

HOWE-KINGSLEY HOUSE

BOSTON LANDMARKS COMMISSION

STUDY REPORT



Petition # 269.20
Boston Landmarks Commission
Environment Department
City of Boston

Report on the Potential Designation of

The Howe-Kingsley House
16 Howe Street, Boston, Massachusetts

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

Approved by:



August 23, 2022

Rosanne Foley, Executive Director

Date

Approved by:



August 23, 2022

Lynn Smiledge, Chair

Date

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INTRODUCTION

The designation of the Howe-Kingsley House was initiated in 2020 after a petition was submitted by registered voters to the Boston Landmarks Commission asking that the Commission designate the property under the provisions of Chapter 772 of the Acts of 1975, as amended. The purpose of such a designation is to recognize and protect a physical feature or improvement which in whole or part has historical, cultural, social, architectural, or aesthetic significance.

Summary

The Howe-Kingsley House is a locally and regionally significant two-and-a-half story vernacular house that displays elements of both Federal and Greek Revival styles. It was built c. 1836 by Nahum Bragg. In 1842 the house entered a period of ownership by the Howe family, where it would remain for the next century as it was passed down through several descendants of Leonard Howe. The house is also significant for its association with Lowell and Charlotte Kingsley, who made important contributions to childhood education in Boston and the field of special education through their work at the Kingsley School, which is considered by some to be the first special education school in the nation. The Kingsleys lived at 16 Howe Street from 1948-2017. The house is a rare surviving example of a Greek Revival style farmhouse in Dorchester, and the changes to the property over time reflect the transition of Dorchester from farming community to dense suburban landscape. The house maintains a high level of integrity on the exterior and interior and retains an unusually high proportion of original materials. As a result, it is architecturally significant on a regional level as an unusually intact example of early nineteenth-century farmhouse architecture in New England.

This study report contains Standards and Criteria which have been prepared to guide future physical changes to the property in order to protect its integrity and character.

Boston Landmarks Commission

Lynn Smiledge, Chair
John Amodeo
David Berarducci
Joseph Castro
John Freeman
Susan Goganian
Jeffrey Gonyeau
Christopher Hart
Richard Henderson
Kirsten Hoffman
Thomas Hotaling
Felicia Jacques
Lindsey Mac-Jones
Justine Orlando
Diana Parcon
Anne Renehan
Brad Walker

Staff

Rosanne Foley, Executive Director
Joe Bagley, City Archaeologist
Jennifer Gaugler, Architectural Historian

Consultant for preparation of initial report

Mary E. Cirbus

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1.0 LOCATION

1.1 Address

According to the City of Boston's Assessing Department, the Howe-Kingsley House is located at 16 Howe Street, Boston (Dorchester), Massachusetts 02125.

1.2 Assessor's Parcel Number

The Howe-Kingsley House property consists of two roughly rectangular-shaped parcels which abut at their southeasterly/ northwesterly boundary, respectively. The house is located on the northwesterly parcel 1502817000. The abutting parcel number 1502817001 is a vacant lot. The house and adjacent lot are in Boston's Ward 15.

1.3 Area in which Property is Located

The Howe-Kingsley House is located at 16 Howe Street in the Dorchester neighborhood of Boston. Howe Street is a short, dead-end street bounded by Hancock Street to the northeast and Howe Terrace (a private way) to the southwest. Geographically, Howe Street lies just slightly northwest of Dorchester's Meeting House Hill area. Meeting House Hill was originally known as Rocky Hill due to its pudding stone outcroppings.¹ The rocky terrain, however, did not discourage settlement; by the early 1700s, Meeting House Hill was the first fully developed area in Dorchester, in large part due to the 1673 relocation of the First Parish Church to the top of the hill.² A portion of Hancock Street was laid out in the mid-late 17th century.³ The early settlement and continued development of this area resulted in a variety of early Federal, Greek Revival, Queen Anne, Italianate, Georgian Revival, and Colonial Revival house styles along streets on and around Meeting House Hill. Further subdivision of larger plots of land throughout the 19th and 20th centuries resulted in the presence of a variety of housing types, including multi-family and triple-deckers interspersed with larger single-family homes. An Area Form for Meeting House Hill was completed by Boston Landmarks Commission staff in 1995. The form is available in the Massachusetts Historical Commission's MACRIS database (BOS.DL) but there is currently no landmark district or designation in place.

¹Edward L. Gordon, "Meeting House Hill Historic District," Massachusetts Historical Commission Inventory Form (Boston: Massachusetts Historical Commission, 1995).

²Ibid.

³Ibid.

1.4 Map Showing Location

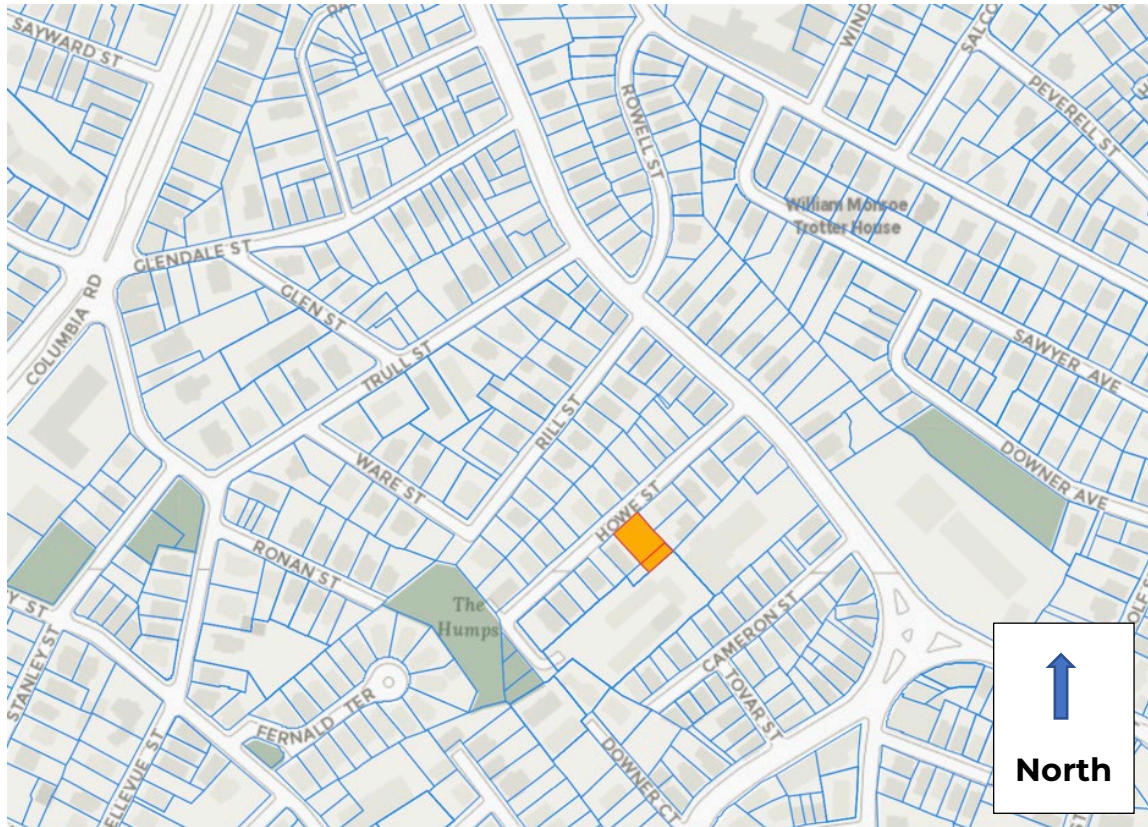


Figure 1: Map showing boundaries of parcel # 1502817000 (larger parcel) and parcel # 1502817001 (smaller parcel) outlined in red and shaded orange. Map source: City of Boston Assessor

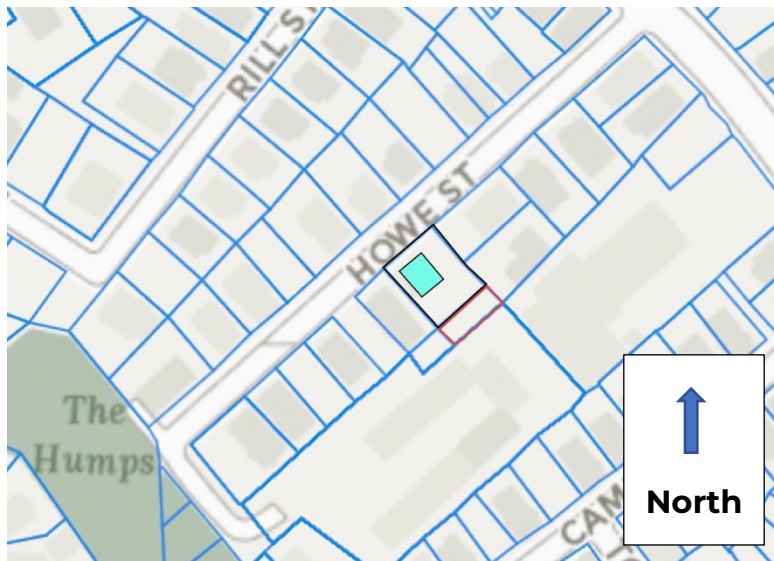


Figure 2: Map showing the boundaries of parcel # 1502817000 (outlined in black) and the boundary of the Howe-Kingsley House (outlined in black and shaded blue). This map also shows the boundaries of parcel # 1502817001 (outlined in red). Map source: City of Boston Assessor.

