LANDMARK DISTRICT vs PROTECTION AREA

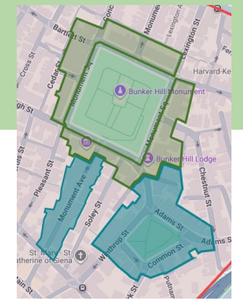
Enabling legislation: Ch. 772 of the Acts of 1975

LANDMARK DISTRICT CRITERIA	PROTECTION AREA CRITERIA
"The commission may designate any improvement or physical feature as a landmark, and may designate any area in the city as a landmark district, or architectural conservation district and may amend any such designation as herein provided upon a finding by the commission that the designation or amendment meets any of the following criteria: — (a) inclusion in National Register of Historic Places as provided in the National Historic Preservation Act of 1966; (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; (c) structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages; (d) structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftmenship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation."	"The commission may designate any area in the city as a protection area as herein provided upon a finding by the commission that the area to be designated is visually related to the landmark, landmark district or architectural conservation district but is not necessarily of sufficient historical, social, cultural, architectural or aesthetic significance to warrant designation as such. In determining the boundaries of a protection area, the commission shall consider the following elements:— (a) major views and vistas of and from the landmark, landmark district, or architectural conservation district as determined by the topographical characteristics and the siting of existing buildings in the area contiguous to the landmark, landmark district or architectural conservation district; (b) pattern of roads, paths and alleys which determine the size and shape of land parcels and which control vehicular and non vehicular movement to and from the landmark, landmark district or architectural conservation district; (c) contrasts between the scale and density of the landmark, landmark district or architectural conservation district and the improvements under consideration for designation as a protection area; (d) contrasts between the arrangement of structures and landscape and open space features of the landmark, in the landmark district or architectural conservation district and the improvements under consideration for designation as a protection area. **In no case shall the protection area extend more than twelve hundred feet from a boundary of the landmark, landmark district or architectural conservation district."**

LANDMARK DISTRICT vs PROTECTION AREA

Enabling legislation: Ch. 772 of the Acts of 1975

LANDMARK DISTRICT JURISDICTION	PROTECTION AREA JURISDICTION
• Establish <u>design guidelines</u> for exterior alterations, additions, or new construction. • Require <u>design review</u> for exterior alterations, additions, or new construction to ensure that they will not negatively impact the historic character of the district. May include such things as: ○ Protection of existing character-defining features ○ Materials ○ Height • Prevent the demolition of historically and/or architecturally significant structures and architectural features.	The standards and criteria applicable within any protection area can <u>only</u> restrict: • demolition,* • land coverage, • height of structures, • landscape, • topography. *“*Demolition” can be defined by the standards and criteria and is not necessarily full demolition. For example, it could be defined as the removal of 25% or more of a building.*



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4.4. STANDARDS AND CRITERIA (LANDMARK DISTRICT)

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.[64] These Standards and Criteria apply to the following elements **in the Landmark District**:

- The exterior envelopes of buildings when visible from any existing or proposed street or way that is open to public travel.
- Certain landscape or open space elements when visible from any existing or proposed street or way that is open to public travel, including but not limited to:
    - Roof decks
    - Yards and gardens
    - Stoops and porches
    - Signage
    - Street furnishings

[64] U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

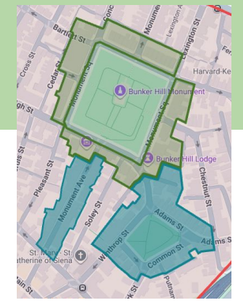
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4.4.1 General Standards

Requirements

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
2. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
3. Changes and additions to the district that have taken place over time are evidence of the history of the district and its context. These changes may have acquired historic significance in their own right; if so, that significance shall be retained and preserved. (The term "later contributing features" will be used to convey this concept.)
4. Distinctive character-defining materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
5. Deteriorated character-defining historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis. Replacement of missing features should be substantiated by documentary and physical evidence.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
7. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
8. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
9. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

ARCHAEOLOGY



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4.4.2 Archaeology

Requirements
1. None.

