

City Square

Historical & Archaeological Site



Boston Landmarks Commission
Environment Department
City of Boston

**CITY OF BOSTON
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Report of the Boston Landmarks Commission
on the potential designation of
City Square Historic and Archaeological Site
as a

LANDMARK

under Chapter 772 of the Acts of 1975, as amended

Approved: Michael C. Canino, March 3, 1992
(Acting Executive Director, Boston Landmarks Commission) (Date)

Approved: Alan Schnitz, March 3, 1992
(Chairman) (Date)

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1.0 LOCATION OF THE PROPERTY

1.1 Address:

City Square, Charlestown: bounded by Rutherford Avenue, Main and Park Streets. Prior to the CANA project, City Square was parcel #8739 in ward 2, precinct 1. In the context of the CANA project, City Square is referred to as parcel 5.

1.2 Area in which the property is located:

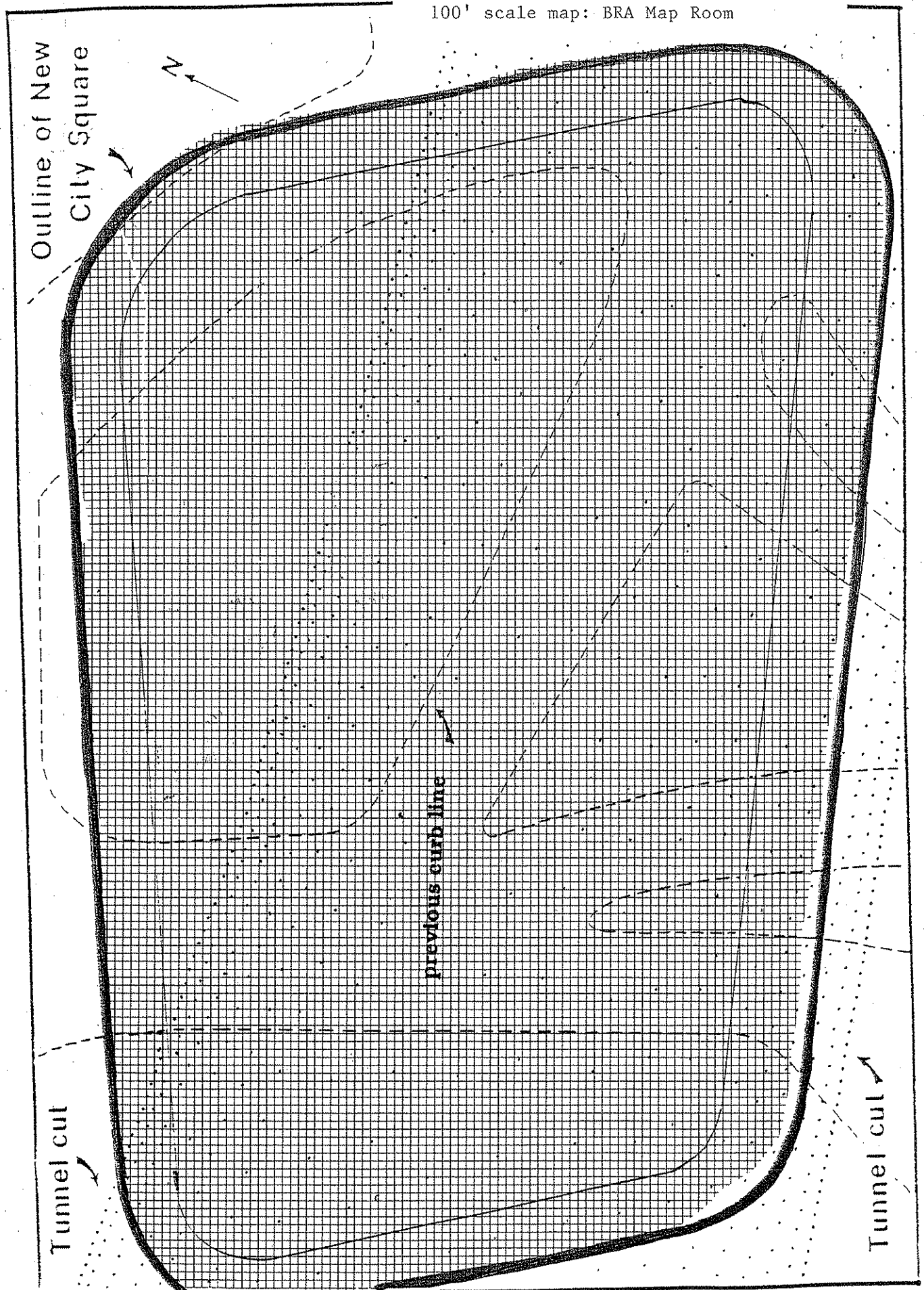
Charlestown is approximately one mile north of downtown Boston. Today, Charlestown possesses an extraordinarily rich collection of buildings dating from the late 18th century to the mid 20th century. Over time a fairly extensive area between City Square and the Boston waterfront has been cleared of structures by fire and several major construction projects. In addition, a large area between Austin Street and Sullivan Square has been cleared of many of its older buildings to accommodate the Mishawum housing development and a modern shopping mall. Despite these tracks of modern construction, Charlestown's residential core continues to be characterized by cohesive late 18th to early 20th century enclaves.

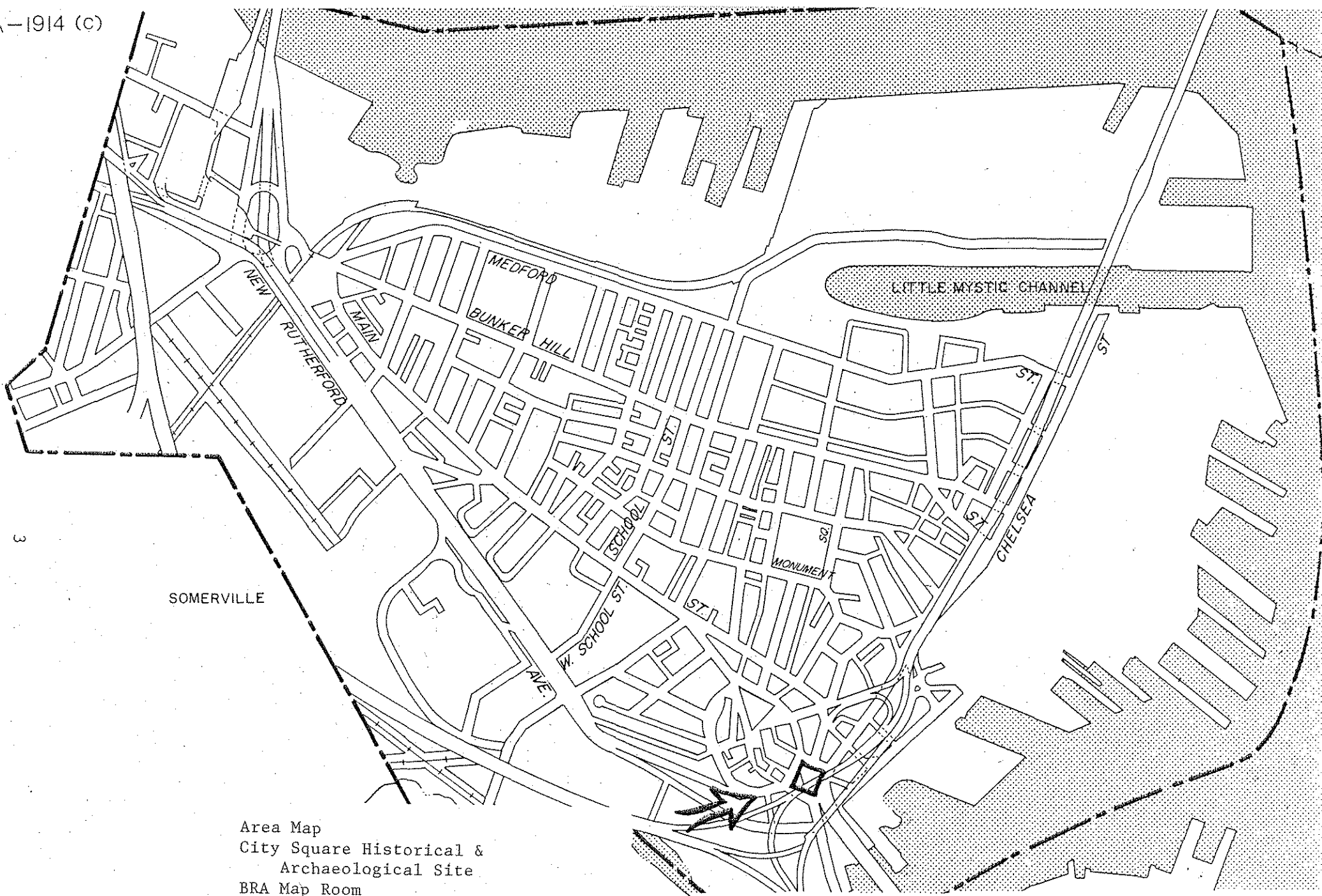
City Square has been a commercial and social focal point of the Charlestown community from the founding of the town through its incorporation into Boston, and into the 20th century. Today it remains an active commercial core for the neighborhood. Architecturally, the Charlestown Municipal Building (Charlestown District Court and Life Focus Center) is a good example of early 20th century Georgian Revival design. Together the Municipal Building, the neoclassical Charlestown Trust Company Building, and the Renaissance Revival Roughan Building frame City Square to the west and north.

