

Mission Hill Triangle Architectural Conservation District

Boston Landmarks Commission Study Report



Mission Hill Triangle

District Study Committee Report



Boston Landmarks Commission

Report of the Mission Hill Triangle Study Committee
on the potential designation of
MISSION HILL TRIANGLE AREA
as an
Architectural Conservation District
under Chapter 772 of the Acts of 1975, as amended
Boston Landmarks Commission

Approved: Judith B. McDonough 6-25-85
(Executive Secretary) (Date)

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(Chairman) (Date)

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The Mission Hill Triangle Study Committee hereby transmits to the Boston Landmarks Commission its report on the designation of the Mission Hill Triangle area as an Architectural Conservation District. The work of this Committee was initiated in 1984 when a petition was submitted by twenty registered voters of the Mission Hill Triangle neighborhood to the Boston Landmarks Commission, asking that the Commission consider designating the Mission Hill Triangle area as an Architectural Conservation District under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a district is the recognition and protection of the architectural and historical characteristics which make an area significant.

As a result of the petition, and at the request of the Boston Landmarks Commission, the Mayor appointed, and the City Council confirmed, a Study Committee to make recommendations to the Commission on the proposed district.

The Mission Hill Triangle Study Committee was officially appointed by the Mayor and confirmed by City Council on February 6, 1985. However, Study Area residents and members of the Commission began working together in 1984 to evaluate the architectural and historical significance of the area, the potential boundaries of an Architectural Conservation District, and the kinds of design guidelines which would ensure the protection of the area. The Committee was assisted by Marcia Myers, then Executive Director of the Boston Landmarks Commission, Judith McDonough, Survey and Planning Director, Carol Kennedy, Assistant Survey Director, Paula Mierzejewski, Development and Policy Planner, Jeffrey Cronin, Executive Secretary to the Beacon Hill Architectural Commission and Edward Gordon and Rosalind Pollan, Preservation Consultants.

All Study Committee meetings were held in the Mission Hill Triangle Study Area and were open to the public. In addition, the Study Committee reported its progress to the general membership of the Triangle Neighborhood Association at special public information meetings. On November 14, 1984, the Triangle Neighborhood held a special meeting to which all property owners and residents in the Study Area were invited and at which the process and effects of designation were explained. On December 18, 1984 and again on January 30, 1985 other public meetings were held to review the draft standards and criteria.

SUMMARY: STUDY COMMITTEE RECOMMENDATIONS

The Mission Hill Triangle Study Committee has concluded that the Mission Hill Triangle area is architecturally significant as a substantially intact area of the late 19th century brick rowhouse buildings, represented by the Second Empire and Queen Anne, and as an extension of Roxbury, one of Boston's most architecturally important neighborhoods.

Therefore, the Study Committee has recommended that an area bounded by Huntington Avenue, Smith Street, Worthington Street and Tremont Street and including Wigglesworth Street, be designated as the Mission Hill Triangle Architectural Conservation District. For complete description of boundaries, see Chapter I.

The Committee further recommends that the Standards and Criteria, which have been prepared to guide future physical changes to buildings within the district to protect the architectural integrity and character of the area, be discussed and deliberated. It is expected that revisions could be made during deliberations and after testimony at the public hearing.

The Committee also recommends that a Mission Hill Triangle District Commission be established in accordance with Chapter 772 of the Acts of 1975, as amended, and that district residents and members of the Boston Landmarks Commission be appointed to review exterior changes to buildings in the district. In the case of all appointments, and in accordance with Chapter 772, the Mayor will appoint, from the nominees submitted to him, members and alternates. Such appointments must then be confirmed by the City Council.

Chapter 772, as amended, stipulates that there be five District Commission members: two members and two alternates from the District and three members and three alternates from the Boston Landmarks Commission. The report recommends the following: (i) two members and one of the alternates from the District shall be owners of owner occupied properties in the District; (ii) the other alternate may be an owner of a non-owner occupied property (absentee landlord); (iii) all members and alternates from the District shall serve staggered three year terms as provided in the following: (iv) for the initial appointments of members and alternates from the District, the Mission Hill Triangle Study Committee shall nominate two members and two alternates as follows: one member and one alternate to serve a three year term, and one member and one alternate to serve a two year term. For each position two or more names for nomination may be submitted to the Boston Landmarks Commission which will then submit the names to the Mayor for appointment by him and approval by City Council; (v) for the subsequent appointment of members and alternates from the District, there shall be called a meeting of all residents of the district to nominate by majority vote of property owners, one member and one alternate to serve the next three year term. For each position the district neighborhood may submit to the Boston Landmarks Commission two or more names; (vi) in the event there are no such nominations forthcoming from the District within sixty (60) days of written solicitation by the Boston Landmarks Commission, the Boston Landmarks Commission shall make the nominations; (vii) replacement of a member or alternate who is unable to complete his/her term or who no longer meets the definition of member or alternate as described in (i) (ii), the same procedure that is described in (v) shall be followed.

Study Committee members:

Joan Adams, Chairman
 Loretta Dixon
 Marie Fabiano
 Kelly Farquharson
 Pat Ford
 John Grady
 Robert Hurley
 Edward Kelly
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 Grace LeBrun
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I. LOCATION AND BOUNDARIES OF PROPOSED DISTRICT

1.1 The proposed Mission Hill Triangle Architectural Conservation District is located in the Mission Hill "Triangle Area" which lies between the Fenway and Roxbury sections of Boston.

The area to be included in the proposed District shall be bounded northwesterly by Huntington Avenue, northerly by Smith Street, easterly by Worthington Street, southwesterly by Tremont Street and shall include Wigglesworth Street.

This boundary encompasses all properties fronting on both sides of Worthington and Wigglesworth Streets, with the exception of 2B Wigglesworth Street. In addition, this boundary includes the properties from 1605 to 1617 Tremont Street, 682-706 Huntington Avenue and 134-148 Smith Street.

1.2 Map showing location and boundaries of Proposed District. Attached.

II. DESCRIPTION OF PROPOSED DISTRICT

The proposed Mission Hill Triangle Architectural Conservation District is a small, triangular shaped, visually and geographically cohesive, four-block area of predominantly brick residential rowhouses built during a two-decade period from 1872 to 1892. One built later was constructed in 1912. Three contemporary structures, built since the 1950's, are also included in the district. These are considered intrusions.

Of the 74 buildings in the proposed district, 71 are original to the area. Sixty nine remain residential while two have commercial ground floors. The buildings range in height from two to four stories, with the great majority being two (54) or three (13) stories. The buildings are of brick construction, some with brownstone (49), sandstone (6) or marble (6) facing.

The majority of structures (58) were built for single family use. Of these, 54 are two story, while 4 are three story. Built for multiple family use were 10 three story buildings; a four story apartment building designed to house six families; and a four story hotel.

Most of the residential rowhouses were built on small lots ranging in size from 1,330 to 3,077 square feet (or .03 to .07 acres). They are generally uniformly set back from the public sidewalk approximately ten feet which allows for a small yard area in front. A short walkway leads to a short flight of stone steps to an oftentimes arched entryway, friendly and inviting by its close proximity to the street. The majority of yards today are planted or landscaped and are enclosed by a short iron fence or hedge. Shade trees line concrete sidewalks. Generally, blocks vary in height from two to three stories.

The one family, two-story rowhouses mark the initial development of the blocks (1872). Huntington Avenue was cut through the area in 1882, spurring construction (1888-1892) of the three-story, multiple family dwellings at the end of Worthington and Wigglesworth Streets and the four single family houses on Huntington Avenue.. The four-story hotel and apartment buildings were constructed in 1884 and 1912 respectively. Facade materials vary within and between blocks from sandstone to brownstone to marble to red brick. Rooflines are either flat or mansard. A picturesque exception is 698-704 Huntington Avenue where pitched roofs alternate with cone-like roofs which feature crowning finials and rest on polygonal dormers.

