

1983-002
VOTE DESIGNATED BY THE
BOSTON LANDMARKS COMMISSION

OWNER:

St. Elizabeth's Hospital

301

240

VOTED:

That the Boston Landmarks Commission designate the St. Gabriel's Monastery building at 159 Washington Street, Brighton MA. as a Landmark under Chapter 772 of the Acts of 1975 as amended.

19906 218

SUFFOLK COUNTY REGISTRY OF DEEDS
RECORDED & EXAM. ATTEST

JUL 23 3 37 PM '95

VOTING IN
OPPOSITION:

VOTING IN FAVOR:

Stanley Moss

Rosalind Gorin

Andrea Gilmore

Jeanne Ryan

Alan Schwartz

Linzee Weld

Sally Baer

Anthony Pisani

James Alexander

SUFFOLK COUNTY REGISTRY OF DEEDS
RECORDED & EXAM. ATTEST

JUL 27 3 28 PM '95

GENERAL CHARACTERISTICS
OF THE PROPERTY:

The property consists of the 1909-1911 St. Gabriel's Monastery building, a Mission Revival style residential/institutional structure that sits at the crest of Monastery Hill. The three story structure has a stucco finish, red clay tile roof, arcaded entry porch and prominent corner towers with Mission shaped dormers, and overhanging eaves, all which are characteristic of the Mission Revival architectural style.

BOUNDARIES OF THE DESIGNATED
PROPERTY:

The property lies within the complex at 159 Washington Street, Brighton in Ward 21 within Assessor's Parcel number 1833, but consists only of the Monastery building. The attached map is provided as reference.

INTERIOR ELEMENTS DESIGNATED:

None

NR

19834₂ - 023

19906 219

VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION

GENERAL STANDARDS & CRITERIA

TO BE APPLIED: As described in the attachments entitled:
"Boston Landmarks Commission Standards & Criteria" and
"Specific Standards & Criteria,

both included in the study report for the subject property,
as amended on January 10, 1989

APPROVED BY THE BOSTON
LANDMARKS COMMISSION:

Date Approved: January 10, 1989

Attest:

Judith B. Madenaga
(Secretary to the Commission)

PRESENTED TO THE MAYOR:

JAN 20 1989
(Date)

APPROVED BY THE MAYOR:

Date of Approval JAN 25 1989

Raymond L. Flynn
(Mayor)

PRESENTED TO CITY COUNCIL: **FEB 1 1989**

APPROVED/~~DISAPPROVED~~ BY CITY COUNCIL

FEB 15 1989
(Date)

Attest:

[Signature]
(City Clerk)

220

220

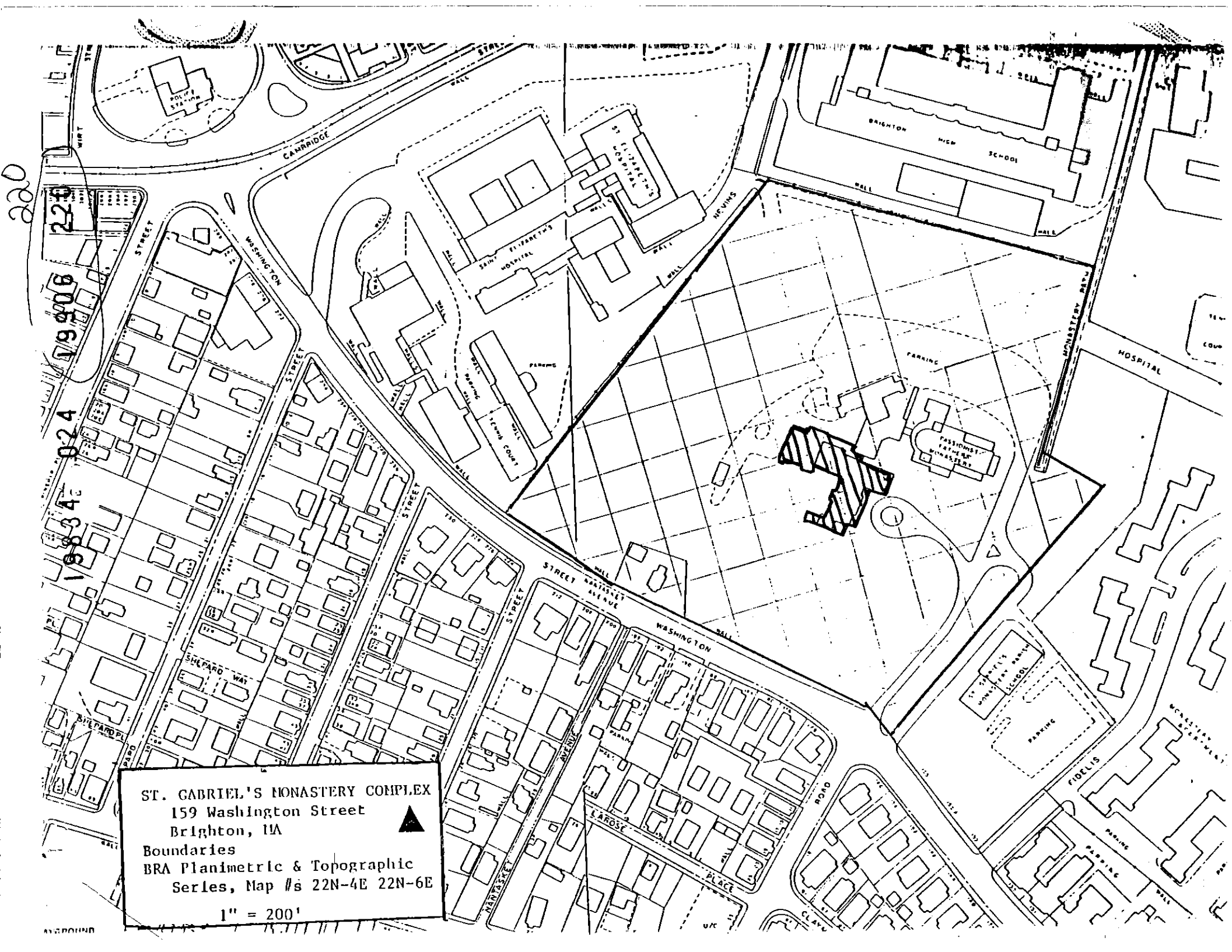
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19834

ST. GABRIEL'S MONASTERY COMPLEX
159 Washington Street
Brighton, IA
Boundaries
BRA Planimetric & Topographic
Series, Map #s 22N-4E 22N-6E

1" = 200'



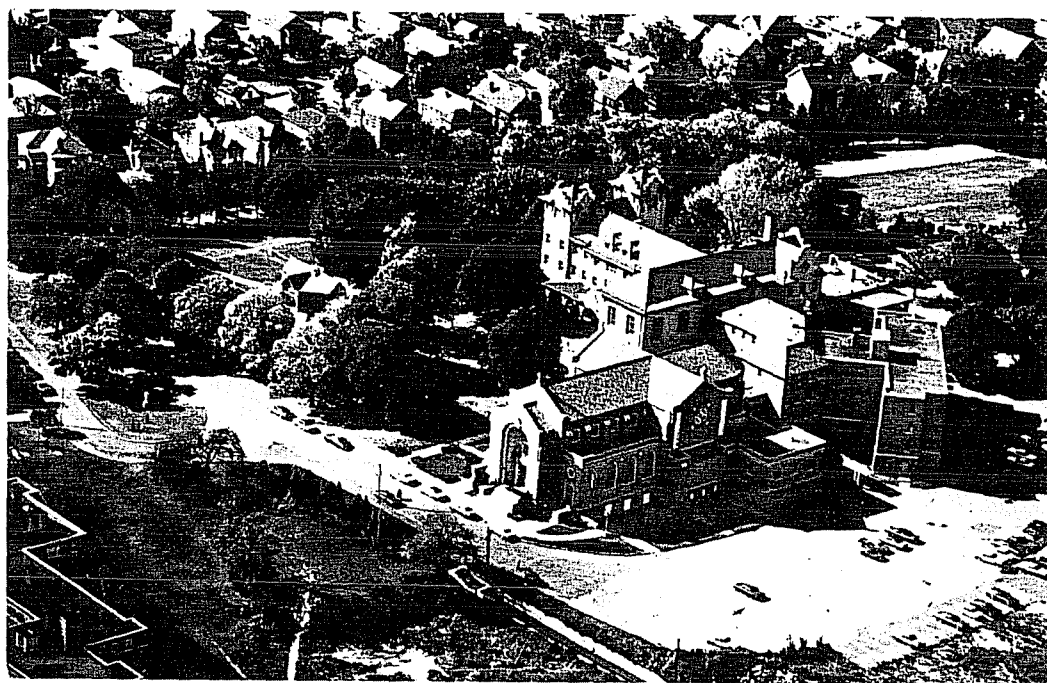
St. Gabriel's Monastery Building

Boston Landmarks Commission Study Report



Petition #72, 159 Washington Street, Brighton

SAINT GABRIEL'S MONASTERY COMPLEX



Boston Landmarks Commission
Environment Department
City of Boston

SAINT GABRIEL'S MONASTERY COMPLEX

only the
monastery
bldg has been
designated.



Boston Landmarks Commission
Environment Department
City of Boston

Report of the Boston Landmarks Commission
on the Potential Designation of the
SAINT GABRIEL'S COMPLEX
as a Landmark under Chapter 772 of the Acts of 1975, as amended.

Approved By Judith B. McDonough 11/1/88
Executive Director Date

Approved By Alan H. Chang 11/1/88
Chairman Date

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1.0 LOCATION OF PROPERTY

1.1 Address

The address of the St. Gabriel's Monastery complex is 159 Washington Street, Brighton, Massachusetts. It is in Ward 21, precinct 9. The assessor's parcel number is 1846. The residence at 201 Washington Street is also in Ward 21, precinct 9. The assessor's parcel number is 1843.

1.2 Area in which Property is Located

St. Gabriel's is located on Monastery Hill in Brighton, approximately five miles from downtown Boston. The complex includes a monastery, church, retreat house, shrine, cemetery and rosary walk set back from the street on the rise of the hill. The site is one of the highest elevations in the city and provides views of Boston and Cambridge, most notably from the parking lot at the northern edge of the property. The Complex is entered from Washington Street, a heavily traveled road connecting two major Brighton thoroughfares, Cambridge Street and Commonwealth Avenue.

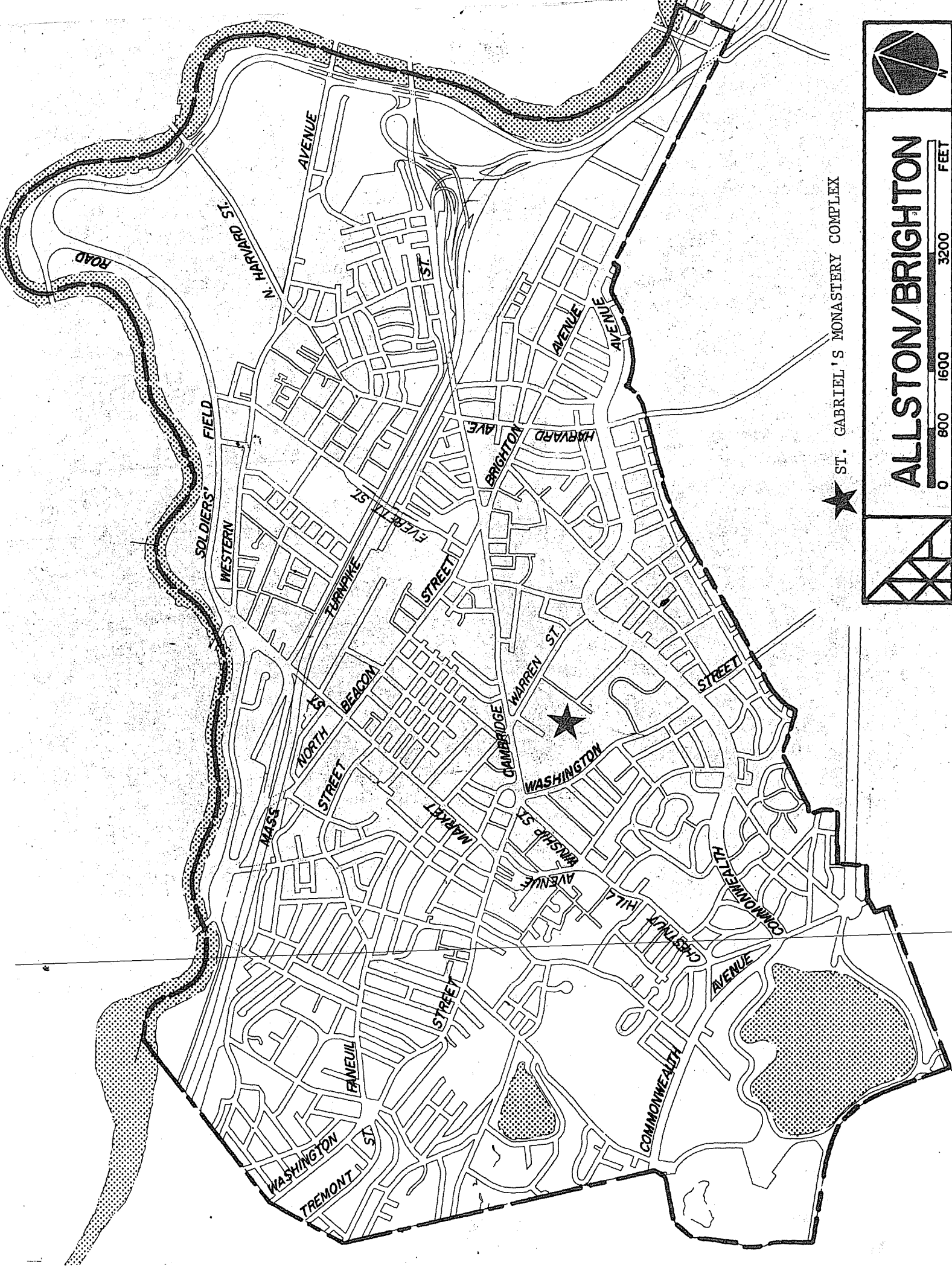
St. Gabriel's is surrounded on three sides by large institutions: to the west is St. Elizabeth's Hospital; to the north are Brighton High School, the Kennedy Memorial Hospital for Children, and the United States Public Health Care Hospital; and, to the east are the Hahnemann Hospital and the Fidelis Way Public Housing Project. Across Washington Street and to the south is a neighborhood of modest one and two family houses dating from the late 19th and early 20th centuries. Within walking distance to the southwest is the Brighton Center commercial area.

