

Franklin Park

Boston Landmarks Commission Study Report



revised 6/10/80
7/8/80

Report of the Boston Landmarks Commission
on the potential designation of
FRANKLIN PARK
as a Landmark under Chapter 772 of the Acts of 1975

Approved by Marcia Myers (for) March 4, 1980
Executive Director Date

Accepted by Paul Chaseffell March 4, 1980
Chairman Date

1.0 LOCATION OF THE PROPERTY

1.1 Address: Franklin Park, Boston
Ward 12

Assessor's Parcel Number: 3486

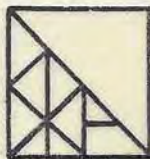
1.2 Area in Which the Property is Located:

Franklin Park is bounded by: Forest Hills Street, a residential street; Seaver Street, also residential; Blue Hill Avenue, which is a commercial area with some residences; American Legion Highway, another residential street; and Morton Street, a road bounded by the park on one side and Forest Hills Cemetery on the other. The Park straddles three districts of Boston - Jamaica Plain, Roxbury, and Dorchester, but most of the Park is located in the Jamaica Plain and Dorchester neighborhoods. Originally this area was rural in nature, and contained several farms. Today, the residences surrounding the park are predominantly triple deckers and single-family frame structures. There are a few brick apartment houses on Seaver Street. Franklin Park was listed on the National Register of Historic Places as part of the Olmsted Park System in 1971.

1.3 Maps Showing Location attached.

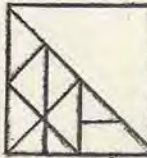


Rev. 7/8/80



FRANKLIN PARK





FRANKLIN PARK

0 600 1200 2400 FEET



2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

Franklin Park was designed by Frederick Law Olmsted as part of the Boston Park System. It was originally designed as a passive country park. Today it also contains a schoolboy stadium, a golf course, tennis courts, baseball diamonds, and a zoo as well as a considerable portion of natural area.

2.2 Physical Description:

Franklin Park contains about 500 acres of land, nearly one square mile; it is almost a diamond in shape. Topographically it is made up of drumlins, meadows and a man-made pond.

Olmsted divided the Park into several distinct sections. The Country Park contained a 200-acre natural meadow and a couple of smaller tracts of wooded land. The meadow was the predominant topographical feature of the site. Olmsted's plan states... "that in the Country Park nothing shall be built, nothing set up, nothing planted, as a decorative feature; nothing for the gratification of curiosity, nothing for the advancement or popularization of service." ("Notes...", F.P.C.B., No. 4 & 5, p. 12). In 1897, golf links were opened as an experiment, known as Abbotswood, on the east side of this space and have since spread into the rest of the meadow. The Golf Course Club House is a brick structure that is nearly completed after a fire in 1976. Another area within the Country Park is Ellicotdale, which is in the southwestern part of the park. Olmsted laid aside this eight-acre meadow for active sports such as croquet and lawn tennis. This area is reached from the Williams Street foot entrance by passing under the Ellicot arch. The arch was designed by John C. Olmsted, stepson of Frederic Law Olmsted, and completed in 1889. It is constructed of brick on the interior, and puddingstone boulders taken from the site cover the exterior. The reworking of the surface of Ellicotdale was completed in 1890. Five years later a small stone house, designed by Rotch & Tilden, was built on the north side of the arch to house lockers and provide a place for the assignment of courts and the hiring of equipment. This structure has been demolished. The tennis courts were laid out in 1896, but this space is now used for baseball.

The Wilderness, a 100-acre tract on the west side, is the largest wooded area in both the Country Park and the rest of Franklin Park. Historically, this portion of the park was never developed, except for walks, steps and a bridle path. The most outstanding feature of this section is the 99 puddingstone steps, which begin across the road at the site of the Ellicot House and wind gracefully into the woods. The Wilderness was intended to provide a typical example of New England woods.

The two highest elevations in the Country Park are Schoolmaster's Hill and Scarboro Hill. Schoolmaster Hill is located near the center of Franklin Park. In 1890 and 1891 stone terraces were built, enclosed with vine-covered trellises and furnished with tables and seats to accommodate family picnics. The terraces remain and provide an excellent spot from which to view the park. A shelter, designed by Arthur Rotch, was completed in 1895. The now ruined structure sits on an enormous puddingstone outcropping, which is nearly invisible when viewed from the golf course. This was Olmsted's intention. Through the use of local stone, careful placement and planting, the buildings were to be as inconspicuous as possible. The hill receives its name from the fact that William Emerson and his brother Ralph Waldo lived in a house on the east slope while they were teaching school in Roxbury. A bronze plaque set in a boulder commemorates the site. Scarborough Hill was designed as an overlook and the site of a dairy. Olmsted intended cows and fowl to be kept here to provide fresh refreshments for park visitors, but the dairy was never built. A lovely looping road provides access to the top of the hill. Today much of the view is blocked by tall trees, but Ellicotdale and Jamaica Plain can still be seen from the northwest corner.