2.0 DESCRIPTION

2.1 Type and Use

16 Howe Street was built c. 1836 as a single family home and remained in the same continuous use until 2017. The building is currently vacant.

The parcels fall under the Dorchester Neighborhood Zoning District and the 3F-5000 Zoning subdistrict, which allows for a variety of housing types to accommodate one-, two, and three-family dwellings.

2.2 Physical Description of the Resource

Exterior

The Howe-Kingsley House is a two-and-a-half story Greek Revival style wood frame house with wood clapboard siding located on Howe Street in Dorchester, slightly northwest of the Meeting House Hill area. Howe Street is a dead-end street which runs in a southwest-northeast direction and intersects Hancock Street to the northeast and Howe Terrace (a private way) to the southeast. The streetscape consists of detached single-family and multi-family homes, including several triple-deckers. For the purposes of this study report, Howe Street will be considered to the north of the house. In relation to the actual siting of the house, however, Howe Street is more accurately described as northwest. The property lies approximately mid-block on the southern side of the street. The house sits on a wooded lot. Brick steps and a concrete pathway through a lattice archway lead to the entrance (Figure 6). The lot is not level; the surrounding land sits at a lower grade than the house, suggesting that it may have been terraced at some point. The yard contains several mature trees at the front and back of the house as well as a variety of wild shrubs and plants. Due to the current vacant status of the house, the vegetation on the property is overgrown and mostly conceals the house from the street.

The house is set back from the property line and sited slightly askew to Howe Street. The main entrance is located on the east elevation, which means that the front facade is perpendicular to the street. The gable ends are located on the east and west facades. The roof is moderately pitched, but the slopes extend for one-and-a-half stories. The north and south roof slopes are interrupted by two dormers on each slope. The roof is currently clad in asphalt. Two brick chimneys rise from the center roof ridge at the east and west halves of the roof. The placement of the east and west chimneys aligns with the approximate locations of the dormers. The house is clad in wood clapboard and sits on a stone foundation. A one-story ell with identical wood clapboard siding and asphalt roof extends from the west facade.

Because of the house's atypical orientation, this report will consider the north elevation, although street-facing, to be a side façade (Figures 3 and 4). The north facade is four bays wide and features one story clad in wood clapboard with one-story flat corner pilasters at the east and west corners. The four bays are irregularly spaced, with a greater distance between the second and third bay than between the first and second or third and fourth bays. Fenestration consists of six-over-six double-hung wood windows which appear original. Storm windows are also present. Each window is framed by simple surrounds consisting of flat jambs, simple moldings around each perimeter, and wood sills. The upper one-and-a-half stories are concealed by the moderately-pitched gable roof. There are two gable dormers that extend from the roofline at the second story, one located between the first and second bay and the other located between the third and fourth bay. Each dormer

contains a six-over-six double-hung wood window with flat jambs and pediment. Dormer cheek walls are clapboard.

This report will refer to the east facade as the front facade because it holds the main entrance, despite its orientation perpendicular to Howe Street (Figure 5). The house is likely oriented this way because it was constructed around 1836 prior to the existence of Howe Street, which was laid out in the 1880s. This facade is a gable end with molded trim with wider frieze along the gable. Flat one-story pilasters are present at the north and south corners of the facade. These simple pilasters terminate at the cornice returns. The first floor measures four bays wide. The main entrance is located at the second-southernmost bay and is marked by a one-story entrance porch with a shallow pyramidal roof. The porch features lattice screening and segmental-arch-headed openings. The entry consists of a wood paneled interior door with multi-light exterior door. Sidelights are also present, although they differ in appearance: one side has a wood panel and six-lights, while the other has a taller wood panel and four-lights. The second floor holds two bays spaced evenly in relation to the first floor - one located between the first and second bays and one located between the third and fourth bays. The upper half story holds a window at center gable. Window surrounds are simple with flat jambs, moldings, and wood sills. Fenestration in all bays except the entry consist of six-over-six double-hung wood windows, all of which appear original. Each opening also contains a storm window. Electrical conduits are also present on this facade.

Although the south facade faces the rear yard, this report will refer to it as a side facade given the main entrance location at the east facade. This facade shares many of the same design elements as the north facade: the first story is clad in wood clapboard with one-story flat corner pilasters at the east and west corners (Figures 7 and 8). A one-story ell clad in wood clapboard extends from the west elevation on the same plane as the facade. The roof of the ell, however, falls slightly lower than the first story of the main house. The first floor holds three bays (one less bay than the street-facing north facade) irregularly placed across the facade. There are no window openings on the ell. Fenestration at the first floor consists of six-over-six double-hung wood windows with storm windows. Window trim and surrounds are identical to those elsewhere on the building, but the surrounds on this elevation retain historic shutter hardware. Like the north facade, the upper one-and-a-half stories are concealed by the moderately-pitched gable roof. There are two gable dormers that extend from the roofline at the second story in roughly the same positions along the roof slope as those corresponding dormers at the north roof slope. These dormers each contain a six-over-six double-hung wood window with flat jambs and pediment and clapboard cheek walls.

The west facade contains a one-story ell that measures one bay wide. This ell is what remains of a larger ell that was original to the house. A historic photograph indicates that this ell was originally one-and-a-half-stories tall and three bays wide (see Figure 25). The current ell is clad in wood clapboard that matches the rest of the house. It contains an entry door that faces north towards Howe Street. The remainder of the west facade is very similar to the east facade in terms of design. The west facade has a gable end with wood trim along the gable. In contrast to that of the east facade, however, the gable trim here appears flat. There is a one-story pilaster present at the north corner which terminates at the cornice return. There are two bays at the first floor (ell not included). The sill of the southernmost window opening sits higher on the facade than that of the northernmost window opening (which matches the other windows on the building) and contains a smaller kitchen window. This smaller window is not present in the historic photograph. The second floor holds two bays. Like the first floor, the southernmost window opening is not present in the historic photograph. The upper half story has a window centered on the gable.

Window surrounds are simple with flat jambs, moldings, and wood sills. Fenestration in all bays except the southernmost bay at the first floor consist of six-over-six double-hung wood windows, all of which appear original. Each opening also contains a storm window.

Interior, First Floor

The interior of the Howe-Kingsley House remains remarkably intact and retains much of its integrity. In 2014, the Kingsley family conducted a survey of the interior of the house and found that many details appeared original. Much of the following narrative is borrowed from their inventory and the submitted petition. The text, however, is reformatted and edited for clarity.

The first floor features a slightly off-center hall entry (Figure 9). The front vestibule and hallway contain original horsehair plaster held by sawn-pine laths. Elsewhere, historic details are present throughout the first floor: original paneled doors, historic floors (probably installed at the turn of the 20th century) consisting of two-inch-wide, tongue-and-groove oak floors, and wood trim.

The entry hallway contains access to the main staircase on the north wall of the hallway (Figure 10). This staircase climbs to the second-floor landing. Underneath the staircase is access to the cellar. The hallway runs an east-west direction to the kitchen. The south side of hallway provides access to a sitting room through a non-original door (see Figure 9). This room contains many original details such as original baseboards, painted mahogany dado, wood trim, and horsehair-plaster on sawn-pine lath walls. Bookshelves were installed after 1948 and are not original. This room also contains a doorway which provides access to the kitchen. This circulation pattern is also not original.

The north side of the hallway leads to a living room and dining room (see Figure 11). These rooms were traditionally used for entertaining and therefore feature finer architectural details than other, more private rooms of the house. The rooms have the same painted mahogany dado and horse-hair plaster walls present elsewhere on the first floor. Doorways have square, unadorned, corner blocks and junctions and fluted mouldings. These design elements are consistent with early Greek Revival style. The living room (east portion) contains a drop ceiling in a deteriorated state. The original plaster ceiling is likely intact above. The fireplace in this room is closed and not functional. The mantelpiece contains both Federal and Greek Revival details including elliptical moldings and fluted pilasters. The dining room (west portion) contains a non-historic plaster ceiling. The fireplace is closed and not functional. The fireplace mantelpiece contains both Federal and Greek Revival details. The bathroom located off of this room is a modern alteration.