The Allston/Brighton district is predominantly residential, with three major shopping areas and some industrial areas. The population of the Allston-Brighton neighborhood is 65,264, which is 11.6% of the city's population. Allston-Brighton is a very diverse neighborhood, composed of large groups of Irish, Italian, Greek and Jewish populations. Newer residents include Blacks, Asians and Hispanics. The neighborhood also has a large elderly and student population; half of its households are made up of single residents.



The city ranks Allston-Brighton in the middle of Boston's 19 districts with respect to population density and open space acreage.

1.3 Maps

Attached:



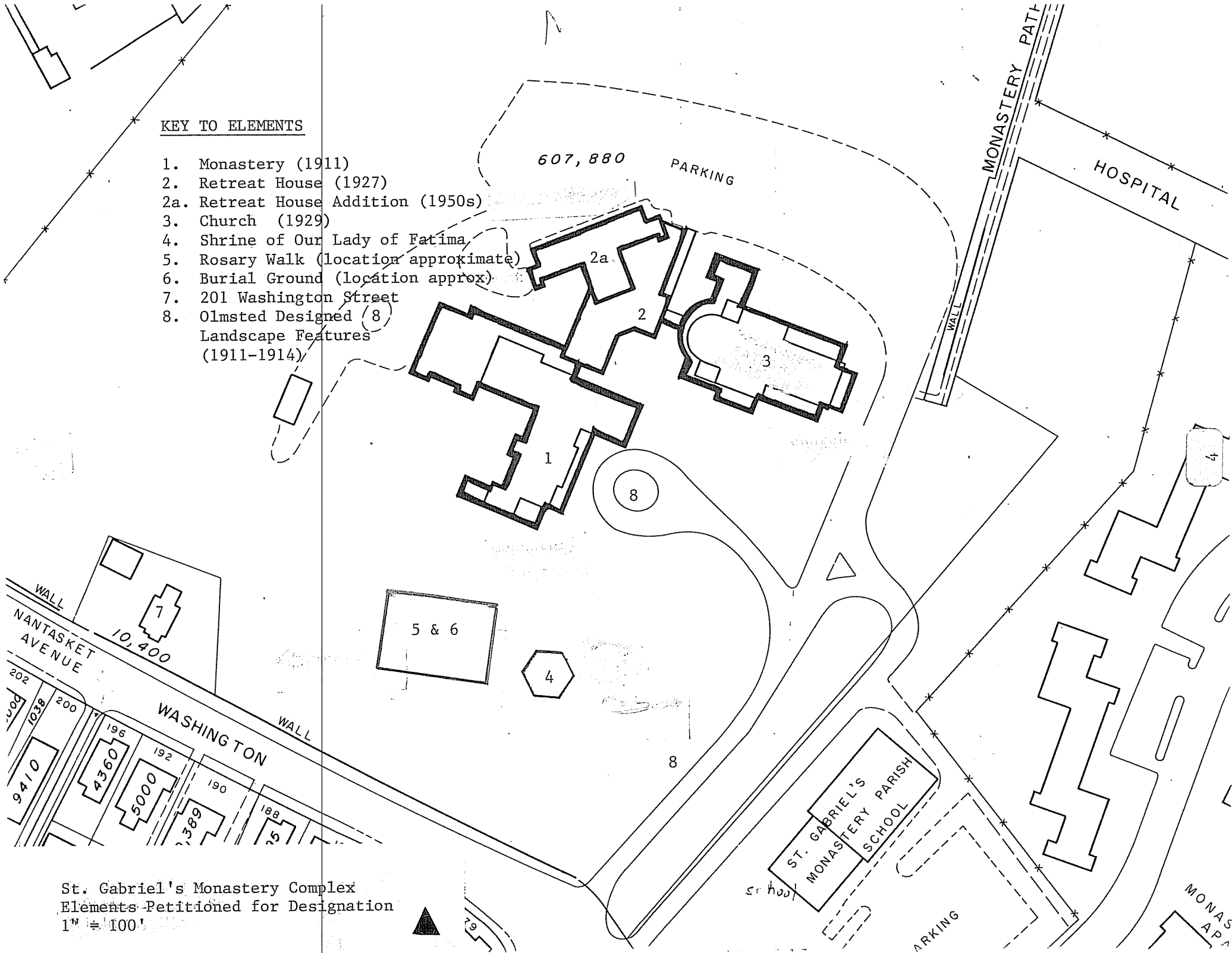
★ ST. GABRIEL'S MONASTERY COMPLEX



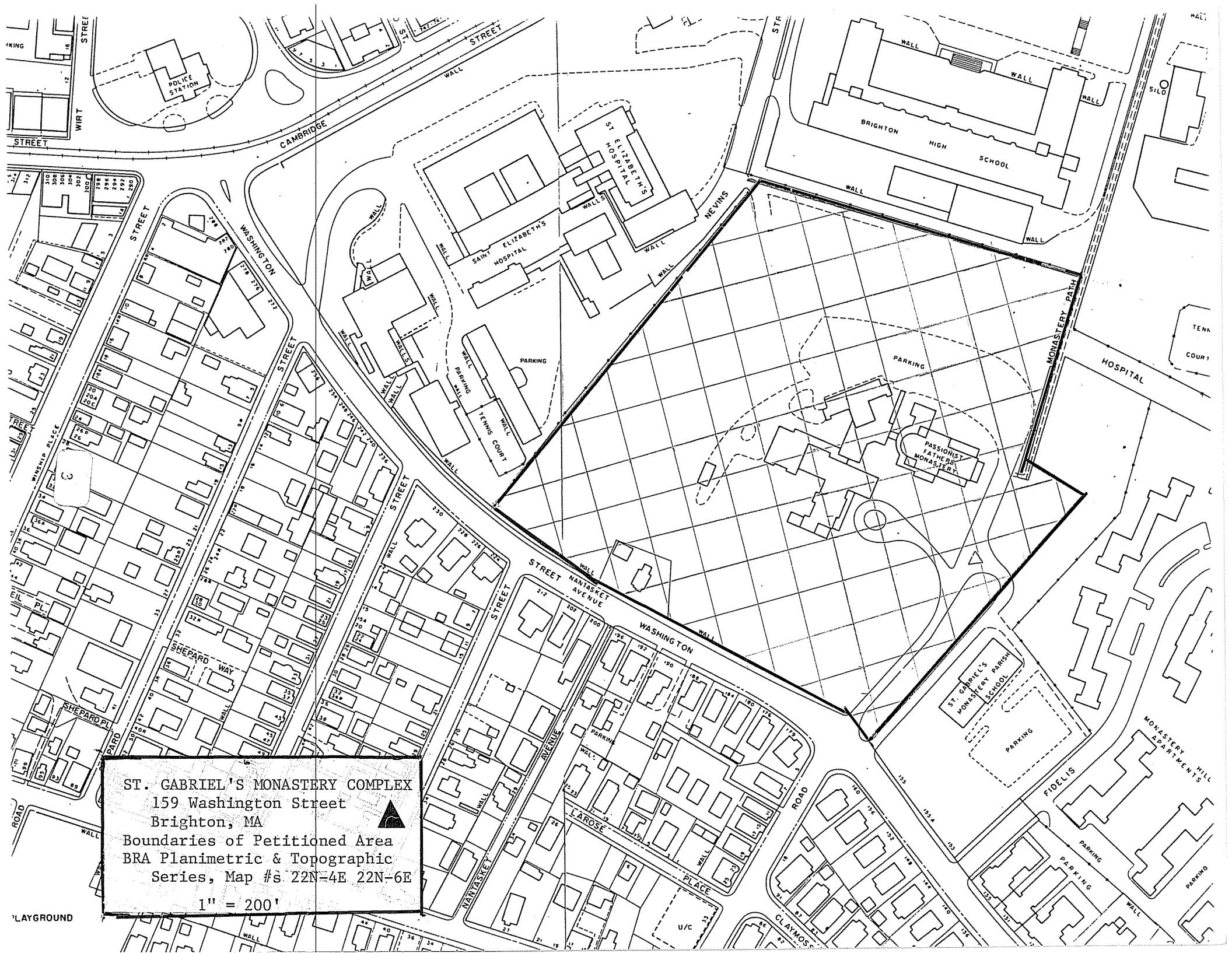
ALLSTON/BRIGHTON

KEY TO ELEMENTS

1. Monastery (1911)
2. Retreat House (1927)
- 2a. Retreat House Addition (1950s)
3. Church (1929)
4. Shrine of Our Lady of Fatima
5. Rosary Walk (location approximate)
6. Burial Ground (location approx)
7. 201 Washington Street
8. Olmsted Designed (8) Landscape Features (1911-1914)



St. Gabriel's Monastery Complex
Elements Petitioned for Designation
1" = 100'



ST. GABRIEL'S MONASTERY COMPLEX
159 Washington Street
Brighton, MA
Boundaries of Petitioned Area
BRA Planimetric & Topographic
Series, Map #s 22N-4E 22N-6E

1" = 200'

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

The St. Gabriel's complex was constructed between 1909 and 1965, to serve the Passionists, a Roman Catholic religious order. The 14-acre site includes St. Gabriel's Church, Monastery, Retreat House, Shrine, outdoor Rosary Walk, Cemetery, and several large parking lots. Approximately 15% of the site is built upon. The complex is no longer used by the Passionist order, but is now used for a variety of functions by the St. Elizabeth's Foundation and Hospital.

The upper church is still used for religious services. The lower church houses an adult day care program, where approximately 20 senior citizens participate in various activities and are served lunches. The Retreat House is used for nursing facilities including education space and dorms. The first floor of the Monastery building is used as office space for the St. Elizabeth's Foundation; the offices for St. Elizabeth's nursing staff are on the second floor. The library in the Monastery is also used by the nurses. The Women's, Infants and Children's program (WIC) is housed at the rear of the Monastery. 201 Washington Street is used as a residence.

2.2 General Description:

Monastery

A curving, well-landscaped entrance drive leads to the Monastery. The structure is a three story, asymmetrical building which follows an irregular "L" plan. Designed in the Mission style, St. Gabriel's Monastery has many of the identifying characteristics of this style including a red clay tile roof, an arcaded entry porch, overhanging eaves, mission shaped dormers, corner towers and a smooth, pink-beige stucco finish. Originally, the building measured 133 feet along the front, its depth varied from 77 feet to 162 feet, and it was 59 feet high; later minor alterations have changed these dimensions slightly.

The main elevation of St. Gabriel's features a 5-bay arcaded entry porch; the central entrance bay is accentuated by a curvilinear, Mission style parapet. The parapet features a low-relief medallion and is topped by a gold cross. The central block of the main facade is 3 stories high and seven bays wide with a symmetrical fenestration pattern. The center bay has rectangular, tri-partite windows, while the three flanking windows on either side have two-over-two lights.

The broad gabled, red-tile roof is punctuated by two square dormers. The roof flares at the eaveline; the open eaves are accented by copper brackets. The only wall surface ornamentation is a narrow string course between the second and third floors.

A four story tower stands at the southern corner of the main facade. The tower fenestration on the second and third floors is similar to that of the main block. A single, multi-light, arched window punctuates the 4th floor. Parapets on all four sides of the tower echo the parapet on the entry porch. Broad overhanging eaves with over-sized, copper console brackets accentuate the corners of the tower. A similar tower stands at the southwest corner.

At the northwest side, an arcaded porch wraps around the corner of the tower. The four story tower is topped by a curvilinear parapet which is punctuated by a quatrefoil window. The rear of the Monastery also has Mission style elements. The plain stucco wall surface, red tile roof and symmetrical fenestration are the characteristic features of this elevation.

Newspaper accounts at the time of construction suggest that some of the building materials, including stone and cast masonry, came from the demolished Hancock Building, which stood at the corner of Devonshire and Franklin Streets until 1908.