The varying attention to design detail on the facade and at the cornice level, the arrangement of entryways and bows, and the multi-shapes of the bows provide a variety of pattern, texture and rhythm. The architectural styles include Queen Anne/Romanesque, Queen Anne/Georgian Revival and Second Empire. The variation in styles reflects different architects and periods of construction and creates interest and charm.

Over the last one hundred years only two of the original buildings have been converted to commercial use at the ground floor level. Another houses a funeral home on the first floor. Four of the original buildings on Wigglesworth Street have been destroyed and one has been replaced by a fastfood restaurant.

Owner occupancy in the area remains high. Almost all of the original buildings in the area are in good repair, reflecting the pride and concern residents have for their neighborhood. Changes to the front exteriors have been minor. The area remains tranquil and simple; a reflection of a time past.

Photos: Attached.

III. SIGNIFICANCE OF THE PROPERTY

3.1 Historical Associations

The Mission Hill Triangle District is significant as a substantially intact neighborhood of late 19th century masonry row housing which portrays a distinct development period in the history of Boston's Mission Hill district. Historically this area has been part of the originally separate town of Roxbury which was annexed to Boston in 1868. Through its architecture, the area reflects the change in character during the late 19th century from its rural beginnings to an urban/suburban nature as part of the "streetcar suburbs" of Boston.

Among the Puritan immigrants who sailed with John Winthrop from England aboard the Arbella in April, 1630, was William Pynchon, leader of a small group that settled just south of the Shawmut Peninsula. The settlement was called "Rocksbury" or "Roxburie," recalling the uneven, rocky terrain with its brooks, ponds, springs, and wooded hills. Early settlement clustered around the meetinghouse in John Eliot Square, constructed in 1632. The boundaries of the town were defined by a series of legislative acts dating as early as 1636 and as late as 1860. Farming remained the main occupation throughout the colonial period, with industry limited to such farm-related activities as grist mills, fulling mills, and tanneries. Originally part of Norfolk County, Roxbury was incorporated as a city in 1846 and was annexed to Boston in 1868, following West Roxbury's separation as an independent town in 1851. Annexation accelerated expansion of an urban transit system and accompanying residential development.

As the last town on the mainland before crossing the neck to Boston on the Shawmut Peninsula, Roxbury occupied an important economic position. Roads gathered to go down the Neck at the lower Roxbury village, which became a market town for produce and goods enroute to Boston. Thus, the only road from Boston passed through Roxbury, dividing at John Eliot Square into the road to Brookline and Cambridge (Roxbury and Tremont Sts.) and the road to Dedham (Centre St.). Houses clustered around the town green at Eliot Square and along Dudley and Washington Sts.

The rural character of Roxbury began to change in the first quarter of the nineteenth century, when land was filled in along the tidal marshes of the Neck, and turnpike routes and omnibus service brought people to Roxbury. Proximity to Boston and periodic transportation improvements strongly influenced the evolution of Roxbury and its Parker Hill area during the nineteenth century. The area was early identified by a few large estates that were later broken into smaller estates and further subdivided into various-sized lots.

Tremont St. (known as Washington St. as late as 1867) was dotted in its early days by substantial houses and farms. Introduction in 1834 of the Boston and Providence railroad and horse-drawn streetcar in 1856 made the area more accessible to Boston. Eventually improved transit lines would encourage new housing construction to accommodate the middle class as it moved out of the central city and into the "streetcar suburbs". Estates began to be purchased by real estate speculators and land developers. Grid street patterns were laid out and large parcels subdivided into house lots.

Historian Sam Bass Warner has characterized the section of Roxbury which includes Mission Hill as follows in Streetcar Suburbs:

During the 1870-1900 period lower middle class families moved into the Tremont street district in two waves. The Irish, then the predominant emergent group of Boston, were the largest element among the newcomers -- especially so since there was an established Irish colony in the area. They constituted 44 to 48 percent of the total population, a concentration 10 to 20 percent greater than that in other wards of the three-town suburban area. However, coming with the Irish were lower middle class families of all ethnic backgrounds. A German colony continued for a time, only to be replaced in the 1890's by a wave of Canadians. A mixture of native Americans and minor immigrant groups together comprised the remaining 30 to 40 percent of the population. In the 1890's the beginning Irish settlement on the lowlands around Ruggles street began to be taken over by the next emergent group, the Jews. Throughout the three last decades of the century the whole area served primarily as a "zone of emergence" for lower middle class immigrant families. Between 70 and 80 percent of its population was first and second generation foreign born.

In the postwar building boom which lasted through 1873 cheap row houses filled the vacant lots on the streets off lower Tremont street and up the side of Mission Hill. In the next two decades, especially in the 1885-1895 boom, inexpensive housing of one kind or another covered most of the outer section from Mission Hill to the West Roxbury line. Two new parishes had to be created to supplement the services of the Redemptorists, while their church became one of the most active and important in all Boston. On the rolling hills to the south of Centre street small singles and two families predominated, on the north side of Centre street the three-deckers marched almost uninterrupted from the bottom of the Stony Brook Valley to the very peak of Parker Hill. (Warner, pp. 95, 97)

Factories located in the Stony Brook valley northeast of the Wigglesworth area in 1873 included the Sewall, Day and Co. Cordage works, a brewery, floor oil cloth manufactory, and currying works. The Church of Our Lady of Perpetual Help (now commonly known as the Mission Church) on Tremont St. and St. Alphonsus St. was founded by the Catholic Redemptorist Fathers and opened in 1871, and a new, imposing stone Mission Church replaced the earlier wooden structure in 1878. North and east of the church, detached frame dwellings predominated at that time on lots averaging 3000-4000 square feet. Brick bow-front row dwellings had been built on Delle Ave. (average 1500 square foot lots), and Longwood Ave. (1296 sq. ft. lots) near the brewery. Brick rows were located around Bromley, Parker, Heath St., Walden Pl., and Heath Pl. Some large estates remained in the Mission Hill area in the early 1870s.

Development of the Mission Hill Triangle Area began in June of 1871 when local builder George D. Cox purchased a parcel of land on Tremont St. from Edward S. Rand, Jr., Trustee. Previously it had been owned by Thomas Wigglesworth, a merchant in business with his brother Edward at 16 India Wharf. The property included 408,554 square feet and extended from what is now the rear lot lines of the houses on the northwestern side of Wigglesworth St. eastward to the present rear parcel lines of the house lots on the southeastern side of Worthington St., and on the northeast to Longwood Ave. (Huntington Ave. was not put through until the 1880s). Wigglesworth and Worthington Streets were laid out from Tremont St. to Longwood Ave., and Cox subdivided the property into 190 house lots ranging in size from approximately 1330-3000 square feet each. Soon after, fifty-seven (of which fifty-four now remain) single-family masonry row houses were erected on Tremont, Wigglesworth, and Worthington on the lots nearest Tremont St. Facade materials employed included marble, brownstone, sandstone, and brick.

The house lots for #13-23 Wigglesworth were purchased in July, 1871 by architect John T. Broadhurst, subject to deed restrictions that "no building costing less than \$4,000 shall be placed or erected on said premises" and all were to be built "of brick, iron, or stone" (* Suffolk County Deeds; Lib. 1073, Fol. 286).

Charles L. Peacock, whose business was in East Dedham, was the masonry contractor involved for two groups of six houses each, at 1-11 Wigglesworth and 2-12 Worthington Streets (to be completed by May 15, 1873), which were designed by architect Broadhurst.

Carpenter James McPhail of Boston was another early lot owner in the area, having purchased nine lots on Worthington (#5-21) in September, 1871, paying George D. Cox \$18,000 for the group. McPhail was in business that year at Albion St., and in 1872 at Longwood Ave.