At the base of Scarborough Hill to the south a pond was constructed in 1893. Originally it covered seven acres, but part of it was filled in 1935-1936 when the meadow was redeveloped for the golf course. One end of the pond is marked by a huge boulder which is called Rock Morton. The pond is fed by water from Jamaica Pond and has been used for boating and skating. Two bridges span this small body of water. One is a footbridge across the north end of the pond, constructed of rough cut gray granite capped with sandstone. The other bridge was built to accommodate carriages on the Circuit Drive; smooth-cut red granite capped with sandstone was used. Both bridges were designed by Shepley, Rutan and Coolidge, the successors of H.H. Richardson's firm.

Olmsted's original concept was that the Country Park should be distinguished from the active sections of the park. This was to be accomplished in part by the construction of the Valley Gate in 1889 at the entrance of the huge meadow. Iron gates, which were housed in small stone houses when not in use, rolled across tracks to close the Country Park at night. All that remains of the gate, which was designed by Walker and Best, are two small stone structures.

The Playstead, an area of about 40 acres in the north corner of the park, was opened to the public on June 12, 1889. The Playstead, built between the spring of 1887 and 1888, was the first segment of Franklin Park to be completed. According to Olmsted it was... "designed to be used for the athletic recreation and education of the city's schoolboys, for occasional civic ceremonies and exhibitions, and for any purpose likely to draw spectators in crowds." ("Notes...", F.P.C.B., No. 4 & 5, p. 14). The active nature of this area separates it from the main body of The Country Park. To facilitate this kind of activity, The Overlook, an elevated platform 800 feet

long, was built on the west side of the Playstead between 1887 and 1888. Like most of the structures in the park, The Overlook is made from boulders found near the site. Near The Overlook a shelter was built, designed substantially by Olmsted. It is the only building in Franklin Park in which Olmsted participated closely in the design. Only the massive stone foundation remains today. This area was altered in 1949 when White Stadium was constructed on the Playstead. The stadium is used for schoolboy athletic events and is managed and maintained by the School Department.

The Greeting was designed by Olmsted to serve as the monumental entrance to the park. It was never planted as planned. Since the second decade of this century the Greeting has been used as a major zoological garden. Construction began in 1911, and the zoo was opened to the public in 1914. Arthur Shurtleff's plan for the zoo incorporated spaces on either side of the Greeting and an area called Long Crouch Woods to the east of the Playstead. The Rose and Herbaceous Gardens were also included in the zoo plan. Two original zoo buildings remain, they are William Austin's Bird House (1915) and Arthur Shurtleff's Flying Cage of 1912 plus the 1930 Antelope House. Another distinguishing feature of the zoo is the entrance on Blue Hill Avenue. The two marble statues on their original granite bases were placed at the entrance in 1928. The statues, which were carved by Daniel Chester French, represent Commerce and Industry. They were originally at the Post Office Building in Post Office Square, which was demolished in 1927. The Children's Zoo was added in 1960. In the 1970's the Metropolitan District Commission, the owner and operator of the zoo, developed plans to rebuild the zoo featuring African animals and exhibits. The plan included four pavilions each devoted to a unique environment, tropical rain forest, brick, desert, and savanna. The tropical rain forest is currently under construction.

One dominating feature of Franklin Park is the Forest Hill Entrance. The bridge, designed by Shepley, Rutan and Coolidge, was built to carry the entrance over the traffic leading from Forest Hills Street to the cemetery. Red granite and sandstone were used in its construction in 1895. It exists in its original monumental form, except that the gates and gateposts have been removed to accommodate automobile traffic.

Major Alterations

Olmsted's plan for Franklin Park has been altered many times. One of the major alterations was the sale of 17 acres of land in the southwest corner of the park to the state for the construction of the Lemuel Shattuck Hospital in 1954. Another change was the opening of Circuit Drive for all types of traffic in 1924. Glen Road was designed to provide access through the park. A recent alteration concerns an area called Refectory Hill, located to the left of the zoo entrance. This was the site of a restaurant, which was designed by Hartwell & Richardson and opened for use on July 4, 1896. It is described by Sylvester Baxter in his Boston Park Guide: "While all the other park buildings are simple and picturesque in