Originally the "L" on the northwest corner featured a Mission style parapet. This was removed at some point; the red tile, hip roof is now visible.

Retreat House

An old frame chapel (originally a barn) was moved in 1925 to make room for the construction of the Retreat House. The Retreat house was completed in 1927 and was designed to connect the Monastery with the Church. The structure is designed in a straightforward manner with Mission style elements. The building materials, buff colored brick and red tile roof, are compatible with the abutting monastery and church.

Originally, the plan of the Retreat House was "L" shaped with a clipped corner. Its function, to connect the Monastery with the church, is evident in the plan. The main elevation features a modest central entrance with a hood roof covered in red spanish tile. The facade is eight bays across; the window pattern is two-over-two. The first floor windows are round-headed. A four story, flat roof addition was added to the rear of the Retreat House in the 1950s.

Church

The Church of St. Gabriel, completed in 1929, was designed in the style reminiscent of early Christian churches of northern Italy. The designer was Maginnis and Walsh, a well known, early 20th century Boston architectural firm which specialized in church design. The two story church, Basillican in plan, measures 71' in front, 113' in the rear, and is 126' deep. It is constructed of buff colored brick and cast stone, and has a red clay tile roof. The total cost of construction was \$175,000.

The gabled main elevation has a projecting entry pavillion containing the main entrance is set within a large niche. Granite steps lead to the doors, which are flanked by Doric columns which support a classical entablature. A window above the entablature is topped by a broken scroll pediment. On both sides of the center entrance are two side entrances with classical surrounds and round windows above.

The north and south side elevations feature three large round-headed stained glass windows which light the side aisles. The window surrounds are accentuated with decorative brick work. Adjacent to the stained glass windows on both sides is a small niche with a plaster statue of St. Gabriel. The clerestory level is punctuated by segmental arched windows and articulated with brick buttresses capped by cast stone ornamentation. The walls are topped by a simple, corbelled brick cornice.

A transept crosses the apse towards the rear of the church, deviating from the classical Basillican plan. The transept ends are plain; detailing takes the form of inset cast stone in a broad vertical stripe. A large, round window with divided lights is set at each transept end.

Interior of Church

The interior of the church is Classical in style and simple in its ornamentation. The nave and side aisles are vaulted. Prominent stained glass windows line the side aisles, while the nave is lit by smaller clerestory windows. The apse is semi-circular; the wall surface is decorated with coffering.

The "Souvenir of Solemn Blessing of St. Gabriel's Chapel", published for the dedication of the church in 1929, has a detailed description of the chapel interior. The altar and its alignment have been changed. The description follows:

In point of architectural style the building conforms to the Italian Renaissance rendered in terms of creamy brick and trimmings of stone, and the roof of a pleasing tone of red tile.... Two side entrances flank this on the axis of the side aisles of the chapel. Between these vestibules are related the staircases to the organ gallery above. The Chapel is of cruciform plan, of striking compact design, and has an air of spaciousness despite the fact that it is arranged for a seating capacity of only seven hundred. The nave and side aisles, which are comparatively short, have a total exterior width of 70 feet. The exterior length of the Chapel over-all is 145 feet. An unusual proportion of the length, however, is embraced within the capacious sanctuary. This has a semi-circular apse concentric with which are the stalls for the large community.

A baldachin of striking design supported by four marble columns enframes the main altar, - the canopy being of stucco rendered solidly in gold. The altar itself is executed in Botticino, the appointments with inlays of color and bronze symbols. A beautiful pavement is introduced in the chancel with varying tones of Tennessee marble with inlays of color, embroideries and medallions.... An ambulatory sweeps around the apse and makes for direct connection through the Retreat House with the Monastery. This ambulatory is opened to the chancel by means of an arcade, an open screen of metal following the line of the columns. To the east of is the priests sacristy, 24 x 40 feet. In the center of each of the transepts is provided a shrine altar flanked by two confessionals. The walls of the Chapel throughout are done in stucco, the vault over the sanctuary being richly coffered. Only in this portion of the chapel has the mural decoration been applied, - the beautiful stained glass windows by Mr. Sotter of Pennsylvania have been recently installed. Beneath the Chapel with ample communication by stairways from both ends of the chapel and within the sacristies is the lower chapel with corresponding seating capacity....

Shrine

The Shrine to Our Lady of Fatima, constructed in 1966, is a small, one story, hexagonal structure. The Boston Traveler (April 19, 1966) describes the structure as "a unique, all-weather \$100,000 shrine...." The article states that the shrine is a reproduction of the vision seen by 3 children in a hollow in Portugal. Construction of the Shrine was initiated and sponsored by the Crusaders of Fatima, a Portugese-American organization. The tan brick shrine is contemporary in design and has large plate glass windows on five sides to allow views of the landscaped property.

At the time of construction, the area immediately surrounding the shrine was relandscaped. A Rosary Walk was set into the ground directly in front of the shrine, and remains a prominent feature of the landscape. The walk is surrounded by the stations of the cross. At the time, a paved walkway was added which connects the main entrance to the Shrine and Rosary Walk.

Cemetery

A Passionist Cemetery is adjacent to the Rosary Walk, at the front of the property. The Cemetery is rectangular in plan, with symmetrical rows of gravestones lining the site. The granite grave markers are identical in style, and engraved with the name of the Passionist Brothers who resided at St. Gabriel's.

Landscape

St. Gabriel's site encompasses gently sloping meadows, flat filled land and steep slopes of up to 30% grade. From the crest of the hill at the rear of the site, distant views of downtown Boston and Cambridge are available. The landscape is an important component of St. Gabriel's complex.

The paved entrance drive, which starts at the southeast corner of the site, is lined with mature lindens and evergreens. The drive follows a gentle grade and curves around to the front of the monastery, ending in a circular turn-around.

To the west of the entrance drive, at the front of site, are the Rosary Walk and Passionist Cemetery. The lot of 201 Washington Street backs up to the front of the St. Gabriel's site. The entire western edge of the property, to the rear of the Monastery, abuts St. Elizabeth's Hospital campus. The section is characterized by a relatively flat meadow area, dotted with religious statuary. The site drops off sharply as it approaches the Hospital campus, with the exception of the southwest corner, which was infilled and landscaped several years ago and is now used as a picnic area. The lots are divided by a chain link fence.

The rear (northern) side of the property is now used entirely for parking lots. This section, which abuts Brighton High School, is paved in asphalt. It was originally a grassy meadow.

Monastery Path, a cement walkway from Warren Street, forms part of the eastern boundary of the property. The eastern edge abuts the Fidelis Public Housing Development and a school which was originally run by the Passionist. Parts of this section are planted with grass; other areas are paved for parking.

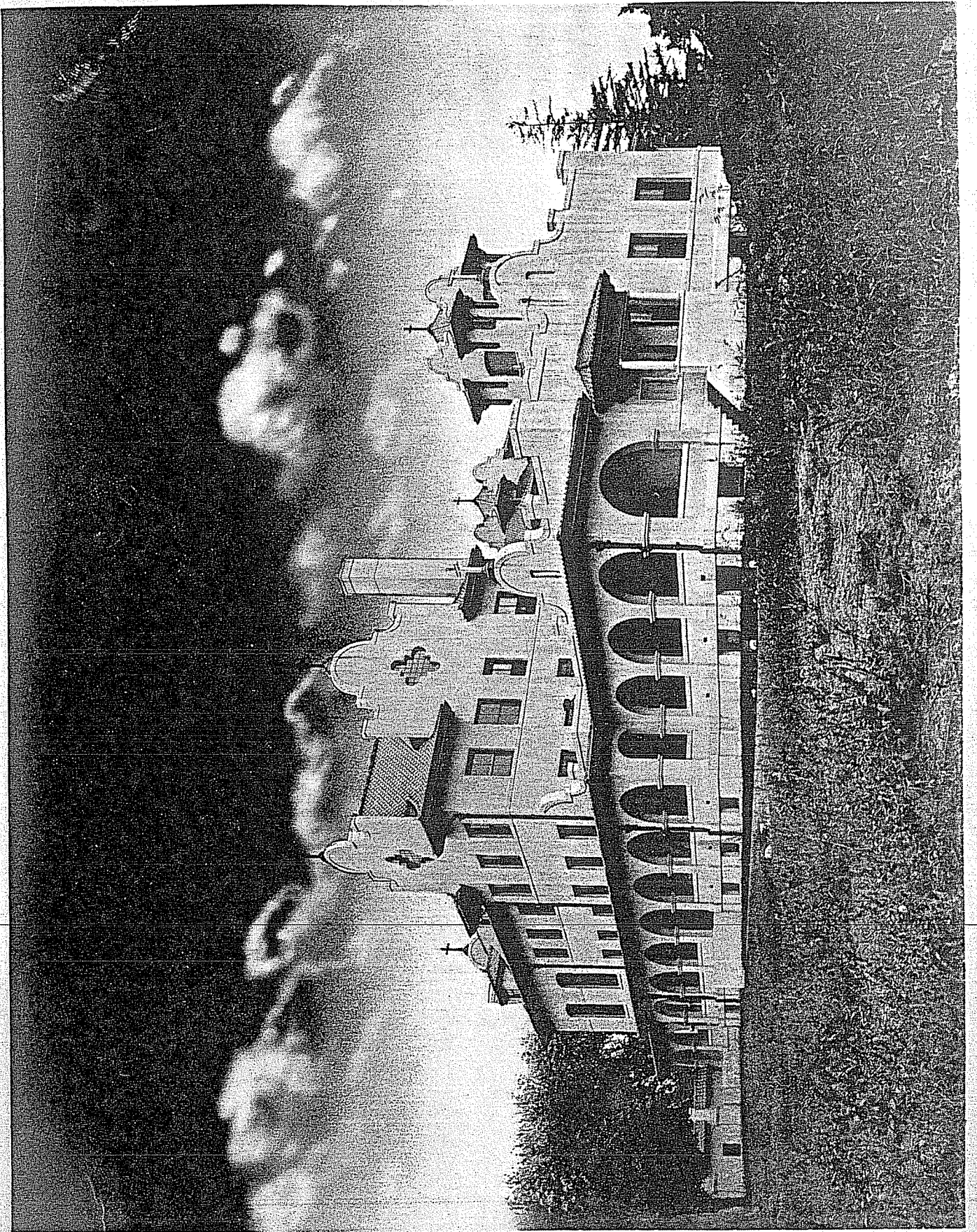
201 Washington Street

The residence and carriage structure, listed on the petition for designation, are abutted by St. Gabriel's on three sides. Historically known as the Pierce House, the structure is a stucco covered Mansard cottage with a slate roof. The carriage house is similar in design.

Included also within the petitioned boundary, but not named is the St. Gabriel's Parish School at 155 Washington Street. The school, designed in the mid 20th century is constructed of brick with large plate glass windows.

2.3 Photographs attached:

Photograph Opposite:
St. Gabriel's Monastery
159 Washington Street
Main (east) elevation



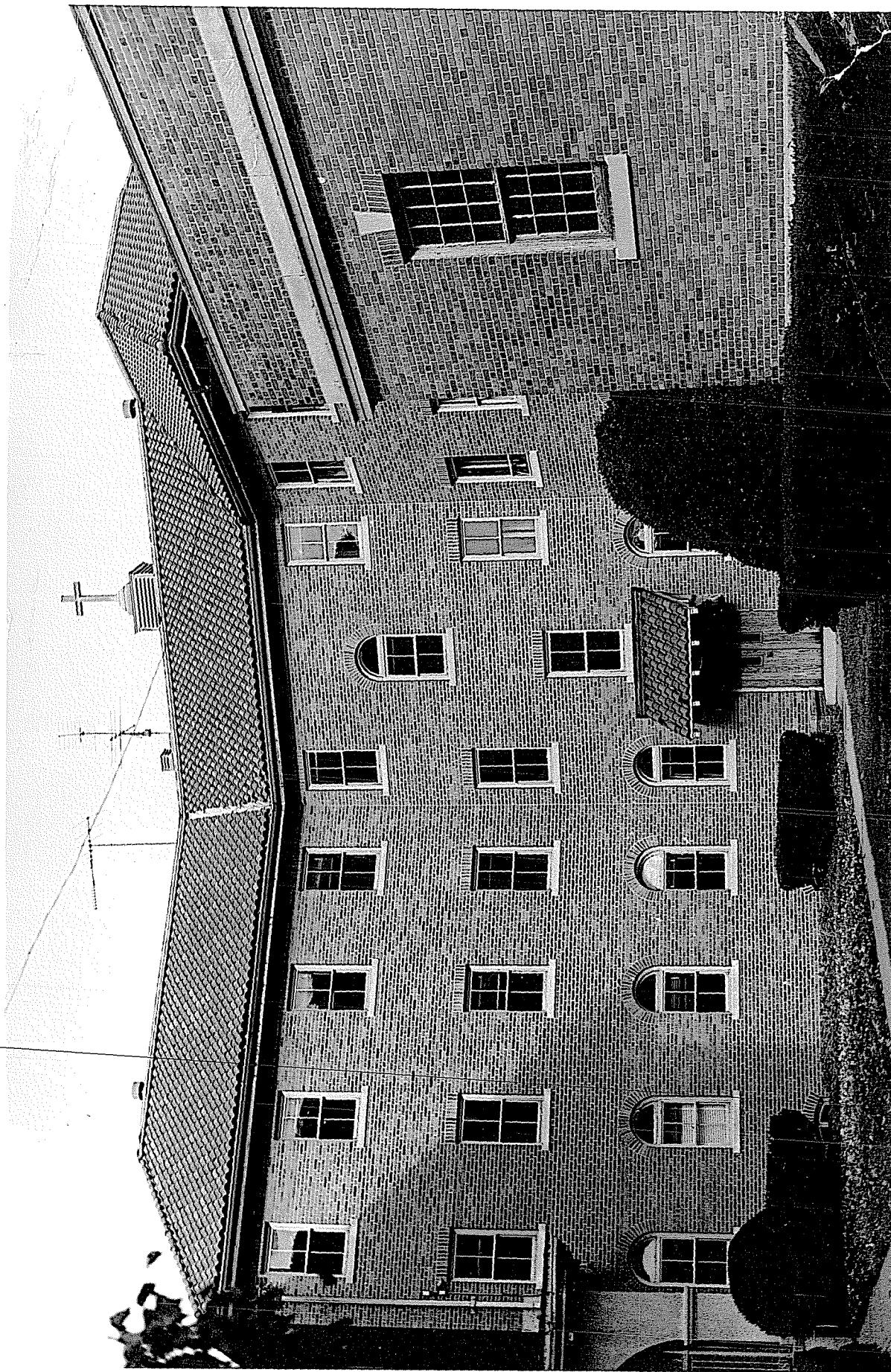
Photograph Opposite:
St. Gabriel's Monastery
159 Washington Street
Entry detail