Developer Cox became bankrupt in April, 1873 and before 1874, 56 of his vacant lots had been sold, with one individual generally owning a group of several lots. Evidently, Cox's financial problems were related to the 1873 financial crisis. (* Suffolk Deeds Lib. 1203, Fol. 76) Information from Cox's 1896 obituary indicates he came to Boston from Maine at age 20 in 1856, and in 1861 entered the Third Massachusetts Cavalry as Sergeant. Subsequently, he established an office at 209 Washington St. Working as a builder/developer, Cox is credited with construction of numerous houses, mostly in Roxbury, and the Hotel Howland (218 Columbus Ave.). Cox moved to Los Angeles after his Boston decline, returned to the Boston area two years later, and reentered the real estate business, working chiefly in Newton and Dorchester.

Extension of Huntington Avenue through the area (from Parker to Tremont), bisecting Wigglesworth and Worthington Streets occurred in 1882, and the electric streetcar route resulted in new construction along the new thoroughfare's length. A triangularly shaped piece of property which included 39,091 square feet at Tremont St. and Huntington Ave. was sold from the Ebenezer Francis estate in May of 1884 and acquired by Sebastian B. Schlesinger and Albert Geiger in April of 1885. Schlesinger and Geiger purchased the property as trustees for the Louis Francois de Pourtales estate, and by September of 1885 the brick and brownstone "Helvetia"

(706-708 Huntington Ave.) was erected, along with three frame multi-family buildings on Tremont, the "Neufchatel", "Geneva", and "Lucerne". Deed restrictions stipulated that buildings to be constructed could not be "used or occupied for the purpose of carrying on any mechanical, mercantile or manufacturing business or for a public stable or public garden ... ", but that "stores for the sale of provisions, family groceries, books and stationery, dry goods or any similar unobnoxious traffic" were acceptable, but no "spiritous or malt liquors be sold therein to be drunk in the premises" (* Suffolk County Deeds, Lib. 1637, Fol. 553).

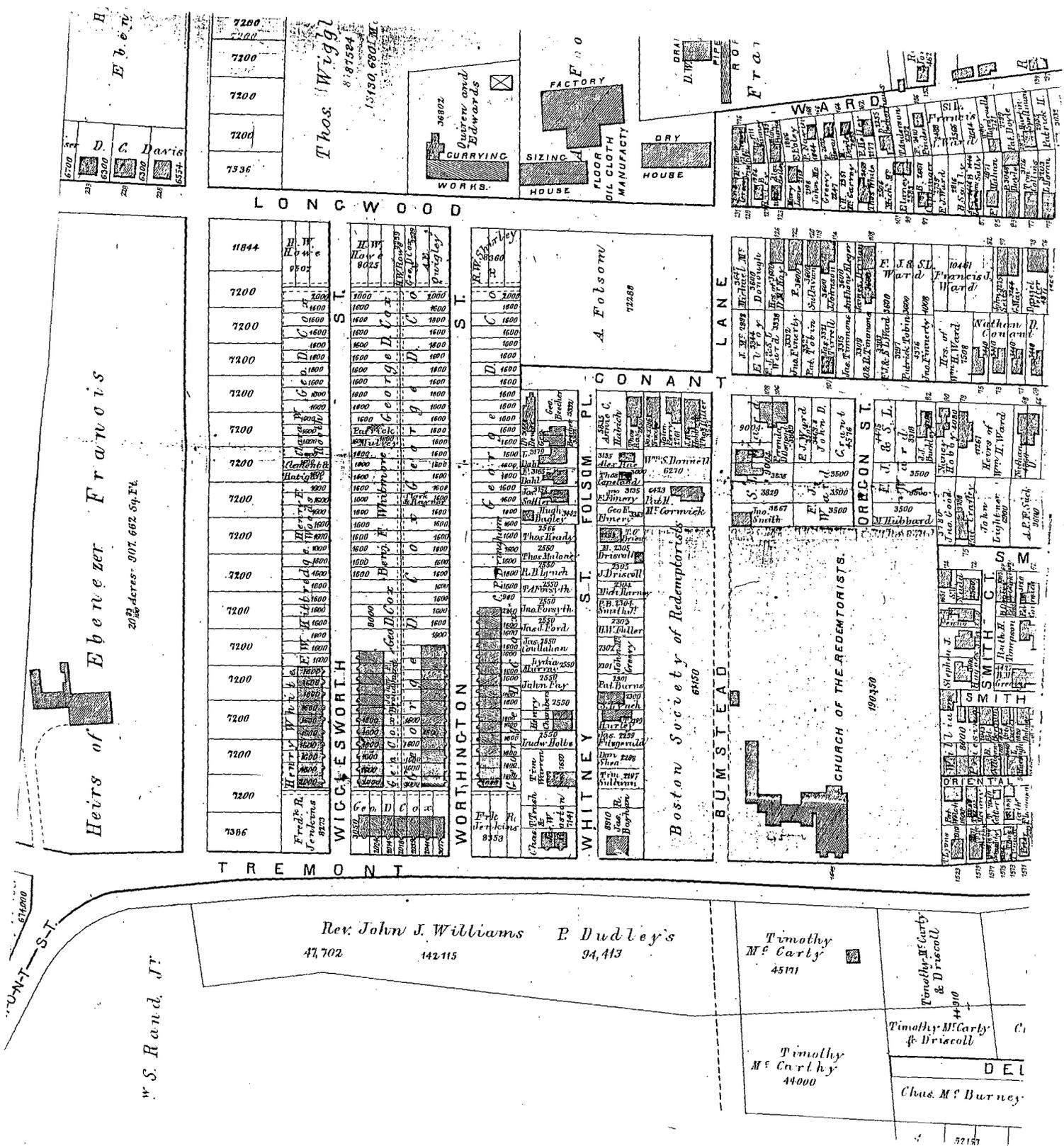
The northeastern section of the triangular parcel remained undeveloped until 1888, when the trustees hired noted Boston architect J. H. Besarick to design the picturesque Queen Anne/Romanesque row group now standing at 698-704 Huntington Ave., built by Bousquet and Pepin, masons .

Land across Huntington Avenue (bought by Cox in 1871) was eventually acquired by Harvard College for the site of Harvard Dental and part of the Harvard Medical School. A corner portion at Longwood Ave. was developed in the 1880's chiefly with brick apartment blocks.

Remaining lots from George D. Cox's original 1871 purchase on Wigglesworth and Tremont Streets south of Huntington Ave. were vacant until 1890, when 31-35 Wigglesworth and 26-28 Worthington were begun for owner/builder Bartholomew J. Connally, designed by architect Charles A. Halstrom. These Panel Brick style buildings reflect the area's increasing density at the time, as they were put up as three-family units. Three more Panel Brick style three-family row structures were put up the same year at 25-29 Wigglesworth by architect and builder McGowan and Galvin.

Following the turn of the century, the corner commercial/apartment building "The Esther" at 142-148 Smith St./682 Huntington Ave. (1912; J. Lawrence Berry, architect; G. A. Cahill, builder) was constructed for Mrs. Esther Brackett.

The area north of Huntington Ave. has in the twentieth century become a principal location for medical and educational institutions. Harvard Medical School opened at its Longwood Ave. site in 1906, and the Peter Bent Brigham Hospital (now part of the Brigham and Women's Hospital) admitted its first patient in 1913. Massachusetts College of Pharmacy (1918), and Children's Hospital (dedicated 1914) are also in the vicinity.



section of Plate N from:
 Combined Atlas of the County of Suffolk,
 Massachusetts. Vol. 2- Late City of Roxbury.
 Philadelphia: G.M. Hopkins & Co. 1873.