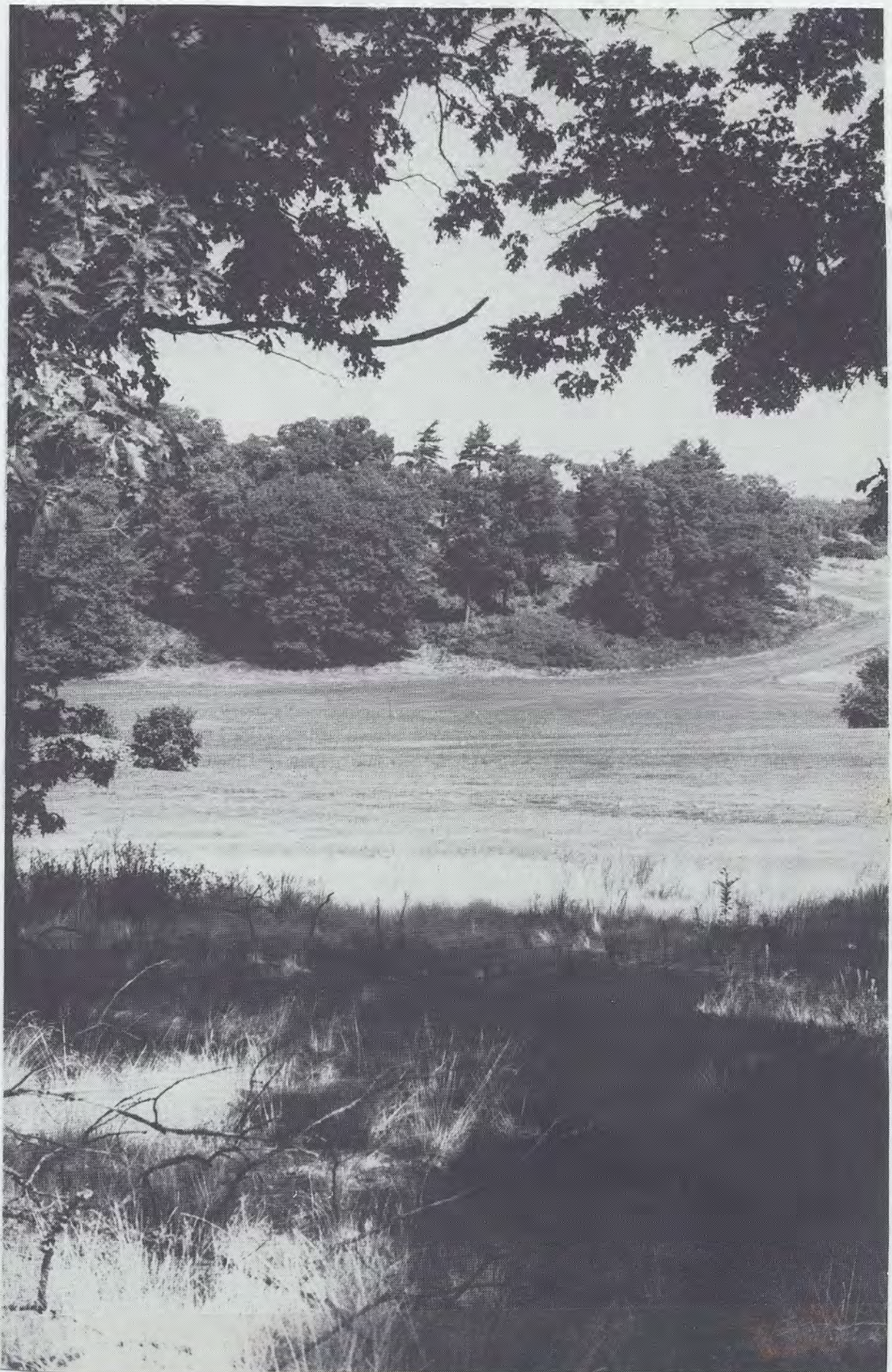
character, the Refectory is marked by an elegance of style in keeping with its site and purpose." (p. 22). This Italianate style building of light-colored brick and terra cotta was neglected for many years and in April of 1976 it was demolished by the city.

Today Franklin Park is in poor condition and inadequately maintained; major restoration needed. In 1977 improvements were confined to cutting back secondary growth and repair of the 99 steps. The single biggest problem is unrestrained motor vehicle use in all areas of the Park. A Department of Interior grant will be used to restore the Williams Street foot entrance and rebuild several footpaths from the Wilderness to Scarborough Pond. Gates and granite blocks along Circuit Drive are planned to solve the motor vehicle problem. A General Plan for the Park's future restoration has been prepared for the Boston Department of Parks and Recreation.

- 2.3 Photographs: Attached; photographs are courtesy of the Franklin Park Coalition.