Photograph Opposite:
St. Gabriel's Monastery
159 Washington Street
Rear (west) elevation



Photograph Opposite:
St. Gabriel's Retreat House
159 Washington Street
Main (southeast) elevation



Photograph Opposite:
St. Gabriel's Church
159 Washington Street
View from southeast



Photograph Opposite:
St. Gabriel's Church
159 Washington Street
Detail of main elevation



Photograph Opposite:
Shrine to Our Lady of Fatima (1966)
159 Washington Street



Photograph Opposite:

St. Gabriel's Monastery Complex

159 Washington Street

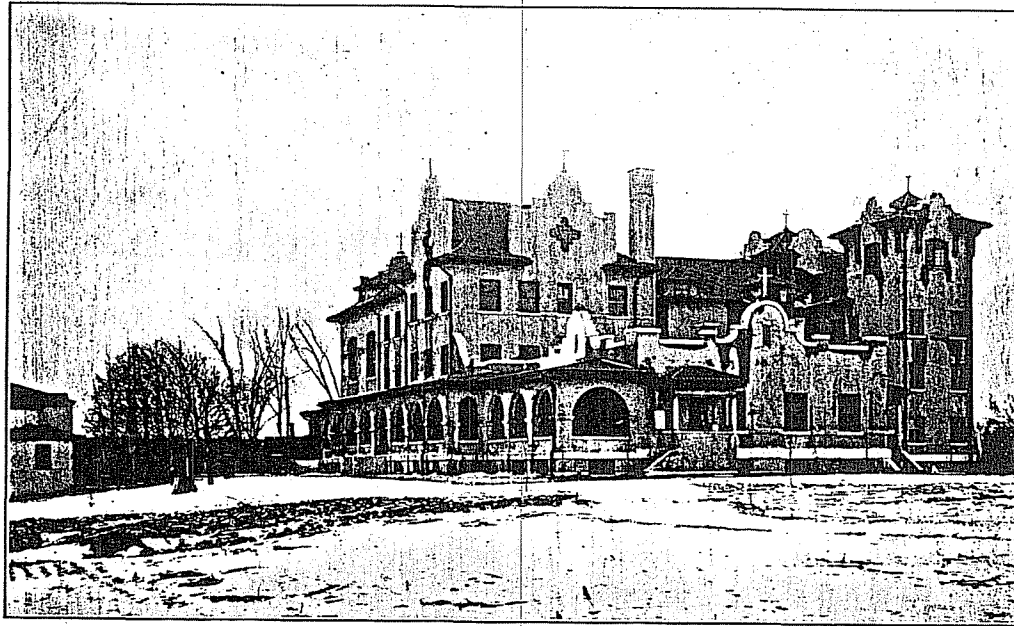
Representative Landscape View, looking west



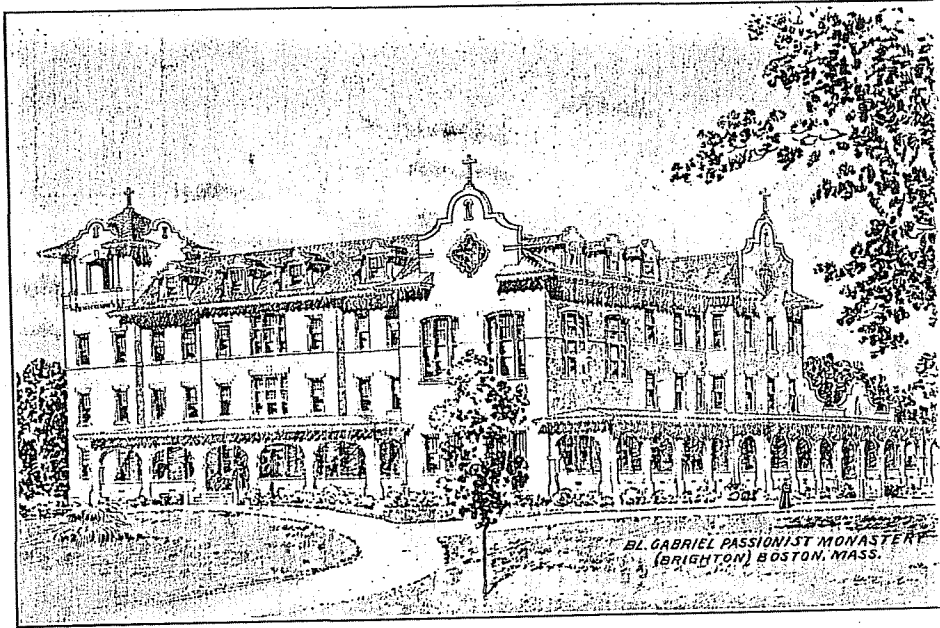
The following historic photographs and postcards are courtesy of Ms. Lucy Tempesta, Brighton Massachusetts.

- Page 27 Monastery, view from northwest before construction of the Retreat House (1910s).
- Page 29 Monastery, view from Washington Street (south) 1910s-20s.
- Page 31 Historic Postcards, views of Monastery.
- Page 33 Historic Postcard views of Monastery.
- Page 35 Interior views of Church (3) and entrance gates designed by the Olmsted Brothers, now demolished.

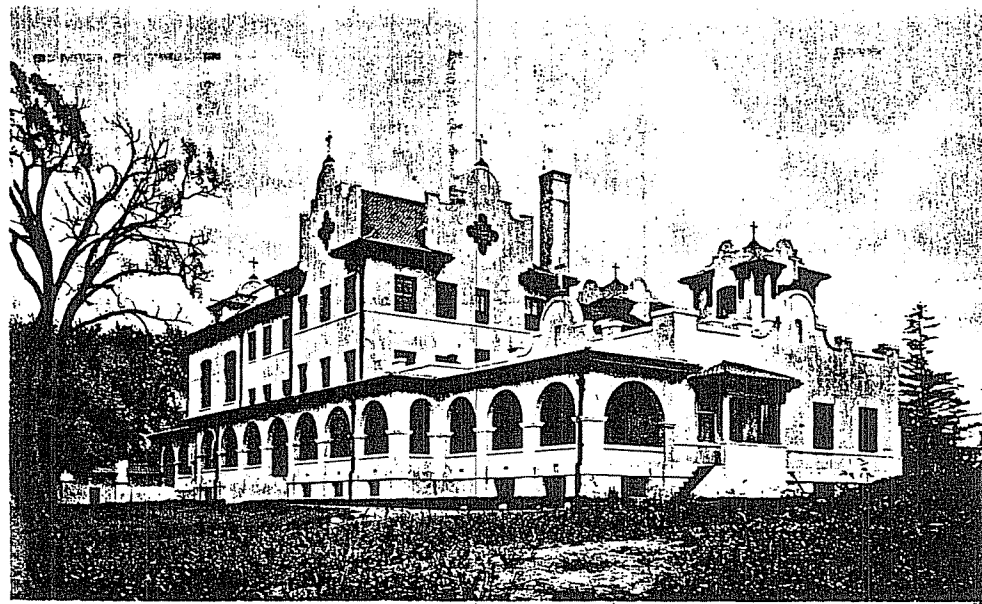




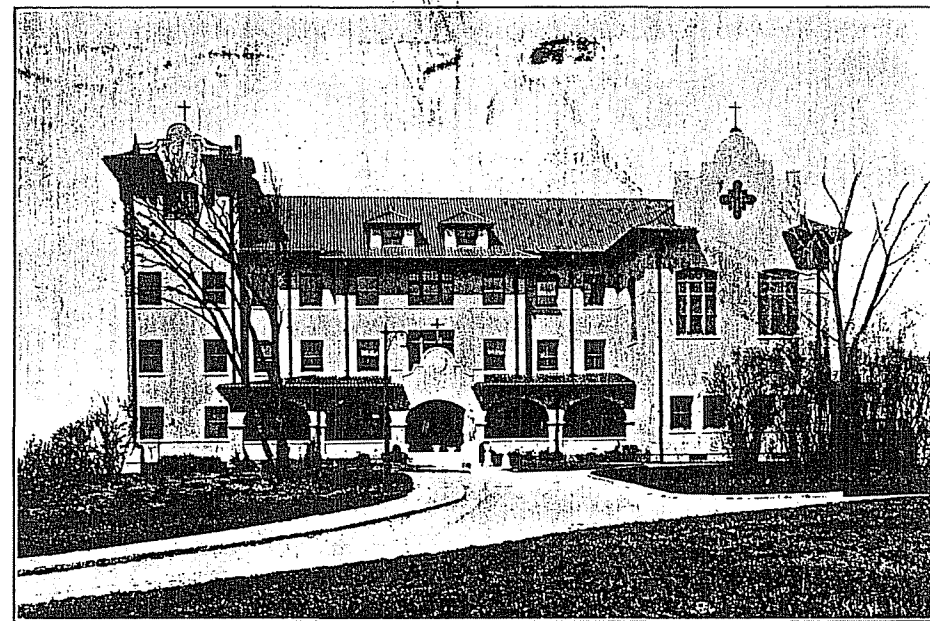
REAR VIEW OF BLESSED GABRIEL'S PASSIONIST MONASTERY, BRIGHTON, MASS.



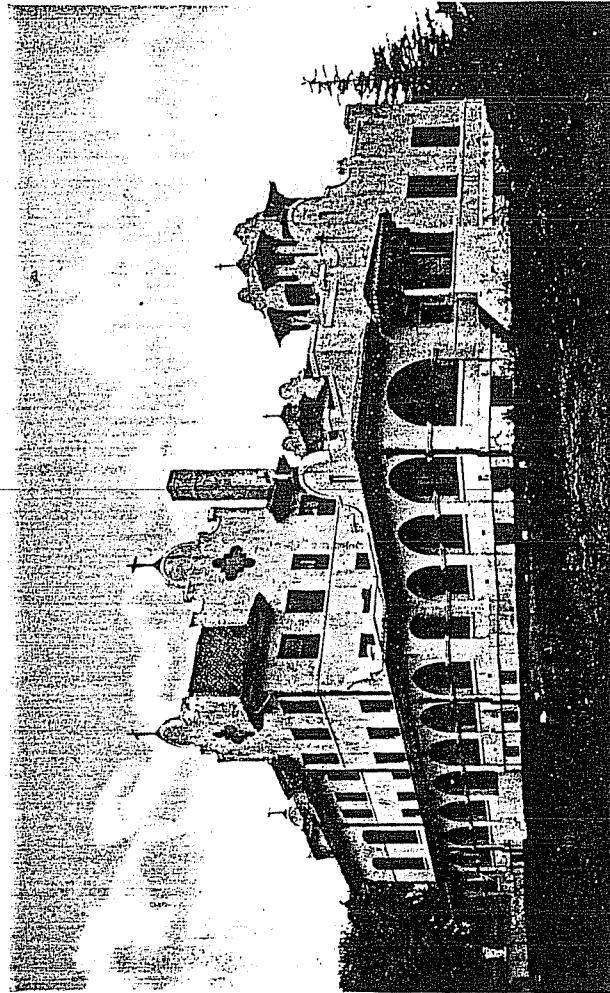
BL. GABRIEL PASSIONIST MONASTERY
(BRIGHTON) BOSTON, MASS.