3.2 Architectural Significance

The Mission Hill Triangle district is significant as a substantially intact, well-maintained Boston neighborhood of late 19th century urban row housing which portrays a distinct period in the history of the city's Mission Hill district. Architecturally, the buildings here provide good examples of the way in which the fashionable residential styles and building types favored by the upper classes were adapted on a more modest scale for the use of the middle and lower middle class. As the early structures within the district date from 1872, they are manifestations of single-family row housing influenced by Boston's Back Bay and South End residences. Represented in the district are masonry townhouses with decorative elements derived from the Second Empire, Neo Grec, Queen Anne, Panel Brick and Renaissance Revival styles. Construction materials are brick, brownstone, sandstone, and marble. Single-family 1870s dwellings predominate, but the district includes one block of four single-family row houses of 1888 and a few three-family brick rows from the 1890s. In addition to the row houses, the district contains the "Helvetia" (706-708 Huntington Ave., 1884-1885), a distinctive apartment hotel and the "Esther" (682 Huntington Ave./142-148 Smith St.), a Georgian Revival apartment structure with first floor commercial use.

Of the fifty-seven row houses rapidly built following the 1871 subdivision of the area, fifty-four remain, giving the district a remarkable degree of architectural unity achieved through a rhythmic pattern of buildings having projecting round or semi-octagonal bays. The rows feature continuous cornice lines and mansard roofs punctuated with semi-octagonal dormers. Among the 1870s structures, the basic house form is the same: a side-hall plan; 2 stories plus mansard; flat entry bay next to projecting semi-octagonal bay. Four of the houses constructed in 1872 have round bow fronts and decorative elements vary somewhat between groups.

George D. Cox, a local builder and real estate speculator, was responsible for dividing the larger undeveloped land parcel and laying out Wigglesworth and Worthington Streets. For the group with the most prominent location, facing Tremont St. (#1605-1617), Cox chose marble as a facade material, probably desiring to add elegance and sophistication to the row.

Cox was also responsible for construction of the Cox Building, (1-7 Dudley St., Eliot Square, Roxbury) in 1870 (designated a Boston Landmark July 10, 1979). In Roxbury Highlands, Cox built a row of ten single-family, marble-fronted Second Empire Style row houses at 28-46 Cedar St., similar to those on Tremont.

The Tremont Street row is unusual in Boston for its residential use of marble on the principal facades. Kevin D. Murphy, in his 1983 unpublished study report on 8-46 Cedar St., compiled information on marble buildings in Boston:

The building of this row coincided with the construction of several marble-faced commercial buildings in Boston. In 1871, William Preston designed the Hotel Vendome in the Back Bay, while four

commercial buildings which used marble in their facades were built on Summer Street, Boston, between 1872 and 1877. By 1891 the list of marble-faced commercial buildings also included the St. Cloud Hotel on Columbus Ave., the Richardson Block on Pearl St., the Hotel Dartmouth, and the New York Mutual Life Insurance Building (now demolished).

Murphy goes on to point out other known marble-faced residential structures: 31-37 Hancock St., Beacon Hill (1859; attributed to Jonathan Preston, architect), 776-774 East Broadway, South Boston (1873). The South Boston group exhibits similar design characteristics including incised limestone ornamentation and flat arched door openings. Now demolished, two other marble-faced residential groups once stood at 300-309 Columbus Ave. (South End), and on the site of the Boston Public Library.

Two groups of six brownstone dwellings designed by architect John T. Broadhurst for Cox, and built by mason Charles L. Peacock stand at 1-11 Wigglesworth and 2-12 Worthington. Wigglesworth's #2-16 and 14-24 Worthington comprise red brick rows trimmed in brownstone, featuring incised decorative motifs on the lintels. Three additional units originally stood at #18-22 Wigglesworth but have since been demolished, and the site is now a parking lot. Sandstone facing is seen in the Renaissance Revival style townhouses at 13-23 Wigglesworth. A continuous row extending from 1-31 Worthington St., also red brick with brownstone trim, makes up the remaining group of original structures in the district.

By September of 1885 the distinctive, Queen Anne/Renaissance Revival-inspired four story brick and brownstone "Helvetia" apartment hotel (706-708 Huntington Ave.) was erected. Its symmetrically arranged principal facade features a 2-bay central pilastered pavilion crowned by a metal-clad triangular pediment, arcaded first story fenestration, and diagonally projecting metal-clad oriels. Twin ground level arched entrances are enhanced by an inset carved brownstone eagle, while further decorative work is provided by ornamental brickwork panels and inset ceramic tiles. The architect of this particularly noteworthy building has not been determined. For the triangular lot northeast of the Helvetia, noted Boston architect J. H. Besarick later designed the picturesque Queen Anne/Romanesque style row group of four units now standing at 698-704 Huntington Ave., built in 1888 by Bousquet and Pepin, masons.

Residential row completion within the district occurred in 1891-1892, when additional brick Panel Brick style structures were built on the vacant northern lots in the area. Numbers 25-29 Wigglesworth, were designed and built by McGowan and Galvin. Also during that year, 31-35 Wigglesworth and 26-28 Worthington were begun by owner/builder Bartholomew J. Connally, designed by architect Charles A. Halstrom. 30-32 Worthington, designed by William Holmes and built by Mulligan and Gorham, were constructed the following year. Number 34 appears to have been built in this period, as it was Holmes' residence in 1893. These buildings reflect the area's increasing density at the time, as they were designed as three-family units.

Following the turn of the century, the Georgian Revival Style commercial/apartment building "The Esther" at 142-148 Smith St./682 Huntington Ave. (1912; J. Lawrence Berry, architect; G. A. Cahill, builder) was constructed.

Architects Represented in the District

John H. Besarick (b. 1844), who designed the notable red brick Queen Anne style row at 698-704 Huntington Ave. (1888), was born in New York and received his architectural training during an eight year period in the office of Samuel J.F. Thayer, and worked in the offices of the nationally prominent architects Richard M. Hunt and McKim, Mead and White. After 1869, Besarick maintained his own practice at 32 Pemberton Square and later on Bedford Street, continuing until 1920.

Working in a variety of styles, Besarick designed a number of townhouses in the Back Bay, as well as the Congregational Church on Moreland St. (1880s), St. John's Theological Seminary in Brighton (1883-4), the Hotel Eliot (Roxbury Highlands, 1876; now demolished); Pilgrim Hall (732-734 E. Broadway, South Boston, 1890), a Queen Anne/Romanesque brick commercial building; and 141-157 South St./114-118 Beach St. (1885; Richardsonian Romanesque commercial building). Besarick designed a number of buildings in the Moreland Street Historic District (listed in the National Register), including six distinctive brick row groups (30-38 Moreland St., 48-52 Moreland St., 33-43 Moreland St., 236-248 Warren St., and 250-254 Warren St.) and two frame houses (19-21 Alaska, 85-87 Moreland). These works feature a variety of architectural styles, including Queen Anne, Romanesque, Stick Style, and Colonial Revival modes. For 236-248 Warren St., Besarick worked with builders Bousquet and Pepin, who also constructed 698-704 Huntington Ave. Other Boston buildings by Besarick include the Church of the Sacred Heart of Jesus (East Boston; 1874), and Swedenborgian Church (Church of God in Christ), Regent St. at St. James and Warren Streets; 1873-5.

John T. Broadhurst, designer of rows at 1-11 Wigglesworth and 2-12 Worthington Streets was practicing architecture from an office in the Cox Building (also developed by George D. Cox) at Eliot Square in 1871 and 1872, and in 1873 from 18 Pemberton Square.

J. Lawrence Berry (d. 1931), designer of the commercial/apartment building at 682 Huntington Ave./142-148 Smith St. (1912), conducted an architectural practice with Frank L. Harlow in 1900, and during the years 1913-1917 with Harry E. Davidson. Berry was also associated with the firm of Allen and Collins, 75 Newbury St. in the years 1905-1911. He "reconstructed" the 1877 Parish House Chapel of St. James Church in Roxbury and designed the 1908 addition to the Parish House.

C.A. Halstrom was architect of the Queen Anne style three-family row at 31-35 Wigglesworth Street (1891). Halstrom conducted a Boston architectural practice during the years 1885-1899. He designed a series of multiple-family wood and brick dwellings (some with first floor stores), largely in Roxbury and Charlestown.