The kitchen is located at the southwest corner of the first floor and is accessible from the sitting room, hallway, and dining room (Figure 12). Its circulation and design were reconfigured when the ell was removed in the early 20th century. The west wall contains a sink, stove, and cabinets. The window at the west wall is non-original. The fireplace, hearth, and mantel have been modified from the original construction. What remains is part of a larger "cooking area" that existing in 1836. The original kitchen fireplace likely incorporated not only the current hearth but also a "bake oven" to its left. This oven and its supporting shell are no longer extant. In its place is a kitchen closet with built in shelves. The fireplace mantel is not original to the building. According to an anecdote from Florence Schicks, a relative of the Howe family and the owner of the property prior to the Kingsleys, the mantel had originally been part of the altar of the First Parish Church of Dorchester and had been rescued from the building by Leonard H. Howe during a fire.

Interior, Second Floor

The second floor is accessible via the main staircase located in the entry hall. The first-floor landing contains a round, tapered newel post with a rectangular block at rail level and a knob-molding. The railing consists of a simple railing supported by two square balusters per stair. Treads and risers are painted oak with nosing strips that form returns at open ends. The stairway's right wall consists of a closed stringer with a dado above. There is also a non-historic handrail on the wall. Much of the staircase material appears original to 1836.

The second-floor landing opens to a U-shaped hallway around the staircase which provides access to the four bedrooms (Figures 13-17). Each bedroom contains a fireplace and simple mantelpiece. The ceilings are sloped in each bedroom, aside from the dormer space. At some point, the southwest bedroom was repurposed for use as a bathroom (Figure 15). A clawfoot tub and other bathroom appliances are present. Flooring throughout the second floor consists of wide wood planks. Historic wallpaper remains in the hallway and some bedrooms.

2.3 Contemporary Images



Figure 3: 16 Howe Street north facade (looking southwest). Photograph taken June 9, 2022.



Figure 4: 16 Howe Street north facade (looking southeast). Photograph taken June 9, 2022.



Figure 5: East facade and entry porch. Photograph taken June 9, 2022.

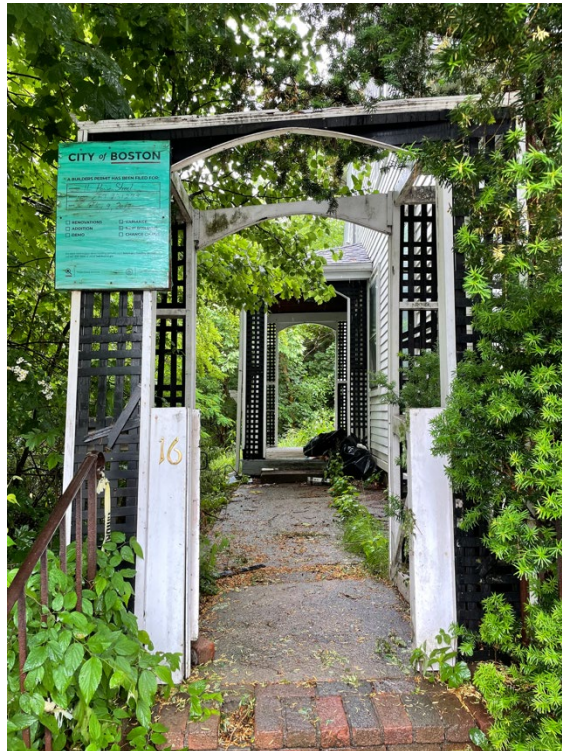


Figure 6: Front garden arch and path leading to entry porch, facing south. Photograph taken June 9, 2022



Figure 7: South facade (facing rear yard), looking northeast. Photograph taken June 9, 2022.



Figure 8: South facade (facing rear yard), looking northwest. Photograph taken June 9, 2022.



Figure 9: Entry hall and southeast parlor, facing southwest. Photograph taken by Joseph Cornish. on June 9, 2022.



Figure 10: Main staircase, facing northwest. Photograph taken by Joseph Cornish on June 9, 2022.



Figure 11: Northeast and northwest living room and dining room, facing west. Photograph taken by Joseph Cornish on June 9, 2022



Figure 12: Fireplace and mantel in kitchen, facing north. Photograph taken by Joseph Cornish on June 9, 2022.



Figure 13: Fireplace in second floor northeast bedroom. Photograph by Joseph Cornish taken June 9, 2022



Figure 14: Second floor, northwest bedroom. Photograph by Joseph Cornish, taken June 9, 2022.



Figure 15: Second floor southwest bedroom (converted to bathroom). Photograph taken June 9, 2022.



Figure 16: Second floor, northeast bedroom. Photograph taken June 9, 2022.



Figure 17: Second floor, southeast bedroom. Photograph taken June 9, 2022.

2.4 Historic Maps and Images



Figure 18: Image from “A Map of the Towns of Dorchester and Milton, 1831” (Edmund J. Baker, Surveyor). The land where the current building stands is located somewhere between land marked “Kelton,” “Draper,” and “Glover” (marked with a blue star).



Figure 19: Image from Map of Dorchester, Mass., 1850, Surveyed by Elbridge Whitman for S. Dwight Eaton. 16 Howe Street is marked “L. Howe” (marked with blue arrow).

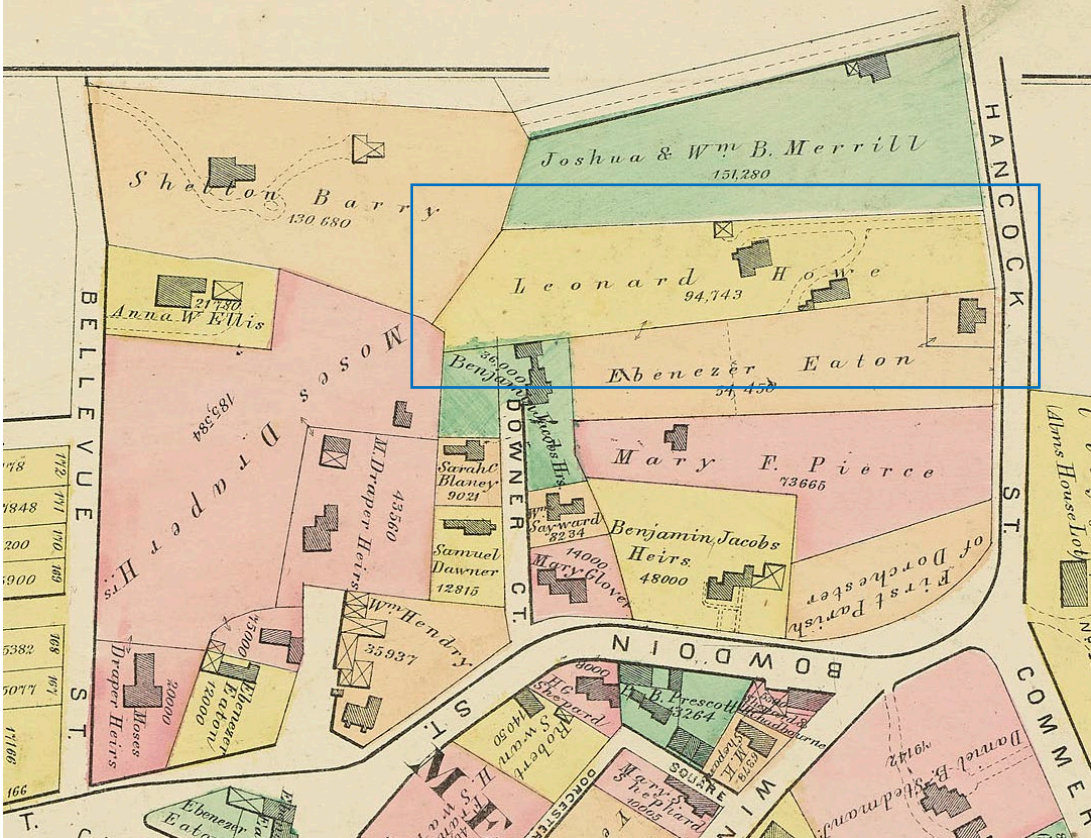


Figure 20: "Atlas of the County of Suffolk, Massachusetts Vol. 3rd including South Boston and Dorchester from actual surveys and official records" (Plate L). G. M. Hopkins & Co., 1874. Leonard Howe's property is boxed in blue.

