

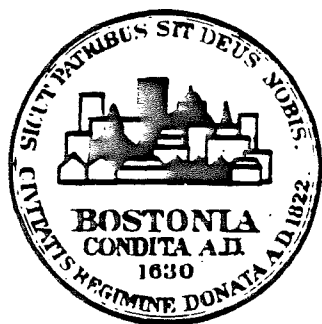
The Austin Block

Boston Landmarks Commission Study Report



Petition # 59, 92 Main Street, Boston

The Austin Block



Boston Landmarks Commission

Report of the Boston Landmarks Commission
on the potential designation of
THE AUSTIN BLOCK
92 MAIN STREET, CHARLESTOWN
as a Landmark under Chapter 772 of the Acts of 1975

Approved by Marcia Myers 11/25
Executive Director Date

Accepted by Roger P. Cory 11/25/80
Vice Chairman Date

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1.0 LOCATION OF THE PROPERTY

1.1 Address: 92 Main Street (also 90½ Main and 71 Harvard Street), Charlestown

Assessor's Parcel Number: 3686

Ward: 2

Precinct: 1

1.2 Area in Which the Property is Located:

The Austin Block is located in southern Charlestown in the Breed's Hill-Town Hill area, on the corner of Main Street and Harvard Street where Devens, Prescott, and Pleasant Streets intersect. The Austin Block is at the northern foot of Town Hill, it faces both Thompson Square and the Warren Tavern. The nearby properties on Main Street are predominantly commercial, with several vacancies.

John Harvard Mall, Boston Filter (manufacturing) Company, Mary S. Colbert Elderly Housing complex (formerly Harvard Elementary School), and late 18th and early 19th century brick and wood frame rowhouses occupy Town Hill and are centered around Harvard Square. Within a few blocks are City Square to the south, dense streets of 19th century wood frame and brick rowhouses to the east leading to the Bunker Hill Monument and Winthrop Square, Thompson Square to the north, and the Bunker Hill Shopping Mall and Bunker Hill Community College to the northwest.

The area is linked to Boston and communities to the north and west by the Orange Line, the Central Artery, and several bridges over the Mystic and Charles Rivers.

1.3 Maps Showing Location: attached



CHARLESTOWN

0 450 900 1800 FEET

*** AUSTIN BLOCK, 92 MAIN ST.**



AUSTIN BLOCK, 92 MAIN ST., CHARLESTOWN



2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

The Austin Block is "L"-shaped in plan with masonry walls and heavy timber horizontal structural members. It is an early 19th century industrial type building with completely open-space floor plans. The building is vacant at the present time.

2.2 Physical Description:

The Austin Block is three stories high, five bays wide on the Main Street facade by two bays deep facing Thompson Square. The ell projecting on Harvard Street is four bays deep by one across, and is stepped back at its midpoint. The compound roof is hipped except on the south where it abuts a party wall. There are three equi-distant chimneys linked by the party wall, and a fourth chimney is set over the center of the opposite end wall.

The site is roughly a trapezoid. The Austin Building abuts the sidewalks on Main and Devens Streets, and the Harvard Street side has some setback in the angle of the ell.

The exterior walls of the Austin House are polychromatic rubble stone in shades of light and medium browns and blue-grey. Granite and slate are visible as well as other materials. The stone is roughly squared and coursed on the Main Street and Devens Street walls. The party and Harvard Street walls are more informally constructed with random rubble and some interspersed coursing. Roughly dressed granite trims the Austin Block, used for sills, lintels, and large alternating quoins.