Scarborough Pond

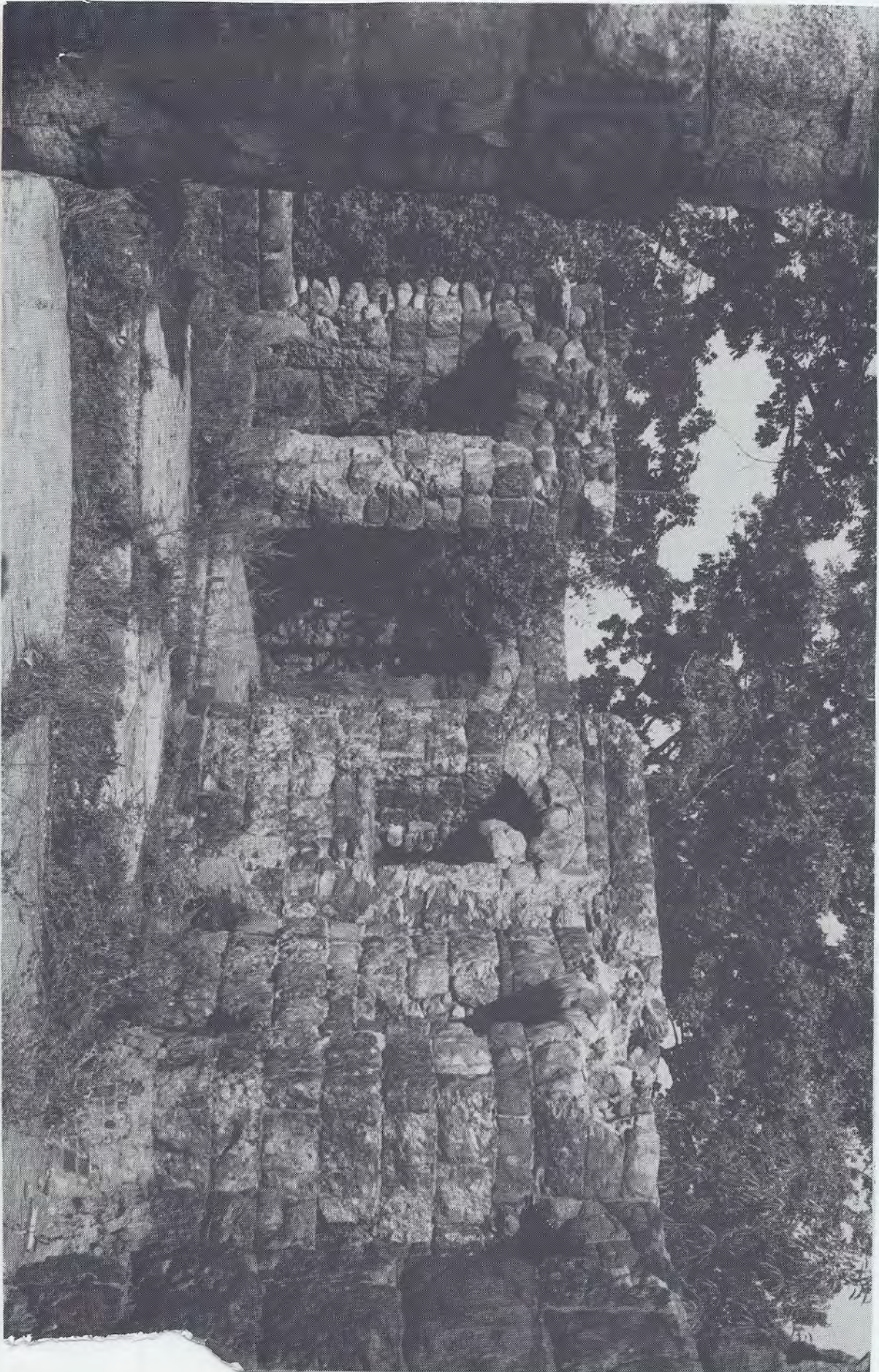


Schoolmaster Hill
View from Scarborough Hill



Schoolmaster Hill Terrace





Schoolmaster Hill Overlook



Schoolmaster Hill Terrace



Ellicott Arch



Scarborough Pond Footbridge

7/18

3.0 SIGNIFICANCE

3.1 Development of the Park System

The construction of Franklin Park represents a significant achievement in the development of the Boston Park System. The following paragraphs taken from the Board of Commissioners of the Department of Parks Annual Report for 1896 describe the evolution of the City's park system.

"The first definite move of the City Council towards establishing public parks in Boston was made in 1869, when a committee was appointed to consider what action should be taken by the city government to purchase and lay out a public park. This was due to a petition for the establishment of a public park, signed by prominent citizens and firms.

