Oak Square School

Boston Landmarks Commission Study Report

Petition #31, 35 Nonantum Street, Boston

Report of the Boston Landmarks Commission

on the potential designation of the OAK SQUARE SCHOOL

as a Landmark under Chapter 772 of the Acts of 1975

Approved by Marcia Myers 2/20/79
Executive Director Date

Accepted by Pauline Chandler 2/20/79
Chairman Date

CONTENTS

1.0 LOCATION OF THE PROPERTY

1.1 Address: 35 Nonantum Street, Brighton. Ward 22. The assessor's parcel number is 3772.

1.2 Area in Which the Property is Located:

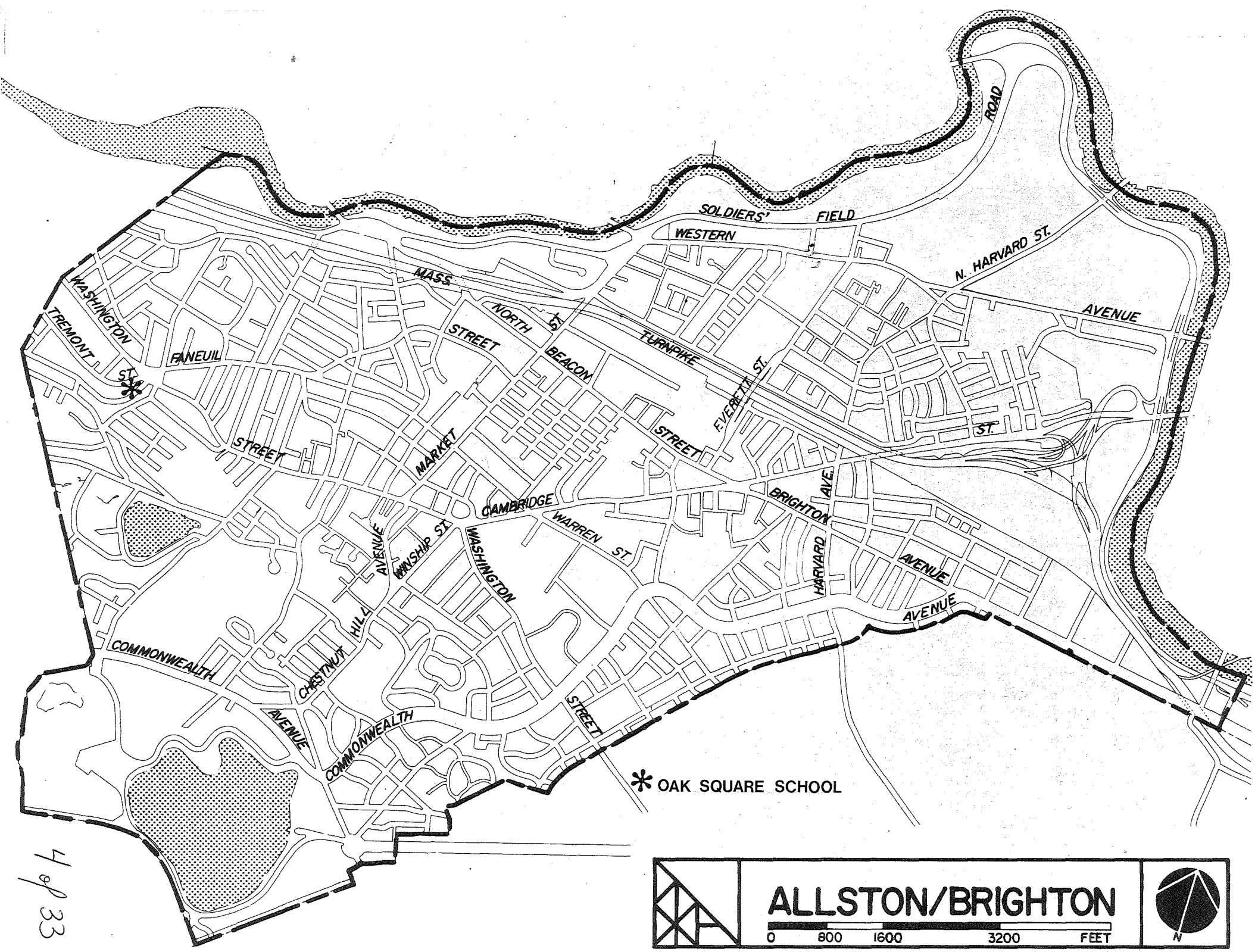
The Oak Square School is situated between Nonantum and Tremont Streets at the foot of Nonantum Hill in the Oak Square area of Brighton. The primary facade faces Nonantum, a residential street of modest 20th century Colonial Revival one- and two-family houses and three-deckers typical of much of the surrounding western Brighton area. An occasional Greek Revival or Italianate house serves as a reminder of the early origin of this and nearby streets, which follow the hilly topography.