1.3 Map showing location:

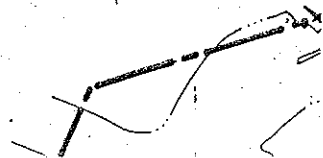
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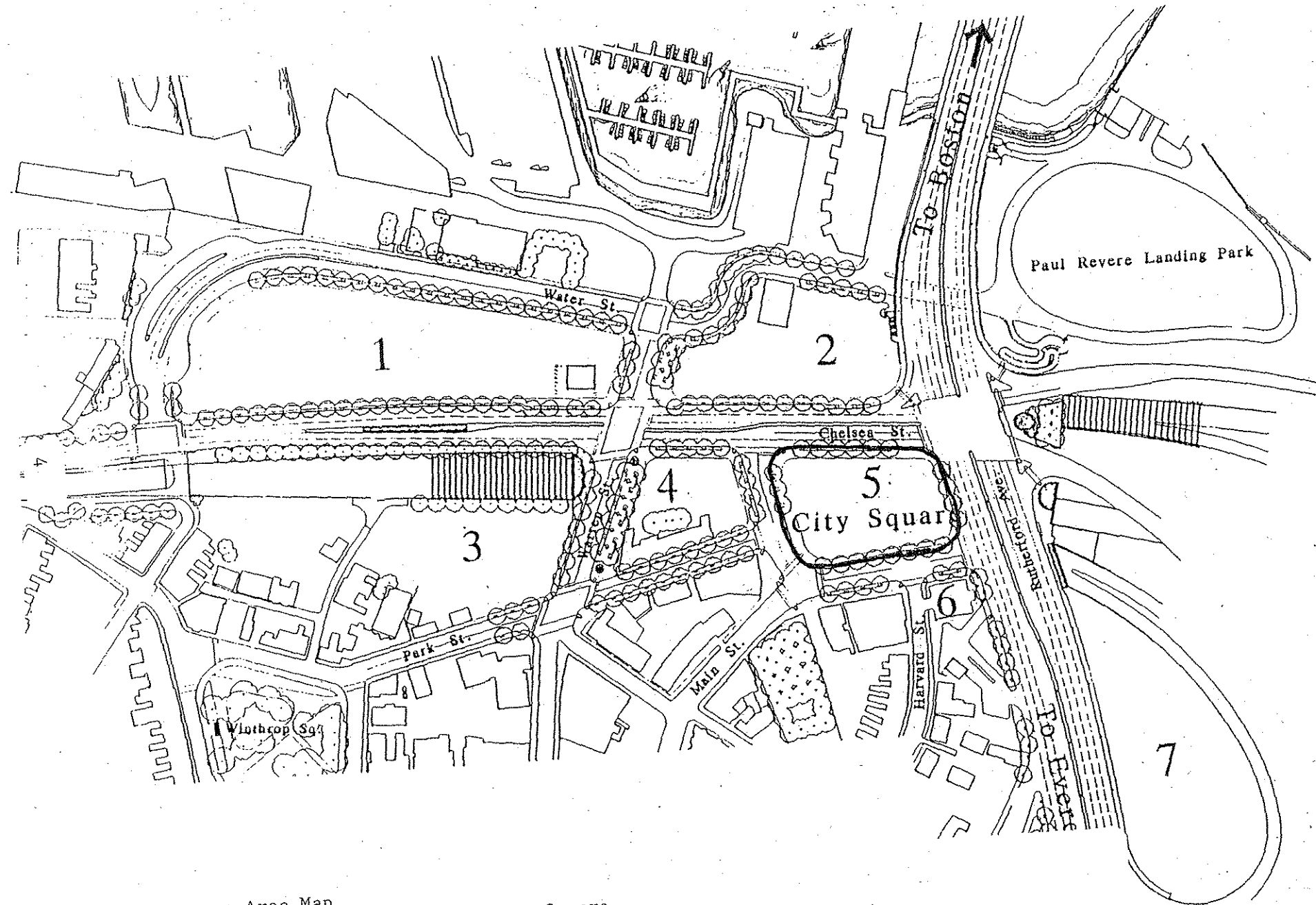
Study Area
City Square Historical &
Archaeological Site
100' scale map: BRA Map Room





Area Map
City Square Historical &
Archaeological Site
BRA Map Room





Area Map
New Configuration for City Square
and Surrounding Area
Source: CBT Design Guidelines, 12/5/91

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

The City Square Historical and Archaeological Site consists of the new City Square Park and portions of the neighboring roadways. The approximate boundaries are that of the old (before CANA) City Square. The new City Square Park will be a community recreation area.

2.2 Description: ARCHAEOLOGY

The City Square Historical and Archaeological Site is located in City Square, Charlestown, directly east of the Charlestown Municipal Courthouse (Fig. 1). The area under consideration is roughly 400 by 625 feet in size and is bounded by the Courthouse to the west, by North Washington Street to the north, by the former location of the elevated Central Artery expressway to the east and by the former site of the Charlestown YMCA to the south. As of the date of this study report, the eastern side of City Square is the site of tunnel construction for the Central Artery project.

The City Square Site represents a block of colonial-period buildings once located in the center of the Charlestown marketplace. The earliest of these buildings, the Great House, was constructed in 1629 on the eve of the colonial period settlement of Massachusetts by Governor John Winthrop and members of the Massachusetts Bay Company. Following the subdivision of the property by mid-17th century, other houses and outbuildings were constructed on the new lots. The entire block of buildings was apparently destroyed by British troops on June 17, 1775 during the course of the Battle of Bunker Hill. In 1780, the Town of Charlestown decided not to rebuild and to leave the site as open space. During the 19th century a city park occupied the site in the heart of the new City Square. Portions of this park were gradually taken for parking, traffic, the elevated trolley system, and in the late 1950s construction of the Central Arterey directly impacted the eastern portion of the site.

The historical and archaeological resources of City Square include the following: 1) surviving, unexcavated portions of the district which contain significant archaeological deposits and features; 2) stone foundations removed from the site in 1987 presently curated by the Massachusetts Department of Public Works; and 3) artifacts from past excavations in City Square now located at the City Archaeology Lab at 152 North Street in Boston. Collectively, these resources represent at least four historic sites that comprise the City Square Historical and Archaeological Site. These include: the Great House/Three Crane Tavern site, the Mary Long lot, the Breed houselot and the Russell houselot.

1. *Phragmites* (Common Reed)



The Great House/ Three Crane Tavern Site

Portions of the Three Crane Tavern site including privies, drains, and colonial period yard surfaces were discovered in 1982 by archaeologists from the Institute for Conservation Archaeology, Peabody Museum, Harvard University (Pendery and others 1982: 108-128). Larger portions of the site were exposed and excavated by the Public Archaeology Lab, Inc. (PAL), as a component of their 1985 and 1987 data recovery operations at the City Square district. PAL's 1985 Management Summary identifies this site as the Great House, a structure built in 1629 to accommodate Governor John Winthrop and members of the Massachusetts Company upon their arrival in Charlestown in 1630. Archaeological remains cited as evidence include a 12 foot by 12 foot fieldstone cellar paved with brick and associated stone foundations and possible chimney hearth. At least three pit features containing rich deposits of eighteenth century artifacts were excavated to the west of the foundation. The building served briefly as Winthrop's home and as the first meeting place for the Court of Assistants, the predecessor of the General Court. Subsequently, it served as a meeting house and in 1635 was converted into the Three Crane Tavern. This tavern was an important focal point for community life in colonial Charlestown until it was destroyed by British soldiers during the Battle of Bunker Hill on June 17th, 1775. In 1782 the building ruins were covered and incorporated into a new City Square.

The interpretation of this site as that of the Charlestown Great House is not without controversy. Questions raised by the archaeological remains are twofold. First, there is a conspicuous absence of early and mid-17th century artifacts from the site. Three ceramics dating to the third quarter of the 17th century were recovered from beneath the cellar foundations when they were being removed from the site for storage in 1987 (DePaoli, personnel communication). Domestic sites from Charlestown such as the Garrett site (1638-1660) which in theory should yield fewer artifacts than a tavern site, have in fact yielded significantly more than the Great House/ Three Crane Tavern site, by at least a hundredfold (Pendery 1986).

The second issue concerns the orientation of the structure. In 1780, the surveyor John Leach was commissioned by the Town of Charlestown to prepare a map recommending changes to straighten Main Street and to create Water Street and Henley Street (Fig. 2). The Leach map depicts the City Square archaeological district and gives dimensions for its component lot lines (but not the building sites). Land deeds and other descriptions identify only one or two lots that could have been the site of the Three Crane Tavern (Hunnewell 1888: 113-115).

Neither of these lots accommodates a structure with the size and orientation of the building footprint of the Three Crane Tavern documented by the PAL. This also raises the question of the original ownership of the artifacts recovered from privies to the west of the site and whether they are from the tavern or from any of the half-dozen other buildings clustered in the Charlestown marketplace.