Recommendations and Advice
2. Solely at the request of the property owner, the following recommendations for archaeological review are provided. 3. At the request of the property owner, ground disturbance in the Landmark District (whether due to demolition, new construction, topography changes, or landscape changes) can be reviewed by the staff archaeologists of the City Archaeology Program and the City Archaeologist to determine if significant archaeological resources may or will be negatively impacted by below-ground work. This review would run concurrently with review by the Boston Landmarks Commission and/or Commission staff and would not extend the timeline of review for any project. 4. If the City Archaeology Program determines that significant archaeological resources may or do exist and impacts to them cannot be avoided, mitigation may be recommended. A pre-construction archaeological survey or monitoring during construction may be recommended based on the consultation of the City Archaeologist. The archaeological plan can be reviewed by the City Archaeologist before the start of construction. 5. If recommended by the City Archaeologist, all archaeological mitigation (monitoring, survey, excavation, etc.) should be conducted under a state-issued State Archaeological Permit by an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (950CMR70.03(1)).

WORKING

MASONRY



1. QUOINING
2. LINTEL
3. SILL
4. PATTERN BRICKWORK
5. STRING COURSE
6. TILE INSET PANELS

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4.4.3 Masonry



Character-defining features include:

- Bricks:
  - Decorative patterned brickwork.
  - Brick quoining.
  - Brick corbeling.
  - Brick string courses.
- Stone:
  - String courses and belt courses.
  - Cornices (also see Roofs and Cornices section).
  - Window lintels and sills.
  - Stone quoining.
  - Foundations.
  - Stone facades.
- Terra cotta
- Tiles:
  - Decorative tile inset panels.
- Cast concrete
  - Architectural ornament.
  - Stoops.
  - Garden walls.





Requirements

1. Character-defining masonry materials and features shall be retained.
2. Character-defining masonry materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
3. Deteriorated character-defining masonry materials, features, details, surfaces, and ornamentation or missing components of masonry features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. 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.

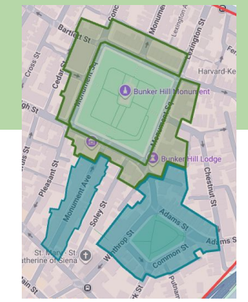
Recommendations and Advice

5. When replacement of character-defining masonry materials or features is necessary, it should be based on physical or documentary evidence.
6. Sound original mortar should be retained.
7. Deteriorated mortar should be carefully removed by hand raking the joints. Use of mechanical hammers is not recommended. Use of mechanical saws may be appropriate on a case-by-case basis.
8. Defective mortar joints should be carefully repaired so the color and raking match the original.
9. If the building is to be cleaned, the masonry should be cleaned with the gentlest method possible. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods should not be used. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
10. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage.
11. In general, masonry surfaces should not be painted unless there is documentary evidence that this treatment was used at some significant point in the history of the property.
12. Deteriorated concrete should be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch should be applied carefully so that it will bond satisfactorily with and match the historic concrete.
13. Joints in concrete should be sealed with appropriate flexible sealants and backer rods, when necessary.





WOOD



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4.4.4 Wood

Character-defining features include:

- Wood siding:
  - Clapboard siding, including texture and exposure.
  - Shingles.
  - Panels and wainscoting.
- Ornament:
  - Entablatures and pediments, including dentils and other decorative moldings.
  - Trim and molding.
  - Corbels and brackets.



Requirements

1. Character-defining wood materials and features shall be preserved.
2. Character-defining wood materials and features shall be repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.
3. Deteriorated character-defining wood materials, features, details, surfaces, and ornamentation or missing components of wood features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.



