

## 9.0 GENERAL STANDARDS AND CRITERIA

### 9.1 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 Architectural Conservation District Designation which shall be applied by the Commission in evaluating proposed changes. The Standards and Criteria established thus note those features that must be conserved and/or enhanced to maintain the viability of the Architectural Conservation District 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 objective of these standards is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for deviation from them must demonstrate the reason for such deviation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute. Early consultation with commission staff often results in a speedier review process.

Materials for documenting your building may be available at the following repositories:

- For documentation of building permits, which may include information such as BIN#, date of construction, original architect, and later changes to the building: **Boston Inspectional Services Department, 1010 Massachusetts Avenue – 5<sup>th</sup> Floor**, Boston.
- For possible original plans take the BIN# from the front of the document jacket from the Inspectional Services Department to: **Boston Public Library, Copley Square, Fine Arts Department**

In general, the intent of the Standards and Criteria is to preserve existing qualities of a property that contribute to designation of the district; however, in some cases, they encourage the removal of additions that have lessened the integrity of a property or of the district.

It is recognized that changes may be required or desired in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Examples include conformance to building code and safety requirements, zoning code, and sign code. Adherence to City of Boston and Massachusetts codes is required in addition to adherence to the of the Architectural Conservation District standards. 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 and the district. 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 district.

- **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 structure's or site's historic and/or architectural 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 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 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 of 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. Building records at the City of Boston, Inspectional Services Department and the Fine Arts Department of the Boston Public Library, Copley Square are a good source of information on the original and later conditions of the property.
- **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 standards, the verb **Shall** indicates those actions that are specifically required to preserve and protect significant architectural elements; the verb **Should** indicates a preferred course of action that will guide the decision of the Commission; the verb **Recommend** indicates courses of action that are preferred by the Commission, but are not mandated.

The Standards and Criteria have been divided into three levels:

- **Section 9.0** - General Standards and Criteria are common to all Architectural Conservation designations.
- **Section 10.0** - Landscapes – Specific Standards and Criteria apply to the landscape of each particular property that is designated in the district. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.
- **Section 11.0** – Building Exteriors – Specific Standards and Criteria apply to each particular building that is designated in the district. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

## 9.2 LEVELS OF REVIEW

The Commission has no desire to interfere with normal maintenance procedures. In order to provide some guidance for the property 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 into:

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

1. Activities associated with routine maintenance, including such items as: painting (except masonry), pruning and seasonal plantings.
2. Routine activities associated with seasonal installations that do not result in any permanent alterations or attached fixtures.
3. Ordinary cleaning (not including chemical cleaning).

### B. Activities subject to review, which may be determined by the district staff to be eligible for a Certificate of Exemption:

1. Ordinary maintenance and repair involving no change in design, material, color and outward appearance, including such items as: exterior cleaning programs (including chemical surface cleaning), repainting masonry, planting a limited number of trees and/or removal of non-contributing trees.
2. In-kind replacement or repair.

### C. Activities requiring District Commission review:

Any reconstruction, restoration, replacement, alteration or demolition (This includes but is not limited to surface treatments, fixtures and ornaments) such as: New construction of any type; removal of existing features or element; any alteration involving change in design, material, color, location or outward appearance; major planting or removal of trees, changes in landforms.

### D. Activities not explicitly listed above:

In the case of any exterior activity not explicitly covered in these Standards and Criteria, the district staff 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, proposed changes that fall under the jurisdiction of the District 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 hearing will be arranged.

## 9.3 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.
2. Building elevations that face a street are usually the primary architectural feature of residential and commercial buildings in the Aberdeen area. The Commission will make an effort to protect the integrity of the street facing façades.
3. Changes and additions to the property and its environment that 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.)
4. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
  5. 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.
  6. 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.
  7. Review is limited to those portions of the property that are visible from public ways.
  8. When changes to a condominium or other buildings in multiple ownership are proposed, the entire building shall be considered and treated uniformly. Work on any building may, however, proceed in stages.
  9. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.
  10. 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.
  11. Significant archeological resources affected by a project shall be protected and preserved.

## 10.0 LANDSCAPES – SPECIFIC STANDARDS AND CRITERIA

### 10.1 INTRODUCTION

1. The intent of these standards and criteria is to preserve the overall natural character of the Aberdeen neighborhood, including such landscape features as its trees and ample lawns, winding street patterns, and topographic features, including rock outcroppings and landscape elements such as stone walls.
2. In these standards, the verb **Shall** indicates those actions that are specifically required to preserve and protect significant landscape elements; the verb **Should** indicates a course of action that will guide the decision of the Commission; the verb **Recommend** indicates courses of action that are preferred by the Commission, but are not mandated.
3. The standards and criteria acknowledge that there will be changes to the landscape and are intended to make the changes sensitive to the historic character of the landscape.
4. The following features, **when visible from any public way**, wherever located on a property, are subject to the terms of the landscape standards herein stated: topography, siting of buildings, natural rock outcroppings, trees, retaining walls, paving (including crushed stone), fencing, fixed elements and stationary street furnishings.
5. Items under Commission review include but are not limited to the following:

### 10.2 LANDSCAPE ELEMENTS

#### A. Spatial Organization

**(includes yards, courtyards and other open spaces)**

See also 10.2B: Trees and Plantings, 10.2C: Topography and 10.2D: Paved Areas

#### **Intent**

1. The intent of the spatial organization standards is to maintain the proportional relationship between the buildings, lots, and vegetation in the District.

#### **Commission Review**

2. The Commission shall review changes to grounds, yards, courtyards, and paved surface spaces.
3. Original or later contributing yards, courtyards, and open spaces should be preserved and maintained.
4. New additions/alterations that alter or diminish the landscape (such as outbuildings or building additions, etc.) shall be appropriately sited to preserve the original or later contributing landscape.
5. Removal of, and/or additions of vegetative materials and features and/or open spaces should maintain existing or intended spaces and vistas and/or screen intrusions.
6. Alteration of existing or addition of new landscape features will be considered if they do not alter the basic aspect of the historic landscape.
7. When replacement of features is necessary, they shall be replaced with features that match the original in material, form, shape, color and texture. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Mechanical equipment, such as compressor units, shall not be visible from any public way within the district unless there are special circumstances, such as existing building locations or site conditions that make it necessary. Whenever practicable, such equipment shall be located either on the roof of the building, in a non-visible location, or at the rear of the building. Front yard placement is not appropriate.

9. Parking, storage, and disposal areas shall not be located in the front of the building. Regardless of their location elsewhere on the property, they shall be adequately screened from public view by suitable fencing and vegetation.

## **B. Trees and Plantings**

See also 10.2A: Spatial Organization

### **Intent**

1. The intent of the tree and planting standards is to maintain the verdant character, especially the trees and lawns that contribute to the District.

### **Commission Review**

2. The Commission shall review removal and/or replacement of trees.
3. The Commission shall review landscape plans for new construction.
4. Contributing trees shall be protected from adjacent construction activity.
5. Maintenance of, removal of, and additions of trees should consider existing or intended landscape designs and should contribute to the historic character of the property and its context within the District.
6. Contributing trees should be retained.
7. When removal of a contributing tree is necessary, it should be replaced with another tree. Species common to the district include, but are not limited to: Ash, Beech, Dogwood, Elm, Ginko, Hickory, Linden, Locust, Pin Oak, Red Oak, Spruce, Sugar Maple, Sweet Gum, Tulip, White Pine.
8. Intrusions should be screened using appropriate plantings.
9. Crushed stone should not be used as the primary ground cover. It will be considered paving in that case and subject to the review and approval of the Commission.