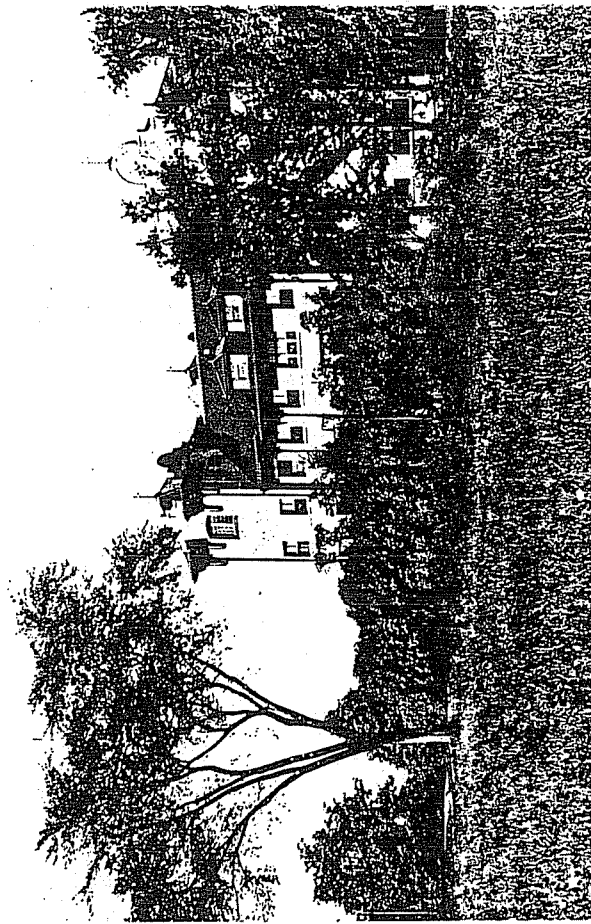
Passionist Monastery, Brighton, Mass.



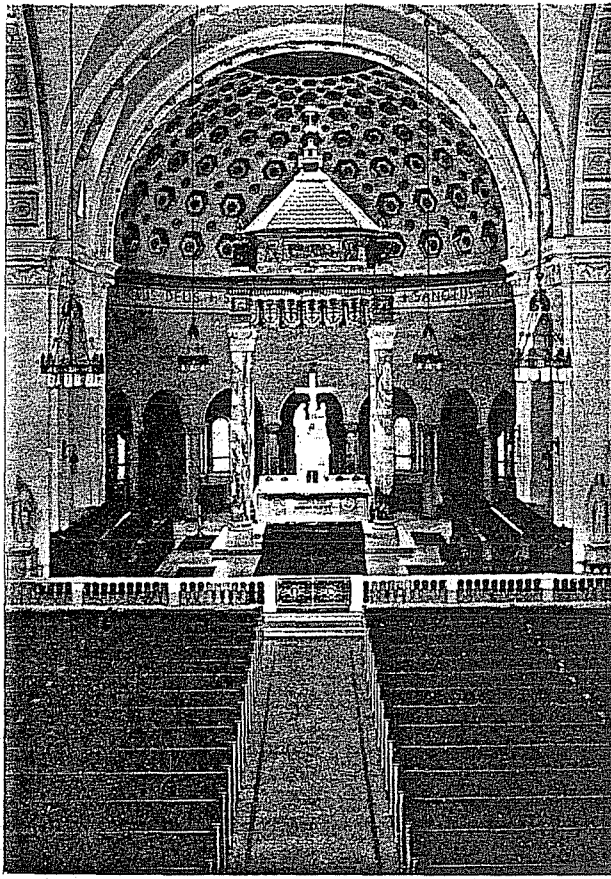
FRONT VIEW OF BLESSED GABRIEL'S PASSIONIST MONASTERY, BRIGHTON, MASS



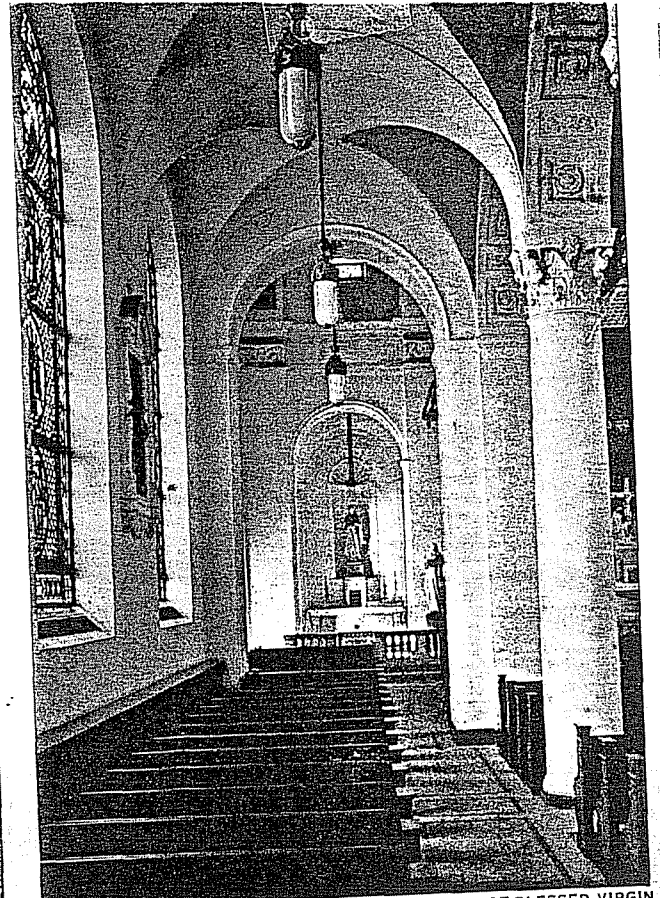
THE MONASTERY, BRIGHTON, MASS.



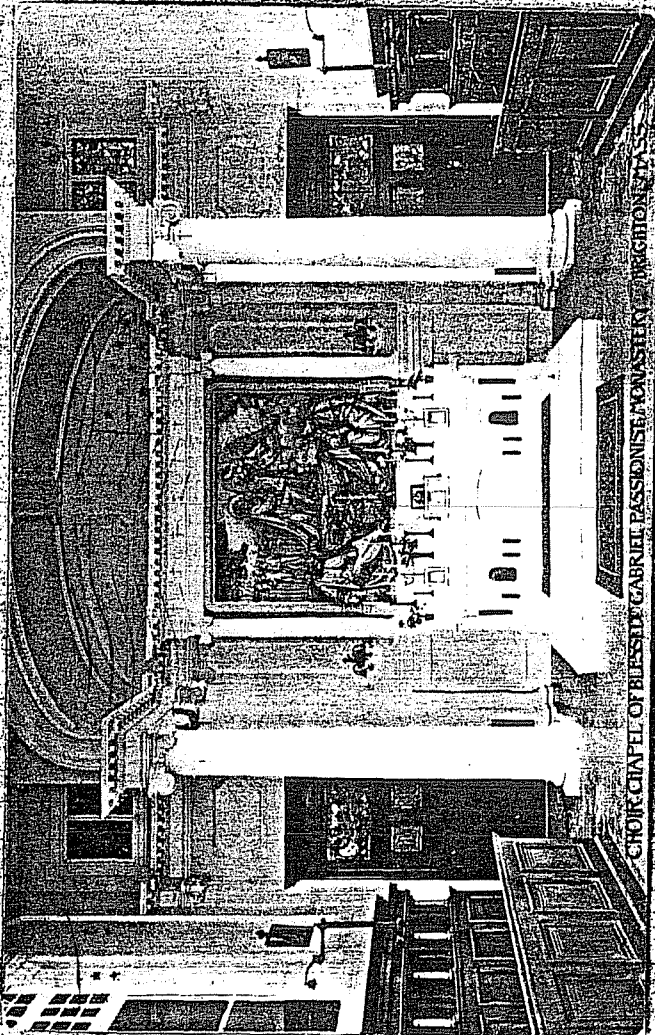
ST. GABRIEL'S MONASTERY. BRIGHTON, MASS.



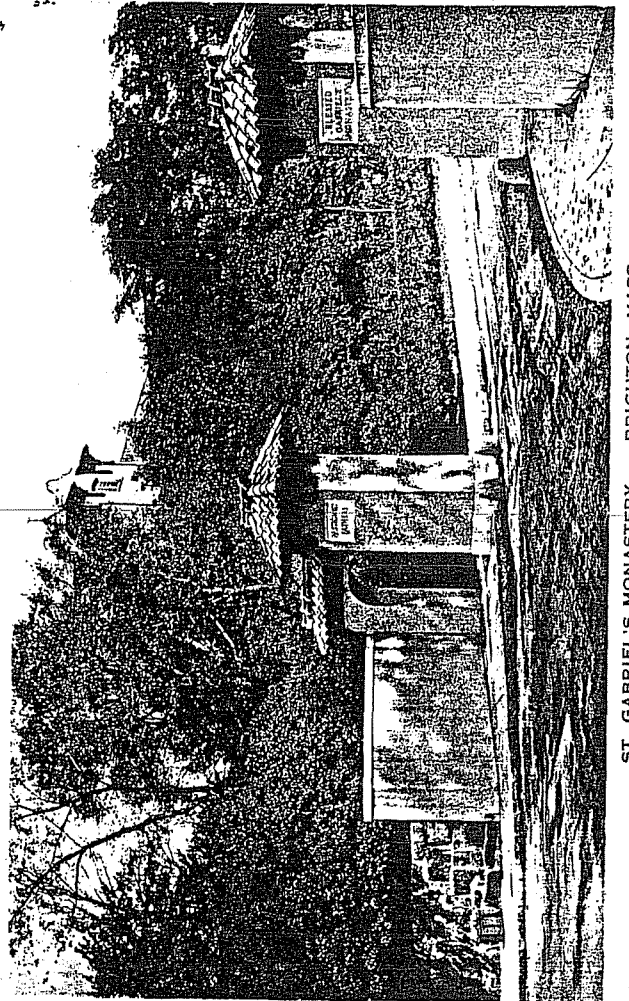
INTERIOR VIEW OF ST. GABRIEL CHAPEL, SHOWING MAIN ALTAR, BRIGHTON, MASS.



SIDE AISLE OF ST. GABRIEL CHAPEL, SHOWING ALTAR OF BLESSED VIRGIN, BRIGHTON, MASS.



CHOIR OF BLESSED GABRIEL PASSENIER MONASTERY, BRIGHTON, MASS.



ST. GABRIEL'S MONASTERY, BRIGHTON, MASS.

3.0 SIGNIFICANCE OF PROPERTY

3.1 Historical Significance:

The Site

The site of the St. Gabriel's Monastery complex, commonly called Monastery Hill or Nevins Hill, was settled shortly after the City of Cambridge was established in 1638. The earliest records state that the site belonged to a Captain Cunningham. Cunningham's estate house was burned in 1770. In 1777, Samuel Willis Pomeroy constructed a second estate, Bellevue, on the site. Pomeroy, who lived there until 1830, was a founding member of the Massachusetts Horticultural Society and a State Representative. Other subsequent owners included Charles Ward Athrop and John Dennis.

The estate originally consisted of 36 acres, and extended all the way to the Charles River. In 1843 the estate was purchased by Jared Coffin. Jared Coffin was the fifth great grandson of Tristram Coffin, one of the first purchasers and founders of Nantucket. Jared Coffin was born on Nantucket, where he was a successful merchant and sea captain. In 1843, Coffin moved to Brighton and purchased the estate. Coffin built a large Greek Revival mansion in 1845. At that time, the estate included five structures: two houses, three barns and extensive gardens and orchards. Several years later, Coffin sold the estate to his son-in-law, David Nevins. Nevins was involved in manufacturing, and owned several plants in Lawrence, Methuen and Salem. In the 1910s, the 1845 mansion was moved to make way for the monastery complex. It presently stands at 212 Washington Street, but has been altered by the application of aluminum siding.

The Passionists

The Congregation of Discalced of the Most Holy Cross and Passion of Our Lord Jesus Christ, commonly known as the Passionist Fathers, was founded in Italy in 1694. In 1852, the Passionists arrived in the United States; their first Monastery was established in Pittsburgh, Pennsylvania.

Cardinal William Henry O'Connell became acquainted with the Passionists while at the North American College in Rome. The Passionist monastery in Rome was a well known and favored retreat for clergy and laymen. The Passionist Order had hoped to establish a Monastery in Boston for many years. When Cardinal O'Connell was ordained, he invited the Passionist leader, Father Fidelis Kent Stone, to speak with him. Cardinal O'Connell stated that he would approve a monastery, provided that it would serve retreatants from the Archdiocese.

James Kent Stone (1840-1921) was the son of an Episcopal Priest, Reverend John Seely Stone. The elder Stone was the Rector at St. Paul's Cathedral and Dean of the Episcopal Theological School in Cambridge. James Kent Stone graduated from Harvard College and spent three years in the Union Army. Stone took orders from the Episcopal Church and served as the President of Kenyon College in Ohio and Hobart College in New York State.

In 1869, Stone converted to Catholicism. His wife's death made it possible to study for the Roman Catholic priesthood. Stone was ordained in 1872 and worked for several years with the Paulist order. In 1876, Stone joined the Passionist congregation; to do so, he had to give his two daughters up for adoption. Before St. Gabriel's was established, Stone worked in Latin America and set up Passionist foundations in Argentina, Brazil, Panama and Cuba. He served as the Consultor to the General in Rome and was the Passionist Provincial in the United States and South America. Stone was renown for his preaching and is recognized as the most outstanding figure that his order has produced in the United States.

In March 1908, the Passionist Fathers purchased the property from the trustees of the Nevins Estate; nine acres were purchased at a cost of 16¢ per square foot. Saint Gabriel's Monastery was named after a young Passionist who had died at age twenty-six and was beatified in 1908.