Architect William Holmes, designer of 30-32 Worthington (1892; brick Queen Anne 3-family row houses), was responsible for frame and brick 1,2, and 3-family dwellings in Roxbury, Dorchester, and Jamaica Plain, and brick multi-family apartments in Roxbury. Holmes (1855-1898) immigrated to the United States from Ireland. From 1878-1882, city directories list him as a carpenter, and from 1883-1897 as an architect. In 1892 Holmes' business address was at 252 Columbus Ave. From 1893 to his death in 1898, Holmes lived at 34 Worthington St. Other buildings nearby designed by Holmes include 160 Longwood Ave. (1892), 641 and 643-645 Huntington Ave. (1888). His obituary in

the Boston Transcript of April 16, 1898 noted, "Some of the finest business block, many churches, as well as a number of palatial residences in and about Boston, bear witness to his taste and skill in his profession."

James J. Galvin of McGowan and Galvin, architects of 25-29 Wigglesworth, built a series of mostly brick or wood triple deckers in Roxbury around turn of the century.

3.3 Relationship to Criteria for Landmarks Designation

The proposed Mission Hill Triangle district meets the criteria for designation as an Architectural Conservation District, as established in Section 4 of Chapter 772 of the Acts of 1975, as amended.

- as a substantially intact neighborhood of the late 19th century masonry row housing and as part of the "street car suburbs" of Boston; its structures represent an important aspect of the architectural and social history of Boston.

- as a small enclave of row structures created by developers and builders who made a substantial impact on emerging neighborhoods and were responsible for expanding Boston's housing resources.

IV. ECONOMIC STATUS

4.1 Current Assessments (Boston Assessor's Records, FY 1985)

The mean assessment of the 74 buildings in the Study Area is \$107,900. (median, \$72,242). Individual assessments range from \$26,100 to \$189,700, both on Tremont Street.

A more meaningful description of assessed values may be found in the following categories:

- a. Residential (1 family) 56 buildings or 76%.
Mean assessment is \$66,200 (median \$72,593) ranging from \$41,500. to \$90,900.
- b. Residential (3 family) 11 buildings or 15%
Mean assessment is \$70,950 (median \$78,800) ranging from \$51,000 to \$90,900
- c. Larger Residential 1 building or .01%
Tax exempt
- d. Mixed Residential/Commercial 3 buildings or 4%
The mean assessment is \$51,900. (median \$59,900.) ranging from \$26,100 to \$77,699.
- e. Commercial a small minority of buildings, on the edges of the Study Area, are solely commercial. (2 buildings or 3%) Mean and median assessment is \$45,200 ranging from \$38,900 to \$51,500.
- f. Recreational/Social (1 building or 1 %)
Assessed value is \$189,700

4.2 Property Values

Recent (1984) real estate transactions of properties in the Study Area have been above \$100,000. Over the past 4-5 years, real estate values have increased by approximately 45%.

The history of the Study Area is one of private investment. This trend continues today.

V. PLANNING CONTEXT *

5.1 Background

For planning purposes, the Boston Redevelopment Authority has divided the City into 19 Neighborhood Districts. The Mission Hill Triangle area has been included in the Mission Hill-Medical Center Area and is, in part, an urban renewal area. The proposed Mission Hill Triangle District is part of the larger Triangle Area bounded by Huntington Avenue, Calumet Street and St. Alphonsus Street.

The primary use within the proposed district is residential; including single family homes, 3 family homes and a large apartment building.

There are a number of other uses within the Mission Hill Triangle district including a funeral home, a restaurant (now vacant), a tavern, recreational club and a kennel shop.

In broader contexts, Mission Hill is one of Boston's most unique neighborhoods. Two and three family frame structures share an uneasy co-existence with the largest hospital complex in New England. This residential/institutional conflict is common in many of Boston's neighborhoods, but nowhere is it as complex and concentrated as in the Mission Hill neighborhood.

5.2 Current Planning Issues

Generally, the Mission Hill Triangle neighborhood has undergone major development changes which have already intruded on the residential character of the area. The proposed district is surrounded by a high rise development to the east, fastfood restaurant and a gas station to the north, the green line street rail along Huntington Avenue and various commercial properties to the south.

During the 1950's, part of the area was re-zoned to allow for commercial use of property. Subsequently, four rowhouses at the end of Wigglesworth Street and Huntington Avenue were razed to make way for a fastfood restaurant and parking area. Also, two contemporary taverns stand at the corners of Wigglesworth and Tremont and Worthington and Smith Streets.

Approximately one hundred and fifty people live in the area proposed for Architectural Conservation District designation.

The larger Triangle Area is a residential neighborhood of approximately 1,500 people. In 1970, the population was 88% white, 7% black and 5% Hispanic. The housing stock is primarily (75%) two and three family structures with 17% of the stock comprised of one family structures. Residents of the 668 units in the three high rise structures along St. Alphonsus Street are more transient than the rest of the neighborhood and constitute a distinct segment of the community. This neighborhood (the larger Triangle) has the highest owner occupancy rate (74%) in Mission Hill.

The larger Triangle Area is one of the residential neighborhoods most heavily impacted by institutional use and expansion in the Medical Center Area. Although the medical institutions have pledged not to expand on the eastern side of Huntington Avenue, previous years have seen conversion of residential units to institutional uses and the neighborhood still suffers under heavy institutional traffic and parking as well as traffic and parking associated with the Brigham Circle business district. A resident parking system has been implemented by the City in order to remedy one aspect of this situation.

The Brigham Circle business district continues to provide many needed services and goods to the Mission Hill community. While the vacancy rate is low, the area is in need of visual improvement. A growing commercial area along Brookline Avenue is of concern to Brigham Circle area merchants and residents.

5.3 Future Planning Issues

Within the proposed Architectural Conservation District there are three vacant parcels, currently used for parking for the adjacent fastfood restaurant, that have potential for development. Furthermore, #16 Wigglesworth Street has been offered for sale and a permit for demolition applied for.

In the larger Triangle Area, concerns center around land use, limits on development, retention of open space, building heights and relationships and transportation problems.

Another central issue is how to make Brigham Circle more competitive with outlying stores so that residents will utilize the shops and services close at hand. In conjunction with this, planned improvements to Huntington Avenue should be developed carefully to improve the viability of the business district.

Zoning is a legal tool used to shape land use patterns and regulate the scale of development within given boundaries. The zoning districts in Mission Hill have served the community in establishing residential and commercial uses that are reasonably consistent in scale and density. In the last fifteen years, changes in residential, commercial and industrial demands have led to a breakdown, in some instances, of zoning functions. Frequent zoning variance applications and the encroachment of non-compatible uses upon one another indicate a need to re-evaluate the existing zoning and make appropriate changes in the designation of zoning areas.

* Sections 5.1 to 5.3 include excerpts from Mission Hill - Medical Center Area, BRA, 1979.

5.4 Current Zoning

The Mission Hill Triangle district area is zoned :

L-1 for Local Business (roughly including 1605-1617 Tremont Street, 1-3 and 2-14 Wigglesworth Street, and 2-4 Worthington Street);
B-1 for General Business (21-35 and 16-22 Wigglesworth Street and 134-148 Smith Street and 682-706 Huntington Avenue;
and H-3 for Apartments (6-34 and 1-31 Worthington Street and 5-21 Wigglesworth Street).

VI. ALTERNATIVE DESIGNATION APPROACHES

6.1 Type

The Mission Hill Triangle Study Area has been proposed for Boston Landmarks Commission designation as an Architectural Conservation District, which would provide for the review of proposed physical changes regarding most exterior alteration or repair as well as demolition and new construction.

Alternative designation categories under Boston Landmarks Commission legislation are Landmark District and Protection Area. The former provides a somewhat greater degree of protection, but requires that the area proposed for designation be of significance to the Commonwealth, New England, or the Nation. A Protection Area provides only limited design control on building height, bulk, setback, land coverage, and demolition, and is designed to protect areas which surround Landmarks, Landmark Districts or Architectural Conservation Districts and are essential to their character.