### **Recommended**

10. It is recommended that maintenance, removal of, and additions of lawns and plantings other than trees consider existing or intended landscape designs and contribute to the historic character of the property and its context within the District.
11. It is recommended that shrubs and hedges not obscure the view to the primary building façade.

## **C. Topography**

**(includes shape, slope, elevation, contour of landforms and ground plane, etc.)**

See also 10.2A: Spatial Organization

### **Intent**

1. The intent of the topography standards is to protect the existing topography of the District.

### **Commission Review**

2. The Commission shall review changes to the topography, including shape, elevation, contour of the landforms and ground plane, etc.
3. Original or later contributing topographical features should be retained in their existing configuration.
4. Natural features (e.g. rock outcroppings) that are integrated into the landscape should be retained.
5. Alteration of existing or addition of new topographical features will be considered if they do not alter the basic aspect of the historic landscape.
6. When replacement of features is necessary, they shall be replaced with features that match the original in material, form, shape, color and texture.

## **D. Paved Areas**

**(includes roads, driveways, sidewalks, parking, and other paved areas)**

See also 10.2A: Spatial Organization

**Intent**

1. The intent of the paved area standards is to preserve the historic roadway, driveway and sidewalk configuration and to limit the amount of additional paving in general and in particular impermeable paving in yard spaces.

**Commission Review**

2. The Commission shall review changes to original or later contributing layouts of roads, walks and paved areas, including areas paved in crushed stone.
3. Original or later contributing layouts of roads, walks and paved areas should be retained and maintained.

**58 Englewood Avenue**

**Site plan**

**4-8 Chiswick Road**

**Site plan**



4. Alteration of existing walkways and driveways will be considered if they do not alter the basic aspect of the historic landscape.
5. Off street parking shall not be located in that portion of the front yard directly in front of the main building, or directly in front of the side façade should the building be located on a corner lot.

***New Driveways***

6. If no driveway exists, the Commission may consider the addition of a parking area when required by zoning that is no wider than 10’ in the portion of the yard specified in guideline 10.2D5.
7. Access to driveway and parking shall be from a single curb cut, no more than ten (10) feet in width.

**Recommended**

8. It is recommended, in the absence of physical or documentary evidence of the driveway surface, that driveways be finished in concrete.
9. If asphalt is desired, it is recommended that driveways be finished in asphalt with a rolled-in aggregate.
10. It is recommended that paved areas that are in addition to original or later contributing driveways, walkways and sidewalks, be paved in a permeable material, such as gravel.

**E. Retaining Walls**

Refer to section 11.2A regarding treatment of materials.

**Intent**

1. The intent of the retaining wall standards is to preserve a distinctive element of the district that was constructed of natural materials to respond to the site.

**Commission Review**

2. The Commission shall review changes to original or later contributing retaining walls.
3. Original or later contributing retaining walls should be retained.
4. Deteriorated or missing retaining wall features, materials, details, surfaces and ornamentation should be replaced with material and elements that match the original in material, color, texture, size, shape, profile and detail of installation.
5. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

**F. Fences and Stone Walls**

Refer to section 11.2 regarding treatment of materials.

**Intent**

1. The intent of the fence standards is to preserve the infrequent original and later contributing fences and stone walls and to discourage additional fences in the District, which is characterized by open and/or connected yard space.

**Commission Review**

2. The Commission shall review removal, additions or changes to fences and stone walls in the District.
3. Original or later contributing fences and stone walls should be retained and maintained.
4. When replacement of original or later contributing fences or stone walls is necessary, they shall be replaced with features that match the original in material, form, shape, and texture. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
5. New fences or stone walls should be no higher than 42”.

6. Plastic fences are not allowed, and chain link fences are discouraged. If chain link is to be used, it shall be black vinyl coated and lot lines that face a public way shall be lined with a hedge.

**Recommended**

7. Addition of fences on properties where a fence has not previously existed is discouraged.
8. If a fence is desired, simple iron, painted steel, a low stone wall or a low hedge of a height less than 36" is encouraged.

**G. Street Furnishings and Objects**

**(includes benches, lights, stationary trash receptacles, tree grates and fences, planters, etc.)**

Refer to section 11.2 regarding treatment of materials.

**Intent**

1. The intent of the street furnishing standards is to preserve original and later contributing elements such as benches, lights, etc., and to guide the design of additional objects to contribute to the character of the District.

**Commission Review**

2. The commission shall review removal, addition or changes to street furnishings in the District.
3. Original or later contributing furnishings and objects materials, elements, features and details should be retained and, if necessary repaired.
4. 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.
5. When replacement of contributing furnishings and objects is necessary, they shall be replaced with features that match the original in material, form, shape, color and texture. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Replacement street lighting shall be "acorn," "shepherd's crook," fixtures, or lighting that is appropriate to late nineteenth/early twentieth century neighborhoods. The short pole length may be most appropriate to neighborhood streets.
7. Replacement public sidewalks shall be concrete.

## 11.0 BUILDING EXTERIORS – SPECIFIC STANDARDS AND CRITERIA

### 11.1 INTRODUCTION

1. The intent of the building exterior standards is to preserve the overall character and appearance of the buildings in the Aberdeen Architectural Conservation District, including their exterior form, mass, materials and richness of detail.
2. In these standards the verb **Shall** indicates those actions that are specifically required to preserve and protect significant architectural elements; the verb **Should** indicates a preferred course of action that will guide the decision of the Commission; the verb **Recommend** indicates courses of action that are preferred by Commission, but are not mandated.
3. The standards and criteria acknowledge that there may be need for changes to the exterior of the building, and are intended to make changes sensitive to the architectural character of the building and its context.
4. The followings factors will be considered in determining whether (a) later addition(s) and/or alteration(s) can be removed:
  - a. Compatibility with the original property’s integrity in scale, materials and character.
  - b. Historic associations with the property.
  - c. Significance of the design and execution of the addition/alteration.
  - d. Functional usefulness.
5. Protection of the architectural integrity of street-facing facades is, generally, the primary concern of the Commission. The following features, **when visible from any public way**, wherever located on a property, are subject to the terms of the building exterior standards herein stated: exterior walls, roofs, windows, entrances and doors, porches, steps and stoops, metal elements, additions, new construction, temporary structures, utility buildings, television antennae and dishes, storefronts, signs, and exterior lighting. Standards
6. Items under Commission review include but are not limited to the following:

### 11.2 BUILDING MATERIALS –STRUCTURAL AND ORNAMENTAL

#### A. Masonry

**(includes brick, stone, terra cotta, concrete, stucco and mortar)**

##### **Intent**

1. Masonry buildings and features, such as stone houses, brick apartment buildings, cast stone ornament, stone foundations and stone and brick chimneys, characterize both the early suburban and later apartment development of Aberdeen. The intent of the masonry standards is to preserve the original and later contributing masonry materials and elements in the district. The standards are also designed to promote proper maintenance of these materials and features.

