

# Preservation Planning and Tools: Charlestown

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CHARLESTOWN PRESERVATION SOCIETY

PROTECT HISTORIC CHARLESTOWN COMMITTEE PRESENTATION

01/2021

# Topics

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## Community-Level Historic Preservation Planning

- 1) Identification
- 2) Evaluation
- 3) Protection



# Topics

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## Community-Level Historic Preservation Planning

- 1) **Identification**
- 2) Evaluation
- 3) Protection



# Step 1: Identification

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## Why Conduct an Architecture/Historic Resources Survey?

### To identify and document historic resources

- Serves to guide planning policy on significance
- Provides basis for determining National Register eligibility
- Assists with preserving historic assets through landmarking, creation of historic/conservation districts, Article 85 (demolition delay review).
- Educational purposes



# Step 1: Identification

You can survey... Areas,

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# Step 1: Identification

You can survey... Buildings,

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# Step 1: Identification

You can survey... Buildings,

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# Step 1: Identification

You can survey... Objects,

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# Step 1: Identification

You can survey... Burying Grounds,

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# Step 1: Identification

You can survey... Parks and Landscapes,

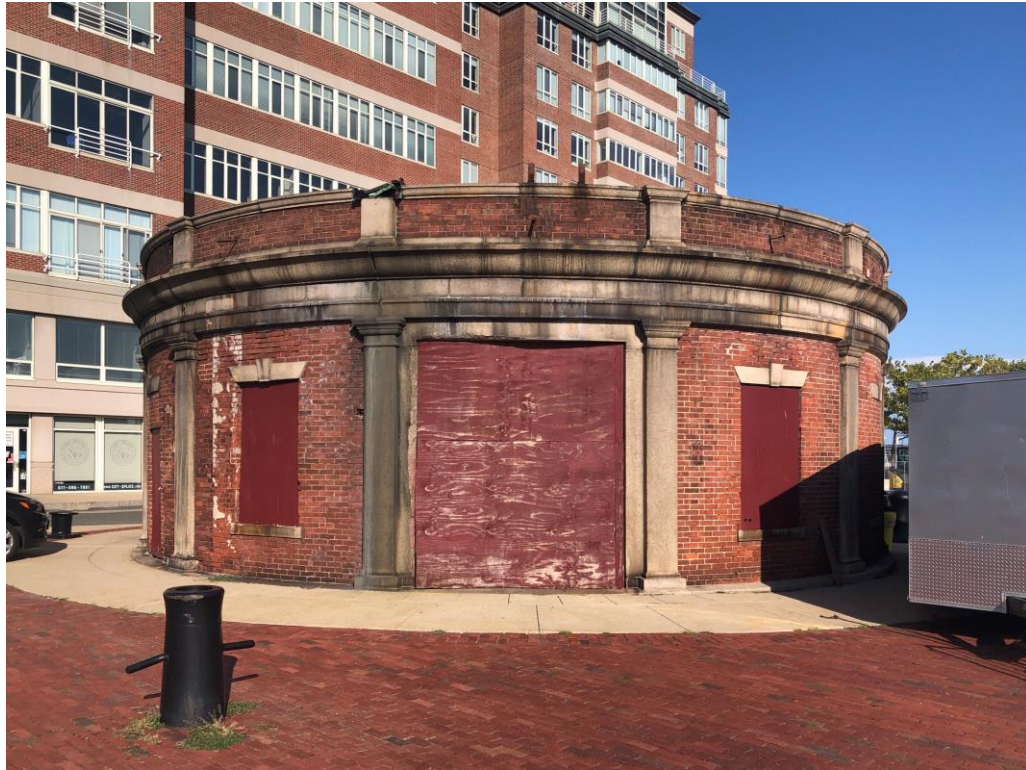
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# Step 1: Identification

... and more!