In summary, the actual location of the Great House/ Three Crane Tavern site is in doubt. The answer to the question concerning the location of the Great House/ Three Crane Tavern site may be addressed in the PAL Final Report on the City Square Archaeological District excavations of 1985-1987. As of the date of this study report, no site report has been submitted for review. Another source of information bearing on this question consists of yet unexcavated portions of the site still preserved in City Square. Out of a total of 684 square meters of City Square proposed for excavation by PAL, 188.5 square meters were actually excavated (PAL 1984: 26-27; 1985). Unexcavated areas still preserved in City Square include the northwestern corner the City Square archaeological district (Fig. 3). Archaeological evidence in the form of post holes and foundations from this location would help to verify the location of the Three Crane Tavern and other archaeological sites in City Square.

The Mary Long House

Mary Long was the daughter-in-law of Robert Long, the first owner of the Three Crane Tavern in Charlestown. In 1683 she acquired a dwelling house in close proximity to the Three Crane Tavern built by her husband John Long about 1673. In 1704 and again in 1711 she sold off parts of her property to various relatives, including her brother-in-law, Henry Cookery (Fig. 4, Lot 2) and her son, Samuel Long (Lots 4 and 5). Lot 3 was retained by Mary Long and upon her death in 1729, left it to her granddaughter, Mary Bradstreet. Bradstreet became the wife of the Rev. Hull Abbott in 1731. In 1733, the town voted to build a house for Rev. Abbott 50 feet long, 19 feet wide, and 18 feet high with a gambrell roof and three stacks of chimneys (Frothingham 1845: 253). A 1766 deed referred to a right of passage for a drain running between Abbott's cellar, beneath Mary Long's old (1673) house, and to Samuel Long's 'new' house built in 1712. All of these structures apparently burned on June 17, 1775 along with the rest of Charlestown.

The Mary Long house site has been identified by the PAL as Feature 84, a stone foundation due northwest of the Great House site (Fig. 3). There were several associated archaeological features including builder's trenches, a stone-lined cellar, post molds and privies (PAL 1985: 13).

The Samuel Long and Ebenezer Breed House Sites

On March 5, 1991, the construction crew for Perini/Kiewit/ Atkinson began to clear portions of City Square east of the site of the Great House in preparation for the construction of the Central Artery North Area Tunnel (the foundations of the Great House had been removed from the site in 1987). The remains of two cellars and numerous other smaller archaeological features including post holes and paving were exposed in the immediate vicinity of the concrete column support system for the elevated Central Artery roadway (Fig. 3). The City Archaeologist cleaned profiles and recorded the architectural features of these cellars. Construction proceeded in other areas of the project area with archaeological monitoring, but no additional structures were identified.

Subsequent preliminary research suggests that each cellar represented different building episodes, differing in cellar floor depth, quality of wall construction, and floor paving material. The cellar located furthest north was designated structure 'A' and the other, structure 'B.' Furthermore, angles of the cellar wall corners were either obtuse or acute, but there was no right angle represented, suggesting that each structure had been built to conform to an irregularly shaped land parcel. When redrawn to scale, the 1780 Leach map of the land parcels of City Square reveals relatively few right angles either (Fig. 2). This information, when integrated with the results of the PAL archaeological investigations, should facilitate the identification of all City Square archaeological features.

Because Structures A and B were the easternmost structural features at City Square, they are tentatively identified as the remains of either the Ebenezer Breed house site (1712-1775) or Samuel Long's 'new' house (1712-1775) or both. Shortly after Samuel Long received lots 4 and 5 from his mother, Mary Long, in 1711, he sold lot 4 to Ebenezer Breed for L 200 (Figure 4). Breed built his mansion house directly on the square along with a shop, barn, and various outbuildings. This property passed to his son John in 1754, and subsequently to his son Ebenezer Breed II who owned it until its destruction in 1775. Meanwhile, Samuel Long mortgaged his lot (5) to Charles Chambers in 1712 for L 300 and used this money to build a 36 foot by 34 foot house on the lot. Because of references to this new house in the 1713-1714 Charlestown street survey, it could only have been located on the southeast corner of the lot.

Both buildings were destroyed by the British on June 17th, 1775, and this historical documentation is consistent with the archaeological evidence from each cellar for intense and sudden conflagration sometime during the period 1760-1780. Structure B, in particular, contained a thick deposit of charcoal, structural debris, and burned artifacts including pottery, glass, and ceramic wig curlers. Dozens of examples of mid-eighteenth century Chinese porcelain were recovered from the fill, providing invaluable evidence for the consumer behavior of at least one Charlestown household on the eve of the American Revolution.

Current Status of Archaeological Resources

Three categories of archaeological resources survive from City Square following the destruction of large portions of the site for construction of the CANA traffic tunnel in 1991. These include 1) the surviving, unexcavated portions of the City Square District, 2) stone foundations removed from the site in 1987 attributed to the Great House currently being stored by the Massachusetts Department of Public Works, and 3) artifacts and fieldnotes from past excavations now curated by Harvard's Peabody Museum, the Public Archaeology Lab, Inc., and Boston's City Archaeology Lab at 152 North Street in Boston.

The first resource, the unexcavated portion of the City Square district, is considered to be endangered by current construction activity at City Square (Fig. 3). This area includes undisturbed portions of the former site of the veteran's monument and sidewalk which encircled the City-owned park at the site. The second resource, the stone foundations recovered from the site, are being stored by the Massachusetts Department of Public Works. The third resource, the artifacts and fieldnotes, are split between Boston's City Archaeology Lab, Harvard's Peabody Museum, and the PAL in Pawtucket, Rhode Island. The artifacts are contained in boxes and include reconstructed ceramic and glass vessels from some of the 18th-century archaeological contexts as well as clay tobacco pipes, faunal remains, metal artifacts including coins, and some waterlogged wooden artifacts.

3.0 SIGNIFICANCE

The significance section of this report is divided into two sections: historical and archaeological significance. The statement of historical significance is the result of primary and secondary historical research. There are discrepancies between what historical sources describe and what archaeological evidence in City Square suggests existed. These discrepancies are discussed in "Section 2, Description, Archaeology."

3.1 Historical Significance

The City Square historical and archaeological site is historically significant because of associations with the founding of the Massachusetts Bay Colony and the establishment of colonial government transplanted to the British North American colonies, and because of associations with seventeenth century settlement, colonial period development, and the American Revolution.

Early English Settlements in New England

In 1606, James I boosted England's colonization efforts in North America by issuing a new charter which gave two companies authority to establish settlements. The Virginia Company of London (London Company) received the exclusive right to settle the south (between the 34th and 41st parallels) and the Plymouth Company retained rights to the north (between the 38th and 45th parallels) (Current, p. 23).

Both the London Company and the Plymouth Company were joint-stock companies. "Unlike the state-financed attempts at exploration and colonization by France, Spain, and Portugal, the English colonization of North America was supported by private interests, principally joint-stock companies that ultimately derived their authority from the English monarch." (Pendery, p. 22) The joint-stock company engaged in colonization as a speculative investment. Profit was the motive, and if profits were not readily achieved, there was little incentive to maintain a settlement.

The London Company provided the first permanent English settlers on the North American continent when Jamestown was settled in 1607. Originally founded by 100 men, Jamestown's population in 1624 was 1,300 (that population had survived severe hardships which claimed the lives of 80% of all settlers between 1607 and 1624). In 1624 the London Company was facing imminent bankruptcy when James I revoked its charter, placing the colony directly under the control of the crown.

The Plymouth Company experienced difficulties in maintaining profitable settlements to the north. Initial settlements in New England "yielded disappointing economic returns which initially discouraged mercantile investors who expected quick profits on their investments in the New World." (Pendery, p. 22) For example, in 1602 Bartholomew Gosnold lead a failed attempt to settle on Cuttyhunk Island in Buzzards Bay, and in 1607 George Popham tried to establish the Sagadahoc settlement on the lower Kennebec River. Sagadahoc failed within one year. Those who had chosen the Sagadahoc site anticipated "large dividends in furs that never materialized," and following several "small disasters" additional investment was discouraged. (Pendery, p. 23)

The succession of failed settlements induced the Plymouth Company to send Captain John Smith to America to survey their northern territory. Captain Smith returned to England and wrote an enthusiastic pamphlet encouraging potential colonists to settle New England. (Current, p. 26) In 1621 the Plymouth Company was reorganized as the Council for New England. The Company received a land grant from the king and proceeded to market its real estate in England. (Current, p. 26)

Puritan Involvement in Settlement Efforts

In the face of religious persecution in England, Puritans brought new vigor to settlement efforts. The Puritans (so called because of their wish to purify the Church of England) faced increasing hostility in England after the death of Elizabeth I in 1603. The Church of England under the Stuart kings, James I and Charles I, was disturbed by the Puritans' calls

to do away with bishops, deans, and all clergy above the rank of parish priests, to abolish set prayers, and to reorganize the Church either by a hierarchy of councils (Presbyterianism), or on the basis of a free federation of independent parishes (Congregationalism). (Commager, p. 50)

The Crown's disapproval grew to intolerance as "gradually the Puritans came to the conclusion that they were living in evil and declining times and that they had to act quickly to save themselves and England." (Buni, p. 13) Puritan doctrine stated that it was the responsibility of government "to ensure good behavior, to stamp out sinfulness. If the government failed to do its job satisfactorily, the people were obligated to overthrow it, replacing the corrupt rulers with better ones." (Buni, p. 13) James I responded by promising "to harry the Puritans out of the land if they would not conform." (Commager, p. 52)

As early as 1608, Puritan Separatists had splintered from the majority of Puritans. Separatists had lost hope in the possibility that England would one day reform and embrace Puritan ideas. Often viewed as "incorrigible individualists who set their own individual views above the wisdom and authority of the entire English political and ecclesiastical establishments," these Separatists, in 1608, travelled to Leyden to establish a religious community. (Brown, p. 19) After twelve years in Holland, a contingent of the Separatist community "accepted terms offered by the Virginia Company to become the nucleus of its latest effort to increase the population of its holdings in the new world." (Labaree, p. 31) In September of 1620, approximately thirty-five Leyden Separatists and eighty other prospective colonists left Plymouth, England, on the Mayflower.

