

THE MASSACHUSETTS HISTORICAL SOCIETY BUILDING

*Boston Landmarks Commission
Study Report*



Petition #242.11

Boston Landmarks Commission
Environment Department
City of Boston

Report on the Potential Designation of

THE MASSACHUSETTS HISTORICAL SOCIETY BUILDING

1154 Boylston Street, Boston, Massachusetts

As a Landmark under Chapter 772 of the Acts of 1975, as amended

Approved by:

Rosanne Foley

Rosanne Foley, Executive Director

3/22/16

Date

Approved by:

Lynn M. Smiledge

Lynn Smiledge, Chair

3/22/16

Date

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1.0 LOCATION OF PROPERTY

1.1 Address

According to the City of Boston's Assessing Department, the Massachusetts Historical Society Building is located at 1154 Boylston Street, Boston, Massachusetts 02215.

1.2 Assessor's Parcel Number

0401754000.

1.3 Area in which Property is Located

The Massachusetts Historical Society Building, 1154 Boylston Street, is located on a 10,982 square foot parcel in the Fenway/Kenmore neighborhood of Boston at the intersection of Boylston Street and the Fenway. To the west is the Back Bay Fens (NRDIS 1971, LL 1983), originally a saltwater marsh that was transformed by Frederick Law Olmsted in the late 19th century, becoming the earliest park in the Olmsted Park System (NRDIS 1971).

Located on a prominent corner lot anchoring the Fenway/Boylston Street National Register District (NRDIS 1984), the building faces both Boylston Street (the primary façade) and the Fenway. Public Alley No. 901, which runs along the back of Hemenway Street, provides access to a small section of the rear of the building. The building directly abuts the Berklee College of Music building (1901; formerly the Fritz-Carlton Hotel) at 1136-1150 Boylston Street, and the Boston Conservatory of Music (1899; formerly the Boston Medical Library) at 8 Fenway.

1.4 Map showing Location



Figure #1. Map showing the boundaries of parcel 0401754000.

2.0 DESCRIPTION

2.1 Type and Use

The Massachusetts Historical Society Building is an institutional structure purpose-built as the headquarters of the Massachusetts Historical Society. The building has functioned as such since its construction in 1899.

2.2 Physical Description

The Massachusetts Historical Society Building is situated on the southeast corner of Boylston Street and the Fenway. A modest lawn at this corner of the property is set back from the sidewalk by granite curbs lined with shrubbery. The curb is topped with short metal fencing that extends the length of the Boylston (north) elevation to a section of the Fenway (west) elevation. A granite pathway leads from the sidewalk on Boylston Street to a curved granite ramp that is connected to the building, providing it with an accessible entrance. The ramp has mounted metal sign letters that read “MASSACHUSETTS HISTORICAL SOCIETY,” and is lined with additional shrubbery. Two conifer trees have been recently planted along the Fenway elevation.

The Massachusetts Historical Society Building is a three-story institutional structure designed in the Colonial Revival style of architecture. The primary elevation on Boylston Street is three bays wide, including a bowed end bay to the east and a bowed corner bay to the west. Three additional bays continue from the corner bay on the Fenway elevation. These two elevations feature rusticated Indiana limestone at the first stories, and yellow Roman brick with limestone details at the second and third stories.

The building rises from a granite base with window openings that are infilled and covered by curved iron grates, located symmetrically beneath the first story windows. The windows on the first story are set on simple limestone sills and have splayed lintels, seamlessly incorporated into the uppermost course of masonry. One-over-one windows are located on the primary elevation, including the corner bay. At the west elevation, the first story has triple windows, divided vertically by thick mullions detailed with corbels.

At the center bay of the Boylston Street elevation is a projecting one-story portico supported by limestone Doric columns. The bases of the two centermost columns have the inscriptions “MHS” and “1154.” The entablature of the portico is embellished with dentils, triglyphs and guttae below. The projecting moulded cornice features alternating diamonds and mutules on its soffit. An original decorative iron railing rises above the cornice. Granite stairs with simple, non-original metal handrails lead through the portico’s columns to the main entrance. Above the double glazed doors, accented with decorative iron security doors, is a tablet with a festoon and inscribed “MASSACHUSETTS HISTORICAL SOCIETY.” The tablet is bordered on the top by dentils and on the sides by acanthus and floral details. Narrow one-over-one windows

with decorative window grates flank the entrance. Recessed tablets above the two windows read “1791” and “1897.”

Continuing from the cornice of the portico is a limestone stringcourse, delineating the transition to the upper stories which are of yellow Roman brick. Above the portico rise two sets of French doors, organized vertically to serve the second and third stories. The doors are set within a single vertical frame of quoins topped by a semicircular arch with a keystone. The lower door is topped with a keystone and a rust colored marble inlay tablet with a classical border, flanked by semicircular medallions. On both ends of the tablet are elaborately decorated consoles that support the granite balcony of the upper door. A frame with Corinthian pilasters borders the upper door which is topped with a semicircular fanlight. Large, two-story fluted Ionic pilasters flank the balconies in the center bay.

The second and third stories of the bowed end bays of the Boylston Street façade have one-over-one windows with simple limestone sills and splayed lintels. Windows on the second story have decorative iron railings. Above the third story windows are limestone panels with carved bas-reliefs detailed with festoons and rosettes.

Two-story fluted Ionic pilasters divide the bays of the upper two stories of the Fenway elevation. The windows on the second story are one-over-one triple windows divided vertically by thick mullions detailed with corbels. These windows have splayed limestone lintels and feature decorative iron railings. The third story has one-over-one triple windows that sit on simple limestone sills and are topped with segmental arch fanlights. The arches are crowned with limestone keystones and have small square medallions outside of their springs.