# Step 1: Identification

## Massachusetts Cultural Resource Information System (MACRIS) Forms

Maintained by Mass. Historical.  
Commission (MHC)

### Massachusetts Cultural Resource Information System Scanned Record Cover Page

<b>Inventory No:</b>	BOS.4226
<b>Historic Name:</b>	Burbank, Silas and Son Varnish Factory
<b>Common Name:</b>	Wright - Whittemore Tanning Oil Company
<b>Address:</b>	62 Alford St Arlington Ave
<b>City/Town:</b>	Boston
<b>Village/Neighborhood:</b>	Charlestown; Charlestown West; Charlestown Neck; Sullivan Square
<b>Local No:</b>	C700
<b>Year Constructed:</b>	c 1880
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Second Empire
<b>Use(s):</b>	Factory Other; Other Manufacturing
<b>Significance:</b>	Architecture; Industry
<b>Area(s):</b>	BOS.RM: Charlestown Mystic River Industrial Area
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Slate Wall: Brick; Concrete Cinderblock; Granite; Sheet Metal; Stone, Cut Foundation: Stone, Cut





# Step 1: Identification

## Massachusetts Cultural Resource Information System (MACRIS) Forms

Maintained by Mass. Historical. Commission (MHC)

Mostly intensive-level survey forms

- Architectural Significance
- Historical Significance
- Ownership
- Builder/Architect
- Businesses, events, etc.
- Preservation Considerations

BOSTON LANDMARKS COMMISSION Building Information Form Form No. 5-100 Area Charlestown BOS.4226

RM ADDRESS 62 Alford St. COR. Arlington Ave.

NAME Silas Burbank and Son Varnish Factory/Whittemore Wright  
present original Co.

MAP No. 30N-11E SUB AREA \_\_\_\_\_

c. 1880, enlarged c.1890 Atlases  
source

TECT \_\_\_\_\_  
source

DER \_\_\_\_\_  
source

Silas Burbank,  
Charles G. Burbank  
original present

PHOTOGRAPHS C-town--4.5/2,3,4,5.86

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) factory

NO. OF STORIES (1st to cornice) 3 plus basement, mansard  
2-dormers Arlington Ave.

ROOF Mansard cupola -- dormers 10-dormers, rear wall  
dormers removed from main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Rectangular. Mansard factory building rises 3-stories to straight-sided mansard roof. 18-bay main facade, 2-bay sidewalls. Characterized by planar brickwork surfaces pierced by segmental headed windows w/lintels composed of two rows of header bricks. Windows contain various sash configurations--9/6, 2/2, 1/1 etc. Particularly noteworthy is early-mid 20th c. painted advertising on Arlington St., Main St. and Mystic River sidewalls. Roof slates are mostly intact. Dormers on Arlington Ave. side exhibit distinctive\* EXTERIOR ALTERATION minor moderate drastic Main facade dormers no longer intact Rear ell greatly reduced

CONDITION good fair poor LOT AREA 14,600 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Situated near Mystic River, across from Schraffts building.

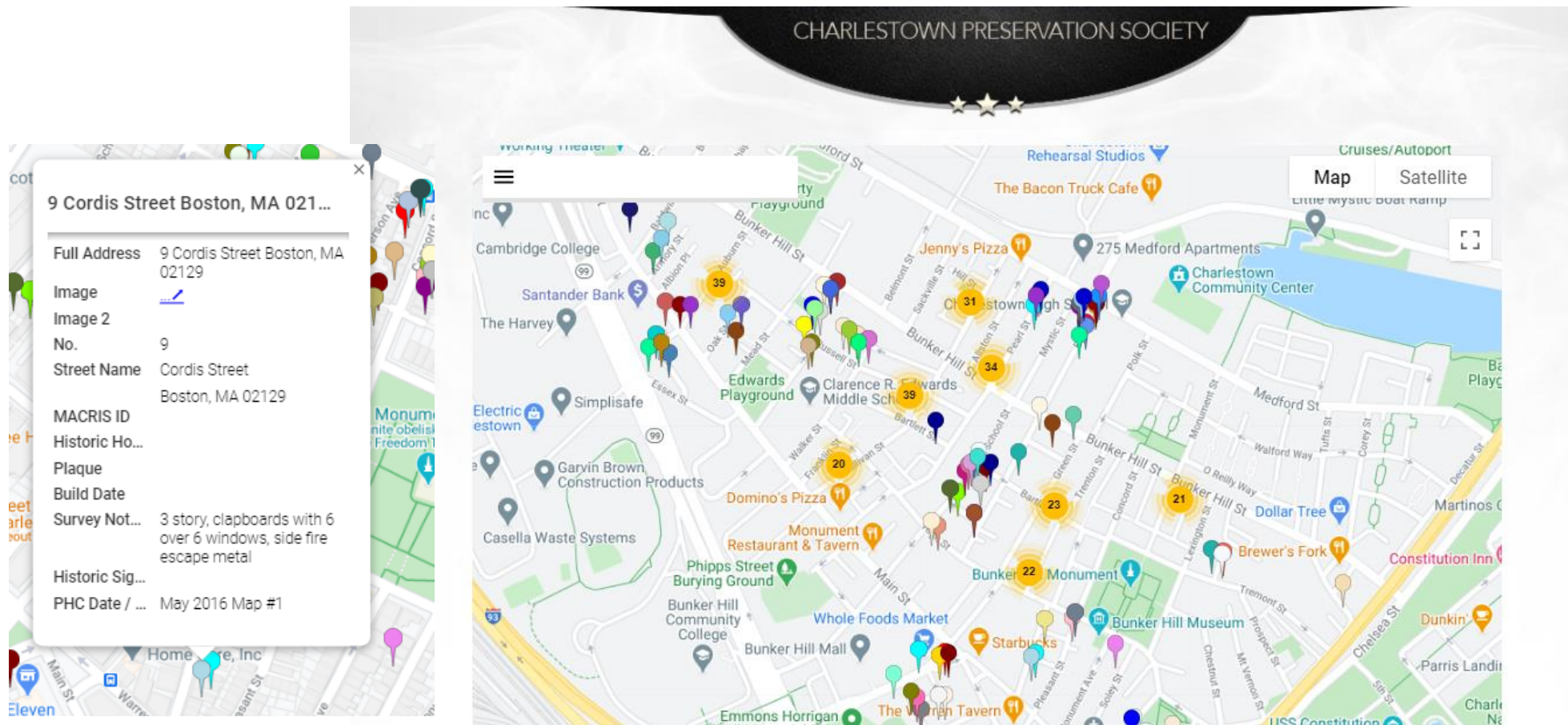
\*pointed arch caps.