##### **Commission Review**

2. Original or later contributing masonry materials, elements, features (functional and decorative), details and ornamentation, such as stone, brick and stucco walls, cornices, pediments, chimneys, foundations, decorative detail, etc., shall be retained.
3. Deteriorated or missing masonry materials, elements, features (functional or decorative), details and ornamentation shall be repaired or replaced with material and elements that match the original in material, colors, texture, size, shape, profile, configuration and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

### ***Repointing***

5. Repointing should occur only when mortar is missing, deteriorated, damaged or is mismatched replacement mortar.
6. The Commission may allow repointing an entire wall if more than half of a wall requires repointing.
7. Deteriorated mortar should be carefully removed by hand-raking the joints. The commission may consider the size of the building and the scale of the project when assessing whether raking needs to be done by hand.
8. Repointing mortar shall duplicate the original in strength, composition, color, texture, joint size, joint profile and method of application. Mortar that is harder than the material it is binding will cause masonry to deteriorate.
9. Sample panels of raked joints and repointing shall be reviewed and approved on site by the staff of the District Commission.

### ***Cleaning***

10. If the building is to be cleaned, the mildest method feasible shall be used. All chemical cleaners pose some risk to the integrity of the building materials.
11. If the building is to be cleaned, a test patch of the cleaning methods(s) shall be reviewed and approved on site by staff of the District Commission.
12. Sandblasting (wet or dry), wire brushing or other abrasive cleaning methods shall not be allowed. Doing so changes the visual quality of the masonry and accelerates deterioration.
13. Graffiti removal shall be reviewed and approved by the staff of the District Commission

### ***Painting***

14. Masonry, with the possible exception of extant concrete masonry units and stucco, shall not be painted unless there is documentary evidence that this treatment was used on the property historically. The proposed color must approximate the original masonry or original paint color in appearance.
15. To best preserve masonry materials, paint removal, or allowing existing paint on a masonry surface to weather, is in most cases preferable to repainting. Removal of paint from masonry surfaces shall be by the mildest method feasible (see Cleaning).

### **Recommended**

16. Waterproofing and water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage.

## **B. Wood**

**(includes clapboards, shingles, columns, cornices, brackets, balustrades, etc.)**

### **Intent**

1. Wood clapboard and shingled houses and wood shingle roofs as well as wood trim and decorative detail characterized many of the homes of Aberdeen. The intent of the wood standards is to preserve the original and later contributing wood materials and elements in the District. The standards are also designed to promote proper maintenance of these materials and elements.

### **Commission Review**

2. Original or later contributing wood materials, elements, features (functional and decorative), details and ornamentation, such as clapboards, shingles, columns, cornices, brackets, balustrades, etc., shall be retained.
3. Deteriorated or missing wood materials, elements, features (functional or decorative), details and ornamentation shall be repaired or replaced with material and elements that match the original in material, colors, texture, size, shape, profile, configuration and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible,

then compatible substitute materials may be considered. New applications of vinyl siding that replace or obscure original materials shall not be allowed.

5. Several properties in the District have been clad in alternate materials, such as vinyl or aluminum siding and/or asphalt or asbestos shingles. New cladding for these buildings should meet the standards for repair or replacement of the original materials. If physical or documentary evidence of the original materials is unavailable, the replacement material should be based on a similar property in the district.
6. The Commission will review the replacement of a small proportion of alternate cladding materials on a case by case basis. It is recommended that a plan be developed for cladding replacement for an entire building that would lead to long-term replacement with materials that meet the standards for repair or replacement of the original materials. The Commission may, however, consider replacement of a small proportion of alternate cladding with a material consistent with the predominant exterior material.

#### ***Paint removal***

7. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Coatings such as paint and stain help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. 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.

#### **Recommended**

##### ***Paint and Stain***

9. It is recommended that paint colors be chosen with consideration for the colors of surrounding buildings and with sensitivity to the architectural period and style of the house. For recommended colors, see addendum 1.
10. The Commission does not review paint and stain color for wood surfaces or elements.

### **C. Architectural Metals**

#### **(includes cast iron, steel, pressed tin, copper, aluminum and zinc)**

See Building Features, 11.3B: Window, Doors and Entrances for steel casement windows.

##### **Intent**

1. The intent of the architectural metal standards is to preserve the original and later contributing metal materials and elements, such as metal cladding, pressed metal elements, railings, balconies, downspouts, gutters and flashing, which contribute to the richness of detail in the architecture of the District. The standards are also designed to promote proper maintenance of these materials and elements.

##### **Commission Review**

2. Original or later contributing architectural metal materials, elements, features (functional and decorative), details and ornamentation, such as metal cladding, pressed metal elements, railings, balconies, downspouts, gutters and flashing, shall be retained.
3. Deteriorated or missing architectural metal materials, elements, features (functional or decorative), details and ornamentation shall be repaired or replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

### ***Cleaning***

5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the mildest method feasible. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for iron or steel as long as it does not abrade or damage the surface.
6. Cleaning to remove corrosion and/or paint removal on iron or steel 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 helps retard the corrosion rate of ferrous metals.
7. Oxidation of uncoated metals, such as copper, provides a protective finish. Removal of patina for aesthetic reasons is strongly discouraged and shall be reviewed. Chemical or other artificial patination processes shall not be allowed.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Aberdeen Architectural Conservation District Commission.

## **11.3 BUILDING FEATURES**

### **A. Windows and Doors**

Refer to 11.2B & C regarding treatment of materials and features.

#### **Intent**

1. The intent of the window and door standards is to preserve the District's original or later contributing windows, doors and entryways in configuration, material and detail. Windows and doors are a primary focus for architectural ornament and are an essential element of the proportional relationship of building facades. Windows and entries are often the defining features of architectural ornament in large-scale apartment buildings. The Queen Anne, Colonial Revival, and Shingle styles, well-represented in Aberdeen, often incorporated highly detailed windows and leaded or stained glass, configurations that are representative of the styles as well as richly ornamented entry ways and front doors.

#### ***Window and Door Openings***

##### **Commission Review**

2. The original window design and arrangement of window openings should be retained.
3. New openings in buildings are discouraged and shall be subject to the review and approval of the Commission.
4. Changes to the size of openings are discouraged and shall be subject to the review and approval of the Commission, including:
  - a. enlarging or reducing window openings for the purpose of fitting stock window sash
  - b. air conditioners
  - c. vents

##### **Recommended**

5. Restoring window and/or openings to the original size or returning openings where windows and/or doors have been removed is encouraged.

#### ***Window Sash and Frames***

##### **Commission Review**

6. Original or later contributing wood windows, elements, features (functional and decorative), details and ornamentation, including glass, sash, sills, lintels, trim, frames and shutters, should be retained and repaired, rather than replaced.
7. Before the Commission will consider window replacement, the possibility of repair of window frames and sash must be investigated and reviewed by the staff.
8. Original or later contributing projecting windows such as oriels, bays and dormers shall not be removed.
9. Stained and/or leaded glass windows shall be retained.

