:

- 1. The intent is to preserve the overall character of the building; its mass in the definition of city block, corner, and sidewalk; and its richness of detail.
- 2. The Commission encourages continued exploration of uses for the building, particularly a mixed-use solution, that will contribute to the vitality of the downtown.
- 3. All dressed sandstone building elevations shall be subject to the guidelines herein stated.
- 4. Although the designation applies to the exterior of the building, the Commission encourages a use that will utilize the richness of materials and details that exist in the interior arcade.

B. Walls:

- 1. New openings shall not be allowed in masonry walls. No existing openings may be filled in or changed in size; however re-opening of presently filled original openings is encouraged.
- 2. All facade detail and ornamentation shall be preserved.

C. Windows:

- 1. Existing window openings shall be retained. Existing 1-over-1, double-hung sash may be replaced where required, but where replaced shall match originals. Round-headed sash shall be retained or replaced to match.
- 2. Window frames shall be of a color similar to or darker than masonry walls. Replacement frames shall match originals in section and details of installation.

D. Storefront Design:

- 1. All future storefront repair or replacement shall continue the present high quality of design, and shall continue to conform to original facade lines and make use of existing building fabric wherever possible.
- 2. New signage and lighting shall not obscure building fabric.

E. Penthouses:

1. Penthouses and enclosures visible from the streets approaching the building shall not be permitted; existing penthouses and enclosures which do not meet this criterion should be removed.

F. Additions:

- 1. No additions in height shall be permitted.
- 2. No additions or projections outside the building's facade planes shall be permitted.

32/32