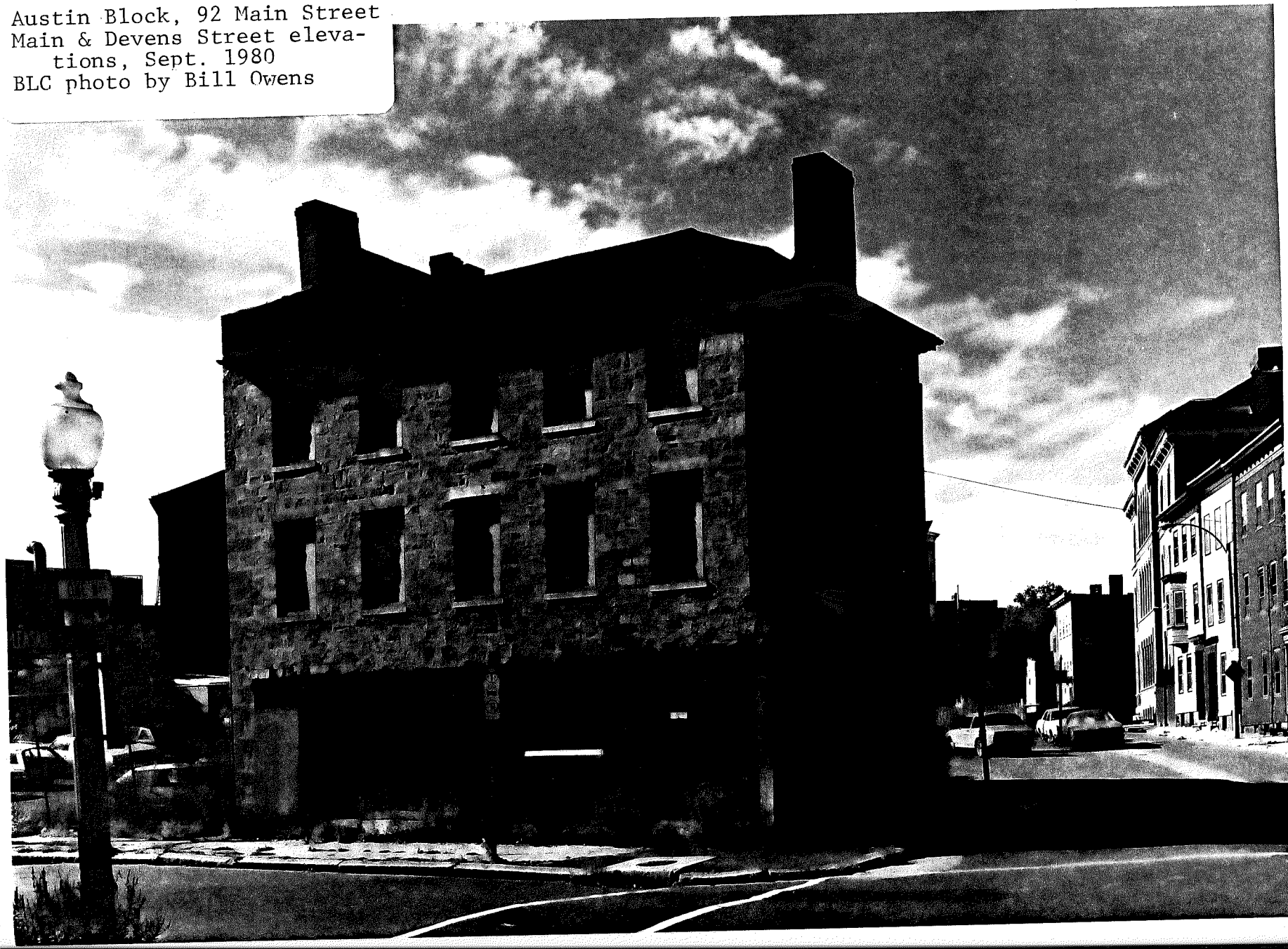
On the Main and Devens Street facades the ground floors have been modified for modern storefronts which wrap around the corner and are supported by an iron lintel. All the upper story windows are regularly spaced and uniformly sized on the two main facades. Facing Harvard, the fenestration is less formal but doors and windows account for much of the wall surface. The party wall has a small central window on the first story. Window sash is missing throughout the building, and all openings have been boarded up.

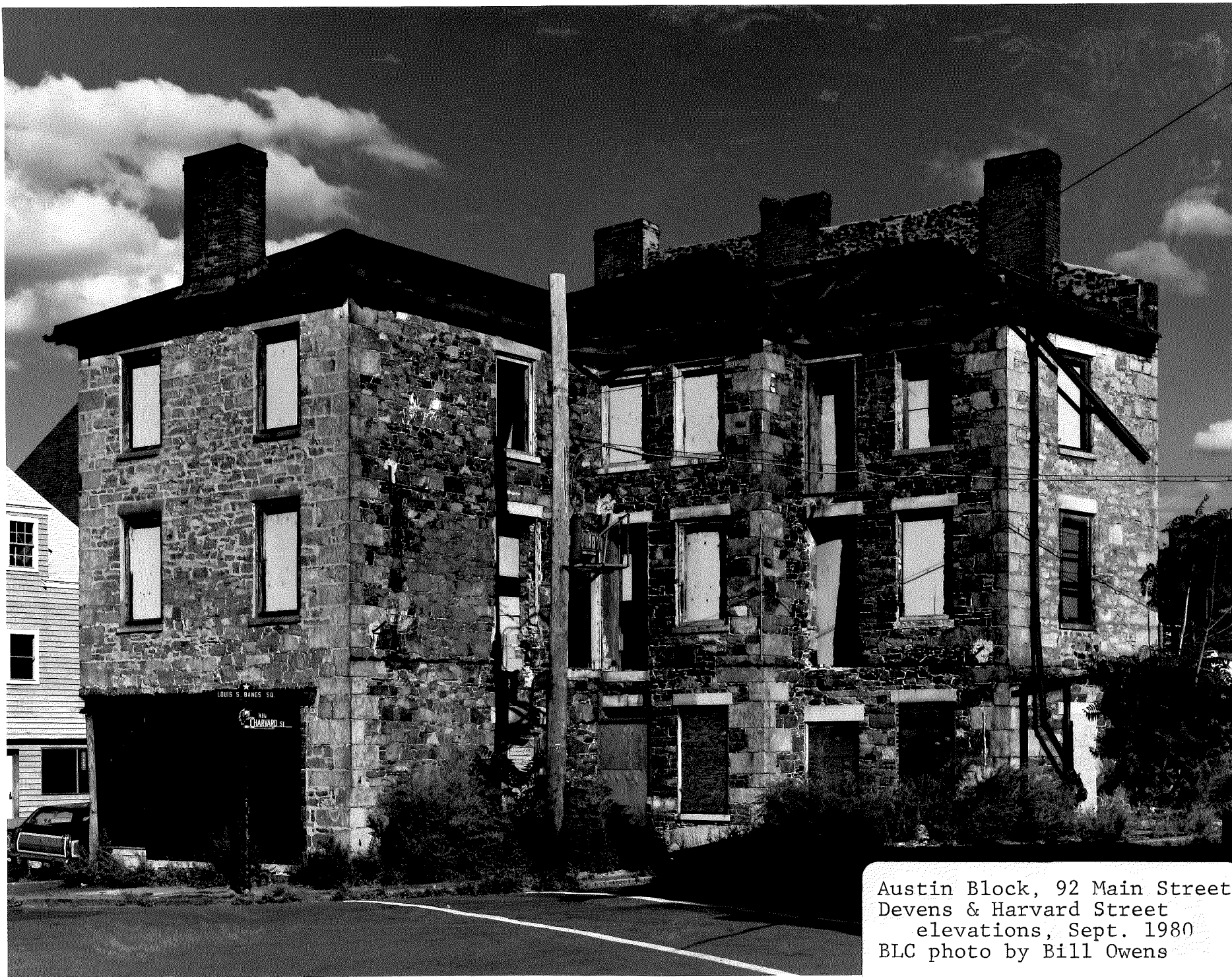
The interior of the building displays exposed stone walls with brick relieving arches over the original openings and brick chimneys and fireplaces. Structural support is provided by the exterior walls and heavy timber beams placed 8' on center. No upright columns or walls interrupt the interior floor spaces.