In 1909 the Passionists constructed their first building, the present Mission-style Monastery. According to the History of the Archdiocese of Boston, Volume III, the Monastery "crowning one of the highest hills in the vicinity, with its white adobe walls, red tile roof, truncated towers and many gilded crosses, has become one of the most familiar and striking features of the western landscape of Boston."

The first chapel of the Passionists was housed in a converted barn remaining from the Nevins estate. According to the "Chronicles of the Monastery of St. Gabriel's," an architect, Mr. Graham, drew up the plans for the renovation. Much of the interior woodwork was obtained from T. Elston and Company, building wreckers from South Boston. The recycled barn served as the Monastery's house of worship for eighteen years. The retreat house was completed in 1927, the Church was finished in 1929.

The Passionist Fathers of St. Gabriel's Monastery are known as the pioneers of the Retreat Movement in New England. According to the "Souvenir of the Golden Jubilee of Retreats for Laymen", a publication put out by St. Gabriel's Parish to celebrate the 50th Anniversary of the retreat movement, the work of the Passionist Fathers was the foundation for the National Catholic Laymen's Retreat Conference.

The first retreat for laymen took place on December 8, 1911. In subsequent years, weekend retreats were held for school groups, professional groups, corporations and various clubs and organizations. The popularity of these functions necessitated the construction of the Retreat House which was dedicated on January 23, 1927. It served the needs of the retreat movement until 1950, when an additional wing was required. By 1961, over 125,000 laymen had participated in various retreats at the Monastery, including several Mayors, Governors of the State and a future president of the United States, John F. Kennedy.

In November 1934, the Passionist Fathers were put in charge of a new Brighton Parish. The church constructed for retreat movements now also served as a parish church. The parish has been a leader in church reform. St. Gabriel's was one of the first Boston parishes to change from Latin to English Mass, to have the altar facing the congregation and to implement changes in liturgy fostered by Vatican II.

201 Washington Street

Although listed in the petition, and significant in its own right, the structure at 201 Washington Street is not developmentally or thematically related to the St. Gabriel's Complex. It has been noted that on this site stood the Bull's Head Tavern, which dated from the early 1700s. In the vicinity of the tavern, the Brighton Cattle Market was founded in 1775.

A residence at this site first appeared in the Boston City Directory of 1874, as the home of John H. Pierce. The Mansard or Second Empire style residence and carriage barn are good examples of that style, though the original siding has been covered with stucco. The Mansard/Second Empire style was prominent between 1865-1890, making it likely that 1874 was the date of construction.

3.2 Architectural Significance

The structures in the Saint Gabriel's Monastery Complex form a significant ensemble of early 20th century religious architecture in the Boston area. The 1909 monastery building is considered to be the best example of Mission Style architecture in Boston. The church, constructed in 1927, is the work of the influential architectural firm, Maginnis and Walsh. The 1927 Retreat House has some Mission style elements and is constructed of materials compatible with the Church and Monastery.

Monastery

The picturesque monastery structure exemplifies the characteristic hallmarks of the Spanish Mission Style, particularly the shaped gables, arcaded porch, tiled roof and stucco surface. The Mission Style was the California counterpart to the eastern Colonial Revival, and perhaps because of its west coast roots, was never widely used in Boston or New England.

Dorchester and Allston-Brighton appear to be the only Boston neighborhoods where the Mission Style was used. Two of the best examples, St. Williams Church, Dorchester designed in 1910 by T. Edward Sheehan, the architect of the Monastery, and St. Elizabeth's Hospital, designed in 1912 by Edward F. Graham were destroyed in the 1980s. Mission Style structures still standing are the Keith Memorial Chapel at St. Elizabeth's Hospital dedicated in 1927, and Boston University's Nickerson Field entrance constructed in 1915 both in Allston-Brighton. The fire station in Upham's Corner, Dorchester is a relatively simple, unadorned version of the style. The apartment complex at 1712-42 Commonwealth Avenue, Allston (1914) designed by J.A. Halleren combines elements of the Mission and the Jacobethan styles. There are about six modest Mission Style dwellings in Allston-Brighton of which the best examples are at 62 and 84 Englewood Street.

The architect of the Monastery, T. Edward Sheehan (1866-1933), practiced in Boston for 45 years, but is not widely known today. According to his obituary in the Boston Evening Transcript, his noteworthy works include the buildings at St. Regis College and St. Joseph's Seminary in Troy, New York.

Church

The 1929 St. Gabriel's church is the work of Maginnis and Walsh, an architectural firm nationally known as designers of Roman Catholic churches and institutional buildings. Charles Donagh Maginnis (1867-1955) was born and educated in Ireland. He came to Boston in the late 1880s, worked as a designer in the City Architects Office, and by 1891 became chief designer under City Architect Edmund March Wheelwright. Maginnis is credited with greatly influencing the direction of Roman Catholic Church architecture in the United States. In 1923, Sylvester Baxter wrote in the Architectural Record:

The renaissance of architecture in the Catholic Church at the turn of the century had its origins in a few young American architects, of whom the leader was Charles D. Maginnis.

Maginnis drew inspiration from the Medieval Brick styles of northern Italy, particularly Lombardy, and also worked in a variety of other styles including the Gothic Revival, California Mission, Romanesque and Byzantine Revivals. He served as President of the Boston Society of Architects from 1924 to 1926, and of the American Institute of Architects from 1937 to 1939. He was the first Bostonian to receive the AIA Medal in 1948.

Timothy Francis Walsh (1869-1934) was educated in Boston and at the Paris Ateliers. He trained in the office of Peabody and Stearns and began practice in 1896 with Charles Maginnis and Mathew Sullivan, who later withdrew from the firm.

Maginnis and Walsh designed numerous churches, interior and exterior, in the Boston area including St. John's Seminary Chapel, Presentation Church, and the Cenacle Convent Chapel in Brighton, St. Angelas in Mattapan, St. Paul's in Dorchester and the high altar of Trinity Church in the Back Bay. The firm also designed many Boston area Catholic institutions include the Boston College Complex, the Emmanuel College Complex in Back Bay, Cenacle Convent in Brighton, Precious Blood Convent in Hyde Park, Sacred Heart Convent in Roslindale, the Carmelite Convent in Roxbury, Holy Cross College in Worcester, the Jesuit Novitiate in Weston, St. John's Church in North Cambridge, and the Cardinal's residence in Brighton. The firm's most renown and respected work is perhaps the Church of St. Catherine of Genoa in Somerville.

The 36 stained glass windows in the church were designed by artist George W. Sotter. Sotter's studios were based in Buck's County, Pennsylvania. The artist is known for his work in the "High Gothic" style, used in the late 13th century and revived in the United States in the early 20th Century. Sotter designed windows for many churches in the Mid-Atlantic region, the Midwest and West Coast; however, St. Gabriel's is his only documented work in the New England Region.

Landscape Design

The Olmsted Brothers, successor firm to Frederick Law Olmsted, designed planting plans and graded the eastern half of the sections of the fourteen acre St. Gabriel's Monastery ground, between 1911 and 1914.

After Frederick Law Olmsted retired, his partners and apprentices continued the landscaping designing business under the names of Olmsted, Olmsted and Eliot, and then as F.L. and J.C. Olmsted. The firm took the name Olmsted Brothers in 1898. The two senior members of the firm were Olmsted's stepson, John Charles Olmsted (1852-1920) and his son Frederick Law Olmsted, Jr. (1870-1957). F.L. Olmsted Jr., who's name appears in most of the correspondence relating to the St. Gabriel's site, established the first professional landscape architecture program at Harvard University. Increasing recognition is being paid to the Olmsted firm and its works; the Massachusetts Association of Olmsted Parks has conducted an inventory of all projects by the Olmsted firm in the State.

The Olmsted firm's involvement in the landscape design of the grounds is thoroughly documented in plans from the Frederick Law Olmsted National Historic Site in Brookline and is confirmed by the firm's correspondence (letters and memos) now at the Library of Congress in Washington, D.C.

The firm's involvement with the Monastery Grounds began in January, 1911, when the Reverend Carey requested that the F.L. Olmsted Jr. visit the Monastery to make plans for "the laying out of the grounds." (5105, 1/30/1911). Notes from a site visit by F.L. Olmsted and W.L. Phillips state that a contractor, J.H. Sullivan, suggested to the Father Superior that a landscape plan by the Olmsted Brothers would save money. J.H. Sullivan is mentioned throughout the correspondence and is presumed to be the landscape contractor who actually carried out the plans. Early 20th century City Directories state that Mr. Sullivan resided at 20 Lake Street in Brighton.

A letter to Edward Sheehan, architect of the Monastery, from the Olmsted Brothers, which requests blueprints of the building, confirms that the firm "was engaged to prepare plans for the development of the grounds at the Monastery of the Blessed Gabriel in Brighton..." (5105, 3/16/1911). A memo, written by W.L. Phillips of the Olmsted firm, states that the Passionists are requesting "a dignified public approach, service drive and secluded living portions," though, "any appearance or suggestions of extravagance in design or materials is to be avoided" (5105, undated).

A letter from the Olmsted firm sent to the Reverend Alexis Caneen, dated 11/8/1914, recounts the extent of the firm's landscape work at the Monastery. The correspondence from 1914-15 indicates that there were several misunderstandings concerning payment to the firm. This was due, in large part, to numerous leadership changes at the Monastery. To clarify the relationship, the letter provides a chronological account of the firm's work. The letter states:

In March, 1911, we were asked by Father Corey for the following (a) a plan for the immediate improvement of the entrance front of the grounds; (b) a general preliminary plan for the ultimate development of the whole ground; (c) detailed plans, specifications, and supervision for all work undertaken during the current year (1911)....

Owing to reasons which we do not now recall we were afterward instructed to omit or indefinitely postpone a considerable part of the work above described, and only the part marked (a) was carried fully to completion during the year....

In March, 1913, new land having been acquired by the Monastery, we were called upon to prepare grading plans for a new drive and architectural plans for the wall and gate....

During January, February, and March 1914 planting plans for the entrance and vicinity were prepared upon request, but it was then decided to postpone the actual planting until autumn. Recently we received instructions that you wished to postpone it until next spring.

A similar letter dated 7/27/1915 explains:

We have prepared twenty-two plans and studies for work.... All the development of the grounds of the Monastery on the east and north sides has been done from plans prepared by us, including all the grading, the road building and construction connected with it, and the new entrance gates. Moreover by the direction of successive Father Superiors, plans have been prepared and services rendered by us for other proposed work, including a good deal of planting, which work has been either abandoned or indefinitely postponed.... The planting plans stand today about seven-tenths completed.

Cynthia Zaitsevsky, author of Frederick Law Olmsted and the Boston Park System and recognized scholar of the Olmsted Tradition, made a site visit and assessment of the St. Gabriel's Monastery property in July, 1983. In the report on the site visit, Ms. Zaitsevsky confirms that work was done in two stages; in 1911 and in 1913-14. Her conclusions on the state of the landscape design follow:

Comparison of the site as it exists today with the original drawings shows that the plan of the grounds and drives remains essentially intact and is a good example of the work of the Olmsted Firm. The entrance gate and the shrub plantings along the entrance drive have disappeared. In preparing the design, Olmsted Brothers incorporated many of the trees already on the property into their own planting plan. Some of these remain, including what may be the largest copper beech in the Boston area.

The dense shrubbery plantings shown along the entrance drive in the 1914 planting plan are typical of the planting style of the Olmsted Firm. Similar plantings were done in the Boston Park System: in Franklin Park; along the Muddy River, and elsewhere. However, shrubs have a limited life and are rarely replaced in quantities and varieties used by the firm. Therefore, it is unusual to find an Olmsted park or other landscape design that still has a significant shrub layer.....

Ms. Zaitsevsky concludes that:

The grounds of St. Gabriel's are significant as a landscape design by the Olmsted firm.