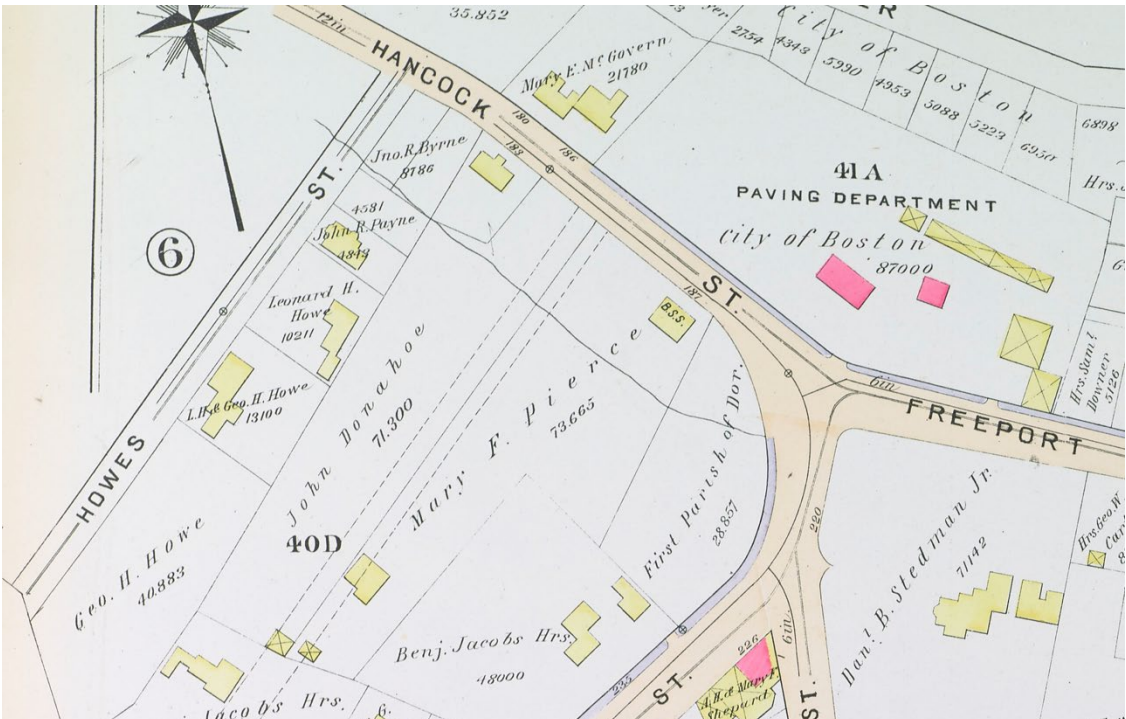


Figure 21: "Atlas of the City of Boston vol. 5 Dorchester, MA Second Edition. From Actual Surveys and Official Plans (G. W. Bromley & Co., 1894). Plate 8. Howe Street (then called "Howes Street") has been established.

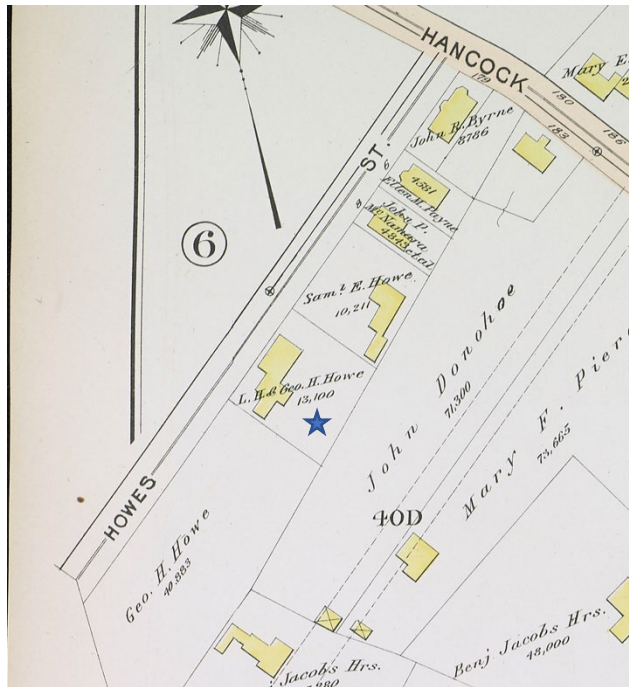


Figure 22: "Atlas of the City of Boston, vol 5: Dorchester, Mass, from actual surveys and official plans (3rd edition)". G. W. Bromley & Co., 1898. The Howe-Kingsley House property is marked by the blue star.



Figure 23: 1904 Bromley Atlas. The Howe-Kingsley House property is circled in blue.

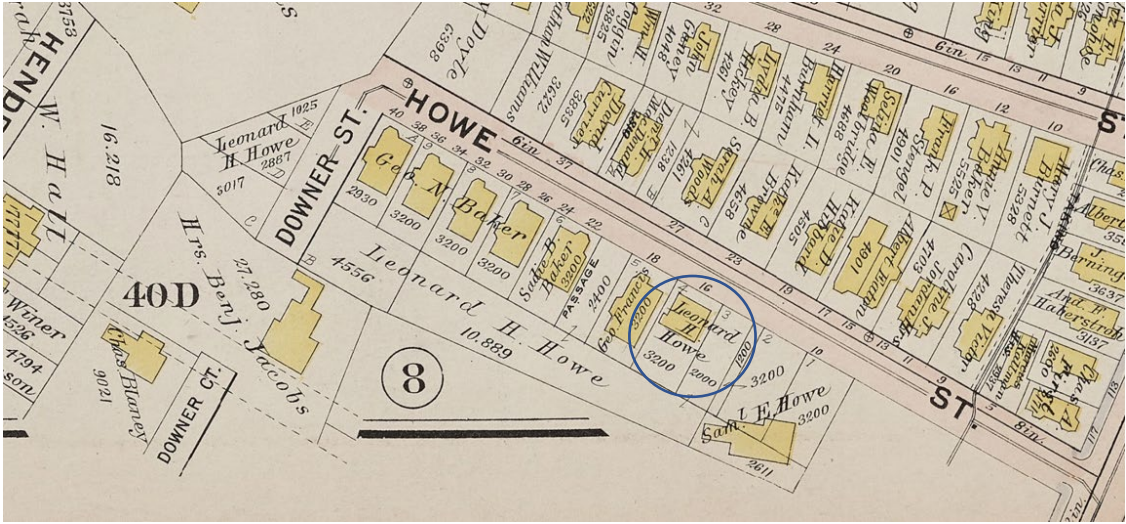


Figure 24: 1910 Bromley Atlas. By 1910 the adjoining stable was truncated. The Howe-Kingsley House at 16 Howe Street is circled in blue.

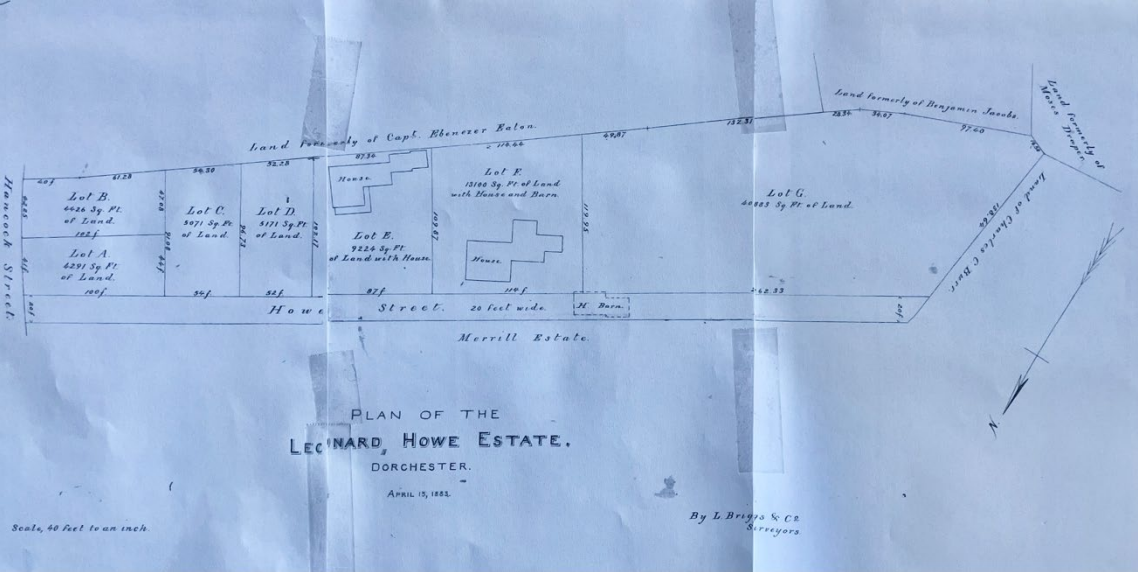


Figure 25: 1883 Plan of the Leonard Howe Estate by L. Briggs & Co., Surveyors. The property containing the Howe-Kingsley House is "Lot F."