"Hearings were given, and an order was passed requesting the Mayor to petition for an act to authorize the city to take lands in Boston or vicinity for park purposes, and an act was passed in 1870. This being prior to the annexation of several of the outlying towns to Boston, the act contemplated the taking of a portion of the land required outside the city limits, and provided for a joint commission, to be appointed by the State and city authorities. The act, although receiving a majority of the votes cast at the State election, failed of approval by the required two-thirds vote.

"Mayor Cobb, in 1874, after the annexation of the outlying towns, recommended that action be taken to secure suitable public parks within the city limits, and the subject was referred to a special commission, consisting of the Mayor, two aldermen, three councilmen, and three citizens at large, who submitted a valuable and interesting report advocating the establishment of public parks, and recommending the passage of an act for that purpose. This recommendation was acted upon, and in the following year the present Park Act was passed and accepted by a majority vote at a special election, which occurred June 9, 1875.

"The Mayor thereupon appointed T. Jefferson Coolidge, Charles H. Dalton, and William Gray, Jr., as Park Commissioners, who reported in 1876 a scheme for public parks, which has been carried out in its main features, the whole forming a comprehensive plan for improving and beautifying the city and securing the benefit that parks afford. The plan was received with great favor; resolutions were adopted at a public meeting in Faneuil Hall in support thereof, which called for immediate and favorable action thereupon by the city government.

"In 1877, the first action towards carrying out these recommendations was taken by the appropriation of about half a million dollars for the purchase of one-hundred acres of land and flats in the Full Basin, so called, at the Back Bay. The establishment of a park in this location was considered largely a matter of sanitary necessity.

"During the first period of ten years from the organization of the Board, relatively little was done in the way of construction. It was felt by the Commissioners that the securing of the lands was the prime necessity, and although some work was done, chiefly in filling and building roads and bridges on the Back Bay Fens, the work of construction had barely begun.

"In 1885, the site of six parks had been secured, and the cost for both land and construction had reached four million dollars.

"The adoption at this time (1885) of the plan for the improvement of what was called the West Roxbury Park made it desirable to assign a name to this location. Although on the confines of the town of West Roxbury, it was equally on the borders of Old Roxbury and Dorchester. A resolution passed in 1882 by the Board of Aldermen, constituting a majority of the trustees of the Franklin Fund, recommended that the hundred years' earnings of the fund, 'which will be available in 1891-1892 for investment in some public work' be devoted to the payment of the debt created for the purchase of the West Roxbury Park, in which event it 'should be called Franklin Park, in honor of the testator who has so generously endowed his native town.' "(This name change took place in 1885.)

"The establishment at this time (mid-1880's) of a low tax and debt limit made the further carrying out of the park scheme a difficult matter. The Board accordingly inaugurated the policy of continuing the work by long-term loans outside of the debt limit, which has resulted in developing the park system in a progressive and comprehensive manner. From 1885 to 1896 the number of park sites, including parkways and playgrounds increased from six to nineteen, and the cost has risen from \$4,000,000 to \$13,000,000. With the major construction of Franklin Park completed in 1896, the Boston Park System was established."

3.2 Landscape Architectural Significance:

The Boston Park System and notably its centerpiece, Franklin Park, reflects the skill of Frederick Law Olmsted. He was born in April 26, 1822 in Hartford, Connecticut. His father was a prosperous merchant who often took his family on long trips around the northeast. It was on these trips and in walks around the neighboring countryside that Olmsted developed a deep respect for the land.

At that time, America was largely agrarian, and in 1847 Olmsted took up farming after a spotty education. He believed that the establishment of model farms of scientific agriculture and management were in the national interest. He submerged himself in his work, studying the latest scientific methods and consulting the writings of the leading agricultural and horticultural experts of the day, including Andrew Jackson Downing (1815-1852). Downing was the most prominent landscape architect at that time, and his

Treatise on the Theory and Practice of Landscape Gardening (1841) was recognized as the leading work on the subject. This self-made man loved scenery, and his firmly-held conviction that human behavior was affected by the environment was a great influence on Olmsted, who made a pilgrimage to his hero's estate on the Hudson River in 1851.

A number of events led Frederick Law Olmsted to change his profession from scientific farmer to landscape architect. First of all, his move to Staten Island in 1848 put him in touch with the social and literary elite of New York. He was exposed to such new theories as Utopian Socialism, which was being advanced by Parke Goodwin. Another very influential experience was Olmsted's walking tour through the British Isles and Europe with his brother John in 1850. He was particularly impressed by a park of 120 acres in Birkenhead, which had been designed by Sir Joseph Paxton in 1844. He found it interesting that citizens of every class congregated in the park to pass their leisure hours in its restful surroundings. Olmsted was also exposed to environmental planning and design throughout Europe. Two years after returning from Europe, Olmsted was sent on a tour of the South by the New York Times to prepare a series of articles on southern agriculture and economy as affected by slavery. A Journey in the Back Country resulted from this assignment. These experiences reinforced Olmsted's belief that a man's environment influenced his behavior.