Historic photographs and city atlases show a rear Harvard Street addition, built between 1885 and 1899, which once filled in the ell. It was brick walled on the first floor and clapboarded on the second and third floors, with upper story loft doors. The addition was removed in 1978. According to a c. 1890 photo there was a covered passageway, at one time, connecting Main and Harvard Streets along the party wall.

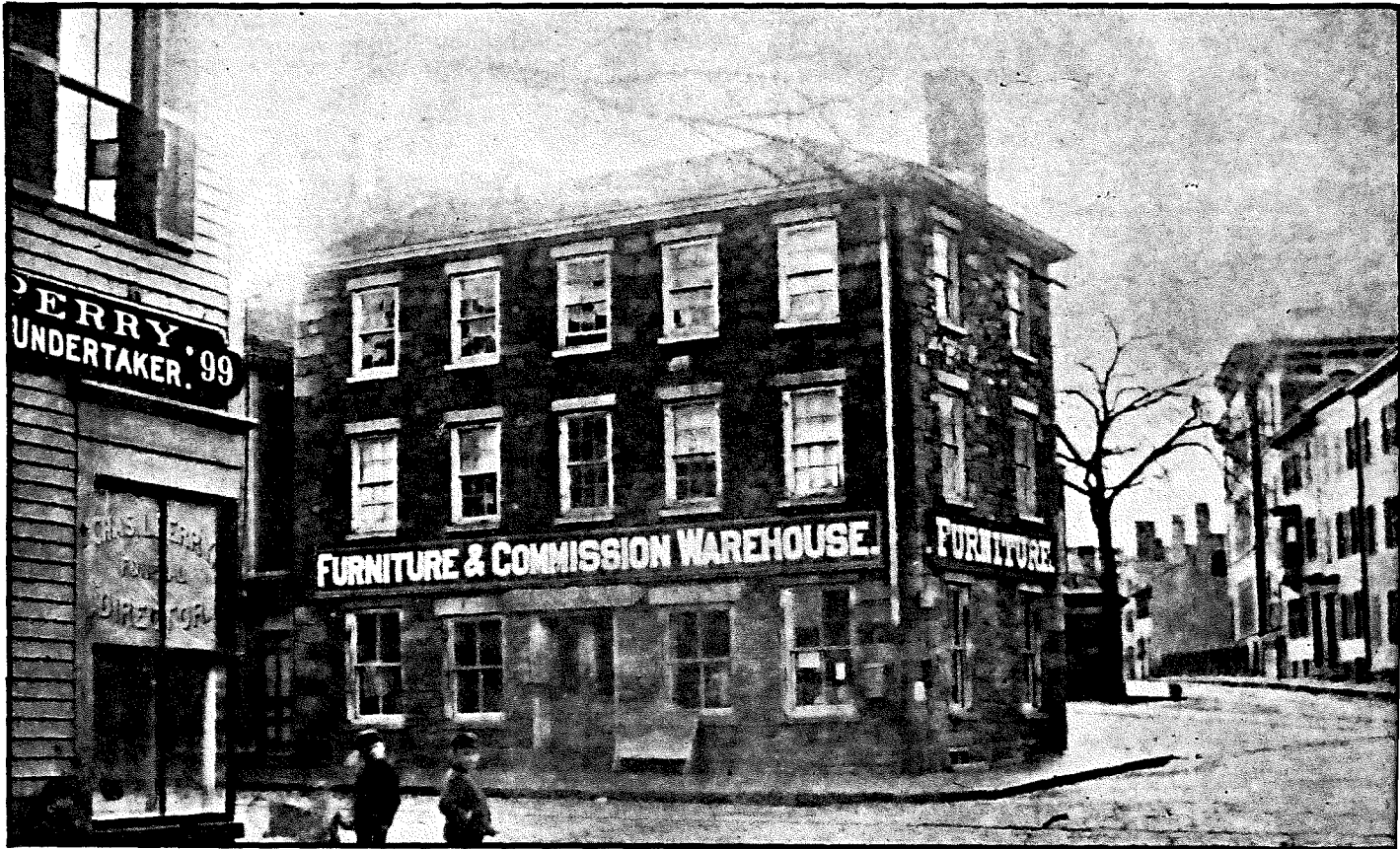
2.3 Photographs: attached

Austin Block, 92 Main Street
Main & Devens Street eleva-
tions, Sept. 1980
BLC photo by Bill Owens





Austin Block, 92 Main Street
Devens & Harvard Street
elevations, Sept. 1980
BLC photo by Bill Owens



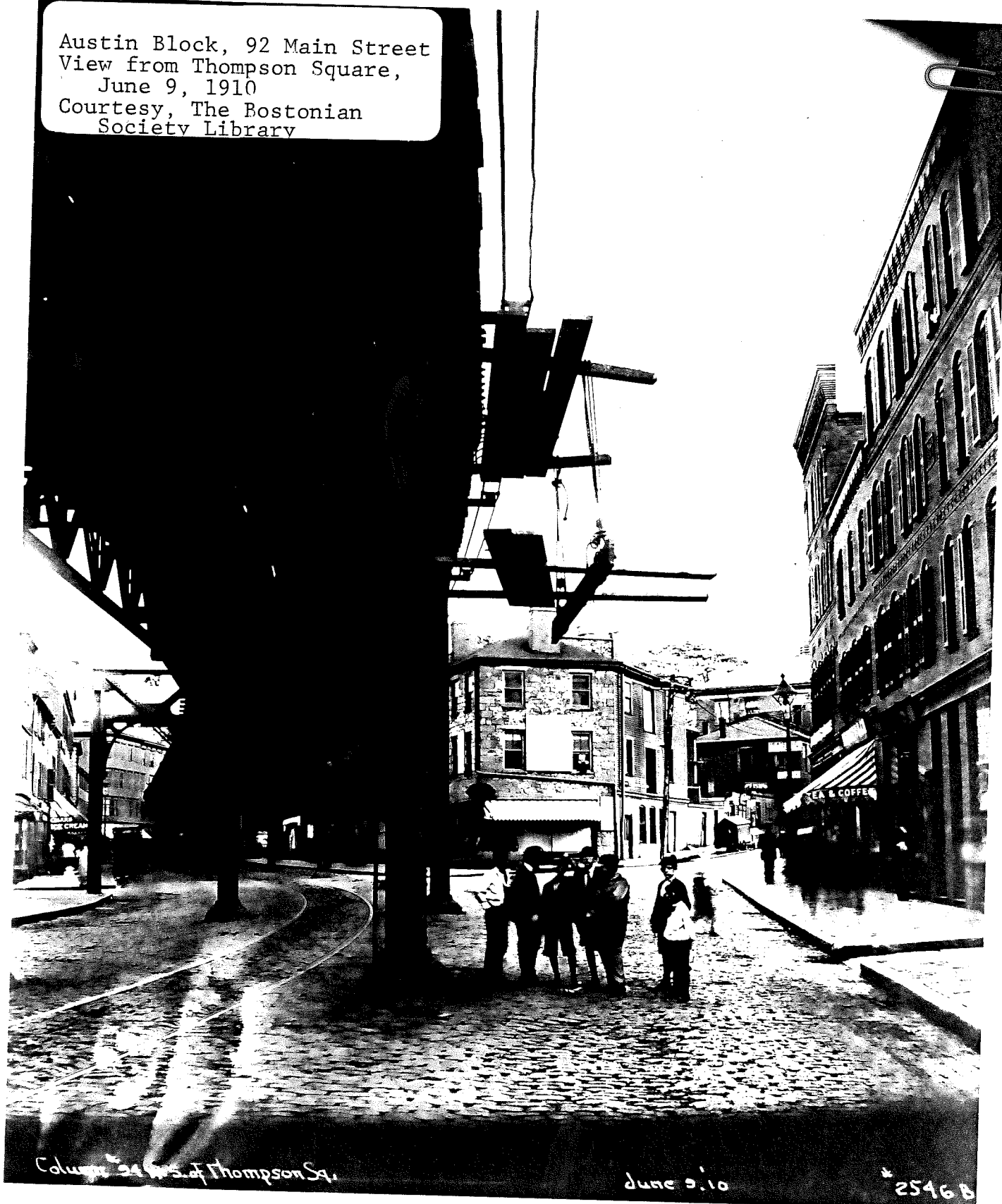
Austin House

Main Street facade c. 1890

Prior to the construction of the elevated subway.