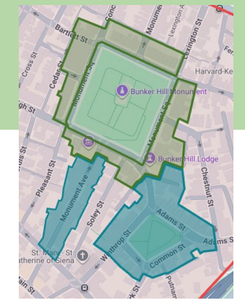


Recommendations and Advice

4. When replacement of character-defining wood materials or features is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements should use the gentlest method possible.
6. Paint removal should be considered only where there is paint surface deterioration or excessive layers of paint have coarsened profile details and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light; stripping the wood bare will expose the surface to the effects of weathering.
7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.
8. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods should not be used. Doing so changes the visual quality of the wood and accelerates deterioration.

ARCHITECTURAL METALS

LANDMARK DISTRICT







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4.4.5 Architectural metals

Character-defining features include:

- Oriel windows (typically copper).
- Bay windows.
- Iron balconies and railings.
- Masonry anchor plates.



Requirements

1. Character-defining metal materials and features shall be preserved.
2. Character-defining 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 character-defining metal materials, features, details, surfaces, and ornamentation or missing components of metal features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.

Recommendations and Advice

4. When replacement of character-defining metal materials or features is necessary, it should be based on physical or documentary evidence.
5. Stripping architectural metal to remove corrosion and paint should be considered only where there is deterioration and as part of an overall maintenance program that 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. Stripping of metal elements either to remove corrosion or deteriorated paint should use the gentlest method possible. The type of metal should be identified prior to any stripping procedure because each metal has its own properties and may require a different treatment.
6. Non-corrosive chemical methods should be used to clean soft metals (such as lead, tinplate, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
7. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be used for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.



WINDOWS





1. **HOOD**
2. **MUNTINS**
3. **SILL**

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4.4.6 Windows

Character-defining features include:

- Lintels and sills
- Window hoods
- Shutters
- Muntin patterns
- Frame appearance, size, design, proportions, and profile

Requirements

1. Character-defining windows and arrangements of window openings shall be retained.
2. Enlarging or reducing original window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Character-defining window sash, 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.
4. Deteriorated character-defining window sash, elements, features (functional and decorative), details, and ornamentation or missing components of window features shall be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.

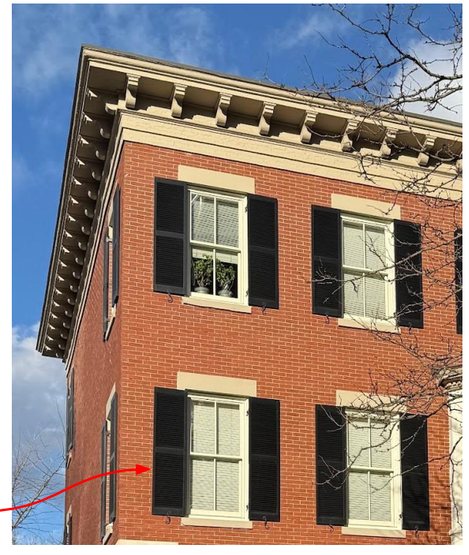
Recommendations and Advice

5. Exterior combination storm windows should 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.
6. Storm window sashes and frames should have a painted finish that matches the primary window sash and frame color.
7. Applied exterior muntins with internal spacer bars are preferable to internal spacer bars only.
8. Muntin patterns should match the original era and style of the building.
9. Low-e glass without a tint is preferable to tinted glass.
10. Shutters should be wide enough to represent true coverage of the window.