# **Building Details**

**Sheathing details**

**Window details**

**Window details**

**Pointing details**

**Cornice details**

**Cornice details**

## ***Window Replacement***

### **Commission Review**

10. If it has been shown that the original or later contributing windows must be replaced, they shall be replaced with windows that meet the commission's standards for window replacement.
11. The Commission encourages the replacement of windows with those that match the original material and meet the standards for window replacement. However, if using the same material is not technically or economically feasible, the Commission will allow the installation of aluminum or clad wood replacement window units that meet the standards for replacement. Vinyl replacement windows shall not be allowed.
12. Deteriorated or missing windows, features (functional and decorative), details and ornamentation shall be replaced with elements that match the original in color, size, shape, profile, and configuration.
13. Replacement shall be based on physical or documentary evidence.
14. The number and arrangement of panes shall not be changed from the original.
15. The thickness and profile of elements of the window should not be changed.
16. Muntins shall be structural (true), or exterior applied. Muntins should match the original muntin dimension and profile or have a raised trapezoidal profile. Muntins that are placed exclusively between the panes of glass or interior snap-in muntins are not acceptable.
17. Metal or vinyl panning of the wood frame and molding shall not be allowed.
18. Glass shall not be tinted or reflective-coated.
19. Several properties in the District have already lost their original windows. Replacement windows for these properties should meet the standards for window replacement. If documentary evidence of the original windows for the property is unavailable, the replacement window design should be based on a similar property in the District.
20. The Commission will review the replacement of a small proportion of a building's windows on a case-by-case basis. It is recommended that a plan be developed for window replacement for an entire building that would lead to long-term replacement with windows that meet the standards for window replacement, prior to Commission review of individual or small-scale window replacement. The Commission may, however, consider replacement of individual units or small-scale window replacements with windows that are consistent with the predominant window type.

### **Recommended:**

21. It is recommended that when using insulated glass the spacer bar match the value of the window sash color. For example, if the window sash is a dark color the spacer bar should be dark anodized. It is also recommended that the jamb liner color match the value of the frame color.

## ***Doors, Door Surrounds and Entrances***

### **Commission Review**

22. All proposed changes to doors and doorways including transoms, fanlights, sidelights, pilasters, entablatures etc. shall be subject to District Commission review and approval.
23. The original entrance designs and arrangement of door openings shall be retained.
24. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained.
25. Before the Commission will consider door and door surround or entrance replacement, the possibility of repair must be investigated and reviewed by the staff.
26. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.



27. When replacement is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible materials may be considered.
28. Only paneled doors of appropriate design, material and assembly shall be allowed.
29. If original doors, door surrounds, and/or entrances have been lost, the Commission encourages the replacement of these features with elements that meet the standards for doors, door surrounds, and entrances. If documentary evidence of the original condition of the doors, door surrounds and entrances for the property is unavailable, the design of the replacement elements should be based on similar properties in the District.
30. If only the door leaf or leaves, and not the door leaf and doorframe, require replacement, the Commission will allow replacement in kind.
31. Original or later contributing entrance material, elements, features (functional and decorative) and details shall not be covered or otherwise obscured by other materials.
32. Vinyl awnings/canopies shall not be allowed.
33. Awnings/canopies shall be of canvas, or canvas-like material.
34. Continuous awnings/canopies across multiple windows shall not be allowed.

#### ***Storm Doors and Windows***

##### **Commission Review**

35. New storm windows and doors are subject to the review and approval of the Commission.
36. Storm window sashes and frames and storm doors shall have a finish color that matches or is coordinated with the primary window sash and/or frame.
37. Unfinished aluminum frames and storm doors shall not be allowed.
38. Exterior storm windows shall have a narrow perimeter framing that is not wider than the rails and stiles of the primary window sash. In addition, the meeting rail of the combination storm window shall align with that of the primary window.

##### **Recommended**

39. It is recommended that storm doors provide a full view of the entrance door.

## **B. Porches, Stoops and Steps**

Refer to 11.2A, B, & C regarding treatment of materials and features.

##### **Intent**

1. The intent of the porch and stoop standards is to preserve the District's original or later contributing porches and stoops in material, color, texture, size, shape, profile and configuration. Porches are a primary design feature of residential design in Aberdeen. The material and design of apartment stoops and railings significantly add to the design qualities of that building form.

##### **Commission Review**

2. The Commission shall review all changes to porches, stoops and steps.
3. Original or later contributing porch, stoop and step materials, elements, features (functional and decorative), details, and ornamentation shall be retained.
4. Deteriorated or missing porch, stoop and step materials, elements, features (functional or decorative), details, and ornamentation shall be replaced with material and elements that match the original in material, colors, texture, size, shape, profile, configuration, and detail of installation.
5. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. If porches, stoops, and/or steps have been lost, the Commission encourages the replacement of these features with elements that meet the standards for porches, stoops, and steps. If documentary evidence of the original condition of the porch, stoop and steps is unavailable, the design of the replacement elements should be based on similar properties in the District.

7. Original or later contributing porch, stoop and step materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.

### **C. Ironwork**

**(includes fire escapes, balconies and window grilles.)**

See Section 11.2C regarding treatment of materials and features.

#### **Intent**

1. The intent of the ironwork standards is to preserve distinctive iron features in the district and minimize the impact of additional features required for egress.

#### **Commission Review**

2. Original or later ironwork materials, elements, features (functional and decorative), details and ornamentation shall be retained.
3. Deteriorated or missing ironwork materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements that 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 ironwork materials, elements, features (functional and decorative), details and ornamentation shall not sheathed or otherwise obscured by other materials.
7. New balconies shall not be permitted on primary elevations.
8. New balconies may be considered on secondary elevations if they are required for safety and an alternative egress route is clearly not feasible.
9. The installation of security grilles may be allowed and are subject to the review and approval of the Commission.

### **D. Roofs**

Refer to section 11.2A, B and/or C regarding treatment of materials.

#### **Intent**

1. Each period and style of architecture has distinctive roof forms and sheathing materials that are a primary feature of the buildings. The intent of the roof standards is to preserve the original and later contributing roofs, in form and materials, in the District.

#### **Commission Review**

2. The roof shape, such as hipped, gambrel, flat, mansard, etc., shall be preserved.
3. Original or later contributing roofing materials, elements, features, details, and ornamentation including gutters, downspouts and flashing shall be retained.
4. Original or later contributing cornices and parapets shall not be removed.
5. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation including gutters, downspouts and flashing shall be replaced with material and elements that 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. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. Many properties in the District have already lost their original roof materials and elements. Replacement of non-historic roofing materials and elements should match the original in color, texture, size, shape and profile, based on documentary evidence. If documentary evidence is unavailable, the design should be based on similar contributing features within the District.

8. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts.
9. New skylights may be allowed if they have a flat profile subject to the review and approval of the Commission.
10. New dormers may be allowed subject to the review and approval of the Commission.
11. Proposed dormers should be sheathed and roofed in materials that replicate the existing building and incorporate window frames and sash of like material and appropriate scale.

**E. Roof Projections (includes penthouses, roof decks, chimneys, mechanical or electrical equipment)**

See section 11.3D: Roofs and section 11.2A, B and/or C regarding treatment of materials.

**Intent**

1. The intent of the roof projection standards is to minimize or eliminate the visual impact of additional roof projections in the District. Compliance with City of Boston noise regulations is required.