(Map)

SIGNIFICANCE (cont'd on reverse)  
Architecturally, 62 Alford St. is of interest as a substantial, relatively rare Boston area example of a c. 1880 varnish manufacturing building. Situated near the Mystic River and the Bridge to Everett, its boxy,

# Step 1: Identification

## Charlestown Preservation Society Survey





# Topics

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## Community-Level Historic Preservation Planning

- 1) Identification
- 2) Evaluation**
- 3) Protection



# Step 2: Evaluation

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Evaluate surveyed resources based on historical context and architectural integrity

- Significance: Importance of a site based on architecture, historic events, people, archaeological potential, etc.
- Context: patterns, themes, or trends in history by which a property or site is understood and its significance within history is made clear.
- Integrity: the degree to which a site or building's original design and physical composition is evident and intact.



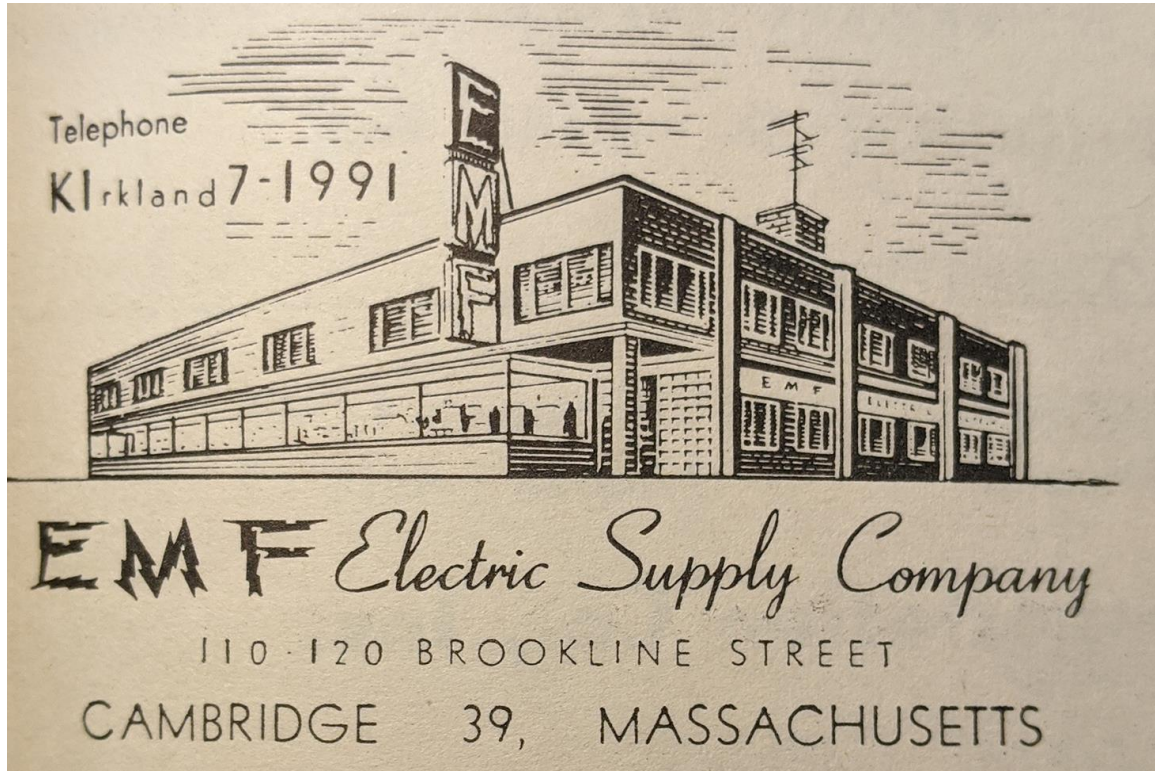
# Significance: EMF Building (1920/1948), 116 Brookline Street, Cambridge