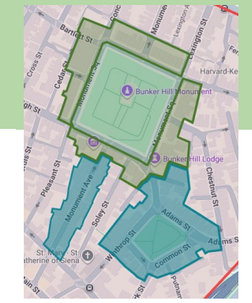
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ENTRANCES/DOORS











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4.4.7 Entrances/Doors

Character-defining features include:

- Doorways:
  - Depth/recess of doorway.
  - Articulated paneling on sides and ceiling of recessed doorway.
  - Shape/form that is original to building entryway, such as brick archways, granite lintels.
  - Details around lintels and carvings.
  - Dropped pendant lights.
- Doors:
  - Carved wooden doors.
  - Historic hardware (door handles and locks instead of modern keypads).
  - Replacement single doors with sidelights are common (and often nicely done); narrow double doors are less common but typically more historic.
  - The addition of a second (outer) exterior door is not typical in the neighborhood but may be allowable on a case-by-case basis.
- Glazing:
  - Transom above the door.
  - Some examples of leaded glass or glass with scrim/pattern.
- Historical markers (ex. date of construction)
- Kickplates
- Boot scrapers
- Masonry
  - Brickwork and brick patterning around the entrance, including mortar appearance
- Stoops and front stairs
- Door knockers, mail slots/mail boxes, and house numbers

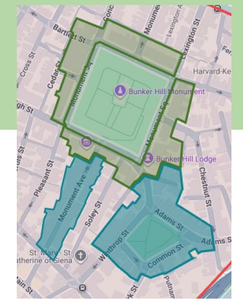
Requirements

1. The character-defining design and arrangement of entrances, doors, doorways, and stoops shall be retained.
2. All proposed changes to or eliminations of the character-defining features of entrances, doors, doorways, and stoops shall be subject to review and approval.
3. The installation of new outer vestibule doors shall be subject to review and approval.
4. All character-defining entrance, door, doorway, and stoop elements shall be preserved and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Enlarging or reducing original or later contributing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
6. Deteriorated character-defining entrance, door, and stoop elements, materials, features (functional and decorative), details, and ornamentation or missing components of entrance features shall be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
7. Creating new entrance openings should be avoided when possible. Where necessary to accommodate new uses or for achieving accessibility, new entrance openings shall be reviewed on a case-by-case basis.

Recommendations and Advice

8. Replacement doors should maintain materials, proportions and form of the original.
9. When replacement is necessary, it should be based on physical or documentary evidence.
10. Character-defining entrance, door, doorway, and stoop materials, elements, features (functional and decorative) and details should not be sheathed or otherwise obscured by other materials.
11. Storm doors (aluminum or wood-framed) should 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 should be painted to match the color of the primary door. Unfinished aluminum storm doors should not be allowed.
12. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
13. Buzzers, alarms and intercom panels, where allowed, should be flush mounted and appropriately located.
14. Original doors and enframements should be refinished with paint or stain color that is appropriate to the style and period of the building.

LIGHTING



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4.4.8 Lighting

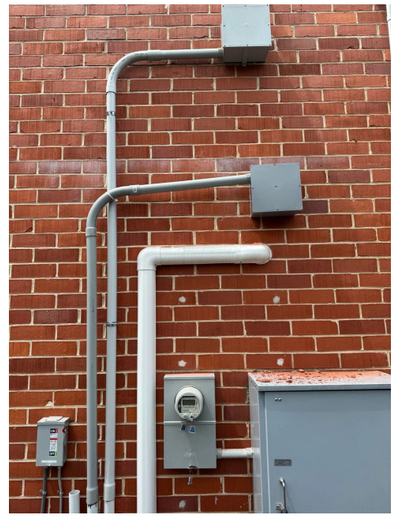
Requirements

1. The style and materials of light fixtures shall be appropriate to the historic character of the district and the historic building to which it is attached.
2. Existing gas street light fixtures shall be retained.
3. No new exposed conduit shall be allowed on street-facing facades.

Recommendations and Advice

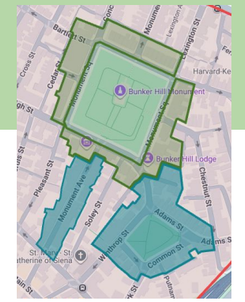
4. Architectural lighting and security lighting may be added where appropriate provided that the lighting installations minimize night sky light pollution.
5. If replacement of lighting source is necessary, high efficiency fixtures or passive energy fixtures are encouraged for reducing energy consumption.