After a difficult, almost two-month journey, this group of colonists found themselves off the coast of Cape Cod, well north of their destination and beyond the jurisdiction of the Virginia Company. Recognizing the fact that they were outside the boundaries of Virginia territory, the colonists aboard the Mayflower drafted the Mayflower Compact which assured provisional government under the authority of the London Company. The Plymouth colony survived difficult early years and in 1627 bought out the London Company and managed themselves until they merged with the Massachusetts Bay Colony in 1691. The Separatists who established the Plymouth colony set out to establish a religious community under the authority of a London-based joint-stock company. The London Company saw the Plymouth colony as an economic enterprise that never provided a satisfactory return.

During the 1620s, while the Plymouth colony struggled for survival, Puritans in England faced the antagonistic rule of Charles I. With the appointment of William Laud (who sought "total victory over the Puritans" [Brown, p. 22]) as the Bishop of London in 1628, and Charles's dissolution of Parliament ("to whom the Puritans had increasingly looked for protection" [Harrell, p. 4]) in 1629, mainstream Puritans in England questioned their long-held belief that it was possible to improve the Anglican church from within. (Labaree, p. 32) Facing religious and political persecution, and a declining economy, Puritans in England had sufficient incentive to look toward America.

In 1624 the Puritan Reverend John White founded the Dorchester Company, and attempted to establish a farming and fishing colony at Cape Ann. "Although Puritans were conspicuous in this [settlement] effort, the chief object of the enterprise was commercial." (Brown, p. 23) The Cape Ann venture struggled for three years and subsequently folded. The Dorchester Company mounted its most successful settlement effort in 1625 when Reverend White sent three ships and nearly one hundred men to Cape Ann, where they later joined Roger Conant, John Woodberry, and others from Plymouth to establish Naumkeeg (which later became Salem). (Windsor, p. 91, & Brown, p. 23) Naumkeeg, however, was not profitable, and the Dorchester Company soon went bankrupt. (Brown, p. 23)

Formation of the Massachusetts Bay Company

By 1628, Reverend John White had formed the New England Company and had sent additional colonists and supplies to Naumkeeg, under the direction of John Endicott. In March of 1629, the New England Company became the Massachusetts Bay Company by royal charter. The Massachusetts Bay Company was granted the territory from just north of the Merrimack River to three miles south of the Charles River, and as was the practice, the colony both retained a governor in England, Matthew Cradock, and appointed a governor to reside at the new colony, John Endicott. The governor at Naumkeeg was subordinate to the colony's authority in England. (Brown, p. 23)

After the Massachusetts Bay Company dispatched Thomas Graves from England with instructions to lay out a town, events took place which determined the location and the type of government that would oversee the colony. Shortly after Graves' arrival in Salem, he traveled with approximately one hundred colonists to the Mishawum peninsula (present location of Charlestown), and established Charlestown on June 24, 1629. (Brown, p. 34) While Graves and the Charlestown group proceeded to lay out the new town, the directors of the Massachusetts Bay Company in England contemplated a radical proposal for the establishment of the company's government.

The Massachusetts Bay Company's charter of 1629 failed to stipulate a meeting place for the General Court of the Company. (Puritan Dilemma, pp. 39-41) Whether this was an intentional omission or an oversight is not known. However, a powerful group of Puritans within the company began contemplating taking advantage of the omission by taking the company's government to America. The following is historian Richard D. Brown's account of the company's actions.

In the summer of 1629 [John] Winthrop became part of a conspiracy within the newly formed [Massachusetts Bay] company to transfer its government and its charter to the new colony. Initially Matthew Cradock, an important London merchant who was the governor of the company, proposed to the company's stockholders' meeting that the actual government of the settlement be transferred 'to those that shall inhabit there.' The company in England would thereby allow its colony substantial political independence. But Cradock's idea ran into opposition from those who believed the charter did not allow such a step, and that to take it would lead to the charter's revocation. This discussion led a dozen men, including Thomas Dudley..., [John] Winthrop [and others], to meet again privately at Cambridge in late August [1629]. Here they jointly pledged themselves to be ready, 'with such of our several families as are to go with us and such provision as we are able conveniently to furnish ourselves withal to embark...by the first of march next [1630]...to inhabit and continue in new England.' But this agreement was made contingent on a crucial point, that 'the whole government together with the Patent...bee first by an order of Court legally transferred and established to remayne with us and others which shall inhabit.' Two days later, on August 28, 1629, this Cambridge agreement was presented at a special meeting of the company's stockholders. On the following day, after a systematic airing of the pros and cons, they voted by a show of hands in favor of the Cambridge plan. Only 27 of the company's 125 members were present. The active minority had succeeded in imposing its will on the company. (Brown, p. 25)

The decision by the Massachusetts Bay Company to transfer its government to America was a dramatic step towards self-government beyond the authority of the crown. John Winthrop, "who had emerged as a vigorous, shrewd, and conciliatory leader" during the Cambridge deliberations, was elected governor in October, 1629. With the Massachusetts Bay Company's new plan for government solidified, a pursuit was under way which was unlike anything that had gone before it. "They were not proposing to go to New England as adventurers or traffickers; not for the profits of a voyage, or the pleasure of a visit; but to inhabit and continue there. They were resolved...to carry the 'whole government' with them." (Windsor, p. 101)

Establishment of Massachusetts Bay Company and Government

Winthrop led over one thousand colonists to Salem in the Spring of 1630. Unsatisfied with the conditions and availability of land in the Salem area, Winthrop led a large expedition (the exact number of which is unknown) south to Charlestown where Thomas Graves had located a year earlier. Just prior to the arrival of the Winthrop fleet to Charlestown, approximately 150 settlers from a separate expedition under the direction of the Reverend John White landed south of the Shawmut peninsula at Mattapan, later named Dorchester. Some from the Winthrop fleet dispersed further inland to Watertown and Roxbury, and further south to Dorchester. (Brown, p. 35) Those who dispersed to Dorchester joined a group of Puritan settlers who had settled the Mattapan peninsula months before Winthrop arrived at Charlestown. This earlier Dorchester settlement, headed by Reverend John White and only loosely affiliated with the Winthrop group, eventually came under the authority of the Massachusetts Bay Company and their government.

Winthrop arrived at Charlestown in June of 1630 and "a sprawling tent community quickly sprang up, the generality housing themselves as best they could." (Winthrop's Boston, p. 26) Winthrop and several other gentlemen occupied the great house, which had been built by the Graves group earlier, and here the governor and the Court of Assistants began discussing the permanent location of their community. (Winthrop's Boston, p. 27) Charlestown had become the seat of government for the Massachusetts Bay Company.

The government of the Massachusetts Bay Company in 1630 comprised the governor and assistants. This group met in Charlestown in late August and again in September of 1630. Both of these meetings occurred in the Great House in Charlestown. (Rutman, pp. 26-33) "Here they appointed constables, assessed taxes, and began imposing justice on Puritans and everyone else within their jurisdiction. Winthrop and the assistants were struggling to establish order and their own authority according to their own lights." (Brown, p. 34)

Conditions in Charlestown worsened during late summer and fall of 1630. Contaminated water supplies and limited availability of land induced Winthrop and others to transplant themselves and their government to the adjacent Shawmut peninsula, which was named Boston at the meeting of the Court of Assistants on September 7, 1630.