**Commission Review**

2. The basic criteria that shall govern whether a roof projection can be added to a roof include:
  - a. The preservation of the integrity of the original or later integral roof shape.
  - b. Height of the existing building.
  - c. Prominence of the existing roof form.
  - d. Visibility of the proposed roof projection.
  - e. Appropriateness of design.
3. Mechanical and/or electrical equipment should be located where it is not visible or is minimally visible on the front façade when viewed from a public way. Setbacks should be utilized. Screening may be appropriate for minimally visible projections.
4. Exterior ductwork is inappropriate and shall not be allowed.
5. Chimney caps and ventilators are subject to the review and approval of the Commission and should meet the standards for roof projections.
6. When penthouses and/or roof decks are visible, the location should be selected where they are not a prominent element of the over-all roof form. Setbacks may be appropriate.
7. Exterior treatment should relate to the materials, color and texture of the building or to other materials typical to the period and character of the building.
8. Openings in a penthouse should relate to the building in proportion, type and size of opening, wherever visually apparent.

**F. Communication, Television, Service and Utility Equipment**

**Intent**

1. The intent of the communication, television and service equipment standards is to minimize or eliminate visibility of additional elements and equipment in the District.

**Commission Review**

2. Meters shall not be attached to building facades visible from a public way.
3. Communication equipment, including telephone, electrical and cable television wiring should not be attached to front facades.
4. Installation of wiring and conduit for equipment is subject to the review and approval of the Commission. Wiring and conduit should closely match the façade color.
5. Satellite dishes and antennae shall not be visible from a public way.

**Recommended**

6. It is recommended that meters be installed in the interior of the building.

**G. Lighting**

Refer to section 11.2A, B and/or C regarding treatment of materials.

**Intent**

1. The intent of the lighting standards is to preserve original or later contributing exterior lighting fixtures that contribute to the richness of detail found in Aberdeen and to guide the appropriate addition of lighting fixtures.

**Commission Review**

2. Original or later contributing exterior lighting fixtures shall be retained.
3. When replacement is necessary, it should be based on physical or documentary evidence. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Supplementary illumination may be added where appropriate to the current use of the building. New exterior lighting shall not obscure architectural detail.
5. New light fixtures shall conform to one of the following approaches as appropriate to the building and to the current or projected use:
  - a. Accurate representation of the original period.
  - b. Fixtures that date from an interim installation.
  - c. New lighting fixtures that are differentiated from the original, i.e. modern fixtures.

**H. Accessibility**

**Commission Review**

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 required 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 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.

**11.4 COMMERCIAL STANDARDS**

**A. Storefronts**

See section 11.3A Window and Door standards and section 11.2A, B and/or C regarding treatment of materials.

**Intent**

1. Aberdeen, although primarily a residential neighborhood, has several forms of contributing commercial architecture, including important examples of one-story automobile age commercial buildings, as well as residential buildings with well-detailed storefront additions. The intent of the commercial standards is to preserve original or later contributing storefront elements and materials.

**Commission Review**

2. All original or later contributing storefront materials (functional and decorative) including display windows, doors, transoms, kick plates, corner posts, entablatures, cornices, etc., shall be retained.
3. Deteriorated or missing storefront materials, features (functional and decorative), details and ornamentation shall be replaced with material and elements that 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. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

5. Original or later integral storefront materials, features (functional and decorative), details and ornamentation shall not be clad or otherwise obscured by other materials.
6. Several commercial properties in the District have already lost their original storefronts. It is recommended that changes to these storefronts replicate the original features based on physical or documentary evidence. The Commission will allow replacement with elements and features that are similar to the original in size, material and configuration. If documentary evidence is unavailable, the design should be based on similar contributing features within the District.
7. New roll-down metal grates or grilles shall not be allowed on the exterior of a storefront. All new security devices should be located on the interior.

**Recommended**

8. Removal of non-historic and non-contributing materials from the existing storefronts is encouraged.

**B. Air Conditioners, Vents and Exhaust Fans**

**Intent**

1. The intent of the air conditioner and exhaust fan standards is to preserve historic materials and find a solution that allows business owners to cool and ventilate their properties.

**Commission Review**

2. Individual window air conditioners are permitted on a seasonal basis without commission approval.
3. Removal of transoms and/or windows and installation of permanent fixed panels to accommodate air conditioners shall not be allowed, unless there is no other possible location.
4. Location of new exhaust fans is subject to the review and approval of the commission and should not be visible.
5. Air conditioners, vents and/or exhaust fans shall not puncture the walls of a building.

**C. Signs, Marquees and Awnings**

All signs within the District will be subject to the Boston Sign code, although more restrictive controls may be applied.

**Intent**

1. The intent of the commercial standards is to preserve original or later contributing storefront elements, materials and signage and to guide the addition and design of signage. Signs are viewed as the most appropriate vehicle for imaginative and creative expression. It is not the Commission's intention to stifle a creative approach to signage that does not detract from the essential form of the building, nor obscure its architectural features.

**Commission Review**

2. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.
3. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
4. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.
5. The design and material of new signs, marquees and awnings should reinforce the architectural character of the building.
6. New signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
7. All new signs added to the building shall be part of one design concept per business.
8. New signs attached to either the interior or exterior of storefront windows shall conform to the signage standards and are subject to the review and approval of the Commission.

9. Signs on residentially zoned buildings may only announce a service. Permanent “For Rent” signs are not allowed.
10. Temporary signage may be installed, in windows only, for up to 60 days pending Commission review of and approval of permanent signage.
11. Temporary, event oriented, signage in windows is governed by the Boston Sign Code.
12. New billboards shall not be allowed.
13. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall be either contemporary or relate to the period of the building or its later contributing features.
14. Lighting of signs shall be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
15. Flashing lights shall not be allowed.
16. No back-lit plastic signs shall be allowed on the exterior of the building.
17. Back-lit signs with an opaque sign field and illuminated letters may be allowed subject to the review and approval of the Commission.
18. Neon lighting and/or signs may be allowed where it reinforces the design and style of the building subject to the review and approval of the Commission.
19. Vinyl awnings/canopies shall not be allowed.
20. Awnings/canopies shall be of canvas, or canvas-like material.
21. Continuous awnings/canopies across multiple windows shall not be allowed.
22. Individual awnings/canopies shall be mounted within the masonry window opening.
23. Awning/canopy valances shall be flexible, i.e.; their bottom edges shall hang free rather than be attached to a horizontal framing member. Rigid awning/canopy valances tend to impart an excessively permanent architectural quality to a fabric-clad building element.

**D. Lighting**

Refer to section 11.3G for additional lighting standards and 11.4C for illuminated signage.

**Intent**

1. Supplementary illumination may be added where appropriate to the current use of the building.
2. Lighting plans are subject to the review and approval of the Commission.

**11.5 DEMOLITION, ADDITIONS AND NEW CONSTRUCTION**

**A. Demolition**

**Intent**

1. The intent of the demolition standards is to prevent demolition of buildings or portions of buildings that contribute to the historic and/or architectural character of Aberdeen.

**Commission Review**

2. Demolition of buildings or portions of buildings is prohibited except in the unusual circumstance when the building is found by the commission to be discordant to the character of Aberdeen.
3. Demolition of later additions is subject to the review and approval of the Commission.

**B. Removal of Later Additions**

**Intent**

1. The intent of the standards for removal of later additions is to allow the Commission to determine whether an addition contributes to the historic and/or architectural character of Aberdeen and therefore, whether it can be removed.

**Commission review**

2. When considering removal of an addition, each property will be individually reviewed by the Commission to determine if (a) later addition(s) and/or alterations(s) can, or should be removed.