Rising above the third floor of both elevations is an entablature with rosettes on the frieze, centered above the Ionic pilasters of the lower stories. Dentils line the underside of the cornice which is topped with a limestone roof-line balustrade with alternating sections of solid panels. The building’s flat roof is covered in a rubber membrane. A large circular ventilator rises from the roof at the round corner bay. Two brick chimneys with copper flashing are located at the roofline abutting the building at 8 Fenway.

At the rear of the building are the 1948 and 1970 additions. Constructed in brick, these four- and six-story sections are set back from the primary elevations on Boylston Street and the Fenway, and are only visible from Public Alley 901 as a tall, two-bay service entrance. A gated double security door provides access to the rear of the building. A single column of recessed triple windows is set vertically above the door. The windows feature simple sills yet decorative lintels comprised of successively recessed courses of rowlock brick. A metal security gate prohibits access to the tight space between the additions of the Massachusetts Historical Society Building and that of the building at 8 Fenway. Here, the building has one horizontal and two vertical louvered vents.

2.3 Contemporary Images



Figure #2. The primary (north) façade of the Massachusetts Historical Society Building on Boylston Street (looking south), November 2015.



Figure #3.
View of the upper stories of the center bay of the façade on Boylston Street (looking south), November 2015.



Figure #4.
View of the portico on the Boylston Street elevation (looking south), November 2015.



Figure #5. View of the Boylston Street and Fenway elevations (looking southeast), November 2015.



Figure #6. View of the Fenway (west) elevation (looking east), November 2015.



Figure #7.
View of the visible rear section of the building
from Public Alley 901 (looking west),
November 2015.



Figure #8.
View of the visible rear section of the building
from Public Alley 901 (looking northwest),
November 2015.

2.4 Historic Maps and Images

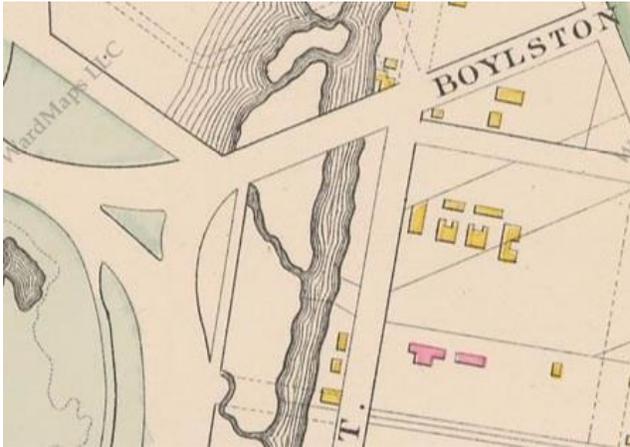


Figure #9.

1882 atlas showing the future site of the Massachusetts Historical Society Building.

Source:

City Atlas of Boston, Massachusetts, atlas (Boston, MA: G.M. Hopkins & Co. 1882), Ward Maps LLC, www.wardmaps.com/viewasset.php?aid=10252 (accessed October 15, 2015).

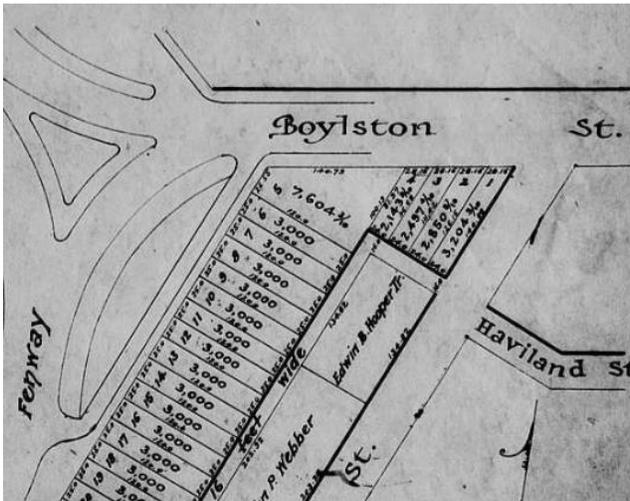


Figure #10.

1888 plan showing the newly filled land and divided parcels. The Massachusetts Historical Society purchased lots 5 and 6 in 1895.

Source:

William H. Whitney, *Suffolk County Deeds Book 2032* (June 1, 1888).

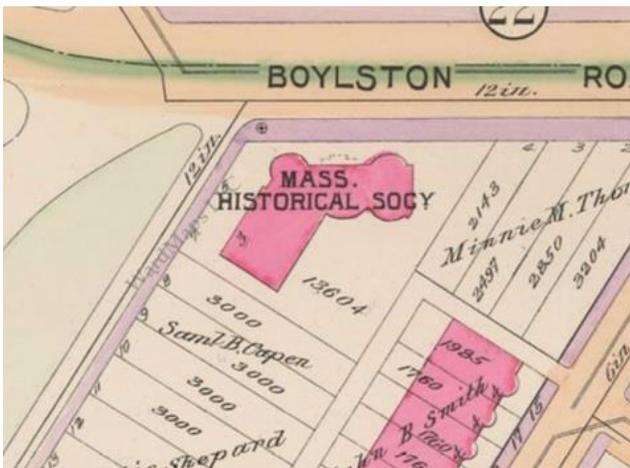


Figure #11.

1898 atlas showing the Massachusetts Historical Society Building.