Figure 26: Undated photograph of 16 Howe Street showing the original ell. Photograph from Dorchester Historical Society.



*Figure 27: Undated photograph of 16 Howe Street showing the triple-decker built next to it in the early 20th century.
Source: Dorchester (Then and Now), Anthony Sammarco.*

3.0 SIGNIFICANCE

3.1 Historic Significance

Evolution of Dorchester

Dorchester was originally settled as a Massachusetts Bay Colony town in 1630. For much of the Colonial period it was an agricultural settlement.⁴ By the late 17th century, Dorchester's town center and center of civic activity shifted from the coastline to Meeting House Hill,⁵ which is slightly southeast of the Howe-Kingsley House. Although mills and industrial facilities grew along the Neponset River,⁶ Dorchester was mainly characterized by farmland. As Boston development expanded throughout the 19th century, the introduction of rail lines into Dorchester and surrounding areas significantly changed the traditional use of land in the town.⁷ Large tracts of farmland were subdivided and sold. Increased populations of commuters built single-family homes on newly-drawn parcels. Elsewhere, developers built vertically, constructing triple-deckers and other multi-family homes. From the mid-1830s to the mid-1930s, Dorchester morphed from sprawling farmland to the dense, suburban landscape that remains today.

16 Howe Street and the Bragg Family

The house at 16 Howe Street was built for Nahum and Hannah Bragg c. 1836. In 1835, Nahum Bragg purchased "land consisting of two acres and twenty eight rods" from Thomas Bird, a descendent of an earlier Thomas Bird who was born in 1613 and settled in Dorchester sometime prior to 1642.⁸ An 1831 map of Dorchester shows neighboring residences belonging to property owners Kelton, Draper, and Glover (see Figure 18),⁹ as described in the recorded deed. The deed of this sale does not mention any existing buildings or structures on the land.¹⁰ In early tax records, Nahum Bragg's occupation is listed as "coachman."¹¹ At the time of his death in 1837, he was described as "yeoman," suggesting that the house and land he built and occupied was used for farming. The Braggs had no children, and so after his death on August 12, 1837, Nahum's estate was transferred to Hannah. Probate records of Nahum's estate describe his personal real estate as "a house [and] land in Dorchester [consisting] of 2 acres [and] 1 quarter or thereabouts."¹² Soon after Nahum's death, Hannah was forced to sell the property at auction to settle debts against her husband's estate. The description of property at that time included: "a dwelling house and one quarter acres of land, belonging to the estate of Nahum Bragg, deceased, situated in Dorchester, near the Alms House, and bounded easterly on the lower road, Southerly on land of Ebenezer Eaton and Warren Glover, Westerly on land of Edward Kilton, and Northerly on land of John Jones." On October 6, 1837, Otis Sheperd (who also served as an administrator to Nahum's estate) purchased the property at auction, having been the highest bidder for a sum of eight hundred and twenty-five dollars, but sold it back to Hannah on that same day for a sum of eight hundred and twenty-six dollars.¹³ Both deeds were recorded on March 6, 1838.

⁴ Massachusetts Historical Commission, *Reconnaissance Survey Town Report: Boston*. (Boston: Massachusetts Historical Commission, 1981), "Dorchester/ Hyde Park", <https://www.sec.state.ma.us/mhc/mhcpdf/townreports/Boston/bos.pdf>

⁵ *Ibid.*

⁶ *Ibid.*

⁷ *Ibid.*

⁸ William Blake Trask, *The Bird family: a Genealogy of Thomas Bird of Dorchester, Massachusetts, and Some of his Descendants*, (Boston: David Clapp & Son, 1871), *FamilySearch.org*

⁹ Trask's genealogy of the Bird family indicates that property owner "Kelton" may have been related to the family through marriage.

¹⁰ Norfolk County, MA Land Records – Deeds, Book 106, Page 179. *FamilySearch.org*

¹¹ Boston, MA Tax Records, Transfer Books 1825, Ward 10, Page 9. *FamilySearch.org*

¹² Norfolk County, MA: Probate File Papers, 1793-1877. *AmericanAncestors.org*.

¹³ Norfolk County, MA Land Records Book 118, Page 330 (Bragg to Shepard); Book 118, Page 330-31. *FamilySearch.org*

In 1839, Hannah Bragg built a stable on the property. According to an agreement filed with a contractor, the stable was to be twenty-five feet by eighteen feet and fifteen feet high and contain partitions for a carriage, a cow, horse stalls, hay storage, and manure.¹⁴ This stable is no longer extant. It is unclear if Hannah continued to reside at the property for the remainder of her ownership after the stable was constructed.¹⁵

Howe Family

A few years after purchasing it back from Otis Shepard, Hannah Bragg sold the property to Samuel Barnett Howe for the sum of twenty-five hundred dollars, thus beginning a period of over a century of ownership by various members of the Howe family and their descendants. The Howe family was descended from John Howe of Sudbury, who arrived there before 1638.¹⁶ He was granted land in Sudbury during the division of "Sudbury meadows," and therefore became a very prominent landowner. He was also one of the signers of the petition for the grant of lands in Marlborough and later became the first settler in the town.

Samuel B. Howe was born in 1819 to Leonard Howe and Ann Evans Howe.¹⁷ In the 1842 Boston City Directory he was listed as an "inspector of leather" with an address of 27 N. Market Street. The deed for his purchase of 16 Howe was recorded on October 8, 1842 and described the sale of the same two and one-quarter acres as well as the buildings contained therein. Samuel later sold the property to his father, Leonard Howe, for one hundred fifty dollars, a fraction of the original purchase price.¹⁸ By 1863, several years after the transaction, Samuel B. Howe was a partner at Howe & Batchellor,¹⁹ manufacturers of shoes and boots, at 89 Pearl Street.²⁰ His house was listed as in Mobile, Alabama. Perhaps this distance explains why Samuel sold the house to his father for a dramatically lower cost. The purchase was recorded on October 17, 1848. An 1850 Map of Dorchester (see Figure 19) shows a residence marked "L. Howe," but does not show the boundaries of the property. The 1874 Hopkins Atlas of South Boston and Dorchester, however, shows the parcel containing the Howe homestead (see Figure 20) consisting of 94,743 square feet, which is a little less than two-and-one-quarter acres. This number is consistent with the descriptions of the land contained in the deed from Thomas Bird to Nahum Bragg in 1835. The mostly rectangular parcel stretches to Hancock Street and contains a house, a barn/ stable, and a third building of unknown use, as well as a makeshift road or path leading to Hancock Street. Leonard, whose occupation was listed as "gardener,"²¹ lived at the premises until his death in 1879.

After Leonard Howe died, his land was subdivided amongst his children into seven lots (Lots A-G, as laid out by surveyor L. Briggs in 1883. See Figure 25). The subdivision map also included one of the first, if not the first, appearances of Howe Street, named for the Howe family, in map format. According to the subdivision plan, Howe Street was proposed to measure 20 feet wide and was to run through the site of the barn constructed during

¹⁴ Norfolk County, MA Land Records, Book 123, Page 110. *FamilySearch.org*

¹⁵ The Landmark Petition attests that Hannah Bragg was not listed by name on the 1840 census at 16 Howe Street, even though she should have been, as she was the head of household. Furthermore, Leonard Howe and his family are listed on the 1840 census as inhabitants of "the division allotted to Otis Shepard," suggesting that Leonard Howe may have occupied the house prior to the formal purchase of the house by Samuel B. Howe.

¹⁶ Daniel Wait Howe, *Genealogy of John Howe of Sudbury and Marlborough, Massachusetts*, (Boston: New England Historic Genealogical Society, 1929) *Archive.org*

¹⁷ "Massachusetts Deaths, 1841-1915, 1921-1924," *FamilySearch.org*

¹⁸ Norfolk County, MA Land Records, Book 183, Page 147. *FamilySearch.org*

¹⁹ The Landmark Petition notes that there is some evidence that the company provided boots to the United States government prior to the Civil War. The transaction is included in an 1860 congressional report on expenditures.