3. Since it is not possible to provide one general guideline, the following factors that will be considered by the Commission in determining whether (a) later addition(s) and/or alteration(s) can, or should, be removed include the following:
  - a. compatibility with the original property's integrity in scale, materials and character
  - b. historic associations with the property
  - c. quality in the design and execution of the addition/alteration
  - d. functional usefulness

### **C. New Additions**

#### **Intent**

1. The intent of the new additions standards is to determine whether a particular building can receive an addition and to guide the form and design of additions to allow for additions that respect the existing buildings in material, form, and siting, as well as existing landscape. They may, but do not have to, be imitative of an earlier style or period. There are at least two preservation approaches that may be appropriate to guide the design of a new addition:
  - a. the addition can match the existing structure through a continuation of form, features and materials
  - b. the addition can be differentiated from, but complement, the existing building.New additions in the district should seek to relate to both the particular house and streetscape of which it is to be a part, in building height, mass, setback, rhythm, scale, proportions, materials, and siting. The focus of the standards is on the compatibility of new additions with the existing character of Aberdeen without dictating style or taste.

#### **Commission Review**

2. 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.
3. 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.
4. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged or destroyed.
5. Fenestration shall be located and scaled similarly to the existing building.
6. New additions shall be appropriately sited to complement the original building and retain important landscape features.

### **D. New Construction**

#### **Intent**

1. The intent of this section is to guide the form and design of new construction to allow for new buildings that respect the existing buildings in material, form, and siting, as well as the existing landscape. New construction in the district should seek to relate to the particular streetscape of which is to be a part, in building height, mass, setback, rhythm, scale, proportions, materials, and siting. The focus of the standards is on the compatibility of new construction with the existing character of Aberdeen without dictating style or taste.

#### **Commission Review**

2. New construction shall be of a similar overall height, physical size and shape to the buildings adjacent to it. In the event a new building has two such abutters of differing heights, it shall conform to one of them, or be of an intermediate height.
3. New construction shall provide setbacks and space between nearby buildings that relate to the buildings of similar scale and type that are adjacent to it.
4. New construction should relate to the rhythm of projections like porches and bays from the buildings surrounding it.

5. The scale, location and type of fenestration on new construction should be related to the buildings of similar scale and type that surround it.
6. The finish materials, including walls, roofing, window sash, doors, porches and ornamentation of new construction should be related to the buildings of similar scale and type that surround it.
7. Stucco, if appropriate for the site, shall be Portland cement and lime stucco.
8. Visible face of foundation walls for houses shall be stone or brick.
9. Siting of new construction shall retain important landscape features.
10. Garages for freestanding houses should be detached.
11. Detached garages and/or outbuildings for freestanding houses should be sited behind the rear building line.
12. Parking, storage, and disposal areas shall not be located in the front of the building. Regardless of their location elsewhere on the property, they shall be adequately screened from public view by suitable fencing and vegetation.
13. Entrances to accessory parking within a main building should not be located in the front of the building, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary.
14. Finish materials for garages and/or outbuildings should be derived from the residence.

**Recommended**

15. It is recommended that new buildings use the elements that give the district its essential character. Where used, they should approximate the proportions and materials of these buildings.

These elements include, but are not limited to, the following for freestanding houses or small apartment buildings:

- a. Wood clapboard and/or wood shingle, brick, stucco or stone, for exterior finish
- b. Wood for trim such as corner boards, cornices, window and door surrounds, porches, and additional ornamentation
- c. Windows that have a strong vertical proportion
- d. Detached garages
- e. Stone or brick foundation walls
- f. Gabled or hipped roof forms finished with material that gives the textural and tonal appearance of wood or slate.
- g. Defined entry on front façade with paneled door, ornamental elements and/or porch, raised entry level and exterior steps.

These elements include, but are not limited to the following for apartment buildings and townhouses:

- a. Brick or stucco for exterior finish
- b. Stone or cast stone for ornamentation and foundation
- c. Defined base, body and cornice
- d. Windows have a strong vertical proportion
- e. Windows can be single, paired or grouped in threes
- f. Large proportion of windows and door openings on the street facing façades
- g. Flat roofs with appropriate cornice-lines
- h. Well-defined entry on front façades.

These elements include, but are not limited to the following for commercial buildings and/or storefronts:

- a. One-story free-standing or first-story in apartment building
- b. Brick, concrete or cast stone for exterior finish and ornamentation
- c. Defined cornice, with signage and ornamentation
- d. Large plate-glass windows
- e. Individual storefronts defined by pilasters



## 12.0 Bibliography

### A. Maps/Atlases

- 1830 - J.G. Hales Map of the Counties of Middlesex and Norfolk, MA.  
1859 - Walling Map of the County of Middlesex, MA.  
1875 - Atlas of Suffolk County, VII: Brighton, Massachusetts (Philadelphia: C.M. Hopkins & Co.).  
1885 - Atlas of the City of Boston, VI: Charlestown and Brighton (Philadelphia: G.W. Bromley & Co.).  
1890 - Atlas of the City of Boston, VII (Philadelphia: G.W. Bromley & Co.).  
1899 - Atlas of Dorchester, West Roxbury and Brighton, City of Boston (Boston: J.P. Brown & Co.).  
1905 - Atlas of the City of Boston: Ward 25, Brighton (Philadelphia: G.W. Bromley & Co.).  
1909 - Atlas of the City of Boston: Ward 25, Brighton (Philadelphia: C.W. Bromley & Co.).  
1916 - Atlas of the City of Boston: Ward 25, Brighton (Philadelphia: G.W. Bromley & Co.).  
1925 - Atlas of the City of Boston (Philadelphia: G.W. Bromley & Co.).  
1995 - Rolf Goetze, Ways to Look at Boston: Desktop Maps (Boston: Boston Redevelopment Authority).

### B. Plans

- "Plan of the Winship Estate, Formerly Winship's Nurseries. Brighton. Mass."  
"Plan of the Land Appurtenant to the Agricultural Hall. Brighton to be sold at Public Auction on the 23rd Day of October, 1844." Brighton Historical Society.  
"Plan of Valuable House Lots for Sale on the Cattle Fair Hotel Grounds," (April 1884) Brighton Historical Society Archives.

### C. Books, Directories, Manuscripts, Pamphlets

Adams. George, *A Business Directory of the Cities of Charlestown, Cambridge and Roxbury, and the Towns of Chelsea, Somerville, Brighton, Brookline, Dorchester, and Milton...with an Almanac for 1850* (Boston: Damrell & Moore, 1850).

Article 51 (Zoning Regulations) - Allston-Brighton Neighborhood District, November 13, 1991.

Binford, Henry C., *The First Suburbs, Residential Communities on the Boston Periphery 1815-1860*. (Chicago, 1985).

*Boston City Directories, 1875-1945*.

Boston Landmarks Commission, *Allston-Brighton Preservation Survey* (1978).

Boston Landmarks Commission, Allston-Brighton File: "Allston Brighton: Composition of the Community". (author, date-unknown).

Boston Redevelopment Authority, *Allston Brighton Neighborhood Profile*, November 1997.

Boston Street Railway Association, *A Chronicle of the Boston Transit System* (1981).

Boston Traveler, "St Columbkille's is Mother of 4 Parishes," March 21, 1967.

Brighton Cooperative Bank, "Sixty Five Years of Service, 1911-1976"(1976).