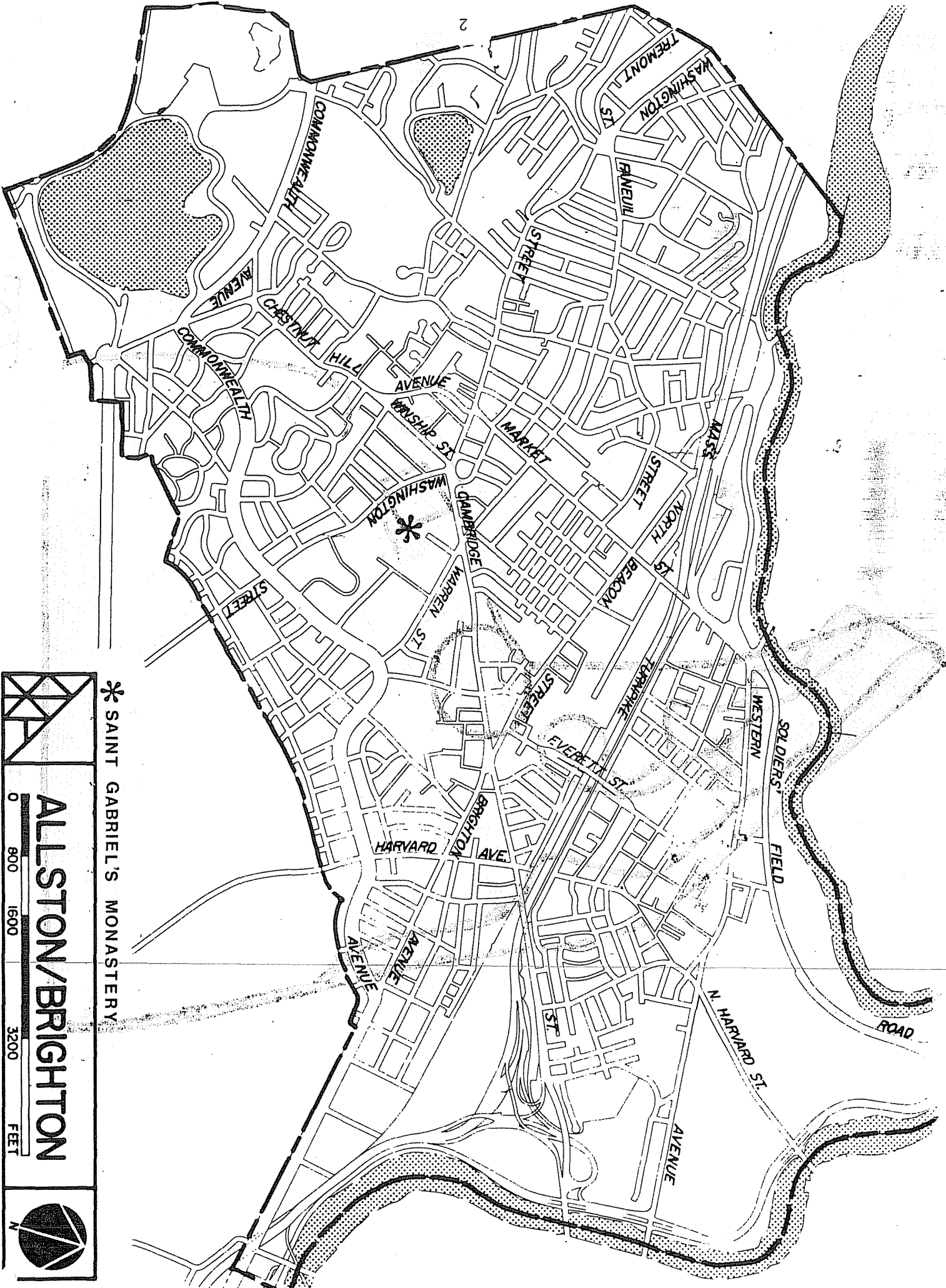
Many aspects of the firm's original plan have been compromised by later landscape additions and alterations. The Shrine and Rosary Walk are on portions of the 1913 planting plans for the entrance drive. The Mission Style entrance gates have been removed. Much of the shrubbery and original planting has died or has been removed from the entrance and circular drive. The rear (north) section of the site, which was graded by the Olmsted Brothers, has been paved for parking. However, important remnants remain including the layout of the entrance drive and turn-around, the grading of the site, and various plant elements including hemlocks and pine trees along the west edge of the entrance.

Concerning the rarity of the design in Boston, the "Master List of Design Projects of the Olmsted firm in Massachusetts, 1866-1950" reveals that the Olmsted Brothers drew plans for only one other Boston residential/institutional complex, the Boston Dispensary, 1925-26. The Boston Dispensary was established in 1796 to administer medicine to the poor. It was originally located at the corner of Ash and Bennet Street in Boston, but moved in the early 20th century. It is not known if the landscape designs were ever carried out.

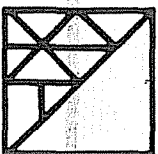
Also, two churches, in addition to St. Gabriel's, commissioned landscape plans from the Olmsted firm; they were the Christian Science Park (no date) and the Walnut Avenue Church, Roxbury (1912). The Christian Science Park underwent major renovations in the late 1960s, altering all existing landscape designs. Records for the Walnut Avenue Church, now the Eliot Congregational Church in Roxbury, do not indicate that the firm's landscape plans were implemented. It is apparent that the Olmsted firm's involvement at St. Gabriel's, a private residential/institutional and religious complex is unique within the City of Boston.

Map attached

Areas graded, layed out and/or planted by the Olmsted Brothers firm, 1911-1914.

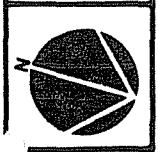


* SAINT GABRIEL'S MONASTERY



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ALLSTON/BRIGHTON



3.3 Relationship to Landmark Criteria

The criteria for Landmarks, Landmark Districts and Architectural Conservation Districts, as specified in Section 4 of Chapter 772, the acts of 1975, list three principal areas of significance which qualify buildings or sites for designation.

The Monastery building and portions of the landscape plan meet the third criterion - structures or sites which are "representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer or builder whose work influenced the development of the city, Commonwealth, the New England Region or the Nation."

The 1911 Monastery building is a significant example of the Mission Style, which was rarely used in the City of Boston or in the Region. The building displays typical characteristics of the style and has been preserved relatively unchanged. It appears to be the best example of the Mission Style in Boston and therefore meets the criterion as a "type inherently valuable for study."

The east half of the landscape, designed and graded by the Olmsted Firm, is significant as the only remaining residential/institutional campus and religious complex, which retains some integrity, designed by the Olmsted firm in the City of Boston. Certain sections of the east half of the complex, which retain integrity of plan and some planting materials, meet Criterion three.

The church, while it is of interest as a work by the Boston firm of Maginnis and Walsh, is one of many ecclesiastical works by the firm remaining in the area (see list in Section 3.2), and is not considered to be an important commission. Scholars have identified other area churches designed by the firm which are of major architectural significance, however, St. Gabriel's Chapel is not put in that category. Douglass Shand Tucci's Church Building in Boston 1720-1970, the most complete study on the subject, discusses many Maginnis and Walsh Church designs, but does not mention St. Gabriel's. Thus, although Maginnis and Walsh did influence the development of Roman Catholic architecture in Boston and New England, St. Gabriel's Church is not considered among the firms notable works. The 1927 Retreat House, the 1966 Shrine and the residence at 201 Washington Street also do not meet the third criterion.

The first criterion provides for designation of structures or sites "at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military or social history of the city, the Commonwealth, the New England Region or the Nation." The second criterion specifies the designation of buildings or sites "associated significantly with the lives of outstanding historic personages."

The Passionists' association with the origins of the Retreat Movement is concurrent with the period of significance of the Monastery Building. While this contemplative program originally focused on religious activities, the spread of the Retreat concept to American business management principles suggests secular historical significance of the Monastery.

While the ecclesiastical history of the Passionist Order, St. Gabriel's Parish and Fidelis Kent Stone is significant to its participants and to the religious life of 20th century Boston, it does not appear to be significant in the broader context of the social history of the City and Commonwealth.

In conclusion, the Mission Style Monastery and specific sections of the entrance drive meet Criterion 3 of Chapter 772 of the Acts of 1975 as amended and qualify for landmarks designation.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

St. Gabriel's Monastery Complex, 159 Washington Street

Land: \$1,769,000

Buildings \$6,713,500

Total \$8,482,500

201 Washington Street (parcel 1843)

Total \$184,500

As a property owned by a non-profit organization, St. Gabriel's is tax exempt.

4.2 Current Ownership & Status:

The St. Gabriel's property is owned by the St. Elizabeth's Foundation, a non-profit, tax exempt organization incorporated in 1980.

5.0 PLANNING CONTEXT

5.1 Background

Allston-Brighton was initially settled in 1635. For two centuries, the area remained sparsely settled, with farms and country estates dotting the landscape. Small village centers were established at Brighton Center and Oak Square. Washington Street, one of the area's oldest thoroughfares, was known as the Roxbury Path and served as the route between Roxbury and the Watertown Grist Mill.

In the mid to late 19th century, the Brighton Stockyards became the foremost cattle market in the region. Allston-Brighton's proximity to the Charles River and the Boston and Albany Railroad encouraged the construction of slaughterhouses and meatpacking operations and furthered the development of the industry. As the industry declined, due to the use of refrigerated railroad cars, the stockyards and slaughterhouses were replaced with industry, warehouses and residences.

During the 19th century, Brighton Center developed into a commercial center serving the town's agriculturally based economy. Areas directly north and south of Brighton Center were developed for residential use, but the elevation later known as "Monastery Hill," the land bounded by Cambridge, Warren and Washington Streets and Commonwealth Avenue, remained largely open.

Beginning in the 1880s, Brighton and nearby Newton became the site of extensive Roman Catholic institutional development, particularly on the picturesque hilly elevations. The St. John's Seminary buildings were begun in the 1880s and were later joined by the Archbishop's House and Chancery. Boston College moved to the Brighton/Newton line in 1909. St. Elizabeth's Hospital built its original Mission Style building on the western part of the Nevins Estate. In 1929-30, the City of Boston constructed the new Brighton High School on a large tract of open land directly north of the Monastery. A fourth major institution, the Fidelis Way Housing Project, was constructed to the east of the Monastery in 1950 as temporary housing for World War II veterans.

5.2 Current Planning Issues

In mid-1978, the Passionist Missionary Society announced its intention to sell the 14 acre St. Gabriel's site. The community responded with great concern. The sale was viewed as a development which could seriously aggravate several longstanding neighborhood problems, including institutional expansion, high population density, traffic congestion, and the deterioration of the Fidelis Way Housing Project.

In mid-1979, the late Mr. Joseph Smith, President of the Allston-Brighton Civic Association, suggested to the Passionists and the Boston Redevelopment Authority that a formal study be undertaken of Monastery Hill and St. Gabriel's. The Monastery Hill Task Force was created and was composed of local residents and representatives of area institutions and citywide planning agencies. In June 1979, Wallace, Floyd, Ellenzweig, Moore Inc., was retained to provide planning, urban design, landscape design and architectural services to the Task Force and to prepare a report on preferred plans for Monastery Hill as agreed upon by the Task Force. The study was funded by Blue Cross, Boston Health and Hospitals Department, and the U.S. Public Health Hospital. The study, completed in October, 1979, contained a number of ideas for reuse of the property as condominiums or for new institutional uses. In general, the Task Force favored limited development of the site, reuse of existing buildings, conservation of open space, and rehabilitation of Fidelis Way as part of the over-all redevelopment package.

In August, 1979 a petition was received by the Landmarks Commission requesting designation of a Monastery Hill district to include the Monastery, Church, Burial Ground, National Shrine of Our Lady of Fatima, Rosary Walk, Retreat House, rolling hills, natural landscape etc....

In the summer of 1980, the monastery property was purchased by St. Elizabeth's Foundation, which announced plans to use existing buildings for its nursing school. The foundation has not announced any other plans for development of the site.

At a public hearing on March 10, 1981, the Boston Landmarks Commission voted to designate the Monastery building as a Landmark. Before the vote could be acted on by Mayor Kevin White, the St. Elizabeth's Foundation (owner) filed an appeal in Superior Court. Mayor White vetoed the designation.

In January 1983, a second petition was received by the Landmarks Commission requesting designation of a district. That petition was accepted in October, 1985. At that time, the Commission noted that

Although the petition indicates designation as a "Landmark District" it has been the Boston Landmarks Commission's practice to treat properties that have developed over time under long-term ownership, have had uses related to that ownership, and comprise a single parcel of land, as individual landmarks despite a variety of actual structures or physical features and multiple uses of these. The former Adams Nervine Asylum, Brook Farm, and the various landscapes such as the Common, Public Garden and Fens are all examples of large sites with diverse features that have been considered as individual landmarks. (10/28/85 correspondence - BLC to Petitioners and Interested Parties.)

According to the "Allston-Brighton Neighborhood Profile, 1988" compiled by the BRA, the neighborhood's medical institutions will have invested \$34 million in their facilities between 1975 and 1989. As a result of their four phase investment, between 1983-1986, St. Elizabeth's hospital invested \$33 million.

St. Margaret's Hospital in Dorchester has recently announced a proposal to relocate its facilities to the St. Elizabeth's Hospital campus. The proposal for relocation includes construction of a parking garage on a portion of the St. Gabriel's site along the western property line.

5.3 Relationship to Current Zoning

The St. Gabriel's property is divided into two zoning classifications. The 4.7 acre section (204,732 sq. ft.) closest to St. Elizabeth's Hospital is zoned H-2, which means that apartments can be built up to a floor area ratio of twice the land area (up to 409,464 sq. feet). The Allston-Brighton Interim Planning District Interim Height Standards (see next paragraph for explanation of IPOD) for an H-2 zone are 3 stories and 35 feet. The remaining 9.3 acres (405,108 square feet) are zoned R-.5. In this zone two-family houses can be built to an FAR of one half of the land area (202,554 square feet). A 35 foot height limit is imposed in an R-.5 zone.