Source:

Atlas of Boston Proper 1898, atlas (Boston, MA: G.W. Bromley & Co., 1898), Ward Maps LLC, www.wardmaps.com/viewasset.php?aid=6111 (accessed October 15, 2015).

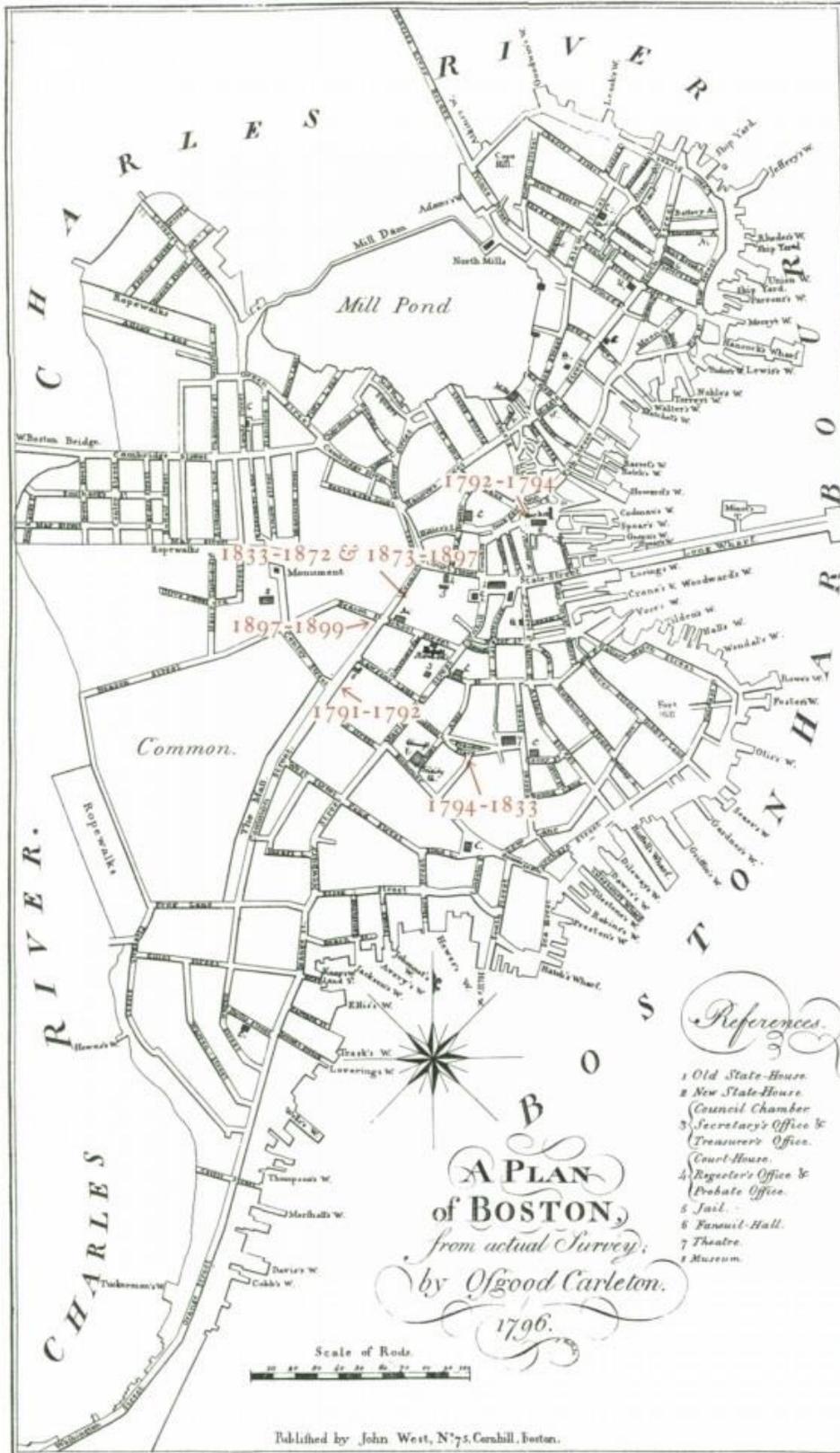


Figure #12. Map showing the locations of the Massachusetts Historical Society before it was housed at its present location at 1154 Boylston Street.

Source:
 Thomas Boylston Adams,
 "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #13.
1930s depiction of the Manufactory House Building (Massachusetts Bank), where the Society was first housed from 1791 to 1792.

Source:
Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).

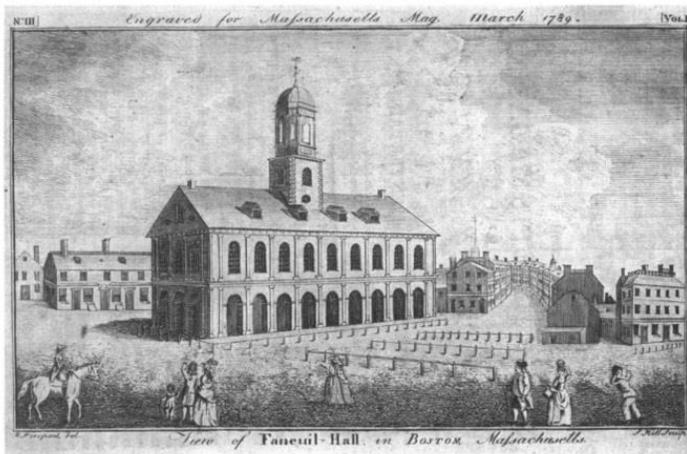


Figure #14.
1789 illustration of Faneuil Hall. The Society had space in the building from 1792 to 1794.