The unique government of the Massachusetts Bay Company continued to make important advances after moving to Boston. Under the Company charter, the freemen (the stockholders) had the authority to make laws for the Company and its colony, and to elect officials (the Governor and the assistants) for the Company. (Inventing the People, p. 43) Once this government was moved to the colony, however, the small number of freemen (stockholders) who made the journey attempted to create a more inclusive Company structure by opening their ranks to all orthodox male Puritan church members. While the freemen were generous in expanding their membership, they also exercised caution by simultaneously transferring legislative authority (levying of taxes, etc...) from the freemen to the elected governor and assistants. (Inventing the People, p. 43)

The Massachusetts Bay Company, after 1630, evolved quickly toward the representative bicameral legislative system which carried the colony through crown control and toward the American Revolution. After the town of Watertown questioned the right of Winthrop and the assistants to levy a tax in 1632, the new government "recorded that

Every town chose two men to be at the next court, to advise with the governor and assistants about the raising of a public stock, so as what they should agree upon should bind all. (Inventing the People, p. 44)

Two years after town representation was established, the freemen (all orthodox male Puritan church members) revoked the legislative power which had been given to the governor and assistants, and placed that authority in the hands of the General Court which now included the representatives (deputies) elected by the freemen of each town. (Inventing the People, p. 44) The government that had been formed in England, transferred to Charlestown and then moved to Boston, now included a governor (the executive) and General Court comprised of the assistants and the deputies, all elected by the freemen of the towns. This is the governmental structure that survived until the Revolution, with the exception that the crown took away the right to elect the governor in 1688 (a right that was restored after the American Revolution).

Settlement and Development of City Square

In 1629 an advance party for the Massachusetts Bay Company including company engineer Thomas Graves arrived in the Boston harbor from Salem to locate the site for a new settlement. Graves was probably responsible for selecting the City Square site as the heart of a nucleated town he laid out between the fortified Town Hill and the Charles River. He was also the architect for the Charlestown Great House, a company structure that subsequently housed Governor John Winthrop, some company members, and their equipment.

The fledgling settlement suffered a high mortality rate during the first winter and casualties were buried about the Town Hill. A shortage of fresh water forced a move to Boston at the invitation of William Blackstone, its sole European inhabitant. In the meanwhile, the Great House served both as Winthrop's house and as the first court house in the colony, where the Court of Assistants sat, granted townships, and enacted laws.

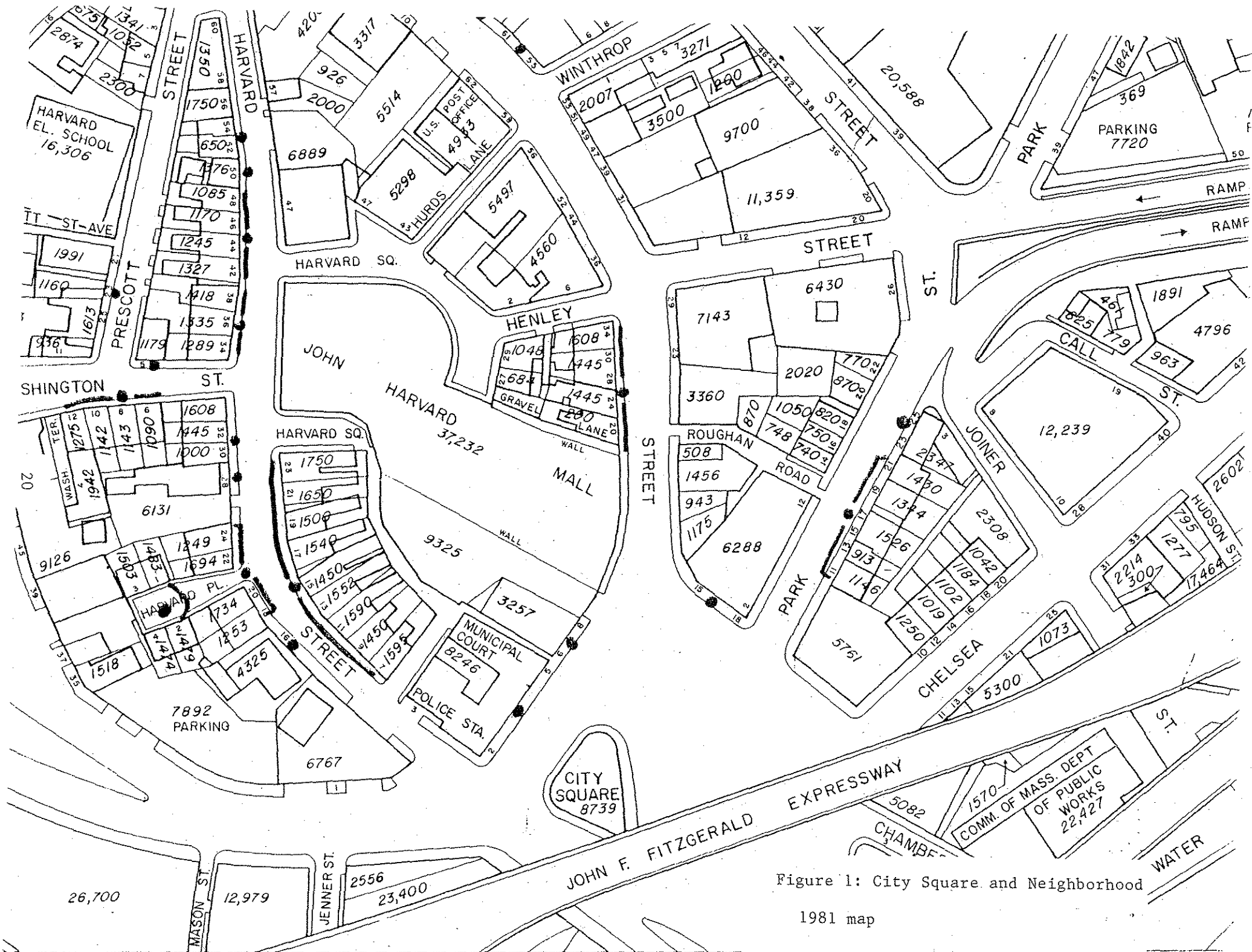
In 1635 the Great House and lots 2, 3, 4, and 5 (Fig. 4) were sold to Robert Long in 1635 for L 30 who converted it into the Three Crane Tavern, named for a London tavern. Long died in 1663 and the property was passed to his heirs, including Mary Long. She occupied a house adjacent to the tavern and gave lots 4 and 5 to her son Samuel Long. Long needed money for a house he planned to build on lot 5, so he sold lot 4 to Ebenezer Breed for L 200 in 1712. Both Long and Breed built their houses by 1714, as they are referred to in a Charlestown street survey of that year. Breed's house was passed to his son, John, and then to his grandson, Ebenezer Breed, II, who owned it at the time of its destruction by the British on the day of the Battle of Bunker Hill.

Samuel Long died in 1730 and his widow, Sarah, remarried and obtained clear title to lot 5, which was then consolidated with lot 2. When Sarah died in 1744, her property was sold to Chambers Russell. This property contained the Three Crane Tavern. In 1746, the combined lot 2 and 5 was sold to Nathaniel Brown who ran the tavern, although title was transferred to the Ancient and Honorable Artillery Company in 1766 in lieu of debts. The Ancient and Honorable must have still owned it in April 1775 when British officers returning from the Battle of Concord and Lexington flocked to the "tavern in the square" and demanded drink (Frothingham 1845: 318). In 1794 the treasurer of the Ancient and Honorable sold the vacant parcel to the Town of Charlestown.

Lot 3, retained by Mary Long after 1711, was left to her granddaughter, Mary Bradstreet. Bradstreet married the Rev. Hull Abbott in 1731. In 1733, the town voted to build Abbott a ministerial house 50 feet long, 19 feet wide, and 18 feet high with a gambrell roof and three stacks of chimneys (Frothingham 1845: 253). Mary Long's house was still standing in 1766 and it is presumed that all of the structures described above were destroyed in 1775. Also, in 1734, the town voted to pave the marketplace with beach stones. Stocks, whippingpost, and pillory, were located in the Square along with the Court House (1733) and Meeting House (1716). Between about 1780 and 1802 the space continued to be used as a marketplace. Between 1802 and 1830 it was known as Charlestown Square and after that, City Square. A fire destroyed most of the blocks between City Square and the Town Dock in the 1830's, however, the street system essentially retained its colonial period configuration until construction began for the Central Artery project in 1991.

By the mid-1860s, City Square had ceased to function as a marketplace. The c.1780 "Mansion House" Hotel, once the Russell Family residence, was torn down, along with several other decaying buildings by Moses Dow. In c.1865, he erected the Waverly House, a large and elegant masonry Second Empire hotel/magazine publishing house. In 1868, George Washburn erected the stately and stylish Second Empire City Hall (now the site of the Municipal Court Building). By that time, an oval park with ornate cast iron fence and three-tier fountain had been set out at City Square. By the early 1900s, the West End Elevated railways tracks had encroached upon the Victorian Park. In 1913, the old City Hall was demolished and the Municipal Court Building constructed in its place.

Defining the western boundary of City Square today are two buildings, the Charlestown Municipal Building (1915) and the former Charlestown Trust Building (1911-22). The Municipal Building now houses the Charlestown District Court and the "Life Focus Center." This handsome example of an early 20th century Georgian Revival design replaced a series of Charlestown municipal buildings dating back to the mid-17th century. The Charlestown Trust Building is adjacent to the Harvard Mall park, which is the likely location of the Rev. John Harvard's house in 1638. The Roughan Building to the north of City Square, designed in the Renaissance Revival style, was built in two stages in 1892 and 1896. The Roughan Building serves as a prominent landmark when entering Charlestown.