The School is about 200 feet from Oak Square, an intersection of three major arteries (Washington, Tremont and Faneuil) and five residential streets meeting at a rotary around a small park. The Square itself has served as an important Brighton landmark since the colonial period and now functions as an institutional center for western Brighton because of the proximity of the public library, fire station, and public and parochial grammar schools.

Gas stations, vacant lots and marginally viable groups of one-story retail stores are also located around the Square, with one of these retail rows located between the School and Square.

1.3 Map showing location:

Attached.


SOLDIERS' FIELD ROAD
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MASS. TURNPIKE
NORTH BEACON STREET
WASHINGTON STREET
TREMONT ST.
FANEUIL STREET
MARKET STREET
EVERETT ST.
ST.
CAMBRIDGE STREET
WARREN ST.
BRIGHTON AVE.
HARVARD AVENUE
AVENUE
WINSHIP ST.
WASHINGTON AVENUE
CHESTNUT HILL AVENUE
COMMONWEALTH AVENUE
COMMONWEALTH AVENUE
OAK SQUARE SCHOOL
ALLSTON/BRIGHTON
0 800 1600 3200 FEET
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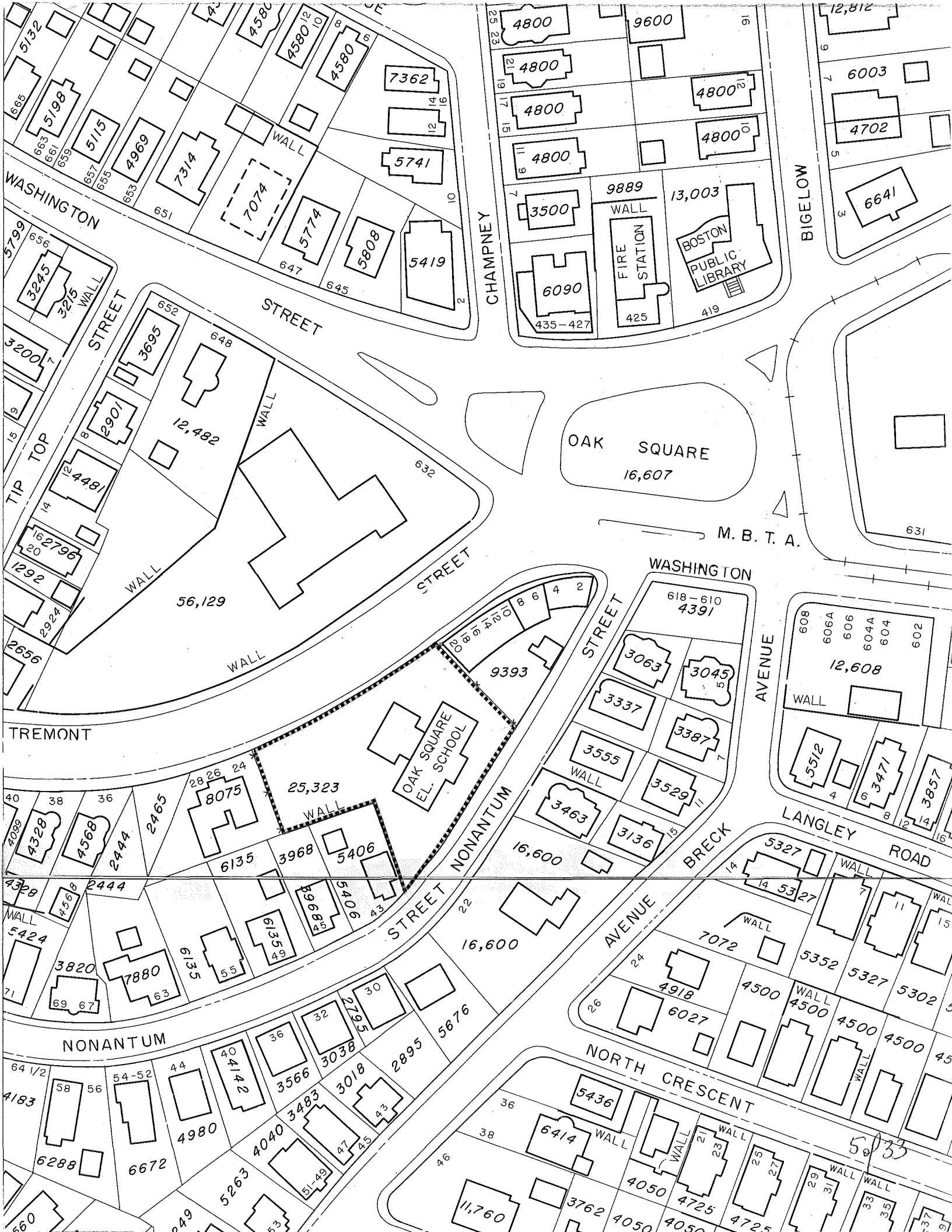
WASHINGTON STREET
CHAMPNEY
BIGELOW
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4800
4800
4800
4800
4800
9889
WALL
13,003
3500
FIRE STATION
BOSTON PUBLIC LIBRARY
6090
435-427
425
419
12,812
6003
4702
6641
7362
5741
7074
WALL
5774
5808
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4580
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2656
TIP TOP STREET
OAK SQUARE
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M. B. T. A.
631
632
56,129
WALL
TREMONT STREET
WASHINGTON STREET
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3045
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WALL
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3136
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604A
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602
12,608
WALL
5512
3471
3857
AVENUE
BRECK
LANGLEY ROAD
5327
WALL
7072
5352
5327
5302
4918
4500
6027
WALL
4500
4500
4500
NONANTUM STREET
25,323
WALL
OAK SQUARE EL. SCHOOL
8075
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2444
4568
4328
6135
3968
5406
8968
6135
7880
3820
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16,600
5676
2795
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3018
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NONANTUM
NORTH CRESCENT
5436
6414
WALL
4050
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4050
4725
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4183
6288
6672
4980
4142
3566
3483
4040
5263
3018
2895
5676
5033