Source:
Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #15.
Photograph of the Tontine Crescent, the third location of the Society from 1794 to 1833.

Source:
Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #16.

Photograph of 30 Tremont Street, the fourth home of the Society from 1833 to 1872.

Source:

Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #17.

The fifth home of the Society at 30 Tremont Street. This building replaced the earlier structure on that site and housed the Society from 1873 to 1897.

Source:

Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #18.

Illustration of the Tremont Building at 73 Tremont Street, the sixth location of the Society from 1879 to 1899.

Source:

Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #19.
1889 photograph of Barnum's Circus on what would become the site of the Massachusetts Historical Society Building at 1154 Boylston Street.

Source:
Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967).



Figure #20. Photograph of the Massachusetts Historical Society, published in *American Architecture and Building News*, August 19, 1899.

Source: "Building of the Massachusetts Historical Society, 1154 Boylston Street, Boston, Mass.," photograph (1899), H.H. Sidman (photographer), *American Architecture and Building News* (August 19, 1899, No. 1234), Massachusetts Historical Society.



Figure #21. Photograph of the Massachusetts Historical Society, ca. 1900.

Source: “Massachusetts Historical Society, Boylston Street,” photograph (ca. 1900), Thomas E. Marr (photographer), Boston Public Library, Print Department.



Figure #22. Postcard depicting the Massachusetts Historical Society Building, ca. 1901-1907.

Source: “Massachusetts Historical Building, Boylston Street, Boston, Mass. [front],” undivided back postcard (ca. 1901-1907), The New England News Company (publisher) Boston Public Library, Print Department.

3.0 SIGNIFICANCE

3.1 Historic Significance

The Massachusetts Historical Society (the Society) was founded in 1791 with the purpose of preserving books, pamphlets, manuscripts and other materials related to American history.¹ It is the nation's first historical society and continues to serve as an important resource for public education and research pertaining to American history, life, and culture.² At the time the Society was incorporated in February 1794, its importance was underscored in the language of the Acts of Incorporation: "the collection and preservation of materials for a political and natural history of the United States is a desirable object, and the institution of a Society for those purposes will be of public utility."³

The Society was housed in six buildings before finally moving into its current structure at 1154 Boylston Street. In 1791, the Society was located in the Library Room of the Manufactory House Building. This brick building at the corner of what is now Tremont Street and Hamilton Place was occupied at the time by the Massachusetts Bank. The Society only stayed at this location for about a year before moving to an apartment at the northwest corner of the attic of Faneuil Hall (ca. 1740; NHL 1966, LL 1994, NRDIS 2015) in July 1792.⁴

Less than two years later, the Society moved again to a room in Charles Bulfinch's newly constructed Tontine Crescent (1794; demolished 1858). In a letter dated December 31, 1793, William Scollay and his associates Charles Bulfinch and Charles Vaughan stated that "in erecting the centre building of the Crescent, it was [their] intention to accommodate the Historical Society with a convenient room."⁵ This room, prominently positioned above the arch of the building's central pavilion, was sold to the Society for five shillings in June 1794.⁶

After thirty-nine years in the Tontine Crescent, the Society moved to 30 Tremont Street, the home of the Provident Institution for Savings, situated immediately north of the King's Chapel Cemetery. Through an indenture in April 1833, the Society paid a sum of \$6,500 to the savings bank to occupy the second story and half of the attic of their new structure.⁷ The Society purchased the entire building from the Provident Institution for

¹ Moses King, *King's Handbook of Boston* (Cambridge, MA: Moses King, 1881), 110.

² "About the MHC," The Massachusetts Historical Society, accessed December 4, 2015, www.masshist.org/about.

³ The Massachusetts Historical Society, "The Act of Incorporation, With the Additional Acts and By-Laws of the Massachusetts Historical Society: with a List of Officers and Resident Members" (Boston, MA: The Society, 1882), 7-8.

⁴ Thomas Boylston Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society," *Proceedings of the Massachusetts Historical Society*, Vol. 78 (Boston, MA: The Society, 1967); The Massachusetts Historical Society, introduction to *Proceedings of the Massachusetts Historical Society*, Vol. 1 (Boston MA: The Society, 1879), xviii.

⁵ Adams, "Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society;" The Massachusetts Historical Society, introduction, xviii-xix.

⁶ Suffolk County Deeds: Book 179, Page 98.

⁷ Suffolk County Deeds: Book 367, Page 98.

Savings in March 1856 for \$35,000, and leased the first floor and basement to the Suffolk Savings Bank.⁸

The Society constructed its fifth home in 1873 at 30 Tremont Street, replacing the 1833 structure on the site. It was apparently built for the use of the city as well as the Society; the city held a fifteen year lease and occupied the first two floors with municipal offices for the Suffolk County Probate Office and Registry of Deeds, and the Society occupied the upper floors. Upon the expiration of its lease, the city relocated its offices. The Society was unable to use and maintain the entire building on its own and suffered financially from the loss of tenant income during this time. In 1896, the Society negotiated with city officials to lease the building for an additional five years with an option to purchase the property.⁹

In August 1895, the Society purchased a parcel of land from Willard O. Ruggles on Boylston Street containing 10,604 square feet.¹⁰ At the April 1897 meeting of the Massachusetts Historical Society, Charles C. Smith, then Treasurer, commented that the “new building will stand on a most attractive site, which when our predecessors first came here was not within the territorial bounds of Boston...”¹¹ The surrounding area remained a tidal marsh until the late 19th century when Frederick Law Olmsted transformed the landscape and incorporated the Back Bay Fens into Boston’s municipal park system.