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# Significance: EMF Building (1920/1948), 116 Brookline Street, Cambridge





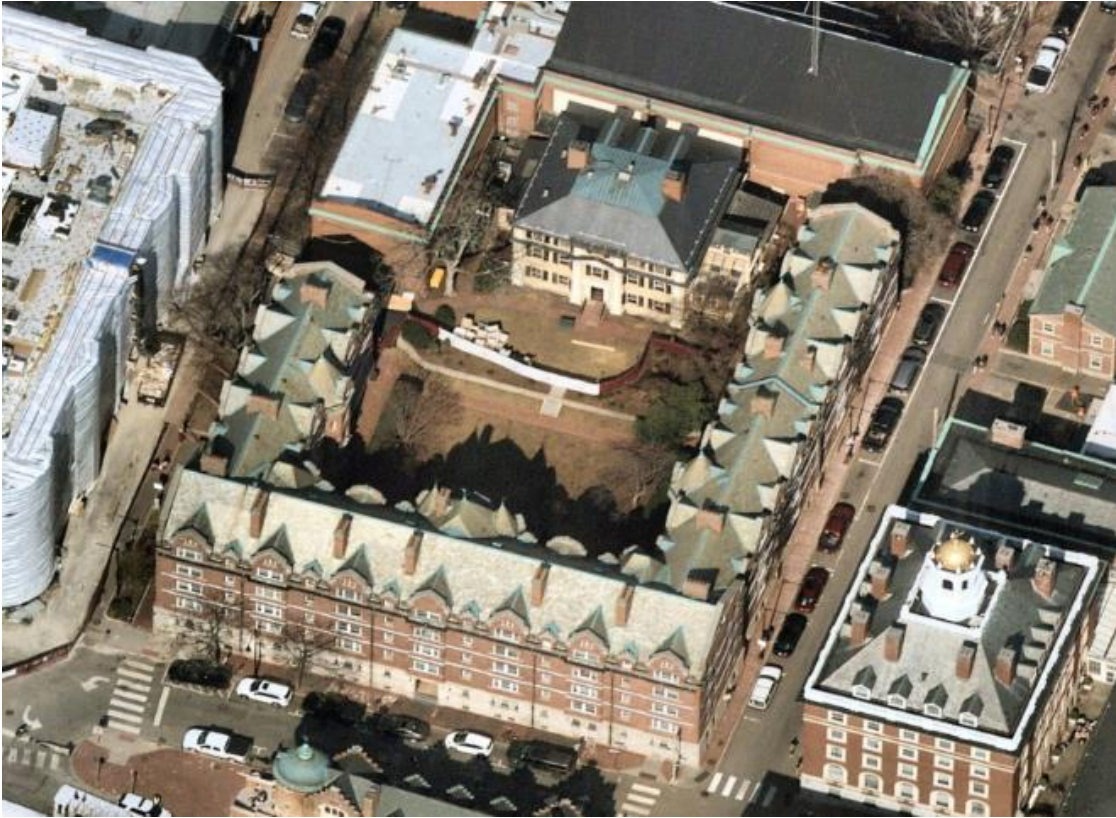
# Significance: EMF Building (1920/1948), 116 Brookline Street, Cambridge