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WORKING

ROOFS



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4.4.9 Roofs

Character-defining features include:

- Chimneys
- Cupolas
- Roof sheathing material
- Cornices
- Dormers

Requirements

1. Character-defining roof shapes and roof elements (visible from a way that is open to public travel) shall be preserved.
2. Character-defining roofing materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated character-defining roofing materials, elements, features (functional and decorative), details and ornamentation or missing components of roof features shall be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. Roof decks shall be allowed with a minimum setback of 2 feet from any street-facing sides of the building (including streets that are designated as private ways). Roof decks shall have thin metal black railings. Roof decks and railings may be visible from the street, but the structure supporting the deck platform shall not be visible from the street.
5. The visibility of mechanical equipment on the roof shall be minimized.

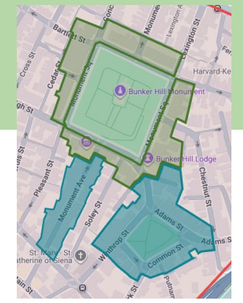
Recommendations and Advice

6. When replacement is necessary, it should be based on physical or documentary evidence.
7. Character-defining roofing materials, elements, features (functional and decorative), details and ornamentation should not be sheathed or otherwise obscured by other materials.
8. Unpainted mill-finished aluminum should not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters should not be replaced with surface-mounted).
9. External gutters and downspouts should not be allowed unless based on physical or documentary evidence.
10. New roof projections should not be visible from a way that is open to public travel. (This does not apply to solar panels, which should be reviewed on a case-by-case basis; see Renewable Energy Sources.)
11. New mechanical equipment should be no more visible than the existing.
12. Chimneys are a character-defining feature of the district. The alteration or removal of chimneys should only occur for a specific reason (such as the need to add more living space), rather than just to minimize maintenance. The preservation of the exterior portion of existing historic chimneys is strongly preferred when reclaiming interior space. Unused chimneys can be capped to prevent water infiltration.
13. Dormers or infill between dormers may be added to increase living space, but should not disturb the visual integrity of the architecture.

1. **CHIMNEY**
2. **CUPOLA**
3. **DORMER**
4. **CORNICE**
5. **SHEATHING**







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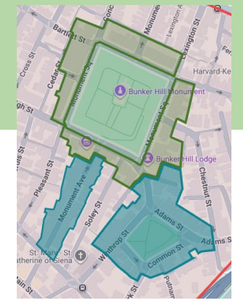
4.4.10 Additions

Requirements
In addition to the requirements of Section 4.4.1 General Standards items 7 and 8: 1. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged, or destroyed. 2. New additions shall be of a size, scale, and materials that are in harmony with the existing building. 3. New additions shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Recommendations and Advice
4. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements. 5. New additions should be designed so that they are compatible with the existing building, although they should not necessarily be imitative of an earlier style or period. 6. New additions should not obscure the front of the building.

WORKING

ACCESSIBILITY



WORKING STUDY REPORT (For Public Review and Comment Only) 9/24/2026

4.4.11 Accessibility

Requirements

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property; modifications should be reversible when possible and preserve as much of the original materials as possible. Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.

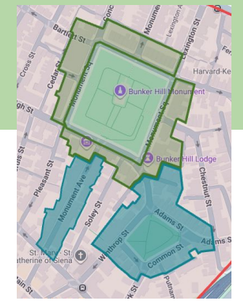


Recommendations and Advice

2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
    - Review the historical significance of the property and identify character-defining features;
    - Assess the property's existing and proposed level of accessibility;
    - Evaluate accessibility options within a preservation context.
3. 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.

WORKING

RENEWABLE ENERGY SOURCES



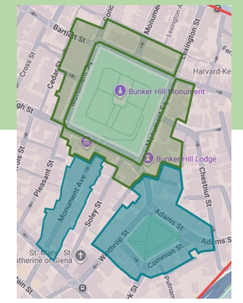
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4.4.12 Renewable Energy Sources

Requirements
1. 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 district.