At a special meeting held in July 1897, a report was given by the Committee on the New Building. Having been tasked with organizing the construction of the new building, the Committee displayed plans that had been prepared by architects Edmund March Wheelwright and Parkman B. Haven of the firm Wheelwright & Haven. It was decided that the building was to have a brick exterior with Indiana limestone details. A vote to approve the plans subsequently passed.¹²

While the building at 1154 Boylston Street was under construction, the Society leased rooms 317, 318 and 319 in the Tremont Building, 73 Tremont Street, for a term of two years. The majority of the library and collections were temporarily stored in the Metropolitan Storage Warehouse (in Cambridge, MA).¹³ Upon its completion in 1899, the Massachusetts Historical Society Building became the Society’s seventh location and the only one purpose-built as its headquarters.

⁸ Adams, “Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society,” Suffolk County Deeds: Book 695, Page 55; Book 695, Page 61.

⁹ Adams, “Supplement: Here We Have Lived: The Houses of the Massachusetts Historical Society,” The Massachusetts Historical Society, *Proceedings of the Massachusetts Historical Society*, Vol. 11 (Boston, MA: The Society, 1897), 310-311, 412-414.

¹⁰ Suffolk County Deeds: Book 2297, Page 392.

¹¹ The Massachusetts Historical Society, *Proceedings of the Massachusetts Historical Society*, Vol. 11, 312.

¹² *Ibid.*, 450.

¹³ *Ibid.*, 316.

3.2 Architectural Significance

Edmund March Wheelwright, F.A.I.A.

Edmund March Wheelwright, F.A.I.A. (September 14, 1854 - August 14, 1912) was born in Roxbury, Massachusetts. After attending Roxbury Latin School, Wheelwright graduated from Harvard University in 1876. He studied architecture at both the Massachusetts Institute of Technology in Cambridge, Massachusetts and the Ecole des Beaux Arts in Paris, France. Upon his return to Boston, Wheelwright worked as a draftsman for Peabody & Stearns, and later worked for McKim, Mead & White. Wheelwright was employed with E.P. Treadwell in Albany, New York for a brief period before again returning to Boston in 1885 to start his own practice. In 1890 he joined Parkman B. Haven in the firm Wheelwright & Haven. Edward A. Hoyt, a draftsman in the firm, later became a third partner and formed Wheelwright, Haven & Hoyt.¹⁴

Wheelwright was appointed Boston City Architect in 1891, a position he held for four years. During that time, he designed a number of hospitals, police stations, fire houses, and public schools, including the Colonial Revival style Oak Square School (1894; LL 1979, NRIND 1980), Brighton High School (1894), and the Boston Fire Department Headquarters (1894; South End Landmark District Protection Area 1983), inspired by the Palazzo Vecchio in Florence, Italy. After his tenure with the City of Boston, Wheelwright continued to produce exceptional and stylistically diverse designs. In addition to the Massachusetts Historical Society Building, notable works include the Horticultural Hall (1901; NRIND 1975, pending LL) the New England Conservatory/Jordan Hall (1903; NRIND 1980, NHL 1994, pending LL), and the Longfellow Bridge (1907; NRDIS 1978).¹⁵

Wheelwright was a prominent member of the architectural profession, widely recognized for maintaining a high standard of municipal architecture. An American Institute of Architects (AIA) fellowship was bestowed to Wheelwright in 1891. He served as a member of the AIA Board of Directors from 1892 to 1894 and from 1899 to 1900. Wheelwright provided literary contributions to the field through a series of papers published in *Brickbuilder* between 1899 and 1900 titled, "The American Schoolhouse." A second work on the subject, *School Architecture: A General Treatise for the use of Architects and Others*, was published in 1901.¹⁶

¹⁴ Henry F. Withey and Elsie Rathurn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles, CA: Hennessey & Ingalls, 1970), 648-649.

¹⁵ *Ibid.*, 648-649; Douglass Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000* (Amherst, MA: University of Massachusetts Press, 1999), 195-198; Massachusetts Historical Commission, Massachusetts Cultural Resource Information System (MACRIS), mhc-macris.net (accessed November 30, 2015).

¹⁶ The American Institute of Architects, "Bulletin of the American Institute of Architects," Vol. 13 (1912), 251; *The Inland Architect and News Record*, Vol. 38, No. 4 (1901), 32; Withey and Withey, *Biographical Dictionary of American Architects (Deceased)*, 649.

3.3 Relationship to Criteria for Landmark Designation

The Massachusetts Historical Society Building meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975, as amended, with a regional level of significance, under the following criteria:

A. *Inclusion in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966.*

The Massachusetts Historical Society Building is a designated National Historic Landmark (1966), and is listed individually on the National Register of Historic Places (1966) with significance in the area of education for its association with the Massachusetts Historical Society. Additionally, the building is a contributing resource in the locally significant Fenway/Boylston Street Historic District (1984).

B. *Structures, sites, objects, man-made or natural, 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 Massachusetts Historical Society Building is the seventh building occupied by the Massachusetts Historical Society, the oldest institution of its kind in the United States, founded in 1791. The building was constructed specifically for the sole use of the Society to house its collections, which include manuscripts, photographs, books and pamphlets, broadsides, maps, graphics, newspapers, works of art, and artifacts that offer a wide-ranging perspective on American history.