(courtesy of the Boston Public Library Print Department)

Austin Block, 92 Main Street
View from Thompson Square,
June 9, 1910
Courtesy, The Bostonian
Society Library



Column 24 W. of Thompson Sq.

June 9, 10

* 2546 B

Austin Block, 92 Main Street
Devens & Harvard Street.
elevations, 1975
Photo Courtesy Robert Severy
and SPNEA



3.0 SIGNIFICANCE OF THE PROPERTY

3.1 Historic Associations:

The Austin Block has two significant historic associations. It is one of the oldest commercial buildings extant in downtown Charlestown, and it housed the first office of Charlestown's first regular newspaper, the Bunker Hill Aurora. Furthermore, it was built and occupied by one of Charlestown's early and prominent families.

According to deeds in the Middlesex County Registry, the property at 92 Main Street was purchased by William Austin in 1818, from Aaron Wait, for a price of \$275. No existing building is mentioned in the deed. In 1824, for an additional \$100, Austin purchased a passageway along the southern lot line, from the Bartlett family, owners of the adjacent property. The Austin Block building was erected by 1827 when the Bunker Hill Aurora began printing its earliest editions from their upper floor quarters.

Early occupants of the building, according to the first Charlestown directory, published in 1831, (and giving the original address of 85 Main Street), were George Johnson's West Indian goods store on the first floor, and upstairs, the Bunker Hill Aurora office, plus offices for several members of the Austin family. General Nathaniel Austin, Sheriff of Middlesex County, had his office and living quarters here at that time. In addition, there was a law office for William Austin, plus his sons Arthur W. (also listed in the back of the directory as postmaster), and Nathaniel Austin, Jr., listed as a law student. The directory notes that the Austins' entrances were at the rear, on Town Hill Street (now called Harvard Street), and local histories reaffirm that Nathaniel Austin reached his quarters by an exterior rear stairway.

The Austin family settled in Charlestown before 1659 (Richard Austin), lived on Town Hill as early as the 1720's, and became prominent as Patriots before the Revolution. Nathaniel Austin (third generation), father of William and General Nathaniel Austin, was a pewterer by trade but was very active in local real estate. He left a sizeable estate, chiefly in land, to three sons and two daughters. Among his holdings was Outer Brewster Island in Boston Harbor. The island was inherited by his son, General Austin, who reportedly used island splitstone to build the Austin Block and 27 Harvard Square in Charlestown.

General Nathaniel Austin was born in 1772. He never married. Austin was Brigadier-General of the third division of the Massachusetts Militia between 1815 and 1820. He held numerous civil offices at town, county, and state levels, serving at various times as Chairman of the Charlestown Selectmen, Chief Engineer of the Fire Department, Superintendent of Bridges, member of the Governor's Council, Representative in the Massachusetts General Court, and State Senator. In 1812 as a Federalist, he beat brother William, a Jeffersonian Democrat, by one vote for a State Representative

seat. It was remembered that the brothers were tough but gentlemanly campaigners, and the competition apparently caused no lingering ill will.

General Austin was an investor and prime force in the Warren Bridge Corporation. Some local historians report that the General was a paving contractor. Outer Brewster Island stone may have been used as a building material in the Warren Bridge due to Austin's influence. However, it was the General's nephew, Arthur W. Austin, who became sole owner of the island in 1843, and planned to use its stone for macadamizing Boston roads. General Austin apparently had a bachelor residence at 92 (85) Main Street when he was Sheriff. Traditionally, 92 Main Street has been called the Austin House, but by 1836 General Austin boarded elsewhere. The General died in Charlestown in 1861 at the age of 89.

William Austin was Nathaniel's younger brother. He turned to law practice after graduating from Harvard College. William gained some notoriety for participating in a duel fought over political issues. He was a known literary figure, too, as the author of Peter Rugg. Like Nathaniel, William served as State Senator. He also was very active in real estate. William Austin married twice and had twelve children by his second wife, Lucy Jones. All five of his sons attended Harvard College. The youngest child, James Walker Austin, became Associate Justice of the Supreme Court of the Hawaiian Islands. William Austin died in 1841, at the age of 63.

Three of William Austin's sons were associated with the Austin Block building. Arthur Williams and Nathaniel Jr. (so-called in Charlestown directories to distinguish him from his uncle, the General), practiced here in their father's law office. Henry David Austin inherited ownership of the property although he moved to Chelsea and then to South Reading (now Wakefield) where he practiced law. Nathaniel was institutionalized for insanity from 1842 to his death in 1890.

Arthur W. Austin (who changed his name from Isaac) opened a law office in his father's and uncle's "Stone Building" after completing his education. At the young age of 28 he was chosen as Chairman of the Charlestown Board of Selectmen. Arthur served as a Justice of the Peace, member of the Board of Health, Postmaster of Charlestown (from 1829 to 1839), Magistrate in Middlesex County (for 20 years), and Collector of the Port of Boston and Charlestown (from 1857 to 1860). Arthur moved to Roxbury in 1841, became involved in the incorporation of the Town of West Roxbury (1851), and then moved to Milton where he died in 1884, at the age of 78. He was much respected in legal matters and (in 1874) was appointed a member of the Commission empowered with revising the Charter of the City of Boston.