Recommendations and Advice
2. Renewable energy sources, including but not limited to solar energy, are encouraged for the district. 3. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

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4.4.13 Site and Landscape

Character-defining features include:

- This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative elements, and water features. The general intent is to preserve the existing historic or later-contributing site and landscape features that enhance the district.
- It is recognized that often the environment surrounding a historic 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 between the historic property and its newer surroundings.

Requirements

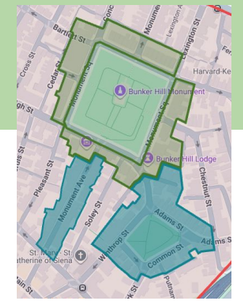
1. Character-defining site and landscape features that are important in defining the character of the District shall be retained and, if necessary, repaired using recognized preservation methods.
2. Deteriorated character-defining site and landscape features shall be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
3. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) shall be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property.
4. The historic relationship between buildings and the landscape shall be retained. Grade levels shall not be changed if it would alter the historic appearance of the building and its relation to the site.
5. Buildings shall not be relocated if it would diminish the historic character of the district.
6. Vegetation shall not be used to hide unapproved alterations to buildings.

Recommendations and Advice

7. Contributing trees should be protected from adjacent construction activity.
8. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.

STREET FURNISHINGS & OBJECTS

LANDMARK DISTRICT



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4.4.14 Street Furnishings and Objects

Character-defining features include:

- The intent of the street furnishing standards is to preserve character-defining street elements such as benches, streetlights, bicycle racks, trash receptacles, planters, and newspaper racks and to guide the design of additional objects to contribute to the character of the District.

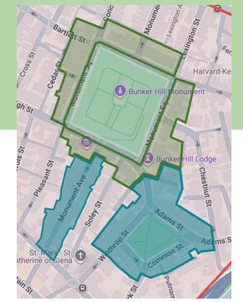
Requirements

1. The commission shall review removal, addition or changes to street furnishings (including but not limited to cellular/security apparatus, utilities and equipment, and electric vehicle charging stations) in the District.
2. Character-defining street furnishings and objects, materials, elements, features and details shall be retained and, if necessary, repaired.
3. When replacement of contributing furnishings and objects is necessary, the replacement furnishings or objects shall be appropriate in scale, design, and placement.
4. When the addition or replacement of other furnishings and objects is necessary, the new or replacement furnishings or objects shall be appropriate in scale, design, and placement in relation to the District and any existing or planned character-defining street furnishings and objects, materials, elements, features and details.
5. Alteration of existing or addition of new furnishings and objects will be considered if they do not alter the basic aspect of the historic landscape.
6. Existing gas street light fixtures shall be retained.

WORKING

NEW CONSTRUCTION

LANDMARK DISTRICT





The Whitney, 170 Charles St., Beacon Hill



424 Massachusetts Avenue , South End

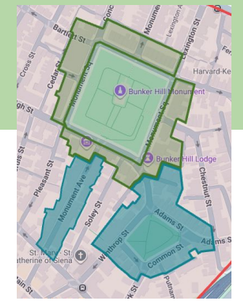
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4.4.15 New Construction

Requirements

1. Building height shall reflect the dominant cornice heights of surrounding buildings, except where additional height may be needed in a flood zone.
2. Building setbacks and space between buildings shall relate to the buildings of similar scale and type that are adjacent to it.
3. All new construction, whether of entire buildings or additions to existing buildings, shall be designed to harmonize with the predominant characteristics of the district in height, mass, setback, rhythm, scale, proportions, and materials.