# Example: Aphthorp House (1760), Cambridge

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Context: Poor



Integrity: Great



# Example: East Cambridge House (1871), Cambridge

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Context: Good  
Integrity: Poor

# Topics

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## Community-Level Historic Preservation Planning

- 1) Identification
- 2) Evaluation
- 3) **Protection**





# Step 3: Protection

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If properties are deemed to be historically significant and retain reasonable historic context and architectural integrity:

- Action can be taken to protect the building, area, structure, object, etc.
  - **Proactive Tools**
    - National Register (Individually or District)
    - Local Historic District/Landmark (Individually or District)
    - Local Architectural Conservation District (District)
  - **Reactive Tools**
    - Demolition Delay (Individually)

# Step 3: Protection

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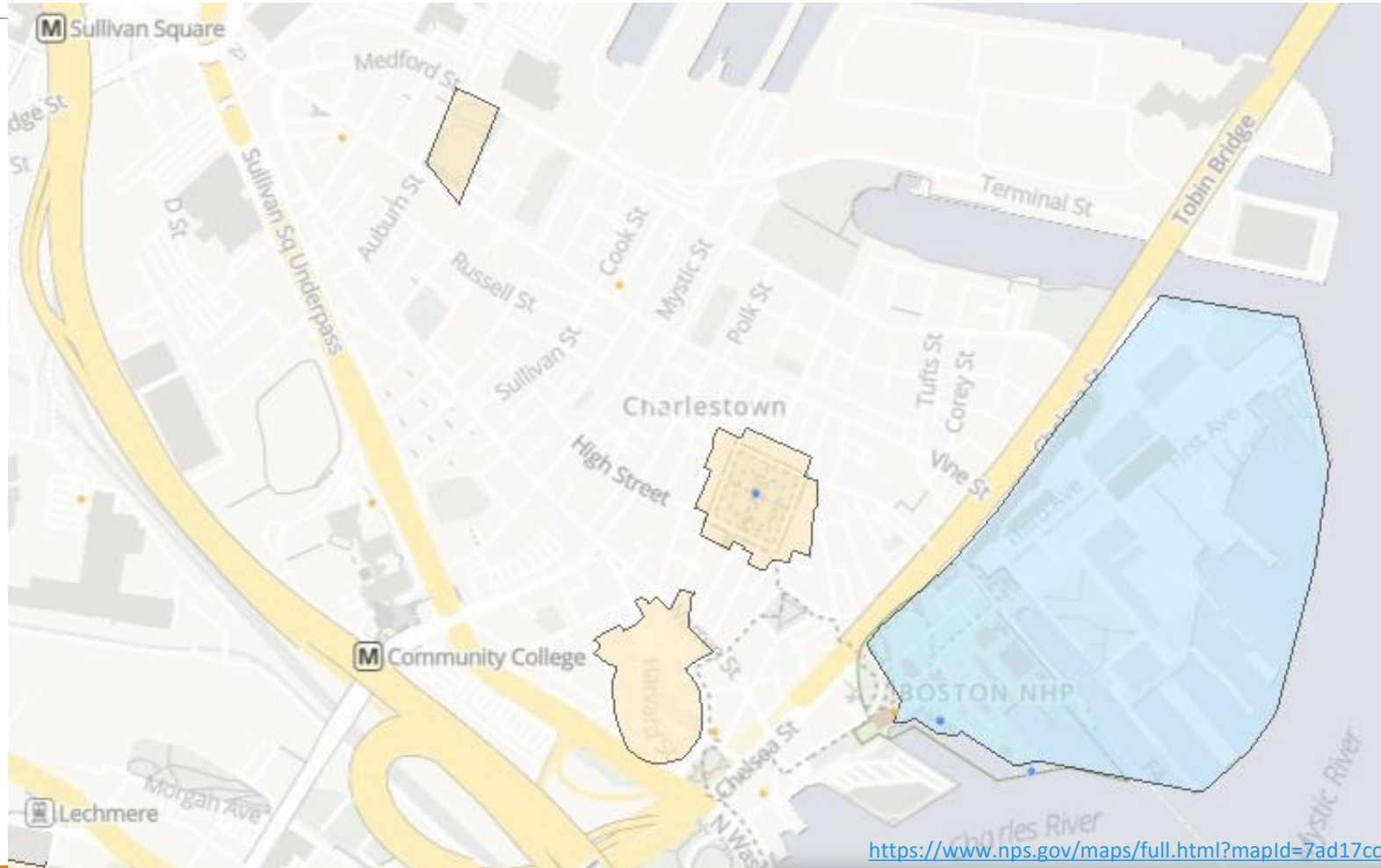
## National Register of Historic Places:

- The official list of country's historic buildings, districts, sites, worthy of preservation.
- Federal program, administered at the state level through Massachusetts Historical Commission.
- Planning tool that protects properties from adverse effects of Federal- or State-funded projects and activities (Section 106 Review).
- Provides no protections from owners altering own properties.
- Eligible for tax credits for qualified historic rehabilitation projects, mostly for large projects.