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

The Oak Square School was built as a public primary school and continues in use as a public school for grades one to five. The building and 25,324 square foot lot is owned by the City of Boston.

2.2 General Description:

The Oak Square School was built in 1894 as a two-room schoolhouse in the popular Colonial Revival style and was enlarged in 1923 with a two-room rear addition to form the present T-shape. The School is sited on an irregularly shaped lot which slopes gradually downward toward Oak Square. The sparsely landscaped property is surrounded by a simple cast iron fence and is largely asphalted for use as a playground. The building is set back forty feet from Nonantum Street, with rear addition and playground facing Tremont Street.

The original rectangular block, a one-story, frame, clapboarded structure, painted yellow is set on a stone foundation which varies in height from two to six feet to accommodate the building to its sloping site. The 9 by 3 bay main block measures 90 feet by 23 feet and is 35 feet high from base to slate ridge-hipped roof. The balanced, classical design has as its focus a central portico supported by four sturdy Doric columns and reached by a broad flight of steps. Detailing on the triangular pediment is correct but restrained: an unadorned three-part entablature, row of dentils, modillion block cornice and oculus window accented by four wooden keystones.

The architect of the Oak Square School, Edmund March Wheelwright, referred to the building as "Old Colonial" in style, and references to the Georgian period are clearly evident in the doorway, with its semi-circular leaded glass fanlight and sidelights, as well as the oval leaded glass windows with keystone architraves which flank the entrance. The original two-leaved wooden door is presently covered with metal sheathing, and leaded glass in the sidelights has been replaced with plywood, but otherwise detailing is intact. A central emphasis is further enhanced by four Doric pilasters positioned behind the four portico columns.

The crowning feature of the schoolhouse -- an octagonal cupola fitted with louvers and topped with a copper polygonal cap -- gives the building its distinctive silhouette and increases the central focus and 18th century feeling of the structure. Behind the cupola, a large chimney connects to the building's incinerator system.