- Brighton Item, "The Cattle Fair Hotel and Cattle Trade," July 27, 1889.
- Bunting, Bainbridge, Harvard, *An Architectural History*, 1985.
- Clark, Victor S., *History of Manufactures in the United States V.1* (New York, 1949).
- Clarke, Bradley H., "When the Trolleys Came to Brighton: A Lecture on the Historic Development of Public Transportation in Allston-Brighton", Brighton Historical Society, May 30, 1985.
- Commonwealth of Massachusetts, "Charles River Improvement Commission, First Report", 1892.
- Copeland, Melvin T., *And Mark an Era: The Story of the Harvard Business School* (Boston: Little & Brown., 1958).
- Cotton, W.M., "Brighton Fifty Years Ago: An Address Before the Faneuil Improvement Association," April 13, 1912.
- Curtis, John G., *History of Brookline, Massachusetts* (Boston, 1933).
- Drake, Francis S., "Brighton in the Provincial Period," Justin Winsor (ed.), *The Memorial History of Boston, 1630-1880 II* (Boston: J.R. Osgood & Co., 1881).
- Drake, Francis S. "Brighton in the Last Hundred Years," *The Memorial History of Boston, 1630-1880, III* (Boston: James R. Osgood and Company, 1882).
- Elliot, Charles W., *Charles Eliot: Landscape Architect* (Boston, 1902).
- Faneuil Improvement Association, "Resolution of the Faneuil Men's Club....Toward the Improvement of Brooks Street" (May 19, 1919).
- Gowan, Alan, *The Comfortable House, North American Suburban Architecture: 1890-1930*, 1986.
- Hager, Louis P., *History of the West End Railway* (Boston, 1891).
- Handlin, Oscar, *Boston Immigrants 1790-1880* (New York: Athenaeum, 1969).
- Hayward, John, *A Gazetteer of Massachusetts* (Boston: John Hayward, 1847).
- Hitchcock, Henry-Russell, *The Architecture of H. H. Richardson and His Times* (Hamden, CT: Archon Books, 1971).
- Jackson, Francis, *History of the Early Settlement of Newton, Massachusetts 1639-1800*.
- Jackson, Kenneth T., *Crabgrass Frontier: The Suburbanization of the United States*, New York: Oxford University Press, 1985.

- Krim, Arthur, "The Three-Deckers of Dorchester", Boston Landmarks Commission, 1977.
- Livermore, George B., "Historical Paper", The First Parish in Brighton: Historical Address," Brighton Day: Celebration of the One Hundredth Anniversary of the Incorporation of the Town of Brighton Held on August 3, 1907.
- Mc Donagh, Sheila, "Congregational Church: 150 Years in Brighton" Historical Brighton, 1977.
- Marchione, William P., "The Birth of Aberdeen", Allston-Brighton Tab, November 24<sup>th</sup>, 1998, p. 24.
- Marchione, William P., "Brighton's Annexation to Boston: A Talk Given before the Brighton Historical Society", October 29, 1984.
- Marchione, William P. "Building the Reservoir, 1866-1870", Historical Brighton, Winter ed., 1978.
- Marchione, William P., *The Bull in the Garden, A History of Allston-Brighton* (1986).
- Marchione, William P. "Our Lost Waterways", Historical Brighton III (January, 1979).
- Marchione, William P. "The Smith - Winship House, Possibly Brighton's Oldest", Historical Brighton, Summer ed., 1978.
- Marchione, William P. Uncommon Suburbs: Suburbanization at the Western Edge of Boston, 1820-1873 (1994, Boston College Dissertation).
- Massachusetts Historical Commission, N.R.H.P. nomination: "Harvard Avenue Fire Station", 1978.
- McShane, Clay, *Down the Asphalt Path: The Automobile and the American City*, New York: Columbia University Press, 1994.
- Montague, Sr. Marion, "The History of St. Columbkille's Parish, 1850-1875", unpublished manuscript, Brighton Historical Society Archives. p.20.
- Moriarity, Bill, "Newton Street Houses, The Civil War Misconnection". Allston-Brighton Community News, July-August, 1978.
- Myers, Grace Whiting , *History of St. Luke's Church in Allston* (1934).
- Paige, Lucius R., *History of Cambridge, Massachusetts, 1630-1877* (Boston: H.O. Houghton and Company, 1877).
- Rowe, Henry K., *Tercentenary History of Newton, 1630-1930*, 1930.
- St. Columbkille's Church Centennial Commission, "100th Anniversary. 1871-1971."
- St. Elizabeth's Hospital, *One Hundred Years of Service 1869-1969*.
- St. Gabriel Laymen's Retreat League," Twenty -Five Years, 1911-1936: Silver Jubilee of St.

- Gabriel Laymen's Retreat League" (Brighton, 1963).
- Sarna, Jonathan D. and Smith, Ellen, *The Jews of Boston*, 1995.
- Sexton, John E. and Riley, Arthur J., *History of St. John's Seminary Brighton* (Boston: Roman Catholic Archbishop of Boston, 1945).
- Street Laying - Out Department, *A Record of the Streets, Alleys, Places, etc. in the City of Boston*. Boston, 1910.
- Tucci, Douglass Shand, *Built in Boston: City and Suburb*, 1978.
- Tucci, Douglass Shand, *Church Building in Boston, 1720-1970*.
- Warner, Sam Bass, *Streetcar Suburbs; The Process of Growth in Boston, 1870-1900* (New York: Athenaeum, 1971).
- Wayman, Dorothy G., *Cardinal O'Connell of Boston* (New York: Farrar Straus and Young, 1955).
- Whitney, Frederick A., "An Address Delivered at the Consecration of Evergreen Cemetery, Brighton" (Boston, 1850).
- Whitney, Frederick A., "Brighton", Samuel A. Drake (ed), *History of Middlesex County, Massachusetts V.1*, pp. 290-296.
- Winship, J.P.C. "Brighton High School-House Dedication;" Annual Report of the School Committee of the City of Boston for 1892.
- Winship, J.P.C., "Historical Address", in *Brighton Day: Celebration of the One Hundredth Anniversary of the Incorporation of the Town of Brighton Held on August 3, 1907* (Boston: Municipal Printing Office, 1908).
- Winship, J. P. C., *Historical Brighton I* (Boston, 1899).
- Winship, J.P.C., *Historical Brighton, II* (Boston, 1902).
- Zaitzevsky, Cynthia, *Frederick Law Olmsted and the Boston Park System* (Cambridge: Harvard University Press, 1982).

## **Addendum 1: Paint Colors**

The paint color advice in this addendum is largely taken from the technical insert “Paint Colors: Deciding on a Paint Color Scheme” published by Historic Massachusetts Inc.

### **Original Colors**

One way to make a paint color decision is to determine the original color scheme of your house. If the house has not been scraped down to the bare wood at some point in its history, it retains evidence of earlier paint colors that can be exposed.

You can find something close to the original color yourself through a process called cratering, which exposes all the paint layers by sanding down a circular area about 1 ½” across. You should try to do this in a spot that has been relatively protected from the elements. Be sure to investigate different areas – body, trim, window frame, sash, clapboards, shingles and ornament. The craters can then be examined using a 10X magnifier. However, interpreting the colors revealed by cratering is more difficult than it might seem at first, since paint colors can change with age. Be sure to remember to differentiate between primer coats and finish coats too. It is important to realize that what is revealed by the crater is not exactly the original color. Wiping the crater with linseed oil can help make the color revealed easier to see.