After an abortive effort as a part owner and editor of Putnam's Monthly Magazine, Olmsted sought the post of Superintendent of Central Park in September, 1857. One of Downing's most important achievements was leading the fight for a public park in New York; his efforts from the mid-1840's onward were responsible for the Park Act in New York of 1851 which brought forth the first country park in the New World, Central Park.

When Olmsted first saw Central Park, it was 770 acres of swamp and rock without any master plan. Downing's associate Calvert Vaux invited Olmsted to collaborate with him on a design. They worked on this plan for six months, and it was selected over 32 other proposals in April, 1858. In May, Frederick Law Olmsted was made Architect in Chief of Central Park. And so the career of America's preeminent landscape architect was launched. The success of Central Park was immediate and Olmsted's reputation spread far and wide. The politics of New York City often made Olmsted's job very difficult, but he was able to see his plan implemented with few alterations.

Olmsted's served as the Secretary of the Sanitary Commission, forerunner of the Red Cross, during the Civil War. When the war ended, Olmsted was awarded a number of commissions. Among other projects, he designed Mountain View Cemetery in Oakland, California (1864); Prospect Park in Brooklyn (1866), a large subdivision in Chicago called Riverside (1869), Mount Royal Park, Montreal (1875-6) and advised on Golden Gate Park in San Francisco.

In 1878 Olmsted began advising the Boston Park Commission. In 1879 he drew up the Back Bay Fens plan and for the next 15 years worked on the rest of the Boston Park System: Back Bay Fens - 1881-1885; Muddy River Improvement - 1890-1894; Jamaica Park - 1892-1895; Arboretum - 1883-1886; and Franklin Park - 1886-1896. (As can be seen from the construction dates, the first link in the park system was finished at approximately the same time as Franklin Park was started.) Olmsted's plan for Boston is unique in that it is a system rather than a single design for one green space.

Franklin Park is best understood through Olmsted's own words which are taken from his Notes on Franklin Park (1886). Concerning the site, Olmsted remarked:

"The ground finally selected has in its larger part the usual characteristics of the stony upland pasture, and the rocky divides between streams commonly found in New England.... As a whole, it is rugged, intractable, and as little suitable to be worked to conditions harmonious with urban elegance as the site of the Back Bay Drainage Basins, Mount Royal Park at Montreal, East Rock Park at New Haven or Arthur's Seat at Edinburg." (p. 1-2).

He also commented on the purpose of the park:

"Defining the purpose of the plan of Franklin Park to be that of placing within easy reach of the people of the city the enjoyment of such a measure as is practicable of rural scenery, all such misunderstanding of the term as has thus been explained must be guarded against." (p 5).

Olmsted sought to accommodate nature by design not subjugation, and Franklin Park represents his conviction. What Olmsted first saw in 1884 and 1885 he retained and enhanced in his plan. Trees were planted in irregular clusters not rows. The Wilderness section was disturbed only enough to thin out the trees and provide walkways. Interior roadways were gently curved around contours and rock outcroppings. Border roads were set apart by a wall or expanse of grass or rocks; other roads and walks are set below grade to be less obtrusive and to separate carriage from foot traffic. The only through road for business traffic was Glen Road; the park was built up above this road so that park users would not be bothered by the traffic.

The structures within Franklin Park were designed by several architects under the aegis of the Olmsted firm. John C. Olmsted acknowledged responsibility for almost all preliminary designs for structures and bridges, but the younger Olmsted gives his stepfather direct credit for the two shelters, The Overlook and the Schoolmaster Hill. Other architects worked on the details and elements of final designs following the Olmsted firm's preliminary sketch plans.

Among Olmsted's important later projects are the designs for Stanford University, The Biltmore Estate and the Columbian Exposition in Chicago. After a lengthy illness, the founder of American landscape architecture died in 1903.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

Buildings:	\$ 624,500
Land:	\$4,273,400
Total:	\$4,897,900

Annual Taxes: Franklin Park is tax-exempt under Code F.

4.2 Current Ownership and Status:

Franklin Park is owned by the City of Boston. White Stadium comes under the jurisdiction of the School Department. The zoo is owned by the Metropolitan District Commission, which has a contract with the Boston Zoological Society for management services. The rest of the park is operated and maintained by the Boston Parks and Recreation Department.