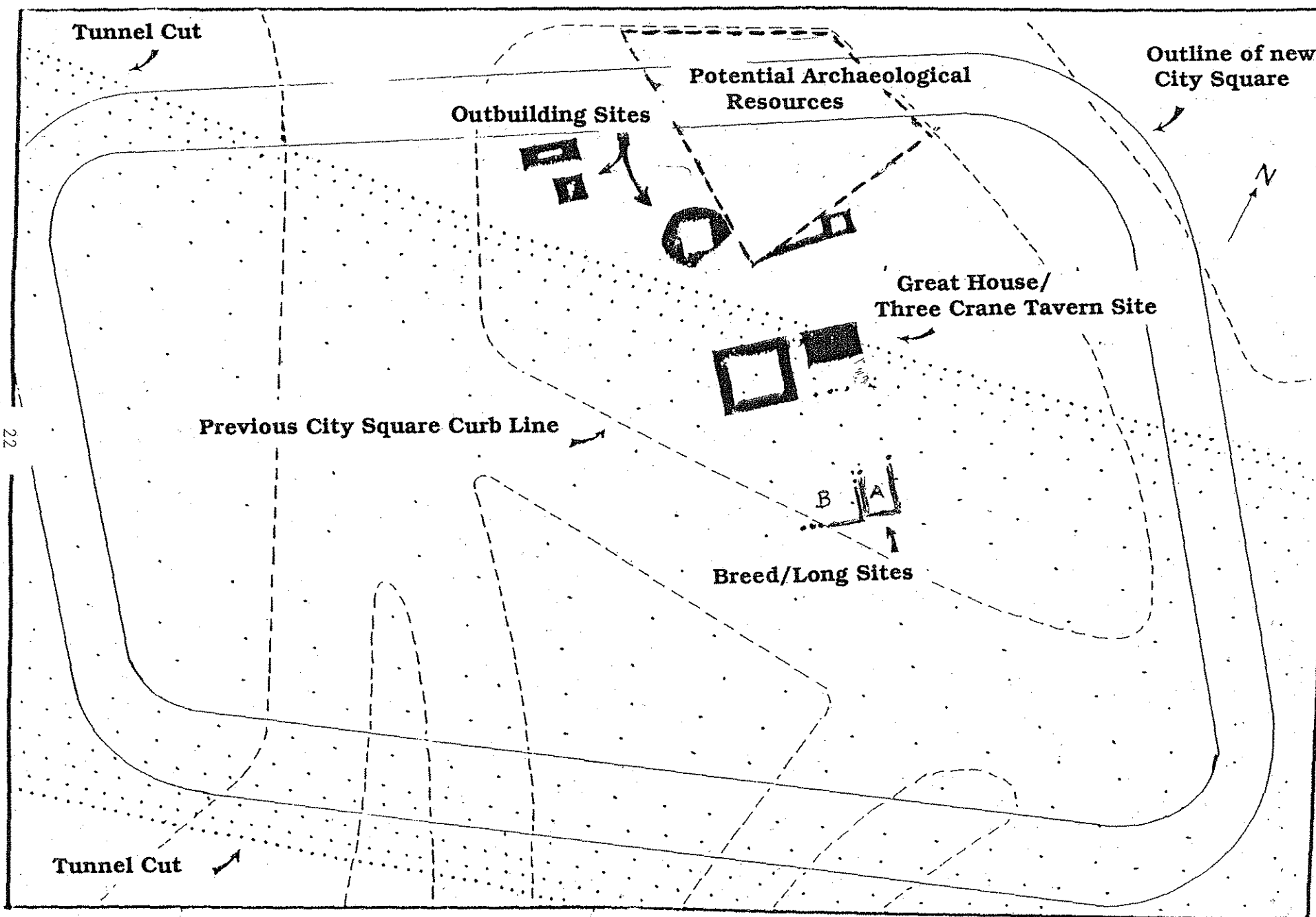


Figure 3. Archaeological Site Map of City Square.

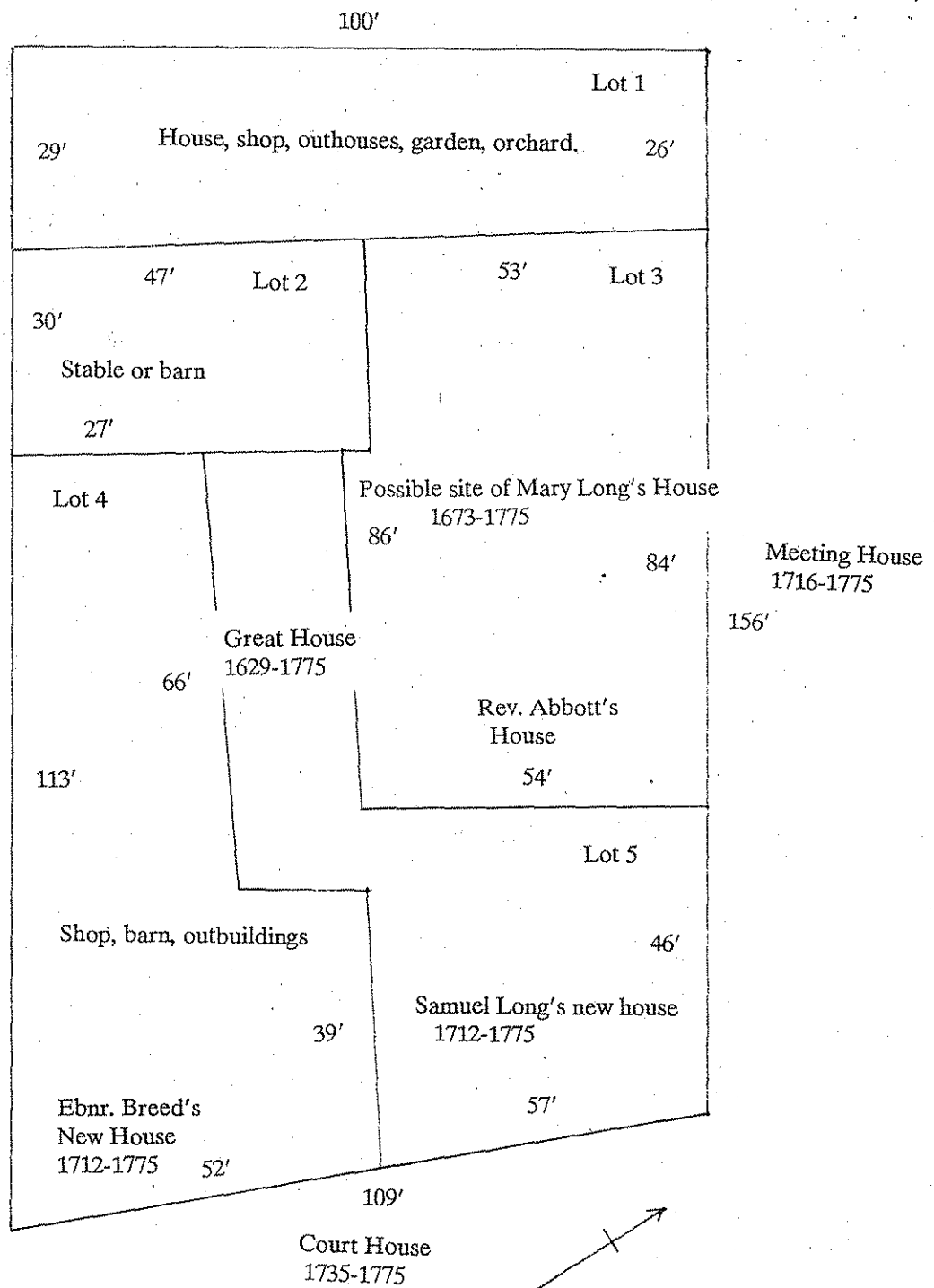


Figure 4. Historical Lot Lines and Ownership.

3.2 Archaeological Significance:
(See also Section 2.2, Description: Archaeology.)

The objective of this section is to evaluate the significance of the archaeological resources of the City Square Historical and Archaeological Site. Three categories of architectural and archaeological resources from City Square are being considered for designation: 1) the surviving, unexcavated portions of the City Square District; 2) stone foundations removed from the site of the Great House/Three Crane Tavern in 1987; and 3) artifacts and fieldnotes from past excavations curated by Harvard's Peabody Museum, the Public Archaeology Lab, Inc, and the Boston Landmarks Commission.

The four sites represented by these resources have been determined to be eligible for listing on the National Register of Historic Places by the Advisory Council on Historic Preservation, by the Massachusetts Historical Commission, and by the Boston Landmarks Commission. In this report Section 3.1 reviews the significance of the historical events which occurred at City Square with respect to National Register criteria and Boston Landmarks criteria.

This section considers the significance of the City Square Historical and Archaeological Site with respect to criterion (d) under which the city may designate a landmark. This states that the commission may designate a "structure, site, object, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style, or method of construction or development or a notable work of an architect...whose work influenced the development of the city, the Commonwealth, the New England region, or the nation."

The surviving, unexcavated area of City Square and the Great House foundations are representative of the urban planning and architecture of the Massachusetts Bay Colony for the period 1629-1720. The location of City Square with respect to the topographic features of Charlestown, its size, orientation, and configuration of lot lines and boundaries are direct consequences of the skill of Massachusetts Bay Colony chief engineer, Thomas Graves. Graves is probably responsible for the plans of several other Massachusetts Bay towns, including Boston and Cambridge.