# Step 3: Protection

## National Register of Historic Places: Charlestown



<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

# Step 3: Protection

## National Register of Historic Places: Charlestown

### Districts:

1. [Boston Naval Shipyard](#) (1966)
2. [Hoosac Stores 1 & 2-Hoosac Stores 3](#) (1985)  
\*Hoosac Stores 3, demolished in 2000
3. [Monument Square Historic District](#) (1987)
4. [Terminal Storage Warehouse District](#) (2012)
5. [Town Hill District](#) (1973)

### Individual:

1. [Francis B. Austin House](#) (1988)
2. [Bunker Hill Monument](#) (1966)
3. [Bunker Hill School](#) (1987)
4. [Charlestown Heights-Doherty Playground](#) (1998)
5. [Phipps Street Burying Ground](#) (1974)
6. [Roughan Hall](#) (1982)
7. [USS Cassin Young \(destroyer\)](#) (1986)
8. [U.S.S. Constitution](#) (1966)



# Step 3: Protection

## Local Landmark/Historic-Conservation District

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Local Landmark: Individual building or site protected by Boston Landmarks Commission.

- Study Report, catered to individual building
  - Design standards and criteria covers:
    - Masonry
    - Windows
    - Materials
    - Lighting and signage
    - Etc.



# Step 3: Protection

## Local Landmark/Historic-Conservation District

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Historic Districts: Strictest form of historic protection available at neighborhood-level

- More restrictive
  - All publicly visible alterations require review and approval by local historic district commission/staff
  - Regulates everything down to appropriateness of paint color
  - Examples: Back Bay Architectural District, Beacon Hill Architectural District





# Step 3: Protection

## Local Landmark/Historic-Conservation District

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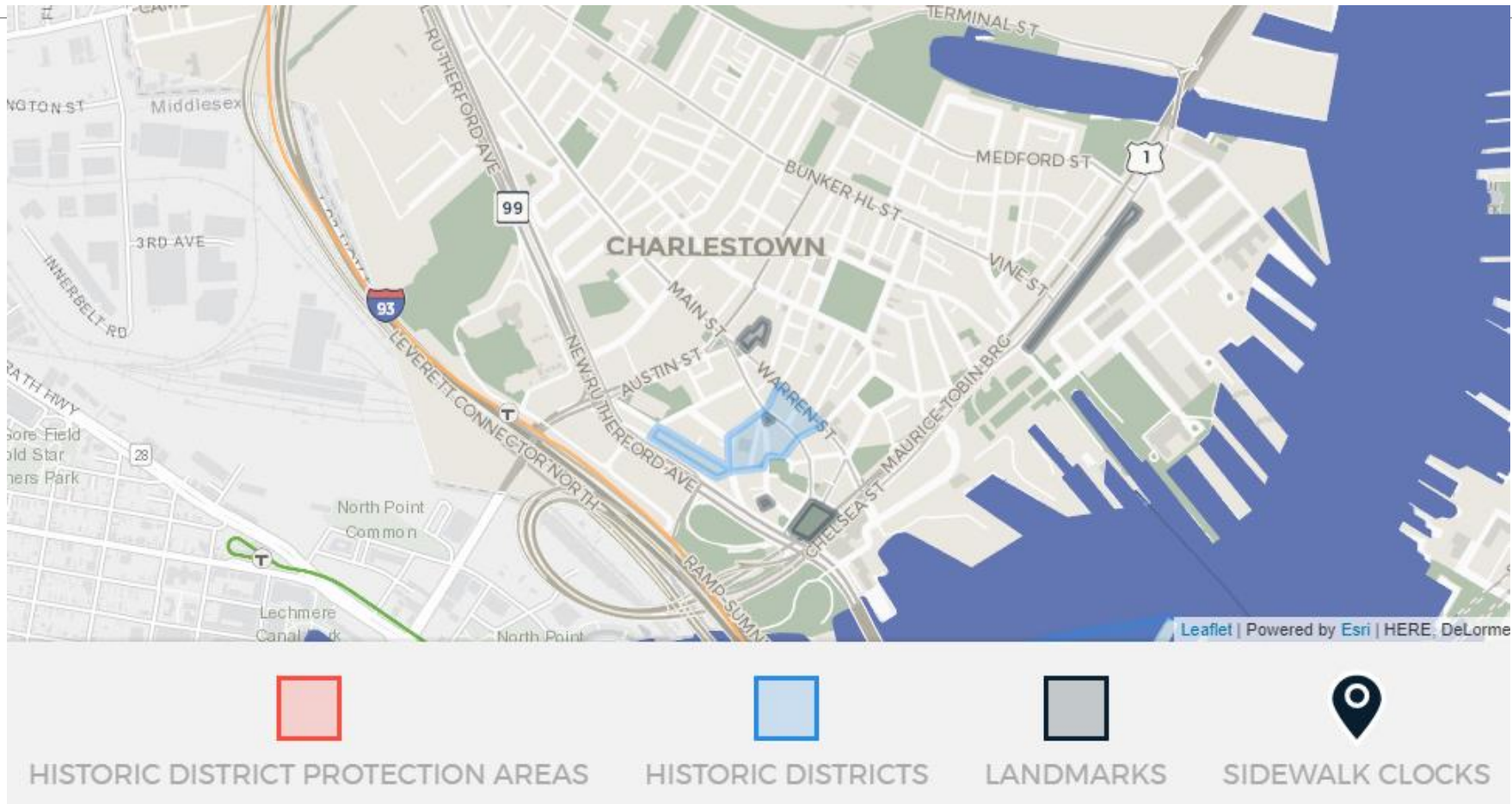
Architectural Conservation District: More flexible review criteria than Local Historic Districts