²⁰ *The Boston Directory, Embracing the City Record, a General Directory of the Citizens, and a Business Directory for the Year Commencing July 1, 1863*, (Boston: Adams, Sampson & Company). Retrieved from <https://books.google.com>

²¹ "Massachusetts, Boston Tax Records, 1822-1918," *FamilySearch.org*

Hannah Bragg's ownership. The barn is crosshatched on the map, indicating that it was to be demolished to make way for the road. Of note, the third building as shown in the 1874 Atlas (see Figure 20) is referred to on this subdivision plan as a house. More research is needed to determine its origins. Leonard's daughter, Ann Evans Howe, inherited the lot(s) containing the original house and barn. Ann died in 1889 and the property passed to her brother, Leonard Hiram Howe.²²

The subdivision of Leonard Howe's estate was the catalyst for the development of what is now the south side of Howe Street. The sale of these parcels significantly altered the existing landscape. The newly constructed Howe Street first appears in the 1894 Bromley Atlas (see Figure 21). By 1898, four of the subdivided lots of the Howe Estate were sold to other families. Three abutting lots remained in Howe family ownership. The 1898 Bromley Atlas (see Figure 22) indicates that at this time the house was owned by Leonard H. and his brother, George H. Howe. Leonard H. Howe was a painter by trade who primarily worked on houses and signage.²³ He also manufactured an 8 hp automobile in 1905.²⁴ By 1904 Lot G (see Figure 23) had been subdivided and sold. The 1904 Bromley Atlas shows several new residences along Howe Street. It also shows that Lot F, the original subdivision parcel which contained the Howe-Kingsley House, was further subdivided; a new property line is shown as running through the ell of the existing house. The establishment of this new parcel is likely the reason that a portion of the ell was removed between 1898 and 1904, and why the ell was further truncated by 1910. The 1910 Bromley Atlas shows that the adjacent lot on the west side of the house was sold and contains a new house (Figure 24). The map also shows the house in its current configuration with all but a small portion of the ell removed.

Various other deeds naming Samuel E. Howe as grantor after 1910 indicate that members of the Howe family continued to sell off parcels from the original estate into the 20th century. The subdivision of the property over time reflects the broad changes Dorchester experienced during the 18th and 20th centuries. The property's transition from large estate to subdivided lots reflects the transition of Dorchester into a dense suburban community.

By the time the property was sold to Lowell and Charlotte Kingsley, the house had been in the possession of the Howe family for over a century. After Leonard H. Howe died in 1911, his wife, Abigail (Abby) Ellis Wales lived there until her death in 1928. Their son, Samuel Evans Howe owned the house until his death in 1942. The house was then passed to his stepdaughter, Florence C. Schicks.²⁵

Kingsley Family and Kingsley School

In 1948, Lowell Kingsley purchased the house from Florence C. Schicks, stepdaughter of Samuel Evans Howe. The Kingsleys owned the property until 2017. Lowell and his wife, Charlotte Lindenman Kingsley, are notable for their association with the Kingsley School, also known as the Kingsley Montessori School, a Boston educational institution currently located at the corner of Fairfield Street and Commonwealth Avenue in Back Bay. The Kingsley School was founded at 480 Beacon Street in 1938 by Lowell's mother, Edith Halliday Kingsley, and Helen Loud. Edith and Helen were clinicians at the Educational Clinic at Boston University (where Lowell's father, Howard L. Kingsley, was also a professor of education). Boston University's Educational Clinic was known for its focus on remedial

²² Landmark Petition for Howe-Kingsley House

²³ Ibid.

²⁴ Marian Suman-Hreblay, Automobile Manufacturers Worldwide Registry, McFarland 2015, Page 147.

https://www.google.com/books/edition/Automobile_Manufacturers_Worldwide_Regis/Cc7CgAAQBAJ?hl=en&gbpv=1&bsq=howe. This information is included in the submitted Landmark Petition.

²⁵ Landmark Petition for Howe-Kingsley House

reading and regarded as a pioneering program in the educational field.²⁶ The two women founded the Kingsley School based on the same principles; they created the program to help children of normal intelligence who also had learning or reading problems.²⁷ The Kingsley School is believed to be the first school in the United States to provide intensive remedial reading instruction for all its students.²⁸ The method used by the Kingsley School is considered a major contributor to the field of special education, and considered by some to be the first special education school in the country. The school moved to 397 Marlborough Street in 1945.²⁹

Lowell and Charlotte Kingsley purchased 16 Howe Street in 1948, the same year Lowell assumed leadership of the Kingsley School where Charlotte was also a teacher. Lowell served as headmaster until he retired in 1985. “As its head of school for four decades, Lowell was the heart and soul of the Kingsley School, and it was his innovative leadership that took the seeds planted by Edith Halliday Kingsley and Helen Loud and grew the school into a life-changing experience for so many children for whom the regular education system had failed.”³⁰ Charlotte Kingsley was herself a highly-regarded educator for decades, helping numerous children who had struggled at other schools to enjoy learning and reading for the first time and to thrive in her classes. Under Lowell’s leadership, the Kingsley School remained an innovative and unique educational institution for children who struggled in a traditional classroom environment. In the meantime, the public began to recognize the growing need for universal access to different education programs. In 1972, the state Legislature approved Chapter 766, which established the individual rights of children to have access to education programs best suited to their needs; as a result, special education programs began in various school districts across the Commonwealth and enrollment at the Kingsley School dropped.³¹ The school relocated to 30 Fairfield Street in 1974.³² In 1991, the school merged with Back Bay Montessori, a preschool founded in 1986, and became the Kingsley Montessori School.³³

Lowell and Charlotte Kingsley owned the house at 16 Howe Street from 1948 to 2017. It is due to the diligence of the Kingsleys that so much of the original detail of this c. 1836 house survives today.

Night Vision Technology

In addition to her contributions to the Kingsley School as a teacher, Charlotte Lindenman Kingsley also made contributions to the field of military science and the development of night vision technology. Charlotte was stationed in Fort Devens in Ayer, MA during World War II when it was discovered that she had “exceptional eyesight.”³⁴ As a result of this condition, she was sent to a government research facility in Long Island and reassigned to testing new military night vision technology which eventually led to the development and advancement of night vision goggles.³⁵

²⁶ Bryan Marquard, “Lowell Kingsley, 98, former longtime head of Kingsley School,” *The Boston Globe*, September 22, 2017. <https://www.newspapers.com/image/444680505> (accessed June 21, 2022).

²⁷ *Ibid.*

²⁸ *Ibid.*

²⁹ “379 Marlborough Street,” *BackBayHouses.org*, accessed June 1, 2022. <https://backbayhouses.org/397-marlborough/>

³⁰ Comment from Marti Glynn (Dorchester Historical Society) on draft study report.

³¹ Marquard, Lowell Kingsley obituary

³² “30 Fairfield Street,” *BackBayHouses.org*, accessed June 1, 2022. <https://backbayhouses.org/30-fairfield/>

³³ “History,” *Kingsley.org*, accessed June 1, 2022. <https://www.kingsley.org/at-a-glance/history>

³⁴ “Kingsley, Charlotte, Beloved Former Teacher at the Kingsley School in Boston, Extraordinary Gardener, and Lover of Books, Libraries, and Reading,” *The Boston Globe*, September 1, 2019. <https://www.newspapers.com/image/599197940/> (accessed June 21, 2022)

³⁵ *Ibid.*

3.2 Architectural (or Other) Significance

16 Howe Street is significant as a mostly intact example of a vernacular farmhouse with Greek Revival and Federal style elements in Dorchester. Despite the modification and removal of most of the original ell at the west facade and the demolition of a c. 1839 barn for the construction of Howe Street, the property retains a high level of integrity including original windows, fireplaces, interior materials and trim, and original circulation patterns. The exterior also retains its overall massing at the main house. Very few examples of houses of this style and type and this level of original integrity remain in Dorchester and the City of Boston.

3.3 Archaeological Sensitivity

Dorchester is archaeologically sensitive for ancient Native American and historical archaeological sites. Multiple archaeological surveys in this neighborhood have demonstrated the survival of ancient Native sites to the present, especially in open spaces (yards, parks, etc.). Historically, Dorchester was a significant part of Boston's 17th-19th century history, and likely contains intact archaeological sites related to Boston's colonial, Revolutionary, and early Republic history especially yard spaces where features including wells, cisterns, and privies may remain intact and significant archaeological deposits. These sites represent the histories of Dorchester home-life, artisans, industries, enslaved people, immigrants, and Native peoples spanning multiple centuries. Dorchester's shoreline may contain early submerged ancient Native archaeological sites, shipwrecks, piers, and other marine deposits that may be historically significant.

3.4 Relationship to Criteria for Designation

16 Howe Street meets the following criteria for designation as a Boston Landmark as established in Section 4 of Chapter 772 of the Acts of 1975, as amended:

- B. Structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation.**

The Howe-Kingsley House sits on a parcel which was once part of a homestead consisting of approximately two-and-one-quarter acres. In 1883, the parcel was subdivided into lots. The change of the property over time from large homestead with outbuildings to small lot with single building reflects the broader patterns of Dorchester development in the 19th and early 20th centuries. The removal of most of the original ell to allow for denser homes is also evidence of the transformation of Dorchester from farming community to dense suburban landscape through the subdivision of large tracts of land into small single building lots.