The architecture represented by the stone foundation and cellar of the Great House site is significant for the study of 17th century civic building in the Massachusetts Bay Colony. The Great House site is also one of the earliest government structures in the United States. It permits comparison with the few other known examples of 17th-century civic building, such as at Jamestown, Virginia. The Great

House site embodies changing architectural styles of the colonial period and there is even evidence for the re-use of the site as a squatter's house following its destruction in 1775 (DePaoli, personal communication). The Breed cellar is significant architecturally, too, as it documents the characteristics of colonial-period urban cellars in June 1775.

Unexcavated areas of City Square may provide additional architectural and planning information about Charlestown. Portions of the Mary Long house cellar are contained within these areas. Other civic buildings from the colonial period, including the Charlestown Meeting House, Town House and Court House may have left some evidence in this area. Preservation and eventual study of the remaining unexcavated portions of City Square may provide answers to questions about these buildings as well as more general questions about the development of City Square in the colonial period.

Artifacts (and associated records) from City Square excavations from 1982-1987 may provide insight into the material lifestyles of Charlestown residents on the eve of the American Revolution. Because of the special environmental conditions of some of the water-logged privies where these artifacts were found, organic remains including wooden trenchers from the 18th-century were well-preserved when they were originally discovered in 1985.

These artifacts have scientific significance by providing new information on colonial trade patterns, and consumer behavior of urban residents of Charlestown, which may be compared with those of other American colonial cities. These artifacts also possess high public significance because of their ability to directly convey information about the colonial Boston area that is effective in public education.

3.3 Relationship to Landmark Designation Criteria

The definition in Section 2 of Chapter 772 of the Acts of 1975, as amended, states that a property must have significance to the city and commonwealth, the region or the nation. Section 4 of Chapter 722 states that the Commission may designate any "improvement or physical feature a landmark...." After examination and evaluation of the City Square Historic and Archaeological Site, the staff of the Landmarks Commission has concluded that this site meets Criteria (a), (b), (c), and (d).

The City Square Historical and Archaeological Site meets criteria (a) in that it has been determined eligible for the National Register of Historic Places.

The City Square Historical and Archaeological Site meets the second criteria as a place "at which events have occurred that have made an outstanding contribution to, and are identified with, or which best represent some important aspect of cultural, political, economic, military or social history of the city, the commonwealth, the New England region or the nation." These events are discussed in "Section 3.1, Historical Significance."

The City Square Historical and Archaeological Site meets the third criterion as it is a site which is associated significantly with "the lives of outstanding historic personages." The most prominent individual associated with this site is Governor John Winthrop (this significance, along with other associations, is discussed in Sections 2 & 3). Examples of other properties the Commission has designated under this criterion include the Donald McKay House in East Boston, the William Monroe Trotter House in Dorchester, and the James Michael Curley House in Jamaica Plain.

The fourth criterion states the Commission may designate a "structure, site, object, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development or a notable work of an architect...whose work influenced the development of the city, the commonwealth, the New England region or the nation." The City Square Site satisfies this criteria in that this designation includes the artifacts associated with all of the sites identified in "Section 2.2, Description, Archaeology." These artifacts provide a unique opportunity to study many issues related to the rich history of this site (this is expounded upon in Sections 2.2 & 3.2).

4.0 ECONOMIC STATUS

4.1 Assessed Value:

The parcel historically identified as City Square has never received an assessment from the City of Boston. The City of Boston Assessing Department states that the parcel remains tax-exempt.

Current Ownership:

The City Square park is presently owned by the Massachusetts Department of Public Works. Ownership of the park may be transferred to the Boston Parks and Recreation Department at some future date.

All artifacts under consideration for designation are the property of the Commonwealth of Massachusetts.

5.0 PLANNING CONTEXT

5.1 Background:

In 1980, planned reconstruction of the Charlestown Central Artery triggered a Section 106 review for historic and archaeological resources under the National Historic Preservation Act of 1966. A reconnaissance survey of the project area revealed its rich history and archaeological potential (Massachusetts Department of Public Works n.d.). The Institute of Conservation Archaeology of Harvard University's Peabody Museum was contracted with by the Massachusetts Department of Public Works to document the presence of significant archaeological resources (Pendery and others 1982). Following the Phase 2 Final Report recommendations, seven archaeological sites and districts were determined to be eligible for the National Register of Historic Places and a Memorandum of Agreement (MOA) executed to ensure proper mitigation measures would be carried out (Appendix 1). Specifically, the MOA indicated that "archaeological data recovery of appropriate samples of the following identified archaeological properties will be carried out prior to the conduct of any construction activities which could affect the properties" including the City Square Archaeological District (MOA 1984: 1).

Between 1985 and 1987 the Public Archaeology Lab, Inc. of Pawtucket, Rhode Island (PAL) conducted data recovery field efforts at the City Square Archaeological District under contract with the Massachusetts Department of Public Works. As of the date of this study report, site reports on the City Square Archaeological District have not been completed.

The information compiled in this study report is based on the existing documentation for the Phase 1 and Phase 2 research, on a 1986 Historic Handbook for the project area and Management Summary prepared by the PAL, and on the records of site inspections conducted by the Boston City Archaeologist between 1985 and 1990.

It should be noted that on August 7, 1986, an amendment was made to HR 3129, the Surface Transportation and Uniform Relocation Assistance Act of 1986. This amendment, which was initiated by Congressmen Chester Atkins and Brian Donnelly, directs the Commonwealth of Massachusetts to "assist and coordinate the salvaging of the foundation and associated structures of the historic Great House in City Square, Charlestown, Massachusetts;

to store the salvaged material during the suppression and reconstruction of the interstate at Charlestown, Massachusetts; and to assist and coordinate the incorporation of the Great House's foundation and related structures into the reconstruction of City Square at Charlestown, Massachusetts."

The petition to consider Boston Landmark designation of City Square was received in 1987.

5.2 Current Planning Issues:

After extensive work by the Massachusetts Department of Public Works, the Department of Environmental Management, and the Charlestown community, it was determined that the newly configured City Square, parcel 5, would remain open space. The stated goals of the community at that time were to re-establish the link between the square and Charlestown's waterfront, and to preserve the historic character of the area.*

In 1988 the City Square Park Committee was formed encourage and coordinate community input on the design of the new park. In November 1990, the Massachusetts Department of Public Works contracted with CBT/Childs Bertman Tseckares & Casendino, Inc., to develop the conceptual design for the new City Square Park. Working with the City Square Park Committee and a number of public agencies, CBT produced the "City Square Park Design Guidelines and Illustrative Design Plans" in December of 1991. The introductory remarks of this report, given by Commissioner James Kerasiotes, state that the CBT guidelines are the "first step in the process," and "will serve as the foundation for the development of the final park design by DEM with community participation. The design team selected by DEM will review these guidelines, develop the schematic design, and produce preliminary and final designs, including construction documents. Construction of the park will be undertaken by the MDPW in conjunction with the completion of the CANA project."

5.3 Relationship to Current Zoning:

Under the current rezoning of the Charlestown neighborhood, it is planned that the City Square Park will be zoned as open space.

*"CANA Land Use Planning Study: City Square Park Design Guidelines and Illustrative Design Plans," CBT/Childs Bertman Tseckares & Casendino, Inc. (December 5, 1991).

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

The Commission could designate all or some portions of the City Square Historical and Archaeological Site a landmark.

The Commission could designate one or more of the individual archaeological sites, as identified in "Section 2.1, Description: Archaeology," and shown on Archaeological Site Map of City Square (Fig. 3).

The Commission could designate the artifacts recovered from one or more of the archaeological sites described in "Section 2.2, Description: Archaeology."

The Commission could consider designating portions of the City Square Historical and Archaeological Site a protection area. The purpose of designating a protection area is to guard against alterations which may have an adverse impact on a landmark.

The Commission could recommend, instead of designation, a preservation easement for the site or for portions of the site.

The Commission has the option of not designating the site or any of the artifacts as a Landmark.

6.2 Impact of Alternatives

Landmark designation of the site under Chapter 772, as amended, would require the review of physical changes in accordance with the standards and criteria adopted as part of the designation.

The designation of protection area calls for more moderate review of changes to an area surrounding a landmark. The review of alterations in a protection area is limited to changes that would have an impact on the historic resource.

A preservation easement is a recorded, legal agreement between a property owner and another party, usually a non-profit organization or government body which has preservation or conservation purposes among their goals. Such an agreement "runs with the land" and governs the alterations to the property by the current and future owners. It is a vehicle for preserving the historical integrity of a property by requiring review of proposed alterations to insure that such alterations would not compromise the property's historic character. Easements are voluntary and are essentially private negotiations. Easements may be in perpetuity or for another mutually agreed upon time. The impact of such action would remove any negotiations from the public view.

Failure to designate the site as a Landmark would mean the City could not confer its highest form of recognition significance and offer no protection to the site.