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4.4.16 Signage

Requirements

1. All signs and historic markers shall be subject to the Boston Zoning Code and shall be approved by the Commission in order to ensure architectural and historical appropriateness.
2. Original or later contributing signs, historic markers, marquees, and canopies integral to a building's ornamentation or architectural detailing shall be preserved.
3. New signs shall not detract from the essential form of a building nor obscure its architectural features. Signs applied to a building shall be applied in such a way that they could be removed without damaging building material. New penetrations should be avoided; where necessary, stainless steel hardware is recommended, and attachments shall be made into mortar joints of masonry buildings.
4. No neon signs, electronic signs, backlit signs, plastic box signs, or billboards shall be permitted.
5. No floodlighting shall be permitted.
6. Temporary signage related to real estate marketing of individual properties is exempt from review.

Recommendations and Advice

7. The design and material of new signs should reinforce the architectural character of the district. Painted wooden or metal signs of traditional design are encouraged, as are halo lit signs and blade signs.
8. Minimal illumination using small shielded light sources is encouraged.

WORKING



4.5. STANDARDS AND CRITERIA (PROTECTION AREA)

As provided in Section 4 of Chapter 772 of the Acts of 1975, as amended, the only matters subject to Design Review in a Protection Area are:

- Demolition;
- Land Coverage;
- Height of Structures;
- Landscape; and
- Topography.

The goals of the Monument Square Protection Area are:

- to protect the architectural and historic character of the neighborhood surrounding the Landmark District;
- to protect views of the Bunker Hill Monument and the proposed Landmark District;
- to ensure that new development adjacent to the Landmark District is architecturally compatible in massing, setback and height;
- and to protect any potentially significant architectural or historic resources located within the Protection Area.

These Standards and Criteria apply to the following elements **in the Protection Area**:

- The exterior envelopes of buildings when visible from any existing or proposed street or way that is open to public travel.
- Certain landscape or open space elements when visible from any existing or proposed street or way that is open to public travel, including but not limited to:
    - Roof decks
    - Yards and gardens
    - Stoops and porches
    - Signage
    - Street furnishings

4.5.1 Demolition

1. The Landmark Commission will evaluate applications for the full or partial demolition of buildings in the Protection Area. In general, full or partial demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission unless the Commission determines that the subject building contributes to the architectural or historic character of the Protection Area or the adjacent Landmark District. The Landmark Commission shall not approve full or partial demolition of such contributing buildings unless the Landmark Commission determines upon evaluation of the demolition application that one of the following criteria is met:

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   a. Physical condition (for full demolition): A "raze or make safe" order that the building is in immediate danger of collapse must be provided before full demolition may be approved. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. [Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.]

   b. Partial demolition of non-character-defining additions or features is subject to review on a case-by-case basis. Partial demolition may be considered acceptable where it involves an inappropriate alteration or addition to a building. Removal of architecturally significant or character-defining features shall not be allowed.

4.5.2 Land Coverage

1. Building setbacks and space between buildings shall relate to the buildings of similar scale and type that are adjacent to it.

4.5.3 Height of Structures

1. The height of alterations or new construction in the Protection Area shall not be so tall as to obstruct views of the Bunker Hill Monument from a way that is open to public travel.
2. Building height shall reflect the dominant cornice heights of surrounding buildings, except where additional height may be needed in a flood zone.
3. In the event of any conflict or inconsistency between the standards and criteria of this Protection Area and the Boston Zoning Code, the more restrictive regulation or requirement shall apply.

4.5.4 Topography

1. No major changes in topography shall be allowed within the Protection Area except for changes which need to be made for flood protection.

4.5.5 Landscape

1. In general, landscape changes within the Protection Area (including on roof decks) shall not obstruct public views of the Bunker Hill Monument from any way that is open to public travel in the Protection Area.
2. When making alterations to the landscape, the Commission encourages changes which contribute to the resiliency of the district to flood risks and contributes to the thermal comfort of district occupants. Resilience strategies can provide co-benefits to residents by improving natural, historic and public settings through plantings, streetscaping, urban canopy improvements, and passive stormwater management.