Windows in the main block are fitted with nine-over-nine sash and accented by paneled, capped lintels; small square basement windows correspond in placement to the windows in the main elevation. On the short sides, two windows have been converted to emergency exits with metal stairways leading to the ground. The block is further defined by corner boards, a water table between clapboards and stone foundation, and a modillion cornice.

The 1923 addition is connected to the main block by a narrow, one-bay pavillion. The five by eight bay addition measures 30 feet by 37 feet and rests on a gray-painted concrete foundation which varies in height from six to twelve feet. A pair of rear doors is reached by high metal stairways. The flat roofed addition is finished at the top with a simple cornice and paneled parapet. Use of clapboards, along with the same water table and corner board treatment, make the addition compatible with the main block despite a difference in height between the main block, where classroom ceiling height is 17½ feet, and the addition, where classroom ceiling height is 12 feet.

2.3 Photographs: Attached.

OAK SQUARE SCHOOL
SW and SE facades

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photo Sept. 1978, Richard Shaklik

OAK SQUARE SCHOOL
NE and NW facades, addition

photo Sept. 1978, Richard Shaklik

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OAK SQUARE SCHOOL
NW facade, addition

photo Sept. 1978, Richard Shaklik

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OAK SQUARE SCHOOL
portico and cupola

photo Sept. 1978, Richard Shaklik

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3.0 SIGNIFICANCE OF THE PROPERTY

3.1 Historic Associations:

The Oak Square School is historically significant as the last remaining wooden schoolhouse in Boston and as the third school building to stand in the Oak Square area, a tradition going back to the early 1800's.

The two-room schoolhouse, completed in 1894, was the smallest of only three wooden primary schools built by Wheelwright during his four-year term as Boston City Architect, from 1891 to 1895. The trend toward larger masonry school buildings made the Oak Square School one of the last examples of a building type that was becoming obsolete in city school systems by the turn of the century. By the first decade of the 20th century, it was city policy to build all schools of common brick.

The Oak Square School was also one of the last schoolhouses built under the charge of an official city architect responsible for all new school facilities. Soon after its completion, the Boston School Committee became empowered to engage outside architects, ostensibly because it was felt that the City Architect's Department could not work rapidly enough to provide all the buildings needed to accommodate a rapidly expanding school population. Practical considerations became more important than the attention to design and detail for which City Architect Edmund March Wheelwright was known. The 1898 School Committee Report noted that schoolhouses built since the Committee took full control of construction were as good as all others but that "it is not possible to engage for every new school-house an architect whose genius is equal to the task of pleasing all tastes. It is difficult enough to secure every time one whose practical ability and force are such as to get from all contractors the best materials and honest work at fair prices."

The 1894 schoolhouse is the third to occupy a site in the Oak Square area. The first two buildings stood in the center of the Square under the massive white oaks for which the Square is named. A sketch of what may have been the first schoolhouse shows a wooden Federal structure; the second schoolhouse, in the Italianate style, was built in 1855 and remained in use for the next 39 years. In 1892, the Boston School Committee requested a $12,000 appropriation for the removal of the school to a new and presumably less restricted and congested site. A new lot was purchased for $6,000, but at the recommendation of the City Architect, it was decided to obtain a small additional appropriation and erect a new, "suitable and modern" building. The Italianate schoolhouse was eventually moved to 16 Bigelow Street, where it was converted to a multi-family dwelling and remains today.

3.2 Architectural Significance:

The Oak Square School is significant as one of the last and most elaborate examples of a now obsolete building type -- the small, 19th century wood frame suburban schoolhouse -- and as a representative example of the work of Edmund March Wheelwright, prominent Boston architect who is said to have set a new standard of excellence in American municipal architecture.

Edmund March Wheelwright (1854-1912) studied architecture at M.I.T. and the Ecole des Beaux Arts in Paris and worked for the firms of Peabody & Stearns and McKim, Mead & White before beginning practice in Boston in 1885. As City Architect from 1891 to 1895, Wheelwright designed numerous public schools, hospitals, fire houses and police stations, all maintaining a high standard of design and construction. Remaining works from this period include two other Brighton buildings, the Police Station (1893) and the Brighton High School, now Taft Junior High (1894), as well as the Park Street subway entrance, Bowdoin School (recently rehabilitated for housing), and Fire Department Headquarters (currently being remodeled for use by the Pine Street Inn). After resuming practice under the firm name of Wheelwright & Haven, he prepared plans for noted Boston public buildings including Horticultural Hall (1900), the New England Conservatory of Music (1903), Jordan Hall, the Massachusetts Historical Society, and the Longfellow Bridge, as well as serving as consulting architect for the new Museum of Fine Arts on Huntington Avenue. Because of his nationwide reputation as a designer of municipal buildings, he was often consulted by officials of other states on the design of public buildings.

