

THE TILESTON HOUSE

BOSTON LANDMARKS COMMISSION STUDY REPORT



Petition # 266.19
Boston Landmarks Commission
Environment Department
City of Boston

Report on the Potential Designation of

THE TILESTON HOUSE
13 River Street, Mattapan, Boston, Massachusetts

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

Approved by:

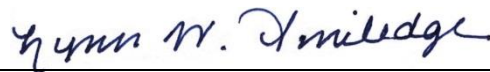


Rosanne Foley, Executive Director

October 5, 2021

Date

Approved by:



Lynn Smiledge, Chair

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Date

Final report posted September 2, 2022

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INTRODUCTION

The designation of the Tileston House was initiated in 2019 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 Tileston House is a historically and architecturally significant building in the Mattapan neighborhood of what was historically the town of Dorchester, now part of Boston. The house has historical significance for its association with early industrial history of the Milton/Dorchester Lower Mills industrial and residential area and for its connection with important individuals in two prominent skilled trade and artisan families, the Badlams and Tilestons. The parcel and the surrounding property have direct links to brothers Colonel Ezra Badlam and General Stephen Badlam, both of whom fought in the American Revolution and were renowned cabinet makers. Stephen Badlam is one of Massachusetts' highly regarded furniture makers, and his work is curated in the collections of major American museums. The house was built ca. 1797 by Euclid Tileston who learned cabinetry from Ezra Badlam, his father-in-law, and later became a carriage maker; the property then passed to his son Charles, a tin smith. The property remained in the Tileston family's ownership until Charles' death in 1897. Architecturally, the house is a rare surviving example of a gambrel-roof, Georgian-style house; built ca. 1797, it is one of the oldest buildings in Boston and is also one of only two extant buildings of its style and form identified in Dorchester. Few gambrel-roof Georgian buildings survive in cities such as Boston due to rapid growth and consequent replacement of older buildings. Petitioners requested that the building be designated a landmark due to its architectural style and age.

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

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

1.0 LOCATION

1.1 Address

According to the City of Boston's Assessing Department, the Tileston House is located at 13 River Street, Mattapan, Boston, MA 02126.

1.2 Assessor's Parcel Number

The Assessor's Parcel Number is 1703728020.

1.3 Area in which Property is Located

The Tileston House, located at 13 River Street, is in the Lower Mills section of Boston's Mattapan neighborhood, in what historically was the Mattapan neighborhood of Dorchester.¹ It is located on the north side of River Street, one of the earliest roads through Mattapan, and west of the intersection with Washington Street, a mid-seventeenth-century north-south thoroughfare that spans Dorchester and connects nearby Milton to the south with Roxbury to the north. The surrounding neighborhoods to the north and west are composed primarily of nineteenth- and early twentieth-century single and multi-family dwellings. The intersection of Washington and Adams streets to the east has dense commercial development. A large, twenty-first-century commercial building is on the south side of River Street, opposite the subject property. Historically, the Neponset River to the south was lined first with residences and farms in the eighteenth century and then with industrial buildings in the nineteenth century; many of these buildings have been rehabilitated for new uses or have been replaced by new construction.

The property is within the Lower Mills West area (BOS.EI), comprising a portion of an early- to-mid-nineteenth-century industrial village along the north and south banks of the Neponset River that was known as the Lower Mills. The Tileston House (BOS.6186) is among the oldest known surviving eighteenth-century houses in Dorchester's Lower Mills neighborhood, of which there are only five documented in MACRIS.

1.4 Map Showing Location

(See next page.)

¹ The area is alternately called Dorchester Lower Mills and Mattapan. For clarity in this report, the present-day neighborhood will be referred to as Mattapan, conforming to the City of Boston's neighborhood designation. The historical discussion will refer to the area as Dorchester, conforming to its historical designation.