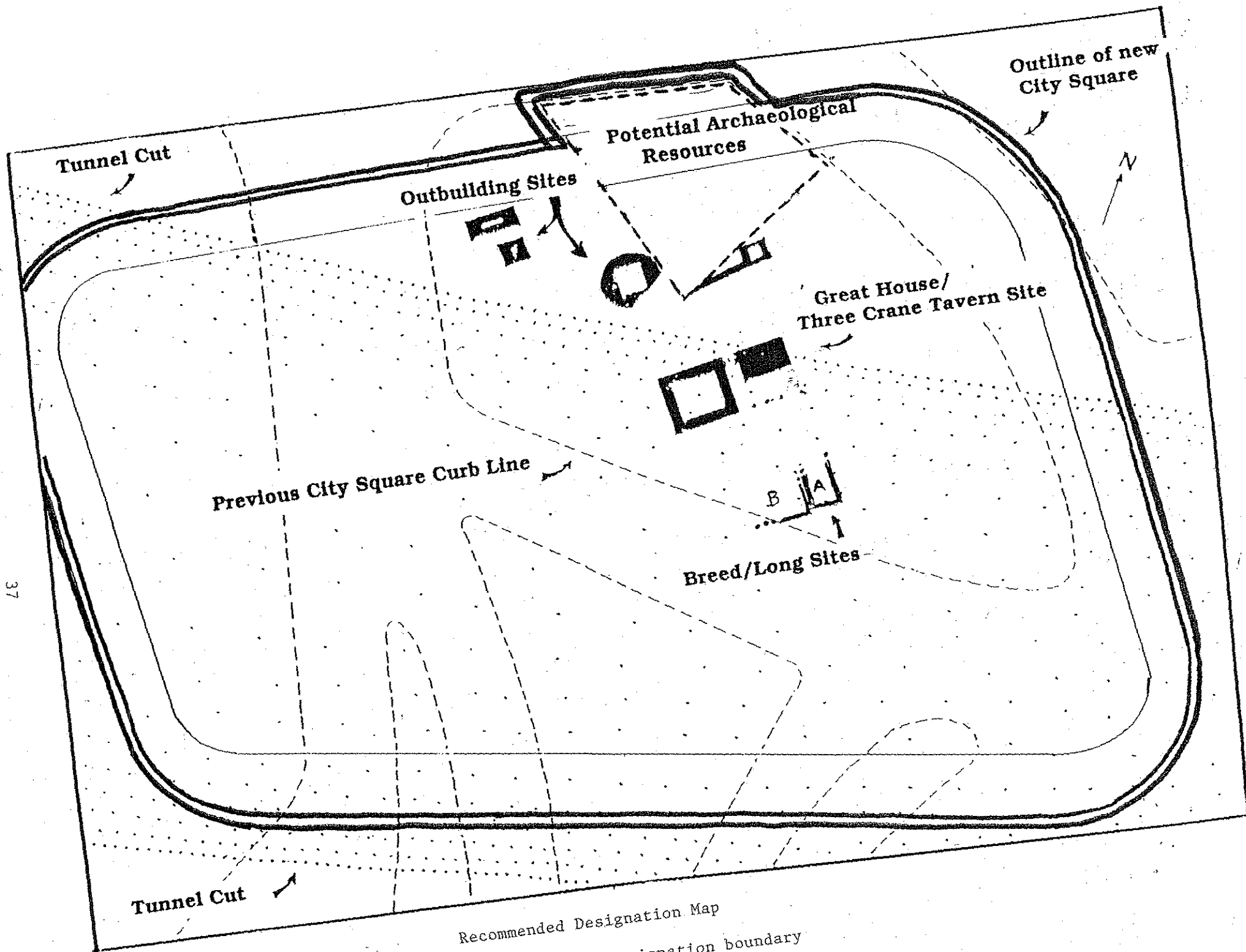
7.0 Recommendations:

The staff of the Boston Landmarks Commission recommends that the City Square Historical and Archaeological Site be designated a Boston Landmark. This designation is primarily commemorative. It is based on the findings previously stated in section 3, the evaluation of significance and relationship to Landmarks criteria. The boundaries of the designation are identified on the map "Recommended Designation." The designation includes those artifacts that have been recovered from the archaeological sites identified in "Section 2.2, Description: Archaeology."

The purpose of this designation is to commemorate the important historical events and persons associated with City Square (as outlined in "Section 3.3, Relationship to Landmark Criteria"). Because this designation is commemorative, the Standards and Criteria that have been developed for the site call for limited review by the Landmarks Commission.

The intent of the Standards and Criteria is not to design the new City Square Park--a very thorough process has been undertaken to ensure that the new park will satisfy both the community's needs and programmatic requirements. The Standards and Criteria for the City Square Site strongly encourage the Charlestown community and others involved in the new park design to recognize the historical associations discussed in "Section 2 & 3, Archaeological and Historical Significance." The Landmarks Commission review of the new park design should be limited to those elements of the park that attempt to interpret the historic resources of City Square. In the future, the Landmarks Commission review of the completed City Square Park will be limited to any proposed work or alterations within the designated area which will have an impact on the completed commemorative element of the park; in these instances the Commission will insure that changes to the park do not adversely affect the commemoration of the site.

The artifacts associated with the archaeological sites identified in "Section 2.2, Description: Archaeology," meet Criteria (d) of the Landmarks legislation. They are objects which are "of a type inherently valuable for study of a period, style or method of construction or development." They are critical to understanding the significance of this site.



8.0 GENERAL STANDARDS & CRITERIA

8.1 Introductory Statement on Standards and Criteria to be used in Evaluating Applications for Certificates

Per sections 4, 5, 6, 7, and 8 of the enabling statute (Chapter 772 of the Acts of the 1975 of the Commonwealth of Massachusetts) 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 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.

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 (subdivided into categories for buildings 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.

8.2 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 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.
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

I. 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.

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 filligree, 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.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. 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 where necessary.
2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
3. New signs, marquees, 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 notwithstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purpose different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

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

1. 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 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 new surroundings.
3. The existing land forms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional land forms shall 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.

I. 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 or 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.
 - (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.

9.0 **SPECIFIC STANDARDS & CRITERIA**
 City Square Archaeological and Historical Site

INTENT

This designation has four goals:

1. To promote commemoration of the historical associations of City Square. It is the Commission's hope that designation of this site makes the public more aware of the important historical events that took place in City Square.
2. To ensure accurate interpretation of City Square's historical and archaeological resources, at whatever level and scope is designed and built. The Boston Landmarks Commission would review efforts to recognize the property's significance to insure that the information provided is factually correct.
3. To give the Boston Landmarks Commission the opportunity to gather additional information from any archaeological resources that are uncovered during construction in this area. Any additional archaeological information could be of great assistance in understanding the important historical events that have taken place at City Square.
4. To protect the commemorative element of the completed park. Upon completion of the new park, the Boston Landmarks Commission would insure that City Square remain open space and that the commemorative element of the park would not be adversely effected by alterations to the park.

A. REVIEW

The Boston Landmarks Commission will review: (1) those elements of the new park which attempt to interpret, commemorate, or acknowledge the historical associations and archaeological resources of The City Square Historical and Archaeological Site; (2) work that will disturb or destroy potential archaeological resources at the site; and/or (3) proposed work or alterations within the designated area which will impact the completed commemorative element of the park.

B. INTERPRETATION (the items in this section (B) are not requirements, but are recommendations to those parties that will be designing the new City Square Park)

1. The Commission encourages the recognition and interpretation of all of the City Square archaeological sites in a manner that is compatible with the final design of the City Square Park.
2. The Commission encourages returning the foundation stones of the Great House/Three Crane Tavern to its original location (or as close to that location as is possible, given the alterations to this area).
3. The Commission discourages conjectural reconstructions of any historic buildings within the City Square Site.

C. POTENTIAL ARCHAEOLOGICAL RESOURCES

1. Any disturbances of earth at or beyond two feet in depth of the existing street surface within the area identified as "Potential Archaeological Resources" on the Recommended Designation map shall be reviewed by the Commission. The Commission shall be provided the opportunity to conduct archaeological excavations in advance of disturbances in the area identified as "Potential Archaeological Resources."

D. ARTIFACTS

1. The Commission shall be consulted concerning the curation, conservation, and exhibition of the archaeological artifacts covered by this designation.
2. Before the foundation stones, or any other artifacts are returned to the site, it should be demonstrated that the relocation contributes to the recognition and interpretation of the site, that issues of maintenance, public safety, and security have been addressed, and that the reinstallation is conducted with the highest standards of accuracy and preservation.

E. PARK

The Boston Landmarks Commission will review those alterations to the completed City Square Park which have an impact on the commemorative element of the park. This review will include, but is not limited to the following alterations:

New construction of any type which may obscure views of, detract from, or reduce the significance of the commemorative element of the completed park. This includes new buildings, structures, roads, paths, recreation facilities and major planting or regrading.

F. COMMEMORATIVE ELEMENT

The Landmarks Commission will review any changes in the location, design, size, shape, material and content, for the commemorative element of the completed park.

G. ACTIVITIES NOT EXPLICITLY LISTED ABOVE:

In the case of an activity not explicitly covered in these Standards and Criteria, the staff shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

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