Although the Oak Square School is one of the smallest remaining Wheelwright buildings, it embodies all the principles of school design and construction practiced by Wheelwright and advocated in his book School Architecture, published in 1901. Classrooms, expected to accommodate 56 pupils, are spacious and well-lighted. The building contains the necessary coat rooms, teachers' room, basement entrances to restrooms, and porch to shelter early arriving children. The design, described by Wheelwright as "Old Colonial," exemplifies his preference for a classical, balanced arrangement of rooms as more economical in planning than "a picturesque and irregular disposition." Wheelwright held that the key to good design was in mass, proportion, placement of windows, and judicious use of architectural details. In an era when school systems were rapidly expanding and money for new facilities was a constant problem, Wheelwright insisted on quality construction methods and the budgeting of a small percentage of costs for ornament to lift the building above the level of the purely functional. His design for the Oak Square school can thus be viewed as a continuation of the 19th century tradition which held that a beautiful school was a factor in the education of the young, a tradition which was forced to give way to considerations of economy.

In his book on Modern School Houses, written in 1910, A.D.F. Hamlin mentions the influence of Wheelwright on the design of school buildings, noting that "the last fifteen years have witnessed a great advance in the average quality of American school buildings, and that in the larger cities, and notably in Boston, New York, Chicago and St. Louis, a very high standard of design and construction has been set and maintained by such men as E.M. Wheelwright...." Architectural historian Charles Eliot Norton also praised Wheelwright because he "made the beauty of his buildings reside in their proportions, and in the lines and arrangements of their doors and windows; he has the sense to discard superfluous ornament... which another man might have been tempted to add."

3.3 Relationship to the Criteria for Landmark Designation:

The Oak Square School meets the criteria for Landmark designation established by Section 4 of Chapter 772 of the Acts of 1975 in that it is the last building of its type in Boston, a representative work of an eminent architect, and the embodiment of many 19th century educational ideals and practices. As such it represents an important aspect of the cultural history of the City, the Commonwealth, and the region. In this sense it fulfills the definition of "landmark."

4.0 ECONOMIC STATUS

The Oak Square School building and property are owned by the City of Boston and have an assessed value of $26,700 ($13,100 for the land and $13,600 for the building). The parcel is identified as Ward 22, parcel 3772. The property is tax-exempt and is still in use as a public school.

5.0 PLANNING CONTEXT

5.1 Historical Background:

During the Colonial period, Brighton was a settlement of scattered farms with clusters around Brighton Center and Oak Square Washington Street, known as the Roxbury Path, served as the route to the Watertown grist mill. Brooks and Faneuil Streets were Indian trails from the Nonantum Hill Indian village to the Charles River. Two massive white oaks, said to be the largest and oldest oak trees in the State, marked Oak Square.

Early farms in the area included the 1680 Champney House, home of one of Brighton's original settlers, which stood on the north side of Washington Street near the Square until the late 19th century. The largest estate in the area belonged to Benjamin Faneuil, brother of Peter, and was located at Brooks and Faneuil Streets near the location of the present Florence Crittenden Home. The building of the Faneuil Railroad Station on Brooks Street in the 1860's spurred development and real estate speculation in the area, particularly on Newton, Brooks and Bigelow Streets. By the late 19th century, Washington Street west of Oak Square was developing as a fashionable street of large, single family suburban houses on large lots offering fine views of Boston and Cambridge.

The Oak Square area played an important role in the history of American horticulture, for here were located in the mid-19th century the largest grapehouses in the United States, operated by Horace Gray, father of the Boston Public Gardens, and William Strong, the country's foremost expert on viniculture. Adjacent to the site of the present Oak Square School was the home of Joseph Breck, Brighton's foremost nurseryman, long-time president of the Massachusetts Horticultural Soceity, and Massachusetts state senator.