- C. Structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages.**

The Howe-Kingsley House also has important associations with childhood education in Boston and, more broadly, the development of special education, through its connection to Lowell and Charlotte Kingsley and the Kingsley School.

- D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation.**

The Howe-Kingsley House is significant as a vernacular farmhouse constructed in 1836 that displays both Federal and Greek Revival design elements. The blend of these two styles is consistent with the period of its construction, when the Federal style was becoming less popular and Greek Revival style was more contemporary. The house maintains a high level of integrity on the exterior and interior and retains many original materials.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston's Assessor's Records, the property at 16 Howe Street (parcel 150281700) where the Howe-Kingsley House is located has a total assessed value of \$365,300, with the land valued at \$172,600 and the building valued at \$192,700 for fiscal year 2021.

The vacant lot (parcel 1502817001) has a total assessed value of \$14,600 for fiscal year 2021.

4.2 Current Ownership

16 Howe Street is owned by 16 Howe Street LLC, with a mailing address at 1 Crest Rd C/O 16 Howe Street LLC, Wellesley, MA 02482.

5.0 PLANNING CONTEXT

5.1 Background

16 Howe Street was constructed in 1836 as a single family house on a homestead consisting of approximately two-and-a-half acres. Over its lifespan, the house was owned by three families; Nahum and Hannah Bragg from 1836 - 1842; various members of the Howe family from 1842 - 1948 (in order of ownership: Samuel Barnett Howe, Leonard Howe, Anne Evans Howe, Leonard Hiram Howe, Abby Wales Howe, Samuel E. Howe, Harriet C. Howe, and Florence C. Schicks); and Lowell and Charlotte Lindenman Kingsley from 1948 - 2017. The house has been vacant since 2017.

According to an anecdotal account from Florence Schicks, Samuel E. Howe set up a corn plaster manufacturing shop in the front two rooms of the house during his ownership.³⁶ The house has otherwise been used as a dwelling for its lifespan.

5.2 Zoning

Parcel number 1502817000 and 1502817001 are in the Dorchester Neighborhood zoning district and a 3F subdistrict, which allows for one-, two-, and three- family dwellings. These parcels are not subject to any overlay districts.

5.3 Planning Issues

An Article 85 application was submitted on March 16, 2018, for the demolition of the house at 16 Howe Street. Boston Landmarks Commission staff determined the property to be historically significant. The applicant did not submit the required materials to move forward with the Article 85 process, so a public hearing was not scheduled. The Article 85 application was withdrawn in June 2020.

On May 28, 2020, a complete petition to Landmark the Howe-Kingsley House at 16 Howe Street was processed by Landmarks Commission staff. At a public hearing on June 23, 2020, the Boston Landmarks Commission voted to accept the Howe-Kingsley House for further study.

³⁶Landmark Petition for Howe-Kingsley House. Samuel E. Howe formed a druggist supply company in 1917, so a corn plaster manufacturing facility is consistent with this business venture.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission

1. Designation

The Commission retains the option of designating 16 Howe Street as a Boston Landmark. Designation shall correspond to Assessor's parcel 150281700 and shall address the following elements hereinafter referred to as the "Specified Features":

- The exterior envelope of the building.
- Shutters (including any that are currently detached and stored).
- Original windows.
- Certain interior elements including:
 - Fireplaces and mantelpieces;
 - Flooring, baseboards, and wood trim;
 - Main staircase (including newel posts, handrails, balusters, decorated stringers, and cove moldings) and circulation pattern;
 - Walls and ceilings made of original horsehair plaster held by sawn-pine laths);
 - Paneled doors.

2. Denial of Designation

The Commission retains the option of not designating any or all of the Specified Features.

3. National Register Listing

The Commission could recommend that the property be listed on the National Register of Historic Places, if it is not already.

4. Preservation Plan

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

5. Site Interpretation

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

6.2 Impact of alternatives

1. Designation

Designation under Chapter 772 would require review of physical changes to 16 Howe Street in accordance with the Standards and Criteria adopted as part of the designation.

2. Denial of Designation

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

3. National Register Listing

16 Howe Street could be listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection from federal, federally-funded or federally assisted activities. It creates incentives for

preservation, notably the federal investment tax credits and grants through the Massachusetts 19 Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register listing provides listing on the State Register affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register listing does not provide any design review for changes undertaken by private owners at their own expense.

4. Preservation Plan

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

5. Site Interpretation

A comprehensive interpretation of the history and significance of 16 Howe Street could be introduced at the site.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission makes the following recommendations:

1. That the Howe-Kingsley House be designated by the Boston Landmarks Commission as a Landmark under Chapter 772 of the Acts of 1975, as amended (see Section 3.4 of this report for Relationship to Criteria for Designation);
2. That the boundaries corresponding to Assessor's parcels 1502817000 and 1502817001 be adopted without modification;
3. And that the Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

8.0 STANDARDS AND CRITERIA, WITH LIST OF CHARACTER-DEFINING FEATURES

8.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Designation which shall be applied by the Commission in evaluating proposed changes to the historic resource. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

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

Proposed alterations related to zoning, building code, accessibility, safety, or other regulatory requirements do not supersede the Standards and Criteria or take precedence over Commission decisions.

In these standards and criteria, the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required.

8.2 Levels of Review

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

- A. Routine activities which are not subject to review by the Commission:
 - 1. Activities associated with normal cleaning and routine maintenance.
 - a. For building maintenance, such activities might include the following: normal cleaning (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind repainting, staining or refinishing of wood or metal elements, light bulb replacements or in-kind glass repair/replacement, etc.

- b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
 - 2. Routine activities associated with special events or seasonal decorations which do not disturb the ground surface, are to remain in place for less than six weeks, and do not result in any permanent alteration or attached fixtures.
- B. Activities which may be determined by the staff to be eligible for a Certificate of Exemption or Administrative Review, requiring an application to the Commission:
 - 1. Maintenance and repairs involving no change in design, material, color, ground surface or outward appearance.
 - 2. In-kind replacement or repair.
 - 3. Phased restoration programs will require an application to the Commission and may require full Commission review of the entire project plan and specifications; subsequent detailed review of individual construction phases may be eligible for Administrative Review by BLC staff.
 - 4. Repair projects of a repetitive nature will require an application to the Commission and may require full Commission review; subsequent review of these projects may be eligible for Administrative Review by BLC staff, where design, details, and specifications do not vary from those previously approved.
 - 5. Temporary installations or alterations that are to remain in place for longer than six weeks.
 - 6. Emergency repairs that require temporary tarps, board-ups, etc. may be eligible for Certificate of Exemption or Administrative Review; permanent repairs will require review as outlined in Section 8.2. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.
- C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.
- D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Landmarks 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, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint staff review or joint hearing will be arranged.

8.3 Standards and Criteria

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel and to the designated interior elements.

8.3.1 General Standards

1. Items not anticipated in the Standards and Criteria may be subject to review, refer to Section 8.2 and Section 9.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided. See Section 8.4, List of Character-defining Features.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved. (The term "later contributing features" will be used to convey this concept.)
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Staff archaeologists shall review proposed changes to a property that may impact known and potential archaeological sites. Archaeological surveys may be required to determine if significant archaeological deposits are present within the area of proposed work. Significant archaeological resources shall be protected and preserved

in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. See section 9.0 Archaeology.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of a property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved.
12. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building, allowing for contemporary expression. New signs shall not detract from the essential form of the building nor obscure its architectural features.
13. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

8.3.2 Masonry at exterior walls (including but not limited to stone, brick, terra cotta, concrete, adobe, stucco, and mortar)

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

9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should only be performed when necessary to halt deterioration.
12. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
14. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property.
17. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.
18. Deteriorated stucco shall be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
19. Deteriorated adobe shall be repaired by using mud plaster or a compatible lime-plaster adobe render, when appropriate.
20. Deteriorated concrete shall be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch shall be applied carefully so that it will bond satisfactorily with and match the historic concrete.
21. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

8.3.3 Wood at exterior walls

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

8.3.4 Architectural metals at exterior walls (including but not limited to wrought and cast iron, steel, pressed metal, terneplate, copper, aluminum, and zinc)

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail or installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
7. The type of metal shall be identified prior to any cleaning procedure because each metal has its own properties and may require a different treatment.
8. Non-corrosive chemical methods shall be used to clean soft metals (such as lead, tinfoil, terneplate, copper, and zinc) whose finishes can be easily damaged by abrasive methods.
9. If gentler methods have proven ineffective, then abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed for hard metals (such as cast iron, wrought iron, and steel) as long as it does not abrade or damage the surface.
10. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
11. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
12. Repainting should be based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.