The Commission also has the option of not designating.

The level of significance of the Mission Hill Triangle Study Area, in combination with the degree of protection sought by its residents, suggest that designation as an Architectural Conservation District be the appropriate category of protection.

6.2 Boundaries

The proposed boundary of the Mission Hill Triangle Architectural Conservation District was arrived at through careful consideration by the Study Committee. The boundary generally encloses the triangle area and includes cohesive streetscapes and architecturally significant groupings of houses historically important to the area. For complete description of boundaries -- see Chapter 1 and the map.

VII. RECOMMENDATIONS

The Mission Hill Triangle Study Committee make the following recommendations:

1. that the Mission Hill Triangle Study Area be designated by the Boston Landmarks Commission as an Architectural Conservation District under Chapter 772 of the Acts of 1975, as amended.
2. that the boundaries shown in Section 1 of this report be adopted without modification.
3. that the Standards and Criteria for the District, recommended by the Study Committee after the public hearing, be accepted.
4. that the Boston Landmarks Commission establish a Mission Hill Triangle Architectural Conservation District in accordance with Chapter 772 of the Acts of 1975, as amended, which stipulates there be five District Commission members: two members and two alternates from the District and three members from the Boston Landmarks Commission. In accordance with Chapter 772, the Mayor shall appoint all members and alternates from the nominees submitted to him. Such appointments must be confirmed by City Council. The Study Committee further recommends the following provisions for the selection of members and alternates from the District.
 - i. two members and one of the alternates from the District shall be owners of owner occupied properties in the District.
 - ii. the other alternate may be an owner of a non-owner occupied property (absentee landlord).
 - iii. all members and alternates from the District shall serve staggered three year terms, as provided below:
 - iv. for the initial appointments of members and alternates from the District, the Mission Hill Triangle Study Committee shall nominate two members and two alternates as follows: one member and one alternate to serve a three year term, and one member and one alternate to serve a two year term. For each position two or more names for nomination may be submitted to the Boston Landmarks Commission which will then transmit the list of nominees to the Mayor for appointment by him and approval by City Council.
 - v. for the subsequent appointment of members and alternates from the District, there shall be called a meeting of all district residents to nominate by majority vote of property owners, one member and one alternate to serve the next three year term. For each position the district neighborhood may submit to the Boston Landmarks Commission two or more names.
 - vi. in the event there are no such nominations forthcoming from the District within sixty (60) days of written solicitation by the Boston Landmarks Commission, the Boston Landmarks Commission shall make the nominations.
 - vi. replacement of a member or alternate who is unable to complete his/her term or who no longer meets the definition of member or alternate as described in (i) (ii), the same procedure that is described in (v) shall be followed.

VIII. STANDARDS AND CRITERIA

8.1 Introduction

As required by Sections 4, 5, 6, 7, and 8 of the statute creating the Boston Landmarks Commission (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts), standards and criteria must be adopted for each district designation by the commission. These standards and criteria are intended to serve two purposes, first to inform property owners of what kinds of changes are permitted in the district, and second, to guide members of the District Commission in deciding what proposed changes are permissible.

They are not retroactive, but apply only to changes proposed after the formal designation of the district.

After a public hearing, the review commission may grant a Certificate of Design Approval for proposed changes which are consistent with these guidelines, or a Certificate of Exemption when substantial economic hardship would be imposed on the property owner if proposed changes are not approved. A Certificate of Exemption may also be granted for proposed changes which involve only routine maintenance or repair not materially affecting the building or which are necessary for reasons of public safety. A Certificate is required before work can begin.

It is recognized that changes may be required for a variety of reasons, not all of which are under the complete control of the Commission or the owners. Building code conformance and safety requirements are primary examples of causes of such changes.

Conformance with these other requirements may, in some cases, present conflicts with the Standards and Criteria. Evaluation of an application for a Certificate in such cases will be based upon the degree to which such changes are in harmony with the character of the property and the district in which the property exists.

8.2 General Standards for Properties in Districts Designated by the Boston Landmarks Commission

The intent of the Standards and Criteria is to preserve the existing qualities that brought about the designation of the district.

As intended by the statute, a wide variety of districts are eligible for designation, and an equally wide range exists in the latitude allowed for change. Some districts of truly exceptional architectural and/or historical value that are designated as Landmark Districts will permit only minor modifications, while for some other areas, designated as Architectural Conservation Districts, the Commission encourages changes and additions with a contemporary approach, consistent with existing features.

In all cases, the design approach to a proposed change in a district should begin with an understanding of the fact that the overall character of a district is greater than the sum of its parts, and that a pattern exists within a district, which is made up of each building, each landscape element and each detail. It is the aggregate character which is most important.

Additions and new construction should not disrupt the essential form and integrity of an individual building or of the district. The size, scale, color, material and character of this work should be compatible with the character of the existing buildings and their environment. The design should be contemporary and not imitative of an earlier style or period of architecture.

In the design of alterations, which may have a less significant impact than additions or new construction, one should, whenever possible, retain or repair existing materials and features, rather than remove and replace them.

When it is necessary to replace such materials or features, replacement should, whenever possible, be based on physical evidence, or evidence contained in documents such as plans and photographs indicating the appearance and other characteristics of the materials or features being replaced. New materials used in replacement should, if possible, match the materials being replaced in physical properties, design, color, texture and other visual qualities.

Careful evaluation should be made as to the nature of changes which have occurred over time to a building or the district as a whole. These changes are a part of the history of the area and may be significant in their own right.

In general, proposed changes which are easily reversed are far less serious than those which are irrevocable.

IX. SPECIFIC STANDARDS AND CRITERIA

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9.1 PROPOSED SPECIFIC STANDARD & CRITERIA

MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT

bounded by Huntington Avenue, Smith Street, Worthington Street, Tremont Street and including Wigglesworth Street.

A. GENERAL

1. The intent of these standards & criteria is to preserve the physical features, historical and architectural character, and residential nature of the Triangle area.

The dominant historical and architectural features of the district are the late 19th c. masonry rowhouse units. Houses within these units appear relatively uniform in size, materials, setback, and style, with the individuality of the unit being subordinate to the harmony of the street.

2. These standards & criteria are intended to guide the inevitable changes to the exteriors of buildings and physical features within the district to make those changes sensitive to the architectural character of the district, and to prevent intrusions.

There is no requirement to do work that is not initiated by the owner of the property.

3. The most important feature of the buildings are the facades including roofs that face the public streets and avenues, and therefore these are subject to review. Sidewalls visible from within the district are under review.

Any proposed changes or alterations to the elements mentioned above will be reviewed unless specifically exempted; preference will be given to alterations that maintain, preserve, or restore according to the standards and criteria for elements identified in the succeeding sections.

4. Rear elevations and rear yards will not be reviewed, whether or not visible from a public way.

B. WINDOWS AND DOORS

1. The original configuration of windows will be retained.
2. No new openings in facades will be allowed unless they are re-openings of the original.
3. Original window and door openings will not be enlarged, framed down, or closed, with the possible exception of basement windows (subject to review).
4. Existing non-conforming window and door openings may be altered to return to the original size, shape and style.
5. Greenhouse windows are not allowed on the front of the building.

Window Sash

1. All sashed windows that are double hung will be retained. If replacements are necessary, they must be double hung or appear to be double hung.
2. Colored art or leaded glass windows will be retained.
3. The original number and arrangement of lights (glass panes) will be retained.
4. Applied exterior muntins will be allowed if they are painted and bonded to surface glass.
5. Non-wooden sash should have a finished color closely matching the selected trim color.
6. Effort should be made to maintain wooden sashes whenever possible.

Sills and Lintels

1. Original should be retained and repaired, if possible.
2. Replacement, when necessary, shall correspond to original, if possible.