D. *Structures, sites, objects, man-made or natural, 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 building whose work influenced the development of the city, the commonwealth, the New England region, or the nation.*

The Massachusetts Historical Society Building is the notable work of prominent Boston architect Edmund Marsh Wheelwright under the firm name of Wheelwright & Haven. Wheelwright designed the Massachusetts Historical Society Building shortly after concluding his four-year term as Boston City Architect, during which time he engaged in designing a number of public schools, hospitals, police stations, and fire houses for the City of Boston.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston's Assessor's Records, the property at 1154 Boylston Street has a total assessed value of \$11,760,000, with the land valued at \$4,223,600 and the building valued at \$7,536,400.

4.2 Current Ownership

The Massachusetts Historical Society Building at 1154 Boylston Street is owned by the Massachusetts Historical Society.

5.0 PLANNING CONTEXT

5.1 Background

Since its construction in 1899, the Massachusetts Historical Society Building has remained in use as the headquarters of the Society, housing its extensive collection and library. The building has been sensitively expanded at the rear of the lot to meet the programmatic needs of the Society while maintaining the appearance of the Boylston Street and Fenway elevations.

In 1997, the Massachusetts Historical Society entered into a preservation restriction agreement with the Massachusetts Historical Commission (MHC) as a condition for having been awarded \$50,000 in Massachusetts Preservation Projects Funds from MHC. The preservation restriction guidelines outlined in the agreement will be applied to the Massachusetts Historical Society Building in perpetuity.¹⁷

5.2 Zoning

Parcel 0401754000 is located in the Fenway Neighborhood zoning district, an institutional subdistrict, and the following overlay districts: neighborhood design, greenbelt protection, groundwater conservation, and restricted parking.

5.3 Planning Issues

The Boston Landmarks Commission's interest in designating the Massachusetts Historical Society Building as a Boston Landmark is a proactive planning measure. The Massachusetts Historical Society has done an exceptional job maintaining their building at 1154 Boylston Street, and the Commission recognizes the existing regulatory protection provided by the preservation restriction, the building's listing on the National Register of Historic Places, and current zoning. Landmark designation will provide an additional level of protection. The Standards and Criteria that the Commission may adopt through Landmark designation would provide fine-tuned design guidelines, specific to the building, that would ensure that future exterior work is done in a manner appropriate to the architecturally significant building.

¹⁷ Suffolk County Deeds: Book 21514, Page 308.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission:

A. Individual Landmark Designation

The Commission retains the option of designating the Massachusetts Historical Society Building as a Landmark. Designation shall correspond to Assessor's parcel 0401754000 and shall address the following exterior elements hereinafter referred to as the "Specified Exterior Features":

- The exterior envelope of the building.
- Certain landscape elements including: the open space in front of the Boylston Street and Fenway elevations of the building.

B. Denial of Individual Landmark Designation

The Commission retains the option of not designating any or all of the Specified Exterior Features as a Landmark.

C. Preservation Plan

The Commission could recommend development and implementation of a preservation plan for the property.

D. Site Interpretation

The Commission could recommend that the owner develop and install interpretive materials at the site.

6.2 Impact of Alternatives:

A. Individual Landmark Designation

Landmark designation represents the city's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the Massachusetts Historical Society Building in accordance with the Standards and Criteria adopted as part of the designation.

B. Denial of Individual Landmark Designation

Without Landmark designation, the City would be unable to offer protection to the Specified Exterior Features, or extend guidance to the owners under chapter 772.

The Massachusetts Historical Society is already listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection from federal, federally-funded or federally assisted activities. It creates incentives for preservation, notably the federal investment tax credits and grants through the Massachusetts Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register listing provides

listing on the State Register affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register listing does not provide any design review for changes undertaken by private owners at their own expense.

C. Preservation Plan

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. It does not carry regulatory oversight.

D. Site Interpretation

A comprehensive interpretation of the history and significance of the Massachusetts Historical Society Building could be introduced at the site.

7.0 RECOMMENDATIONS

Staff of the Boston Landmarks Commission makes the following recommendations:

1. That the Massachusetts Historical Society Building be designated by the Boston Landmarks Commission as a Boston Landmark, under Chapter 772 of the Acts of 1975, as amended (see Section 3.3 for Relationship to Criteria for Landmark designation);
2. That the boundaries of the Landmark, corresponding to Assessor's parcel 0401754000, be adopted without modification;
3. And that the attached Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

8.0 GENERAL STANDARDS AND CRITERIA

8.1 Introduction

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the Landmark Designation. 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 purpose of the statute.

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 ensure approval, nor are they absolute, but any request for variance from them must demonstrate the reason 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 engender designation of a property; however, in some cases they have been 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: Building code conformance and safety requirements; Changes necessitated by the introduction of modern mechanical and electrical systems; 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 treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer

should follow them in order to ensure a successful project that is sensitive to the historic Landmark.

- **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structures' or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement with new material a feature that could be repaired.
- **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature.
- **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

Section 8.3: Those general Standards and Criteria that are common to all Landmark designations (building exteriors, building interiors, landscape features and archeological sites).

Section 9.0: Those specific Standards and Criteria that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the Landmark. In order to provide some guidance for the Landmark property's owner, manager or developer and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized to indicate the level of review required, based on the potential impact of the proposed work. Note: the examples for each category are not intended to act as a comprehensive list; see Section 8.2.D.

A. Routine activities which are not subject to review by the Commission:

1. Activities associated with normal cleaning and routine maintenance.
 - a. For building maintenance (Also see Sections 9.0), such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, lighting bulb replacements or in-kind glass repair/replacement, etc.
 - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
2. Routine activities associated with special events or seasonal decorations which are to remain in place for less than six weeks and do not result in any permanent alterations or attached fixtures.