5.1 PLANNING ISSUES

Franklin Park is the largest open space in the City of Boston and is an important facility and resource for the City and for the adjacent neighborhoods of Roxbury, Franklin Field and Jamaica Plain. Planning issues for the Park are numerous. They include, among others, management and the chronic problem of inadequate routine maintenance and continuing need for major capital expenditures; traffic problems relating to inappropriate vehicular use; parking needs of visitors to the zoo, recreational facilities and the park in general; security and vandalism; recreational uses; and coordination of the responsible public agencies and private organizations' efforts to improve the park and expand usage. A master plan entitled General Plan prepared for the Department of Parks & Recreation by Michael Weinmayr Associates addresses the park planning issues and design solutions in considerable detail.

Recent investments in the park include the \$32 million State-funded program for zoo improvements and new exhibit buildings; the city-funded completion of the golf course clubhouse, and the \$200,000 Department of Interior grant matched evenly by the city to restore a nature walk system around Scarborough Pond.

Community interest in Franklin Park is focussed through the Franklin Park Coalition, a city-wide non-profit citizens' group, dedicated to the preservation of the park.

The park is within an S.5 zone.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives:

The Boston Landmarks Commission may choose to designate Franklin Park as a Landmark, a part of a Landmark District or an Architectural Conservation District. However, the nature of the property and its significance, which demonstrated by its inclusion in a National Register Historic District, indicate that designation as a Landmark would be appropriate.

In spite of its clear eligibility for designation, the Commission may also choose not to designate the property.

6.2 Impact of Alternatives:

Designation of Franklin Park would serve at least two purposes: it would bring added recognition and public attention to the park, and it would give the Landmarks Commission a role in protecting and determining the property's future.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommended that Franklin Park be designated as a Landmark under Chapter 772 of the Acts of 1975.

The Standards and Criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached.

8.0 BIBLIOGRAPHY

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Note: Gratitude is expressed to Richard Heath of the Franklin Park Coalition for collecting, researching, and preparing material for this Study Report.

9.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

9.1 Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

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

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

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

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

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.

GENERAL STANDARDS AND CRITERIA FOR PHYSICAL, LANDSCAPE OR
TOPOGRAPHICAL FEATURE(S) DESIGNATED AS LANDMARKS.

A. APPROACH

1. The design approach to the property should begin with the premise that alteration to the landscape design will be minimized.
2. Changes to the property 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. New materials should, whenever appropriate, match the material being replaced in physical properties, design, color, texture, and other visual qualities.
4. New additions or alterations to the landscape 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.
5. 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 landscape would be unimpaired.
6. Priority shall be given to those portions of the property that serve as the more important public areas.

B. WALKS, STEPS AND PAVED AREAS

1. Deteriorated paving materials should be replaced with the same material or a material which matches as closely as possible. Consideration will be given to an alternate paving material if it can be shown that its properties will assist in site maintenance and/or will improve the original or later integral design concept.
2. Original layout 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 alteration will improve this without altering the integrity of the design.

C. PLANT MATERIALS

1. Existing healthy plant materials should be maintained.

2. All plant materials should be cared for according to good horticultural practices. Hazardous plants or portions of should be removed.
3. New plant materials should be added on a schedule that will assure a continuity in the existing landscape design and its later adaptations.
4. New plant materials should either be the same as the existing or be similar in form, color and texture.
5. New locations for plantings or new selection of species with a different form, color, or texture must not alter the overall site design.
6. Maintenance of, removal of, and additions of plant materials should consider maintaining existing vistas, creating new ones where appropriate, and maintaining new spaces.
7. Whenever appropriate, plant materials rather than structural materials should be used to solve erosion problems.

D. LANDFORMS

Not applicable.

E. ARCHITECTURAL ELEMENTS

1. Whenever possible, original or later integral architectural elements such as benches, fences, fountains, statues, bridges, lighting, shelters and signs shall be retained.
2. Maintenance should not alter the original or later integral color, material or design. Consideration, however, will be given to alterations that will either improve the design or the function of the element.
3. Architectural elements that are replaced should be of the same or similar material and design of the original or later integral feature. Consideration, however, will be given to changes that will improve the function of the architectural element without altering the integrity of the design.
4. Architectural elements may be removed if they are no longer functionally useful and their removal will not alter to a significant degree the site design.
5. Architectural elements may be added if they will not alter the integrity of the design, are necessary for the site safety, are useful for site maintenance, and/or will improve site usage.