- Design criteria catered to neighborhood preservation goals
  - Study process identified unique neighborhood characteristics and conservation goals
  - Allows specific alterations to be reviewed staff level
    - Replacement in-kind, upgrade in materials, appropriate windows, no review on paint, etc.
  - Examples: Aberdeen Architectural Conservation District



# Step 3: Protection

## Local Landmark/Historic-Conservation District



<https://www.boston.gov/departments/landmarks-commission/map-boston-historic-landmarks-and-districts#map--317711>



# Step 3: Protection

## Local Landmark/Historic-Conservation District

### Districts:

1. Baldwin Street Architectural Conservation District
2. Town Hill Landmark District (Pending)

### Individual:

1. Austin Block
2. Charlestown Savings Bank
3. Edward Everett House
4. Great House Archaeological Site (City Square Park)
5. The Ropewalk (Pending)

# Conservation District Example: 208-212 Hampshire Street (1868), Cambridge



2018



# Conservation District Example: 208-212 Hampshire Street (1868), Cambridge



1983

# Conservation District Example: 208-212 Hampshire Street (1868), Cambridge



1965



# Conservation District Example: 208-212 Hampshire Street (1868), Cambridge



c.1921

# Conservation District Example: 208-212 Hampshire Street (1868), Cambridge



2020



# Step 3: Protection

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## Article 85 Demolition Delay:

- Provides a predictable process for reviewing requests to demolish buildings in Boston
- Reactionary planning tool
- What buildings are subject to Article 85 review?
  - All buildings located in either the Downtown or Harborpark
  - All buildings at least fifty years of age
  - All buildings located in a Neighborhood Design Overlay District
    - Charlestown Neighborhood Design Overlay District

# Step 3: Protection

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## Article 85 Demolition Delay Process:

- 1) Complete application submitted to Boston Landmarks Commission
- 2) Posted online, 10 days for determination of “significant” or “not significant”, based on [Article 85-5.3](#) definition
  - If “not significant”, demolition permit granted.
- 3) If deemed significant, a public hearing scheduled within 30 days before BLC.
  - Applicant is required to hold a community meeting to abutters presenting alternatives to demolition, prior to BLC hearing.
- 4) At BLC hearing, Commission may decide to institute a demolition delay to analyze alternatives for a “win-win” with neighborhood.
  - 90-day delay
  - Cambridge Demolition Delay= 12 months
- 5) At end of 90 days, delay may expire, or landmark study may be undertaken (not common)



# Questions?

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