Oriels

1. Original, if existing, should be retained.

Doors

1. All proposed exterior changes involving replacement doors and doorways including transoms and vestibule sidewalls, will be reviewed.
2. Original doors will be retained whenever possible. If replacement is necessary, the new doors will match the original as closely as possible. Non-original doors, when replaced, should be of wood or appear to be wood with panels and double-leaved. Special consideration should be given to the preservation of etched or frosted glass door panels. Contemporary style changes to doorways are not encouraged and are subject to review.
3. Original entryways and paneling will be retained. Modern style alterations are not encouraged and shall be subject to review.
4. Outer transoms should not be closed in or removed.

Outer Vestibule Doors

1. Installation of new outer vestibule doors are subject to review. Metal and glass storm doors are not encouraged; if used, raw, unpainted metal is in appropriate

Ornamentation

1. Original decorative molding, and stonework, surrounding a window or door will be retained whenever possible. If such material is missing or so deteriorated as to require replacement, it will be replaced with an element which duplicates the mass, material texture and general form of the original.
2. Ornamentation belonging to a different period and style of architecture is not appropriate.
3. Iron bars, grilles and grates on windows and doors should be as unobtrusive as possible. (See Exemption section)

C. STOOPS AND FRONT STAIRS

1. Original stoops (including stringer, riser and treads) and steps on the main facade will be retained whenever possible.
2. Replacements should match original in massing and location. Concrete colored to match other masonry trim is a preferable treatment for replacement. Since the use of marble is frequent in the district, replacement of deteriorated marble in kind is encouraged.
3. Brick and/or bluestone are inappropriate materials for this architectural period.
4. Railings, if added, should be as unobtrusive as possible. Black iron is preferable.

D. FRONT PORCHES

1. Original should be retained and repaired whenever possible.
2. Replacement should match original in size and location.

E. ROOFS, DORMERS, VERTICAL ADDITIONS

The original form and slope, if any, of the roof will be retained. A significant characteristic of this district is the intact cornice, mansard, and flat roof lines within units of rowhouses. Rooftop additions visible from public ways are virtually non-existent within the district; continuation of this characteristic is important.

1. Whenever possible, existing dormers seen from a public way should be retained.
2. Replacement of dormers should approximate the shape and placement of the original.
3. Materials will be consistent with the original in design.
4. Ornamental dormer trim should be retained.
5. Any vertical addition (penthouses, railings, solar panels, mechanical equipment) that can be seen from a public way within the district will not be approvable.
In buildings with a pitched roof, additions may occur behind the ridge line of the roof if the vertical addition does not interrupt the roofline as seen from the front of the building. Size and placement of satellite dish antennas will be under review.
6. Original slates visible from a public way should be retained. Replacement should be of slate, slate substitute, or dark asphalt shingles.
7. The use of siding on the mansard levels is not encouraged. If siding is used, material should be narrow to approximate the pattern of slatecourses and must not cover the trim.

Chimneys

Original brick chimneys, caps, and pots should be retained. Replacement should match original.

F. OTHER FACADE ELEMENTS

Cornices

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

Gutters and Flashing

1. The size and location of the gutter is an integral part of the cornice. Replacements should match original design in shape and method of attachment.
2. Raw, unfinished (mill aluminum) metal (other than copper) is not appropriate.

Downspouts and Stormwater Conductor Pipes

1. Originally, downspouts and stormwater conductor pipes were located in unobtrusive places. Replacements, when needed, will substantially match originals in shape, location, and installation technique.
2. Additional downspouts and stormwater conductor pipes will be made to match and located to blend into the facade as much as possible. Existing locations should serve as a guide for locating new downspouts and stormwater pipes.
3. Downspouts and stormwater conductor pipes should be painted to blend with the facade material, match the cornice and trim color, or be left natural if copper. (See Exemption Section on color choice)

Electrical Conduits

Alarm systems should be as unobtrusive as possible and located next to existing window. Wiring and conduits are not to be attached and cross the surface of the building.

Balconies and Fire Escapes

1. No new fire balconies will be permitted on the front facade of buildings unless required for safety and an alternative egress route is clearly not possible.
2. Fire balconies should be connected horizontally.
3. If existing fire balconies are removed, the facade material should be carefully repaired to match existing materials.
4. No new decorative balconies should be added to the front facade.

G. EXTERIOR PAINT

General

1. Materials that have never been or were not intended to be painted should not be painted (e.g., copper, brick, sandstone, or marble). (See section H. Masonry, General, number 4).

Exterior Paint Removal

1. Exterior paint may be removed with proper safeguards from any surface not originally intended to be painted, including most masonry.
2. In general, the most benign method that works should be used; brick and other porous masonry will not be sandblasted.
3. Allowing the existing paint to weather to the original surface may be preferable to either removing or repainting.

Trim Color See Exemption Section

H. MASONRY

General

1. All masonry elements, including decorative areas, should be retained.
2. Masonry should never be sheathed in another material because it is a porous material and is susceptible to moisture and chemical damage.
3. Sandblasting will not be permitted. Gentler cleaning methods shall be used.
4. Previously unpainted masonry surfaces should not be painted, except if deterioration or repair requires it. In this case, the color choice should match as near as possible the original color of the masonry.

Replacement

1. All replacement elements should match the original in size, color and surface texture as closely as possible.

Repair

1. Defective mortar joints should be carefully repaired so the color and raking match the original. Attention to the mix and application is encouraged to minimize shrinkage of the new mortar.
2. Cracked or broken masonry elements should be repaired and retained in all possible situations, or if replacement is necessary, with like or similar material. For example, stone lintels or other stonework should not be replaced with brick.
3. In the event that a party wall becomes exposed as a side wall, the exposed wall should have adequate structural reinforcement and a finished treatment, such as a brick course of standard brick of closely matching hue.

I. FRONT YARDS AND WALKWAYS

General

Much of the character of the district depends on the scale and appearance of the open spaces along streets. These features, the front yards and walkways, are generally bordered by masonry curbing and should be retained as originally intended. Compatibility with adjacent yards is encouraged.

Front Fences

1. Existing iron fences should be retained (and repaired as necessary).
2. New or replacement fences should be made of materials appropriate to the period and style of building. Either wrought or cast iron of standard or rolled stock, not exceeding the height of the bottom window sill of the first floor is recommended.
3. Wood, chainlink and opaque fences are not appropriate to front yards. Where existing, they should be treated to be unobtrusive in color, and preferably screened by a hedge of similar height.
4. Stone and marble curb walls surrounding the front yards should be maintained.

Front Walkway Materials

1. The private sidewalks are visually related to the building and should reinforce the quality and appearance of the architecture.
2. Cement, brick or granite pavers are the preferred materials.
3. Asphalt shall not be used.
4. Original paving stone or slab with a coal shute cover or opening should be retained whenever possible.

Front Yards

The uniform setback of buildings and the resultant front yards, accomplished through early deed restrictions, are a significant feature of the neighborhood.

1. Existing front yards should not be paved.
2. Excavation of major portions of front yards below existing grades should not be allowed except for small area ways to accommodate existing window openings, ventilation, or for drainage purposes.
3. Construction of buildings or portion of buildings or other ground level projections in the front yards will not be permitted.

J. PUBLIC AREAS

Sidewalks

Public sidewalks should be designed and constructed to reinforce the character of the district. New paving materials for public sidewalks will be of consistent material throughout the area and are subject to District Commission review and approval.

Street Furniture

All street furniture is subject to District Commission review and approval.

Street Lighting

All new street lighting is subject to District Commission review and approval.

Utility Items in Front of Buildings

Any new wiring for electrical service, telephone service, cable tv, etc. should be placed underground, and the street and sidewalk must be repaired to match surrounding area in form, material, and detailing. Receptical boxes, exempting remote utility reading devices, should not be placed on the street facade of buildings.