B. Activities which may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:

1. Maintenance and repairs involving no change in design, material, color or outward appearance.
2. In-kind replacement or repair, as described in the Specific Standards and Criteria, Section 9.0.

3. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.
4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
5. Temporary installations or alterations that are to remain in place for longer than six weeks. See Section 9.1.
6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review; permanent repairs will require review as outlined in Section 8.2. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the staff of the Boston Landmarks Commission shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

8.3 General Standards and Criteria

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 alterations that will be allowed. Changes that are allowed will follow accepted preservation practices as described below, starting with the least amount of intervention.

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. (The term **later contributing features** shall be used to convey this concept.)
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
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. New additions or related new construction should be differentiated from the existing, thus, they should 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. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.
11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.
12. Significant archaeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria have been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary William Francis Galvin, Chairman.

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9.0 SPECIFIC STANDARDS AND CRITERIA

Refer to Sections 8.0 for additional Standards and Criteria that may apply.

9.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Massachusetts Historical Society Building including the exterior form, mass, and richness of detail of the building.
3. Conformance to these Standards and Criteria alone does not necessarily ensure approval, nor are they absolute. The Commission has the authority to issue Certificates of Design Approval for projects that vary from any of the Standards and Criteria on a case-by-case basis. However, any request to vary from the Standards and Criteria must demonstrate the reason for, and advantages gained by, such variation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing(s), in accordance with Chapter 772 of the Acts of 1975, as amended. Any variation from the Standards and Criteria shall not be considered a precedent.
4. The standards and criteria acknowledge that there may be changes to the exterior of the buildings and are intended to make the changes sensitive to the character of the property.
5. The Commission will consider whether later addition(s) and/or alteration(s) can, or should, be removed.
6. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed 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/alteration.
 - d. Functional usefulness.
7. The exterior elevations and roof elements of the Massachusetts Historical Society Building are subject to the terms of the exterior guidelines herein stated.
8. The Public Alley 901 facades of the Massachusetts Historical Society Building are recognized as secondary/service facades and may be able to accommodate changes required by Society function.

9. Items under Commission review include but are not limited to the following: exterior walls, windows, entrances/doors, roofs, roof projections, additions, accessibility, new construction, paving, major plantings, fences, demolition, and archaeology. Items not anticipated in the Standards and Criteria may be subject to review. Please also refer to the General Standards and Criteria, Section 8.0.

9.2 Exterior Walls of the Building

A. General

1. New openings are not allowed.
2. No original existing openings shall be filled or changed in size.
3. No exposed conduit shall be allowed.
4. Original or later contributing projections shall not be removed.
5. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B and C be executed with the guidance of a professional building materials conservator.

B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar)

1. All masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Sound original mortar shall be retained.

7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property.
17. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.

C. Wood

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
9. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

D. Architectural Metals (Including but not limited to Cast and Wrought Iron, Steel, Pressed Tin, Copper, Bronze and Zinc)

1. All original or later contributing architectural metals shall be preserved.

2. Original or later contributing metal materials, features, details and ornamentation shall be retained and, if necessary, repaired by patching, splicing or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the mildest method possible.
7. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed as long as it does not abrade or damage the surface.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.3 Windows

Refer to Section 9.2 regarding treatment of materials and features.

1. The Boston Landmarks Commission recommends that work proposed to original or later contributing windows be executed with the guidance of a professional building materials conservator or architect with experience with the specific window type.

2. The original or later contributing window design and arrangement of window openings shall be retained.
3. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
4. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
5. Original or later contributing window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
6. Deteriorated or missing window elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
7. When replacement is necessary, it should be based on physical or documentary evidence.
8. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
9. Replacement sash shall be wooden sash matching the historic configuration.
10. Tinted or reflective-coated glass shall not be allowed.
11. Metal or vinyl panning of the wood frame and molding shall not be allowed.
12. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
13. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
14. Clear or mill finished aluminum frames shall not be allowed.
15. Window frames and sashes should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.4 Entrances/Doors

Refer to Section 9.2 regarding treatment of materials and features; and Section 9.5 for additional Standards and Criteria that may apply.

1. All entrance elements shall be preserved.
2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only wooden doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.
11. Storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed storm doors shall be painted to match the color of the primary door.
12. Unfinished aluminum storm doors shall not be allowed.
13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.

14. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
15. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

9.5 Portico

Refer to Sections 9.2 regarding treatment of materials and features; and Sections 9.4, 9.7, 9.10, 9.11, and 9.12 for additional Standards and Criteria that may apply.

1. All portico materials, elements, features (functional and decorative), details, and ornamentation shall be preserved.
2. All original or later contributing portico materials, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
3. Deteriorated or missing portico materials, elements, features (functional and decorative), details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing portico materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Enclosing the portico shall not be allowed.

9.6 Ironwork

(Includes Balconies, Railings and Window Grilles, Fire Escapes.)

Refer to Section 9.2 regarding treatment of materials and features.

1. All original or later contributing ironwork shall be preserved.
2. Original or later contributing ironwork materials, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary,

repaired by patching, splicing or reinforcing using recognized preservation methods.

3. Deteriorated or missing ironwork materials, elements, features (functional and decorative), details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing ironwork materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. New balconies shall not be permitted on primary elevations.
8. New balconies or railings may be considered on secondary elevations if they are required for safety and an alternative egress route is clearly not possible.
9. The installation of new security grilles is discouraged.
10. Ironwork elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

9.7 Roofs

Refer to Section 9.2 regarding treatment of materials and features; and Section 9.8 for additional Standards and Criteria that may apply.