After the Austin family and Bunker Hill Aurora had occupied the Austin Block, it served a variety of commercial uses. Trueworthy S.G. Robinson bought the property from Henry D. Austin in 1865,

for \$6,600, and the furniture store bearing his name was located here for some years. Property ownership later returned to the Austin family (from at least 1885 to 1922, according to city atlases) but not occupancy. A circa 1890 photograph shows a large sign for "Furniture & Commission Warehouse." A 1910 photo identified the corner storefront occupant as Herman Harris, Tailor, with Henry Gerrish, Upholstering, above.

Later, directory listings and building department records show tenancy for a different family law firm (Catherine and Theodora MacDonald, c. 1930-W.W. II), a barber, a woodworking/cabinet shop, an upstairs electroplating shop, and apartment. Neighbors recall that a sculptor occupied the first floor and that the building was vacant by 1964.

3.2 Architectural Significance:

The Austin Block is significant as one of two stone buildings General Nathaniel Austin constructed in Charlestown during the Federal period, when nearly all of the town's structures were either wood frame or brick. Both buildings are still extant, at 92 Main and 27 Harvard Square, and both are reputed to contain Brewster Island "splitstone" (granite and slate rubblestone) transported to Charlestown by lighter. The Austin Block is by far the larger and more imposing of the two buildings. 27 Harvard Square is an attached rowhouse which once held the Charlestown Dispensary.

The Austin Block is structurally significant as an example of early 19th century industrial construction. The heavy timbers support the floors and eliminate the need for interior columns or bearing walls, the same construction as that used in many of New England's early textile mills. The exposure of the original hand hewn beams and jointed pegged wooden trusses is particularly noteworthy. Also of architectural interest are the several extant original fireplaces, a fragment of wide board dado on the top floor, and the exposed rubblestone walls throughout the interior.

92 Main Street, the Austin Block or "Stone Building", is listed as a major contributing building in the Town Hill National Register District in Charlestown, Massachusetts. The Town Hill District represents the best-preserved cluster of late Georgian (1780-1795) and Federal period (1795-1830) structures in the entire City of Boston, according to the National Register nomination form.

3.3 Relationship to the Criteria for Landmark Designation:

The Austin Block is clearly eligible for Landmark Designation, under the criteria established in Section 4, Chapter 772 of the acts of 1975, as follows:

- a. It is included as a major contributing building in a National Register District.

- b. It is associated with some important aspects of the social and cultural history of the city.
- c. It is associated with the lives of locally outstanding historic personages.
- d. It is a structure which possesses elements of architectural design and craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style, and method of construction, and is significant to the City and the Region.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

Land	\$ 1,300.00
Improvements	\$ 1,200.00
Total	\$ 2,500.00

1980 Taxes: \$ 632.50 (paid up to date)

4.2 Current Ownership and Status:

The property is held by the estate of William E. Ginsburg; Sumner R. Andrews and Frederic E. Abbe, trustees. It has been determined that some form of public subsidy will be needed to make repairs and rehabilitation economically feasible for a developer.

5.0 PLANNING CONTEXT

5.1 Background:

Before European settlement, Charlestown was known as Mishawum, Great Springs, and was home of the Pawtuckets, a branch of the Sagamore tribe. The first known English resident was Thomas Walford, who arrived c. 1625-1627. In 1629, about 100 colonists from Salem officially founded Charlestown for the Massachusetts Bay Company, by royal grant of Prince Charles. The colony had been laid out that same year by Thomas Graves, an engineer. Town Hill was the settlement's center, and Main Street and The Hill Street (Town Hill Street, now Harvard) were aligned in accordance with land contours. In 1630, most of the Salem emigrants left to settle Boston, as the Great Springs had become inundated by tidewater.

However, about 35 settlers remained in Charlestown. They farmed the land, worked at skilled crafts, and developed the second most important port in Massachusetts (second only to the Port of Boston). Before the Revolution, a school and prison were built atop Town Hill, replacing the fort constructed earlier to guard against Indian attack. A road to Cambridge was developed along today's Main Street alignment.

Charlestown was full of Patriots when the Revolution began. Breed's Hill was fortified in June 1775 resulting in the battle success known as Bunker Hill. However, the fortification caused General Gage to order his British troops to burn Charlestown. About 400 buildings were destroyed. Rebuilding began almost immediately and the Continental Congress granted reparations to the townspeople. Streets were straightened and lengthened and a Congregational Meeting House was erected as the new crown on Town Hill. New homes were re-established on Town Hill and they spread toward the Training Field. Main Street became the site of commercial buildings as well as houses. Fine mansions and new wharves appeared in the town. Ferry service to Boston was replaced by the first Charlestown Bridge in 1786. By the early 1800's, bridges and turnpikes linked Charlestown to many neighboring communities. Accessibility increased Charlestown's residential and economic activity, elevating the town to the status of an urban center.