Water, Gas, Sewage Lines

Installation of new underground lines or repair of existing lines shall result in the street and sidewalk being repaired to match the surrounding area.

K. NEW CONSTRUCTION

All new construction is subject to District Commission review and approval. Plans submitted for approval must be consistent with or complimentary to the historical and architectural character and appearance of the neighborhood. Particular attention will be paid to scale, materials, set backs, and rhythm of the street facade(s). Design should not be imitative of a style earlier to that which is prevalent in the district.

L. DEMOLITION

All plans for demolition of any existing building or portion of a building visible from a public way will be subject to District Commission review and approval.

M. RECONSTRUCTION

In the event of fire or other destruction to an existing building, replacement structure or elements thereof should match the original in design and materials as closely as possible and is subject to District Commission review and approval.

N. SIGNS

General

All signs within the district are subject to the Boston Sign Code. All signs must be approved by the District Commission in order to ensure architectural and historical appropriateness.

1. Minimal illumination of signs is encouraged.
2. Signs shall not have applied plastic letters. Use of painted wooden signs of a traditional design are encouraged..
3. Billboards are not permitted.
4. Exterior blank walls should not be used as a sign, display or bulletin board.

O. COMMERCIAL PROPERTIES

1. COMMERCIAL PROPERTIES CONSTRUCTED AFTER THE MAIN PERIOD OF THE DISTRICT'S SIGNIFICANCE.

These few properties include 1617 Tremont, 690 Huntington Ave. at the intersection of Wigglesworth, 134-140 Smith Street. Because of their later construction date and non-conformity in use and architectural character to the remainder of the district, these will not be subject to the same standards and criteria as the residential properties.

Changes and alterations, except for demolition and new construction, to these structures will be reviewed only in the following:

height-cannot exceed the top roofline of the abutting structures within the district

land coverage and set back-must conform to those established by the abutting structures within the district

overall materials-should harmonize with the materials of the abutting structures within the dstrict and should relate to those of the exisitng structure being changed or altered.

massing-must conform to that established by the abutting structures within the district.

exterior signage - new and additional signage is subject to the Boston Sign code.

exterior lighting - new and additional lighting should not be glaring.

mechanical equipment - must be visually enclosed and placed to be unobtrusive.

2. COMMERCIAL STOREFRONTS PREVIOUSLY CONSTRUCTED AS ADDITIONS TO FRONT AND SIDE FACADES

1. Changes to these additions will be reviewed.
2. If removal in whole or part of these additions is desired, the repair to wall should be in harmony with the remainder of the row.

P. ITEMS THAT ARE EXEMPTED FROM REVIEW

A number of features ARE NOT TO BE REVIEWED. Nonetheless, the visual character of these elements contributes to the overall harmony of a building and to the district. The following is an attempt to guide the homeowner in making appropriate and sensitive choices:

1. Light Fixtures. They should be appropriate to the later Victorian style of the building, residential in character, and not overly large or glaring. Early period or colonial styles are not be in keeping with the district character. Use of exposed conduit is discouraged and, where necessary, it should be painted to match the background material. Simple contemporary fixtures of "appropriate" size are often compatible to an architectural district. Unornamented modern fixtures can be appropriate. Exterior flood lights should have minimal spill-over to abutting buildings.
2. Exterior Shutters and Blinds. Louvered window blinds are most appropriate on buildings with original shutter hardware. New blinds should be of wood, mounted on pintels, and appear to be operable. They should match the height and one-half the width of the window opening. They should also be dark in color.
3. Window Grilles. Security grilles should be comparatively simple in design and sized to fit fully within the window opening. They should be painted black, and the horizontal rails should have pierced joints (and not overlapping welded joints). Grilles should also be mounted within the reveal of the windows and secured into the mortar joints (rather than onto the masonry facade).
4. Portable Window Air Conditioners Seasonal window air conditioners should be installed, whenever possible, on secondary elevations. Those on front elevations should not protrude beyond the facade of the building. No through-wall air conditioners shall be allowed.

5. Intercom, Alarm Devices/Door Hardware. Door hardware should be compatible with the size and finish of original examples; Victorian-era styles are most appropriate, and early American "colonial" styles are the least appropriate. Buzzers, intercoms and mailboxes should be located within the recessed entry (or vestibule) and not onto the facade wall of the building. Brass-plated devices are encouraged. Alarm devices should be mounted only in inconspicuous locations.
6. Window Boxes. These should be painted to match the trim color and sized to match the width of the window opening.
7. Canopies/Awnings. These are not encouraged unless physical evidence on the building (or photographic evidence) documents their original presence on the building. Where used, they should be of canvas mounted on retractable hardware (rather than a fixed metal frame).
8. Storm Windows. Exterior combination storm windows should have a baked enamel finish that closely matches the trim color of the window. In some instances, the frames of existing storm windows may be repainted to match the trim; dark finishes (bronze, black) are more appropriate than standard white. Mill (unfinished) aluminum storm windows are strongly discouraged. The framing should be narrow, and the meeting rail should align with the primary window.
9. Paint Color. IN NO CASE SHOULD PAINT BE ALLOWED ON PREVIOUSLY UNPAINTED MASONRY SURFACES, THIS EXEMPTION IS ONLY DEALING WITH COLOR CHOICE. Although paint color will not be reviewed the following is an attempt to guide the homeowner in making appropriate and sensitive choices:

Window casings/trim, in general, dark earthtone colors are most appropriate or a combination of a lighter stone-colored trim and black sash.

Sills and lintels, when painted, should be in earth or stone tones.

Marble, if previously painted, may be repainted in light tones.

Metal storm doors, if used, should not be of raw metal and should match color of exterior door.

Gutters and flashings should be painted to match the cornice or trim, or left natural in the case of copper.

Dormers, in some cases should be painted a separate color on the mansard level; often harmonizing with slate tones is most appropriate.

10. Street Signs

1. Including traffic, directional and parking, should be attached to an existing public lamp post or pole whenever possible.
2. Sign posts for public signs should be installed only if necessary.
3. Number of posts used for public signs on a street should be maintained to the minimum number necessary to perform their function.

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MISSION HILL TRIANGLE DISTRICT DATA SHEET

Street name, #	Date	Architect	Builder	Original Owner
Huntington Ave., 682 / Smith St., 142-148	1912	Berry, J.L.	Cahill, G.A.	Brickett, Mrs. Esther
Huntington Ave./ Wigglesworth (Arby's)	(contemporary; intrusion)			
Hunt Ave., 698	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 700	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 702	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 704	1888	Besarick, J.H.	Bousquet & Pepin	Geiger, Albert
Hunt Ave., 706 (Helvetia)	c. 1884/5		Geiger, A. & Schlesinger, S.	
Smith St./ Worthington (Travers Tavern)	(contemporary intrusion)			
Tremont St., 1605-1615	1872	Cox, George D.	Cox, George D.	
Tremont St., 1617	(contemporary intrusion)			
Wigglesworth, 2-16	1872		Cox, George D.	Cox, George D.
Wigglesworth, 1-11	1872	Broadhurst, J.T.	Peacock, C.L.	Cox, George D.
Wigglesworth, 13-23	1872		Broadhurst, J.T.	Broadhurst, J.F.
Wigglesworth, 25-29	1891	McGowan & Galvin	McGowan&Galvin	Hardcastle, Mrs. William
Wigglesworth, 31-35	1891	Halstrom, C.T.	Connally, B.J.	Conally, B.J.
Worthington, 1-31	1872		Cox, George D.	Cox, George D.
Worthington, 2-12	1872	Broadhurst, J.T.	Peacock, C.L.	Cox, George D.
Worthington, 14-24	1872		Cox, George D.	Cox, George D.
Worthington, 26-28	1891	Halstrom, C.	Connolly, B.J.	Connolly, B.J.
Worthington, 30-32	1892	Holmes, Wm.	Mulligan&Gorham	Grinham, Patrick
Worthington, 34	1892(?)			