Rapid population growth occurred in the Oak Square area after the turn of the century with the construction of numerous two- and three-family houses stimulated by the streetcar line on Washington and Tremont Streets and the terminal facility on the east side of Oak Square. Commercial buildings were constructed along Washington Street east of the Square to service the expanding population. By the 1930's, Oak Square's historical function as a "civic center" for western Brighton had been strengthened with the construction of three major buildings around the Square, the jacobethan style fire station (1912), Faneuil Branch of the Boston Public Library (1931), and the brick Our Lady of the Presentation Grammar School (1929).

5.2 Current Planning Issues:

Today the Oak Square area can be generally characterized as a middle-class suburban neighborhood of well-maintained one- and two-family detached wood frame dwellings. The neighborhood has a strong housing demand and has experienced considerable pressure in the last three years to increase the density by the creation of additional units within existing buildings. The "suburban" quality of the Oak Square area will be jeopardized if these conversions go unchecked. The Oak Square commercial area whose signs of deterioration, economic decline and visual blight all detract from and threaten the vitality of the adjacent residential areas and reflect the weakened commercial market in the area.

The emphasis of capital expenditures by the City in the past several years has been to strengthen residential neighborhoods such as Oak Square through the construction or renovation of community facilities, parks and streets. Traffic improvements were recently completed in Oak Square to ease traffic flow in this heavily travelled area and included new traffic patterns, signals, street lights and sidewalks. New street trees have been planted in the Square and several adjacent residential streets. Other improvements include upgrading of the Oak Square Playground, including new lighting, and the planned institution of foot patrols in the Oak Square commercial area. In addition, a long-range plan to remove billboards in the area is being developed. The Housing Improvement Program (H.I.P.) is the major capital expenditure in the surrounding residential area.

The future of the Oak Square School has been uncertain since May, 1977, when the long-range "Unified Facilities Plan" commissioned by the U.S. District Court in Boston and prepared by the City of Boston Public Facilities and School Departments, and the State Department of Education School Building Association recommended the closing of 19 of the City's 104 elementary schools, including the Oak Square School, in an effort to consolidate the Boston School System. The Oak Square facilities were termed cramped and outmoded, with no room for "modern support and enrichment services."

The school was scheduled to close in June, 1978, but widespread protests by parents, teachers and community leaders brought a year-long reprieve. Supporters of the School argue that it is providing high-quality primary education, including all modern resource programs, in a pleasant, peacefully integrated atmosphere.

Alternative uses for the structure have not been widely discussed, but community sentiment appears to favor a public or non-profit use such as a community center, arts center, headquarters for the Brighton Historical Society or other

community groups, senior citizens center or day care center. No such non-profit group has come forward, but it is unlikely that one would until the necessity of reuse becomes clear.

5.3 Current Zoning:

The area is zoned R-.5 for two-family residential use. Should adaptive reuse be considered for the School, a zoning variance would be required for any proposed use other than one- or two-family residence, library, museum, place of worship, or recreational facility.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives:

Alternatives to designation in the Landmark category would be designation of the Oak Square School and its surroundings as an architectural conservation district. However, the School's placement just in back of a row of undistinguished one-story commercial stores, and the School's relationship to the surrounding residential streets undermines the appropriateness of such a small district.

The Landmarks Commission also retains the option of not designating the School in any category.

Another alternative preservation mechanism would be listing in the National Register of Historic Places.

6.2 Impact of Alternatives:

Listing of the building on the National Register of Historic Places, would provide a limited degree of protection from federal or federally-licensed or assisted actions having a negative impact on the property by requiring that they be reviewed according to the procedures established under Section 106 of the National Historic Preservation Act of 1966, whereby the National Advisory Council on Historic Preservation has an opportunity to review and comment on federal undertakings potentially affecting historic property. National Register status would also provide various federal income tax incentives for rehabilitation under the provisions of the Tax Reform Act of 1976. It would not, however, protect the building from demolition or alteration undertaken with private or non-federal funds.

Landmark designation under Chapter 772 would require the review of physical changes to the building exterior, in accordance with standards and criteria adopted as part of the designation. It would not however affect the use of the building or treatment of the building interior unless the latter were to be protected through a separate interior designation.

7.0 RECOMMENDATIONS

It is recommended that the Oak Square School property be designated as a Landmark under Chapter 772 of the Acts of 1975 and that the property be nominated to the National Register of Historic Places. The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached.