The Interim Planning Overlay District (IPOD) for the Allston-Brighton neighborhood is currently in place. The amendment to the Boston Zoning Code, article 27F, has the following statement of purpose:

The purposes of this article are to implement interim planning standards and to facilitate the comprehensive planning and rezoning of the Allston-Brighton neighborhood; to manage the future development of Allston-Brighton for the use and benefit of the inhabitants of Allston-Brighton and of Boston; to provide a predictable, clear and understandable process for public review of new development; to reestablish certain boulevards as viable mixed-use and residential centers and as neighborhood gateways; to preserve the health, safety, convenience and welfare of the inhabitants of Allston-Brighton; to lessen congestion in the streets; to provide for adequate parking facilities; to provide appropriate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to prevent overcrowding of land; to promote residential development that is affordable to all segments of the community; to promote mixed-income residential development; to preserve, enhance, and create open space; and to promote the peaceable enjoyment of the city's amenities by all residents.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

Alternatives open to the Boston Landmarks Commission include designation of one or more of the St. Gabriel's buildings and/or landscape as a Landmark. The Landmarks Commission foreclosed the idea of either a Landmark District or Architectural Conservation District designation in its reasons for accepting the petition of 1985. The Landmarks Commission may designate all or part of the site as a Protection Area. The Commission retains the option of not designating any part of the site.

The only alternative protection device would be the inclusion of one or more of the buildings in the National Register of Historic Places, which would, if successfully pursued, afford a limited protection, as well as tax incentives for rehabilitation.

6.2 Impact of Alternatives

Landmark Designation of the complex under Chapter 772 as amended, would require the review of changes to the certain portions of the structures in accordance with the Standards and Criteria adopted as part of the designation. It would not affect the use of the structures.

In a Protection Area, which is limited to 1200 feet distance and must be adjacent to a designated property, only Standards and Criteria for demolition, land coverage, height of a structure, landscape or topography may be included.

The National Register of Historic Places provides protection from adverse affects caused by federal, federally-liscensed or federally assisted actions under the Section 106 review process. National Register listing also provides various federal income tax incentives for rehabilitation of income-producing property under the provisions of the Tax Reform Act of 1986. Properties on the National Register are eligible to take advantage of these provisions once it is determined that the rehabilitation can be certified according to the tax act.

National Register listing does not prevent a private owner from altering or demolishing a building with his or her own funds.

Similar protection from state-sponsored activities is achieved by the concurrent listings of all National Register properties in the State Register of Historic Places under Chapter 152, General Laws of Massachusetts.

Inclusion on the National Register allows the owner of a non-profit or municipal building to apply for Massachusetts Preservation Projects Funds. This funding program provides a matching grant for preservation planning or rehabilitation work for historic and architecturally significant properties listed on the State Register of Historic Places.

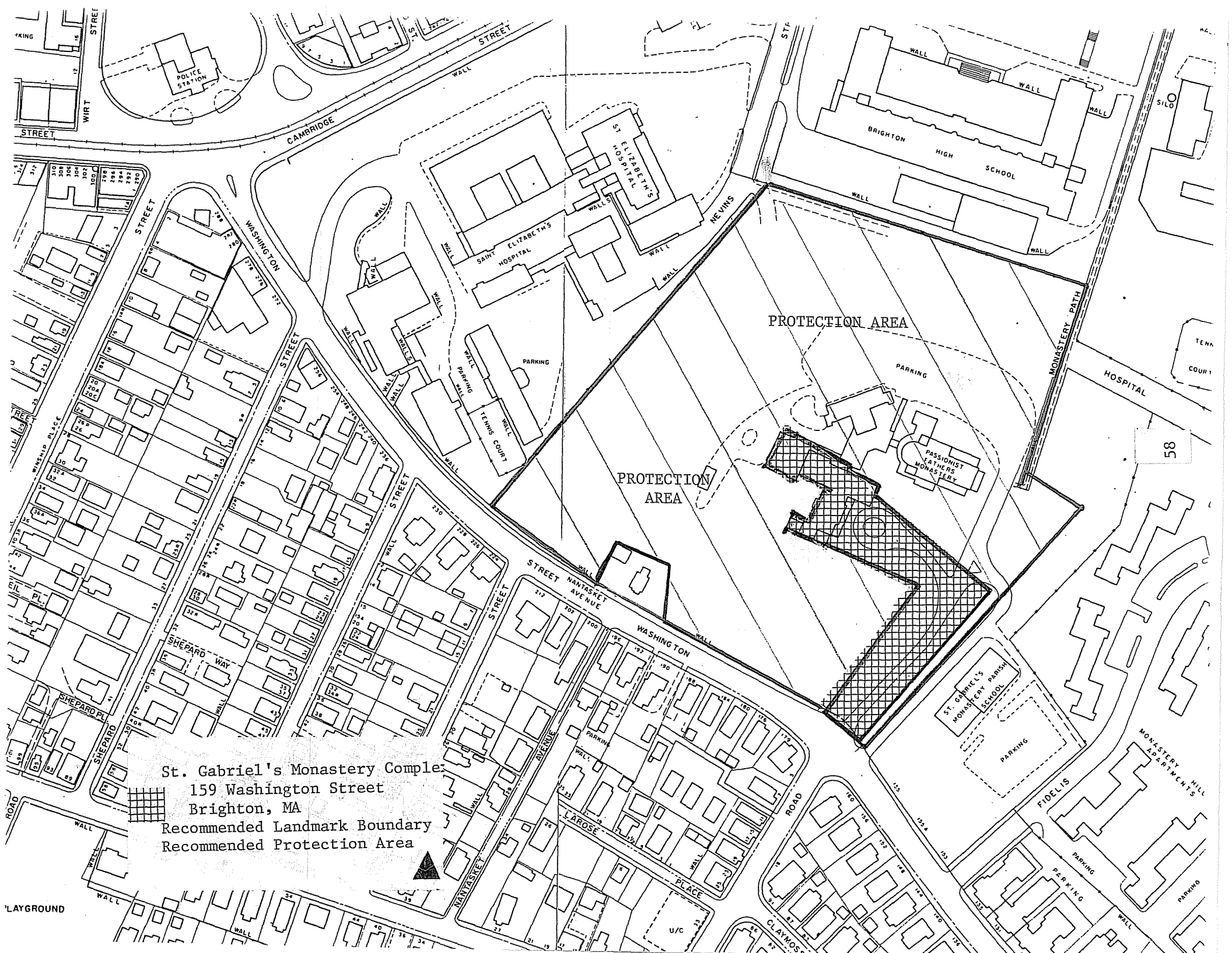
7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission has concluded that the St. Gabriel's property does not, as a whole, merit designation as a Landmark. The exterior of the 1911 Monastery building and sections of the landscape designed by the Olmsted Brothers firm between 1911-1914 (see map of recommended boundaries) do appear to meet the criteria for Landmark designation under Section 4 of Chapter 772 of the Acts of 1975. As the best example of the Mission Style in Boston, the exterior St. Gabriel's Monastery meets landmark criterion (d) a structure "representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction...". On this basis, the staff recommends that the monastery building be designated as a Landmark.

The staff also recommends that the portions of the eastern half of the landscape that was designed and graded by the Olmsted firm, is significant as the only remaining religious residential/institutional campus designed by the Olmsted firm in the City of Boston. (see attached map).

The staff also recommends that the rest of the grounds, excluding 201 Washington Street be designated as a Protection Area. The grounds have had a 300 year history of significance: as an early Brighton estate with extensively planted grounds owned by families with horticultural interests; as the only religious, residential/institutional landscape designed by the Olmsted Brothers in the city of Boston; and, as an integral element in the use of the St. Gabriel's Monastery Complex for the establishment of the Retreat Movement in Boston. The grounds not designated as part of the Landmark do warrant designation as a protection area. The boundaries of the Protection Area follow the lot lines of Parcel 1846, Ward 21

The staff also recommends that the St. Gabriel's Complex be studied for listing on the the National Register of Historic Places, and that other city regulatory mechanisms including zoning be used to encourage preservation of open space and reuse of existing historic structures.



St. Gabriel's Monastery Complex
159 Washington Street
Brighton, MA
Recommended Landmark Boundary
Recommended Protection Area



8.0 GENERAL STANDARDS AND CRITERIA

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

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

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation.

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

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

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

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

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

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

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

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

8.2 GENERAL STANDARDS AND CRITERIA

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.
2. Changes to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)
3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color texture and other visual qualities. The use of imitation replacement materials is generally discouraged.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

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

II. NON-MASONRY

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

C. ROOFS

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

D. WINDOWS AND DOORS

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

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

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

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained where necessary.
2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
3. New signs, marquees, awnings shall be of a size and material compatible with the building and its current use.
4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.
7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
8. The foregoing notwithstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purpose different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G. PENTHOUSES

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

H. LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its new surroundings.
3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms shall only be considered if they will not obscure the exterior of the landmark.
4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I. EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:
 - (a) Lighting fixtures as appurtenances to the building or elements or architectural ornamentation.
 - (b) Quality of illumination on building exterior.
 - (c) Interior lighting as seen from the exterior.
2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.

3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - (a) Accurate representation of the original period, based on physical or documentary evidence.
 - (b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - (c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

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

9.0 SPECIFIC STANDARDS & CRITERIA

St. Gabriel's Monastery & Entrance Drive - Landmark
159 Washington Street
Brighton, Massachusetts

9.1 General - Monastery:

The intent is to preserve the overall Mission Revival style characteristics displayed on the building including asymmetrical massing, broad sloping red tile roofs, stucco surface treatment, deep arcaded porch, curvilinear gables, and exposed rafters under projecting eaves.

9.1.2 Exterior Walls:

- a. No new openings shall be allowed in masonry walls. No original existing openings shall be filled or changed in size.
- b. The existing stucco shall be carefully preserved. Any necessary repair work shall match the existing material in composition color and texture.
- c. All facade detail and ornamentation including the low-relief medallion shall be preserved.

9.1.3 Windows:

- a. Existing window openings shall be retained. Existing sash may be replaced where required, but where replaced, shall match originals in materials, number and size of lights and in section of muntins.
- b. Any change in the paint color of the window frames shall be based on paint seriation studies. Replacement frames shall match originals in section and detail of installation.
- c. No tinted or reflective-coated glass shall be allowed.

9.1.4 Doors:

- a. The main entrance doorway and doors will be retained and repaired, or replaced in kind as necessary.
- b. The Commission will consider changes in the design and arrangement of entrances and steps on the rear elevation.

9.1.5 Roof:

- a. The existing roof shapes and slopes shall be retained.
- b. The red roof tiles shall be repaired and any necessary replacements shall match the existing in size, shape and material.
- c. Any new openings or dormers in the roof shall be reviewed by the commission but are discouraged on the main entrance elevation.
- d. The existing copper console brackets, gutters and downspouts shall be retained. Any necessary replacements shall match the existing in size, shape and material.
- e. The existing broad overhanging eaves with exposed rafters shall be retained. Boxing in of the eaves will not be allowed.
- f. The curvilinear mission style roof parapet shall be retained.
- g. The existing roof dormers shall be retained.
- h. Any new flashing shall match the original in size, shape and configuration.

9.1.6 Porches:

- a. Enclosing the arched entrance porch and arcaded porch at the west elevation will not be allowed.

9.1.7 Additions:

- a. Any additions will be subject to review by the Commission. Attempts will be made to adopt a general massing scheme and materials which are compatible with the Monastery.

9.2 General - Entrance Drive:

The intent is to preserve, and restore to the extent possible, the character of the entrance drive as established by Olmsted Brothers' designs.

The Commission has no desire to interfere with normal maintenance procedures. In order to provide some guidance, the activities which might be expected to take place, and which might be construed as causing an alteration to the physical character of the property, have been categorized into:

1. Activities for which no application need be filed for a certificate from the Commission;
2. Activities for which a Certificate of Design Approval or Certificate of Exemption must be obtained from the Commission.

9.2.1. The following activities shall not be subject to review by the Commission.

- a. Normal pruning and feeding of trees and shrubs; removal of dead trees and shrubs;
- b. Removal of live, but unhealthy trees or shrubs;
- c. Minor repairs to road surfaces and paths involving no changes in materials or design;
- d. Mowing, plowing, cleaning, and similar activities;
- e. Events and recreational activities.

9.2.2. The following activities will be reviewed:

- a. New construction of any type (including buildings, structures, roads, paths, parking area);
- b. Reconstruction of roads and paths;
- c. Major planting of new trees; cutting down or removal of live healthy trees; new grouping of trees; changes in type of trees;
- d. Additions or removal of major planting area(s);
- e. Changes in landform.

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

9.3 General - St. Gabriel's Protection Area:

The intent of the designation is to maintain to the extent possible, the character of the open estate. The development of additional hard surfaced facilities is to be avoided. Maintenance and replacement of existing trees and other existing elements should be done in a manner consistent with the site's character. New elements, if any, should be designed to be as unobstrusive as possible.

9.3.1 Demolition:

Demolition is discouraged.

9.3.2 Land Coverage:

The character of the landscape is defined by mature trees, open grassy meadows, and shrubs. Any new construction or additions should not encroach on this character and should be minimally visible from Washington St., the major public viewing area. As a portion of the site is now utilized for surface parking, any construction for new facilities should be assembled here.

9.3.3 Height:

The dominant character of the built structures is formed by the Monastery and the church. No structure at its maximum height may exceed the height of the cornice of either of these two buildings.

9.3.4 Landscaping and Topography:

Changes to these elements is discouraged, unless such changes were to utilize the Olmsted plans and principles in the areas of the Olmsted impact. Changes in land forms are discouraged.

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