10.0 SPECIFIC STANDARDS AND CRITERIA - FRANKLIN PARK

A. Approach

1. The intent of the designation is to maintain and to restore to the extent possible, the character of Franklin Park as established by Frederick Law Olmsted in his designs for the park. Thus, the major portion of the property, which was established as a "Country Park" for city residents, should retain its naturalistic, even rural qualities. The development of additional hard, urban recreational facilities is to be avoided and discontinuance of existing non-natural areas and restoration is encouraged. Maintenance and replacement of existing trees, walls, bridges, gateways, terraces and other existing elements should be done in a manner consistent with the park's character. New elements, if any, should be designed to be as unobtrusive as possible.
2. The Boston Landmarks Commission acknowledges and supports the principles and policies adopted by the City of Boston Parks and Recreation Department as stated in its Revised General Plan of Franklin Park, 1980, reserving judgment on the appropriateness of specific proposals to construct three pedestrian overpasses in the park.
3. The Boston Landmarks Commission accepts the concept and general design scheme for the expansion of the Franklin Park Zoo as contained in the Final Environmental Impact Report for the zoo expansion prepared for the Metropolitan District Commission in June, 1976 and the Revised Master Plan dated June 23, 1977.

B. Categories of Activities and Likelihood of Review

Franklin Park is a large and complex property, involving ongoing maintenance activities as well as scheduled capital expenditures. The Commission has no desire to interfere with the normal maintenance procedures of the City, the MDC, or the Boston Zoological Society. In order to provide some guidance for the agencies and organizations involved as well as the Commission, the activities which might be expected to take place in Franklin Park, and which might be construed as causing an alteration to the physical character of the park, have been categorized into:

- o Activities for which no application need be filed for a certificate from the Commission;
- o Activities which must be brought to the attention of the staff of the Commission but may be the subject of a Certificate of Exemption; and

- o Activities for which a Certificate of Design Approval or Certificate of Exemption must be obtained from the Commission.
- 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. Replacement or addition of light fixtures, bollards, trash receptacles and other such "street furniture" as now exists in the park;
 - c. Normal care of the golf course and minor alterations in greens, sandpits, etc.;
 - d. Painting or staining materials involving no change in color;
 - e. Minor repairs to road surfaces and paths involving no changes in material or design;
 - f. Mowing, plowing, cleaning and similar activities;
 - g. Events and recreational activities.
 - h. Proposed modifications to the Franklin Park Zoo for which a Memorandum of Agreement has been completed pursuant to Section 106 of the National Historic Preservation Act of 1966.
 - i. Proposed modifications to Franklin Park contained in documents entitled: "Plans for the Construction of Improvements to Franklin Park" (Phase 1) dated March 6, 1980.
- 2. The following activities may be considered to be "routine maintenance and repair" and may be determined by the Executive Director to be eligible for a Certificate of Exemption:
 - a. Minor landscaping changes such as the planting or removal of limited numbers of shrubs;
 - b. Reconstruction of roads and paths, involving minimal changes;
 - c. Repairs to existing walls, terraces, bridges, gates and similar structures; and
 - d. Removal of live, but unhealthy trees or shrubs.

3. The following activities will be reviewed (this is not an inclusive list):
 - a. New construction of any type (including buildings, structures,* roads, paths, parking areas and recreation facilities.);
 - b. Alteration of any existing statues, fountains or structures* involving change in design, material, color, location, or outward appearance;
 - c. Installation of additional statues, fountains or structures*;
 - d. Installation of additional benches and/or tables or change in their color and appearance;
 - e. Planting of trees; cutting down or removal of live healthy trees;
 - f. Additions or removal of major planting area(s);
 - g. Changes in landform; and
 - h. Installation of visible drainage devices.
4. In the case of an activity not explicitly covered in these Standards and Criteria, the Executive Director or a designee shall determine whether an application is required and if so, whether it shall be for an application for a Certificate of Design Approval or Certificate of Exemption.
5. In those instances where both Commission review and a Section 106 review are required, the following process will be adopted.

step 1 (optional) - informal review by the Mass. Historical Commission, Boston Landmarks Commission, and the relevant Federal agency to identify possible problem areas and determine what kind of finding is likely for the 106 review.

step 2 - file application with the Boston Landmarks Commission. (note that 106 review also required)

step 3 - Boston Landmarks Commission hearing held to provide an opportunity for abutters and the public to comment.

*"Structure" to include bridges, gazebos, shelters, cages and permanent fences, gates or pylons.

step 4 - Joint review by the Mass. Historical Commission, Boston Landmarks Commission (committee) and the relevant Federal Agency, consistent with the Rules & Regulations adopted by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act of 1966, as amended. As part of consultation process, formulate recommendation for action by the Boston Landmarks Commission.

step 5 - Certificate issued by the Boston Landmarks Commission.

step 6 - Section 106 Review completed and Memorandum of Agreement signed, if required. (The Advisory Council on Historic Preservation has 30 days in which to review the Memorandum of Agreement.)

Maximum elapsed time between step 2 and step 5 is thirty days (unless all parties agree and sign a waiver to extend the time period to a mutually agreeable date.)