8.0 BIBLIOGRAPHY

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9.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

9.1 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 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 the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

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

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

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

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

a) Building code conformance and safety requirements.

b) Changes necessitated by the introduction of modern mechanical and electrical systems.

c) Changes due to proposed new uses of a property.

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

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

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

BOSTON LANDMARKS COMMISSION

9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

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 filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

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 and repaired where necessary.

2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.

3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.

4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.

5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.

7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.

8. The foregoing not withstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

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 a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional lnadforms will only be considered if they will not obscure the exterior of the landmark.

4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.

5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.

6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lignting related to the exterior of the building:

   a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.

   b) Quality of illumination on building exterior.

   c) Interior lighting as seen from the exterior.

2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.

3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

   a) Accurate representation of the original period, based on physical or documentary evidence.

   b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.

2. Factors that will be considered include:

a) Compatibility with the original property's integrity in scale, materials and character.

b) Historic association with the property.

c) Quality in the design and execution of the addition.

d) Functional usefulness.

10.0 SPECIFIC STANDARDS AND CRITERIA
OAK SQUARE SCHOOL
35 NONANTUM STREET, BRIGHTON

A. General

1. The massing and details of the original building will be preserved.

2. The general massing and detail of the rear addition should be protected. Some alteration to this portion could be considered.

3. The usual integrity of this building is dependent on the quality of landscaping and general site design as well as building specific items. These non-building items should be carefully preserved.

B. Roof

1. The existing slate roof with copper flashing will be retained. All repairs should preserve or carefully match existing material and details of design and installation.

2. The cupola will be retained, including copper dome and slate around base. The wood details and louvers should be retained.

3. The snow guard will be retained on all sides.

4. No additional openings will be allowed on front or end roof planes. Proposed openings or additions will be considered on rear roof plane provided that the placement and design reinforces the symmetrical and formal appearance of the building.

5. The chimney may be removed provided that the slate is restored to closely match the existing material.

6. The miscellaneous vents and ducts may be removed provided that the slate is restored to closely match the original.

C. Entrance Pavilion

1. The existing portico will be retained including columns and pediment details. The circular opening in the pediment may be used as a louvered or paned opening provided that the detailing matches the other similar items in the building.

2. The existing steps will be retained, if repair is necessary. All details will exactly match the existing in appearance. If replacement is required, a proposal for a change of material will be considered provided that the exact plan and profile of the existing steps are duplicated.

3. The entrance door, if and when reuse is undertaken, should be restored, including replacement of sidelights and original appearance of the doors.

4. No additional architectural elements or enclosures will be allowed on the front facade, including storm enclosures and alternate access systems.

D. Facade

1. The original wood siding will be retained. All repairs and replacement will be made to exactly match the original.

2. All wood details will be retained, including window and door surrounds and cornice elements. All repairs and replacements will exactly match the original.

3. No additional openings will be allowed in any portion of the wood facade.

4. No closure or enlargement of existing openings will be allowed in any portion of the wood facade.

5. Any equipment or architectural element required for public safety will be specifically designed and installed to minimize its appearance and/or reinforce the formal axial nature of the overall building.

E. Masonry

1. The existing stone foundation will be retained; no additional openings or closures of openings will be allowed on the front or side elevations.

2. Additional openings will be considered on the rear elevation provided that they are designed to reinforce the formal appearance of the building. Such additions should be located within the space between the two portions of the building, if possible.

3. The concrete foundation of the addition will be retained. Additional openings may be allowed on the rear elevation only.

F. Additions

1. No additional construction will be allowed which attaches to or significantly obscures any portion of the wood facade of the original building.

2. Additions will be considered which attach to the rear portion of the building providing:

   (a) A new construction is clearly contemporary and respects the scale and materials of the existing building;

   (b) A distinct separation between the existing and proposed building is maintained;

   (c) The new construction is massed and sited to reinforce the axial layout of the existing building.

G. Paint

1. The current paint colors should be maintained (including the contrasting storm sash). An alternative paint scheme which is appropriate to the style of the building will be allowed.

2. If painted materials are used in any additions, the colors should be compatible and do not have to match the colors used on the original building.

3. A monocromatic color scheme on the original building will not be allowed.

H. Miscellaneous

1. No signs will be attached to or allowed to obstruct any portion of the facade of the existing building.

2. Reuse of the building, if necessary, should respect the original interior plan as much as possible.