In the 19th century, Charlestown industrialized and continued to grow. The U.S. Navy Yard was established in 1802. Railroads arrived in Charlestown in the 1840's and industry grew around the ship and train yards. A city form of government was adopted in 1847. In the 1850's, the population of Charlestown doubled, to reach 25,000. The 1850's brought streetcars and many Irish immigrants to Charlestown. By 1860, 40% of Charlestown's population was Irish. Form changed, as well as population, many triple-deckers

were built in the late 19th century, and Charlestown became predominantly working-class. In 1874, Charlestown was annexed by Boston.

More development occurred in the early 20th century. Elevated railroad service on Main Street began in 1901. Landfill activity was prevalent around the railroads, but residential areas retained much of their 18th and 19th century character. Charlestown boomed during the wars, due to ship yard activity. During the Second World War, the Navy Yard employed over 47,000 people.

Charlestown has changed considerably since World War II. Major alterations in the transportation network began in the 1950's, with the opening of the Mystic River (Tobin) Bridge early in that decade. Much physical deterioration resulted from unemployment and economic decline in peace time. By 1960, Main Street was largely boarded up. In 1974, the elevated came down and the Navy Yard closed.

The City of Boston approved a Charlestown Urban Renewal Plan in 1965. Although almost 600 residential units were destroyed, the City responded to local pressure to save neighborhoods, and the plan shifted to one of revitalization. Nevertheless, population upheaval has resulted. Low interest rehabilitation funding has attracted young professionals to Charlestown. Most residential rehabilitation and conversions have occurred in the Monument/Town Hill area and along Main Street near Mishawum Park. Many homes, converted to boarding houses during peak years of Navy Yard activity, have been reconverted to townhouses and apartments again. With the revitalization, rents and building values have increased significantly.

Private commercial activity and reinvestment in Charlestown has not been as widespread as residential revitalization. However, successful examples include the Old Charlestown Savings Bank Building, the Warren Tavern, and the National Shawmut Bank.

Public expenditures have been high. Since 1968, \$42 million in Federal funds and \$28 million in City funds have been spent on Charlestown projects. Public investment has improved streets and utilities, built schools, a library, and fire station, and improved recreational facilities. Much public housing has been built in Charlestown, too. And public funds have been put into the development of the Bunker Hill Shopping Mall, and Bunker Hill Community College, to stimulate private investment and stabilize the population.

5.2 Current Planning Issues:

The BRA plans to rebuild Main Street from City Square to Sullivan Square with construction scheduled to begin in 1982, at the earliest. Increased police patrols are scheduled for fiscal year 1981-1982, primarily around Thompson Square and upper Main Street. The

City's immediate plans for action in the area close to the Austin Block are for residential street improvements only. The BRA is hoping that private development will shape this area in terms of further residential and commercial needs. There are many untapped opportunities to develop vacant lots and underutilized structures in the area. The BRA has advertised (March 1980) for a developer to build residential units on the lot at the corner of Main and Devens, five proposals have been received, but to date no selection has been made.

The City has recognized local Charlestown concern over the high rate (between 7% and 19%) of unemployment. Targets will be to add construction jobs in local development projects and to add permanent jobs in light industrial work in the Charlestown Navy Yard. Youth unemployment is a particularly serious situation, and one which needs to be addressed as it is linked with vandalism and other problems.

The character of City Square will change with the planned depression of the Central Artery, razing of the YMCA, landscaping, and, hopefully, commercial revitalization of vacant Roughan Hall and other buildings. The BRA anticipates that further private housing rehabilitation will be concentrated behind City Square in the Main-Warren Streets area.

Redevelopment of the Navy Yard is threefold. National Park development has begun in 17 square acres of land near the U.S.S. Constitution. Light industries such as electronics are being sought to relocate in the Ship Yard and boost the depressed Charlestown job market. Activities have begun to create 2,000 units of housing on the finger piers, most in the prime rental market, but about 120 units of Section 8 subsidized elderly housing as well.

Traditional shipping and waterfront activities will hopefully be developed by Massport in the currently underutilized Hoosac Pier area. Massport is also involved in re-routing truck traffic more directly to the Mystic Channel area, via a southern route, with the Water-Chelsea Streets Connector and the new Little Mystic Channel Bridge.

The Boston Landmarks Commission is developing a strategy in conjunction with Historic Boston, Inc., and The Charlestown Preservation Society for the preservation and revitalization of the Austin Block, to act as a catalyst for further downtown commercial revitalization. The building was chosen for its pivotal location and its visual as well as historic significance. Two factors are viewed as a key to successful development of the property: a link with development of the adjacent property (currently leased to Boston Filter Company for a parking lot), and a subsidy for the required major rehabilitation of the building.