1. The roof shapes and materials of the existing buildings shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material.
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

9.8 Roof Projections

(Includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps)

Refer to Section 9.2 and 9.7 for additional Standards and Criteria that may apply.

Due to the historical and architectural significance of the Massachusetts Historical Society Building, roof projections shall not be visible from the public way.

9.9 Lighting

Refer to Section 9.2 regarding treatment of materials and features. Refer to Sections 9.4, 9.10, and 9.11 for additional Standards and Criteria that may apply.

1. There are several aspects of lighting related to the exterior of the building and landscape:
 - 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.
 - d. Security lighting.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piecing in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall be replaced with material and

elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Supplementary illumination may be added where appropriate to the current use of the building.
8. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 - b. Accurate representation of the original period, based on physical or documentary evidence.
 - c. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 - d. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - e. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
 - f. The new exterior lighting location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. No exposed conduit shall be allowed on the building.
10. As a Landmark, architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
11. On-site mock-ups of proposed architectural night lighting may be required.

9.10 Signs, Canopies, Flagpoles, and Awnings

Refer to Sections 9.3, 9.4, 9.5, 9.9, and 9.11 for additional Standards and Criteria that may apply.

1. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved.
2. Awnings and canopies are not an original feature of any part of the Landmark property; new awnings and canopies shall not be allowed.
3. Signs are viewed as the most appropriate vehicle for imaginative and creative expression and it is not the Commission's intent to stifle a creative approach to signage.
4. All signage will be subject to the Boston Zoning Code in addition to these guidelines.
5. All signs added to the building shall be part of one system of design and reflect a design concept appropriate to the existing historic building.
6. Approval of a given sign shall be limited to the owner of the business or building and shall not be transferable; signs shall be removed or resubmitted for approval when the operation or purpose of the advertised business changes.
7. New signs shall not detract from the essential form of the building nor obscure its architectural features.
8. New signs shall be of a size and material compatible with the building and its current use.
9. The design and material of new signs should reinforce the architectural character of the building.
10. Signs applied to the building shall be applied in such a way that they could be removed without damaging the building. New penetrations should be avoided; where necessary, stainless steel hardware is recommended. See Section 9.2.
11. Lighting of signs and canopies shall be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
12. No back-lit or plastic signs shall be allowed on the exterior of the building.
13. Temporary signs and banners will be reviewed for size, location, and attachment details; approvals will be limited to agreed period of installation.

9.11 Landscape/Building Site

Refer to Section 9.2 regarding treatment of materials and features. Refer to Sections 9.9, 9.10, 9.12, 9.13, and 9.14 for additional Standards and Criteria that may apply.

1. The general intent is to preserve the existing or later contributing 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 what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the Landmark and its newer surroundings.
3. Original or later contributing site features (decorative and functional), materials, elements, details and ornamentation shall be retained and, if necessary, repaired using recognized preservation methods.
4. Deteriorated or missing site features (decorative and functional), materials, elements, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. New additions/alterations to the site (such as: parking areas, paved footpaths, and driveways, etc.) shall be as unobtrusive as possible and preserve any original or later contributing site features.
8. Removal of non-historic site features from the existing site is encouraged.
9. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the Landmark or site.
10. Original or later contributing layout and materials of the walks, steps, and paved areas shall 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.
11. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the pastoral character of the site.

12. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the Landmark.

9.12 Accessibility

Refer to Section 9.2 regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, and 10.0 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and proposed level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
2. Because of the complex nature of accessibility the commission will review proposals on a case by case basis. The commission recommends consulting with the following document which is available from the commission office:
U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; *Preservation Brief 32: Making Historic Properties Accessible* by Thomas C. Jester and Sharon C. Park, AIA.

9.13 Renewable Energy Sources

Refer to Section 9.2 regarding treatment of materials. Refer to Sections 9.7, 9.8, and 10.00 for additional Standards and Criteria that may apply.

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Before proposing renewable energy sources, the building's performance shall be assessed and measures to correct any deficiencies shall be taken. The emphasis shall be on improvements that do not result in a loss of historic fabric. A report on this work shall be included in any proposal for renewable energy sources.
3. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the buildings and site.
4. Refer to the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* for general guidelines

9.14 Additions

Refer to Sections 9.6, 9.7, 9.8, and 10.0 for additional Standards and Criteria that may apply.

1. Additions can significantly alter the historic appearance of the buildings. An exterior addition should only be considered after it has been determined that the existing buildings cannot meet the new space requirements.
2. New additions shall be designed so that the character defining features of the buildings are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing buildings, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building as viewed from Boylston Street or The Fenway.
5. New additions shall be of a size, scale and of materials that are in harmony with the existing building.

10.0 ARCHAEOLOGY

Refer to Section 9.2 regarding treatment of materials. Refer to Section 10.0 for additional Standards and Criteria that may apply.

All below-ground work within the property shall be reviewed by the Boston Landmarks Commission and City Archaeologist to determine if work may impact known or potential archaeological resources. Archaeological survey shall be conducted if archaeological sensitivity exists and if impacts to known or potential archaeological resources cannot be mitigated after consultation with the City Archaeologist. All archaeological mitigation (monitoring, survey, excavation, etc.) shall be conducted by a professional archaeologist.

11.0 SEVERABILITY

The provisions of these Standards and Criteria (Design Guidelines) are severable and if any of their provisions shall be held invalid in any circumstances, such invalidity shall not affect any other provisions or circumstances.

12.0 BIBLIOGRAPHY

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