8.3.5 Windows (also refer to Masonry, Wood, and Architectural Metals)

1. The original or later contributing arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Original or later contributing window sash, elements, features (functional and decorative), details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing window sash, elements, features (functional and decorative), details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.

6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it should be based on physical or documentary evidence.
7. Replacement sash for divided-light windows shall have through-glass muntins or simulated divided lights with dark anodized spacer bars the same width as the muntins.
8. Tinted or reflective-coated glass shall not be allowed.
9. Metal or vinyl panning of the wood frame and molding shall not be allowed.
10. Exterior wood or combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the storm window shall align with that of the primary window.
11. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
12. Clear or mill finished aluminum frames shall not be allowed.
13. Window frames, sashes, and, if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building.
14. Shutters that appear to be the original exterior shutters are stored in the basement and shall be retained for future restoration and reinstallation.

8.3.6 Entrances/Doors (also refer to Masonry, Wood, Architectural Metals, and Porches/Stoops)

1. All original or later contributing entrance elements shall be preserved.
2. The original or later contributing entrance design and arrangement of the door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (function and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed, storm doors shall be painted to match the color of the primary door.
10. Unfinished aluminum storm doors shall not be allowed.
11. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
12. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
13. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist, repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

8.3.7 Porches/Stoops (also refer to Masonry, Wood, Architectural Metals, Entrances/ Doors, Roofs, and Accessibility)

1. All original or later contributing porch elements shall be preserved.
2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be retained if possible and, if necessary, repaired using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

8.3.8 Lighting

1. There are several aspects of lighting related to the exterior of the building and landscape:

1. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 2. Quality of illumination on building exterior.
 3. Security lighting.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piercing in or reinforcing the lighting fixture using recognized preservation methods.
 3. Deteriorated or missing lighting fixtures materials, elements, features (functional and decorative), details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.
 4. When replacement is necessary, it should be based on physical or documentary evidence.
 5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
 6. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details, and ornamentation shall not be sheathed or otherwise obscured by other materials.
 7. Supplementary illumination may be added where appropriate to the current use of the building.
 8. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 1. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 2. Accurate representation of the original period, based on physical or documentary evidence.
 3. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 4. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
 9. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
 10. No exposed conduit shall be allowed on the building.
 11. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
 12. On-site mock-ups of proposed architectural night lighting may be required.

8.3.9 Storefronts (also refer to Masonry, Wood, Architectural Metals, Windows, Entrances/Doors, Porches/Stoops, Lighting, and Accessibility)

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Storefront section).

8.3.10 Curtain Walls (also refer to Masonry, Wood, Architectural Metals, Windows, and Entrances/Doors)

1. Refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Curtain Walls section).

8.3.11 Roofs (also refer to Masonry, Wood, Architectural Metals, and Roof Projections)

1. The roof shapes and original or later contributing roof material of the existing building shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

8.3.12 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps; also refer to Masonry, Wood, Architectural Metals, and Roofs)

1. New roof projections shall not be visible from the public way.
2. New mechanical equipment should be reviewed to confirm that it is no more visible than the existing.

8.3.13 Additions

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

8.3.14 Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property. Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.
2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 1. Review the historical significance of the property and identify character-defining features;
 2. Assess the property's existing and proposed level of accessibility;
 3. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

8.3.15 Renewable Energy Sources

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Before proposing renewable energy sources, the building's performance shall be assessed and measures to correct any deficiencies shall be taken. The emphasis shall be on improvements that do not result in a loss of historic fabric. A report on this work shall be included in any proposal for renewable energy sources.

3. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the building and site.
4. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

8.3.16 Building Site

1. The general intent is to preserve the existing or later contributing site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All original or later contributing features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative elements, and water features. (See section 9.0 for subsurface features such as archaeological resources or burial grounds.)
4. Deteriorated or missing site features shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
7. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
8. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
9. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
10. Buildings should not be relocated if it would diminish the historic character of the site.
11. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. For any new vehicle access elements or other additions to the site, a sensitive/adequate landscape buffer shall be created between the new features and the historic house. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.

12. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
13. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
14. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the character of the site.
15. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
16. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
17. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

8.3.17 Interior Spaces, Features, and Finishes

1. The floor plan and interior spaces, features, and finishes that are important in defining the overall historic character of the building shall be retained and preserved.
2. Original or later contributing interior materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the materials using recognized preservation methods.
3. Deteriorated or missing interior materials, features, details, surfaces, and ornamentation shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. When necessary, appropriate surface treatments such as cleaning, paint removal, and reapplication of protective coating systems shall be applied to historic materials (including plaster, masonry, wood, and metals) which comprise interior spaces.
7. Damaged or deteriorated paint and finishes shall be removed only to the next sound layer using the gentlest method possible prior to repainting or refinishing using compatible paint or other coating systems.
8. New material that is installed shall not obscure or damage character-defining interior features or finishes.

9. New or additional systems required for a new use for the building, such as bathrooms and mechanical equipment, should be installed in secondary spaces to preserve the historic character of the most significant interior spaces.
10. New mechanical and electrical wiring, ducts, pipes, and cables shall be installed in closets, service areas, and wall cavities to preserve the historic character of interior spaces, features, and finishes.
11. New, code-required stairways or elevators should be located in secondary and service areas of the historic building.

8.3.18 Guidelines

The following are additional Guidelines for the treatment of the historic property:

1. Should any major restoration or construction activity be considered for a property, the Boston Landmarks Commission recommends that the proponents prepare a historic building conservation study and/or consult a materials conservator early in the planning process.
 - a. The Boston Landmarks Commission specifically recommends that any work on masonry, wood, metals, or windows be executed with the guidance of a professional building materials conservator.
2. Should any major restoration or construction activity be considered for a property's landscape, the Boston Landmarks Commission recommends that the proponents prepare a historic landscape report and/or consult a landscape historian early in the planning process.
3. The Commission will consider whether later addition(s) and/or alteration(s) can, or should, be removed. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.

8.4 List of Character-defining Features

Character-defining features are the significant observable and experiential aspects of a historic resource, whether a single building, landscape, or multi-property historic district, that define its architectural power and personality. These are the features that should be identified, retained, and preserved in any restoration or rehabilitation scheme in order to protect the resource's integrity.

Character-defining elements include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They are critically important considerations whenever preservation work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

Below is a list that identifies the physical elements that contribute to the unique character of the historic resource. The items listed in this section should be considered important aspects of the historic resource and changes to them should be approved by commissioners only after careful consideration.

The character-defining features for this historic resource include:

1. **Architectural style.** The house is a vernacular farmhouse that displays both Greek Revival and Federal stylistic elements.
2. **Ornamentation.** Flat corner pilasters are present at the four corners of the building.
3. **Building materials and finishes.** The house is clad in wood clapboard and sits on a stone foundation. Original materials and finishes on the interior and exterior include wood trim, plaster, flooring, baseboards, fireplaces and decorative fireplace mantels, and original windows. The main staircase also includes many original elements, including stringers, treads, newel posts, handrails, balusters, and cove moldings.
4. **Roof type, forms, and features.** The roof has a moderately-pitched gable roof with slopes extending for one-and-a-half stories. There are two chimneys at the center roof ridge. The north and south slopes each contain two dormers.
5. **Cornices.** The gable ends contain wood trim with wider frieze which is consistent with Greek Revival style.
6. **Doors and windows.** The house retains all its original six-over-six double-hung wood sash as well as the original entry doors. Interior doors also appear original.
7. **Shutters or awnings.** Although shutters are no longer extant, original shutter hardware remains at select window surrounds. See standard 8.3.5.14.
8. **Porches.** An entry porch featuring open lattice with segmental-arched-headed openings is present at the east façade. This porch may be original.
9. **Massing of building.** The house maintains most of its original massing. The ell at the west façade was modified and mostly removed before 1910.
10. **Relationship of building to lot lines, sidewalks, and streets.** The Howe-Kingsley House is unique in that the front façade is perpendicular to Howe Street. The house is oriented in this manner because it was constructed before Howe Street was laid out (between 1883 and 1894). The orientation of the house likely means that it faced Hancock Street at the time of its construction (although from a great distance).

9.0 ARCHAEOLOGY

All below-ground work within the property shall be reviewed by the Boston Landmarks Commission and City Archaeologist to determine if work may impact known or potential archaeological resources. An archaeological survey shall be conducted if archaeological sensitivity exists and if impacts to known or potential archaeological resources cannot be mitigated after consultation with the City Archaeologist. All archaeological mitigation (monitoring, survey, excavation, etc.) shall be conducted by a professional archaeologist. The professional archaeologist should meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

Refer to Section 8.3 for any additional Standards and Criteria that may apply.

10.0 SEVERABILITY

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

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Marti A. Glynn

Earl Taylor

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