5.3 Relationship to Current Zoning:

The Austin Block is within an L1U zone. This means Local Business Use is permitted, with a maximum floor area ratio of 1. Commercial offices, service businesses, and residential use are allowed; live entertainment and dancing are not permitted. The Urban Renewal designation allows a waiver of some regulations, such as setback, with the introduction of design review. However, some regular requirements, like parking, must be met.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives:

The Austin Block is identified as one of the major elements in the Town Hill National Register District. The Boston Landmarks Commission could designate the building as part of a District under Chapter 772 of the Acts of 1975 if it were petitioned, or designate it individually as a Landmark under provisions of the same statute.

The Commission also retains the option of not designating the building.

6.2 Impact of Alternative:

Landmark designation, or designation as part of a District 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 or treatment of the building interior. Landmark or District designation under Chapter 772 would supplement the National Register protection which is limited to review of federal or federally-licensed or assisted actions (according to the procedure established under Section 106 of the Historic Preservation Act of 1976) which might affect the property. Not designating the property would mean that the City could offer no protection or guidance to present or future owners.

7.0 RECOMMENDATIONS

It is recommended that the Austin Block property be designated as a Landmark under Chapter 772 of the Acts of 1975. Consideration for District designation under Chapter 772 is not recommended at this time.

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

8.0 BOSTON LANDMARKS COMMISSION - 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 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.

Introductory Statement on Standards and Criteria
page two

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

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

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

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

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

BOSTON LANDMARKS COMMISSION

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 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.

General Standards and Criteria
Page two

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.

General Standards and Criteria
page three

II NON-MASONRY

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

C. ROOFS

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

D. WINDOWS AND DOORS

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

General Standards and Criteria
page four

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 notwithstanding, 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.

General Standards and Criteria
page five

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.

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

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- 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 AND CRITERIA

9.1 General:

- a. The intent is to preserve the original form and features of the building which are extant and replace important original features which have been lost.
- b. Although the designation applies to the exterior of the building, the Commission encourages the preservation and enhancement of the interior features noted above in Section 3.2 of this report.
- c. All exterior elevations shall be subject to all guidelines unless otherwise specified.

9.2 Masonry:

- a. All stone features shall be retained including wall surfaces, quoins, lintels, and sills.
- b. The chimney on the Devens Street wall and the three chimneys on the party wall shall be retained and repaired/restored as necessary.
- c. Repointing for walls and chimneys shall duplicate the color and configuration of the original mortar. If possible, sloppy repointing that exists shall be removed and properly replaced.

9.3 Storefront Rehabilitation:

- a. The existing openings on Main and Devens Streets shall be treated either by restoring the original masonry walls, with openings of the same size and aligned with those in the upper floors, as in the c. 1890 photo; or by replacing the storefront design visible in the 1910 photo. Restoration of the original fenestration pattern, at least on the Main Street facade, is considered to be the preferred alternative. (See photos Section 2.3 of this report). The Devens Street elevation and Main Street elevation may be treated differently, e.g., one facade may be a masonry restoration and the other a storefront replacement.
- b. All materials and design details of restoration and replacement elements will match originals in appearance.
- c. Signs for the building should reproduce the signbands visible in the c. 1890 photo, and/or the signs and awning visible in the 1910 photo. (See photos in Section 2.3 of this report).
- d. Designs for all replacement elements and signs shall be specifically approved by the Commission.

9.4 Windows:

- a. Replacement fenestration of 6/6 double hung wood sashes and frames throughout is preferred. The Commission will consider other wood sash and frame proposals.
- b. This single window opening on the party wall may be elongated to become a doorway. No changes in the size or placement of window openings will otherwise be allowed.
- c. Storm windows and paint selection for fenestration shall be subject to Commission approval.

9.5 Doors:

- a. If the masonry replacement option is elected, the front entrance on Main Street shall have double wooden doors with glazing, as close as possible to the design of the doors visible in the c. 1890 photo (Section 2.3).
- b. If the storefront replacement option is elected, a side entrance, including an appropriate panelled door, may be used.
- c. All doors, including the upper story entrances on Harvard Street, shall be suitable for an early 19th century commercial building in design, material, surface treatment and color.

9.6 Rear Entrance/Egress:

- a. An exterior stairway shall extend to the upper floors on the Harvard Street elevation, utilizing existing doorway openings. Such stairway design shall be subject to approval by the Commission.
- b. Wall openings in the party wall may be allowed only as needed by contiguous construction, to be subject to Commission approval. They shall be of the minimum size required to meet building code regulations.

9.7 Roof:

- a. The original roof form shall be retained and the cornice and eave structures restored.
- b. The roof may be resurfaced in a material other than slate shingles as long as the shingle pattern and color are compatible.

9.8 Gutters and Downspouts:

Gutters and downspouts shall be of a color and design which is compatible to the building design, to be specifically approved by the Commission.

9.9 Lighting:

Exterior lighting shall be compatible with the design of the building, to be specifically approved by the Commission.

9.10 Contiguous Construction:

- a. If an adjacent new building is to be constructed, its structural system shall be independent from the party wall elevation of the Austin Block. During construction and/or demolition of any structures on the contiguous property, all precautions shall be taken to prevent damage to the Austin Block.
- b. Also see Section 9.6 b above.

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