If a homeowner wishes to determine the exact original colors, it is best to hire a preservation consultant with some expertise in paint analysis. Generally speaking, a consultant will come to the house to take paint samples by cratering, scraping, using solvents and or extraction. After taking some samples, the consultant may take the pieces to a lab to analyze them. A paint sample can be mixed to match the historic colors and provide guidance to the painter, or the consultant may suggest close matches available in commercial paint colors.

### **Appropriate Paint Colors by Period**

For those who do not wish to commit the time and expense of paint color analysis, a reasonable way to pick paint colors is to choose a scheme that would be typical to the period in which it was built.

Since the vast majority of the buildings in Aberdeen were constructed in the last quarter of the 19<sup>th</sup> and first quarter of the 20<sup>th</sup> centuries, most of the styles fall within the Victorian, Craftsman, Colonial Revival and Classical Revival styles. As the 19<sup>th</sup> century progressed, the trend was toward darker, stronger colors with more varied color combinations. Changes in paint technology after the Civil War influenced architectural color as ready-mixed products became available and containers were produced in which the new paints could be shipped safely.

Typical colors for the Romantic Styles including: Queen Anne, Stick Style, Eastlake Victorian, Arts and Crafts and Shingle style homes, are dark and rich: dark brown, olive, oranges, and reds to emphasize architectural materials, mass, volume and structure. Arts and Crafts and Shingle Style homes will typically use fewer and less contrasting colors. Trim color will usually be differentiated from the body color and there is often differentiation between the window frames and sash. The window frames will usually be painted the trim color to match the cornice, porch, corner boards etc, but the sash will be even darker; usually deep reddish or chocolate brown, dark green, olive, or black. Doors, if painted, were usually done in a contrasting color or a combination of body and trim colors. The doorframe was typically of the same color as the trim.

White was not a popular house color between the early 1800s and near 1900, until the Colonial Revival and Classical Revival period, when houses were typically painted white or off-white with green shutters or blue, gray or yellow trimmed with white or off-white.

### **Reading List**

Cambridge Historical Commission. *Painting Historic Exteriors: Colors, Application and Regulation* (1998).

Moss, Roger W. *Century of Color/Exterior Decoration for American Buildings, 1820/1920* (American Life Foundation, 1981).

Moss, Roger W., ed. *Paint in America: The Colors of Historic Buildings* (Preservation Press, 1994).

Moss, Roger W., and Winkler, Gail Caskey. *Victorian Exterior Decoration/How to Paint Your House Historically* (Henry Holt, 1992).

Bock, Gordon, "Colorful Issues in Choosing Exterior Paint," *Old House Journal* (May/June, 1988), pp. 50-55.

Freeman, John Crosby. "Anything Goes An Approach to Exterior Colors for Early 20<sup>th</sup> Century Homes," *Old House Journal* (May/June, 1991), pp. 37-40.

Martin James. "Painting the Old House: Thoughts on Exterior painting," *Old House Journal* (May/June, 1986), pp. 166-170.

Poor, Patricia. "Trim Color Do's and Dont's," *Old House Journal* (July/August, 1998), pp. 49-53.



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

## TRANSLATIONS & INTERPRETATIONS

The Boston Landmarks Commission offers translations and interpretation services for communication and mobility impairments, as well as the most common languages spoken in the City of Boston **at no charge to you**. Should you require any of these services, please contact our office as soon as possible to arrange for accommodations. You can find translated [applications in 12 of the most common languages spoken in the city on our application portal](#).



**ENGLISH:** Interpretation, translation, and disability accommodation services are available to you at no cost. If you need them, please contact us at [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) or 617-635-1935.

**SPANISH - ESPAÑOL:** Hay servicios de interpretación, traducción y adaptaciones para discapacidades a su disposición sin costo alguno. Si los necesita, por favor póngase en contacto con nosotros mandando un correo electrónico a [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) o llamando a 617-635-1935.

**HAITIAN CREOLE - KREYÒL AYISYEN:** Sèvis entèpretasyon, tradiksyon, ak sèvis akomodasyon pou andikape disponib pou ou gratis. Si w bezwen sèvis sa yo, tanpri kontakte nou nan [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) oswa 617-635-1935.

**TRADITIONAL CHINESE - 繁體中文:** 我們可以為您提供免費的口譯, 筆譯, 和殘疾人士合理照顧服務。如有需要, 請前與我們連絡, 發電子郵件至 [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) 或致電 617-635-1935.

**VIETNAMESE - TIẾNG VIỆT:** Các dịch vụ thông dịch, dịch thuật và hỗ trợ người khuyết tật được cung cấp miễn phí cho bạn. Nếu bạn cần họ, vui lòng liên lạc với chúng tôi theo địa chỉ [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) hoặc 617-635-1935.

**CITY of BOSTON**

20 CITY HALL AVENUE FL. 3 BOSTON, MA 02018 | 617-635-1935 | [BLC@BOSTON.GOV](http://BLC@BOSTON.GOV)



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

**SIMPLIFIED CHINESE - 简体中文:** 我们可以为您提供免费的口译, 笔译, 和残疾人士合理照顾服务。如有需要, 前与我们联系, 发电子邮件至 [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) 或致电 617-635-1935.

**CABO VERDEAN CREOLE - KRIOLU:** Nu ta ofere-se-bu sirvisus di interpretason, traduson y sirvisus di komodason pa gentis ku difisénsia di grasa. Si bu meste kes sirvisu la, kontata-nu pa email [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) ó pa telefóni, pa númeru 617-635-1935.

**RUSSIAN -РУССКИЙ:** Услуги устного и письменного перевода и по приспособлению инвалидов предоставляются бесплатно. Если Вам они нужны, просьба связаться с нами по адресу электронной почты [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) либо по телефону 617-635-1935.

**PORTUGUESE - PORTUGUÊS:** Disponibilizamos serviços de tradução e interpretação e adaptações especiais para pessoas com deficiências gratuitamente. Para solicitar, envie e-mail para [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) ou ligue para 617-635-1935.

**FRENCH - FRANÇAIS:** Les services d'interprétation, de traduction et d'adaptation aux personnes handicapées sont à votre disposition gratuitement. Si vous en avez besoin, veuillez nous contacter à [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) ou au 617-635-1935.

**SOMALI - AF SOOMAALI:** Adeegyada tarjumaadda luuqadaha iyo hoyga naafada ayaa diyaar kuu ah adiga oo aan wax kharash ah ka bixin. Haddii aad u baahatid iyaga, fadlan nagala soo xiriir [BLC@boston.gov](mailto:BLC@boston.gov), [LCA@boston.gov](mailto:LCA@boston.gov) ama 617-635-1935.

#### العربية - ARABIC

خدمات الترجمة الشفوية والتحريرية والتسهيلات لذوي الإعاقة متوفرة لك دون تحملك أي تكلفة. إذا احتجت لهذه الخدمات، يرجى التواصل معنا على البريد الإلكتروني [LCA@boston.gov](mailto:LCA@boston.gov)، [BLC@boston.gov](mailto:BLC@boston.gov)، أو على رقم الهاتف

1935-635-617

**CITY of BOSTON**

20 CITY HALL AVENUE FL. 3 BOSTON, MA 02018 | 617-635-1935 | [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)