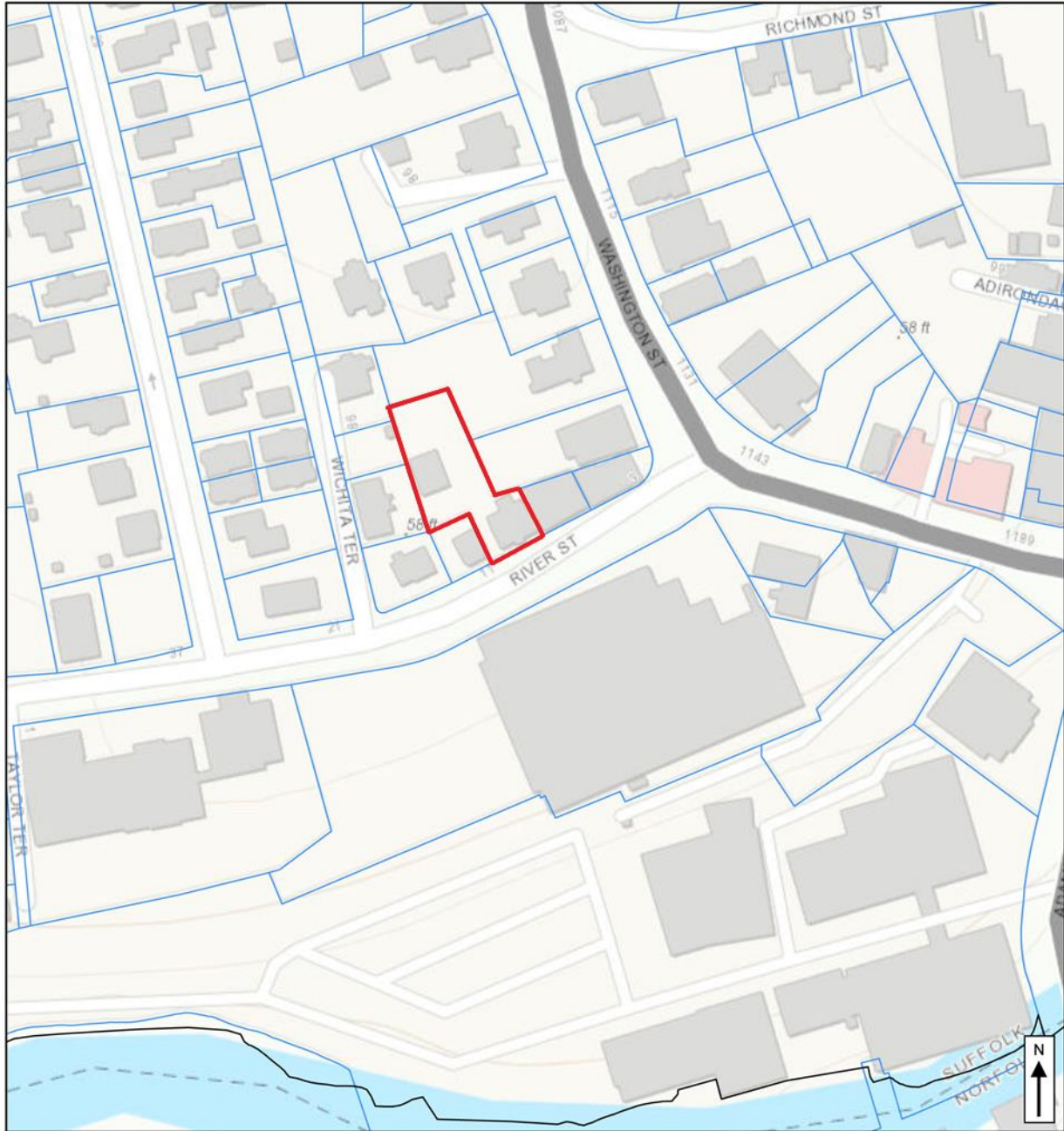


Figure 1. Map showing the boundaries of parcel #1703728020.

2.0 DESCRIPTION

2.1 Type and Use

The Tileston House, 13 River Street, was likely built circa 1797 as a single-family residence for carriage maker Euclid Tileston (1766–1848) on land he purchased that year from the estate of Ezra Badlam. It remained in the Tileston family until 1897, when it was sold to John G. Karle following the death of Euclid's son Charles Tileston (1818–1894). In the early-to-mid-twentieth century, a two-car garage was constructed at the north end of the parcel. The house remains used as a single-family residence and is currently undergoing rehabilitation.

2.2 Physical Description of the Resource

The Tileston House, 13 River Street, occupies a flat site encompassing 11,663 square feet, 100 feet west of the termination of River Street at Washington Street. The parcel is an irregular L shape, extending northwest at an oblique angle. The parcel abuts commercial and mixed-use buildings to the east and south, and multi-family dwellings to the west and north. The house faces south immediately along the sidewalk. A narrow drive leads north along the west elevation to the garage in the rear part of the parcel. A sliding, chain link gate installed on the north elevation of the house can be extended to secure access to the rear lot. A mortared granite block wall lines the south (facade) elevation along the sidewalk. A row of granite blocks is incorporated into the upper part of the seat wall, and granite steps lead to the entry. Landscaping is limited to the contained beds created by the seat wall. The rear parcel is filled with young trees and shrubs.

The house is a two-and-a-half-story, three-bay-by-one-bay, late Georgian-style, wood-frame house built ca. 1797.² The house has a steep side-gambrel roof covered in asphalt shingles and pierced by a small brick chimney in the northwest corner and by a metal stove pipe on the east end. There are two gable-roof dormers on the north slope. The roof has minimal eaves and a flush rake. Any original trim or cornice has been removed or covered by vinyl. The walls are clad in vinyl siding; however, wood shingles are visible where siding has been removed on the west elevation. The foundation is granite block on the facade and puddingstone rubble on the side elevations; most of the foundation on the facade is obscured from view by the seat wall. There are two one-story additions off the north (rear) elevation: an end-gable, one-bay-wide addition built before 1888 and a flat-roof addition spanning the remainder of the north elevation that was extant by the 1970s.

The facade (south) retains a typical Georgian arrangement, consisting of a centered single entry flanked by two windows on each side and five symmetrically placed windows above. The windows in the eastern bays are located closer to the end wall than the windows in the western bays. The

² The Massachusetts Historical Commission designates the Tileston House as Colonial style, rather than Georgian, which is reserved for Pre-Revolutionary era, high-style buildings. However, based on commonly available style guides, such as Virginia Savage McAlester's *A Field Guide to American Houses* (2013), the Tileston House bears the hallmarks of a more vernacular form of Georgian styling, evident in its massing and form.

entry is sheltered by a small, hip-roof porch with a vinyl-covered frieze and supported by open wrought-iron posts. The posts are decorated with wrought-iron spirals and anchored on the granite block walls that form solid balustrades for the entry steps. The entry bay is covered with a thin fieldstone veneer and contains a 21-panel wood door within narrow wood surrounds. The windows are one-over-one replacement sash with aluminum casing over wood surrounds and gutters attached to some of the sills. Alternating, decorative, louvered vinyl shutters are present on the facade. The east elevation has a single centered window on the first story, a single window in the roof peak, and a metal louvered vent above. A narrow, one-story addition projects past the east elevation of the building, terminating near the property line. The roof peak has two stacked openings; the lower has been infilled with vinyl siding, and the upper opening contains a fixed, vinyl window. The second story of the north elevation exposed above the rear additions has two windows that match the facade elevation. The two gable dormers in the upper slope of the roof have wood rakes and flush eaves, and the replacement windows have wood surrounds.

The additions on the north elevation cover the entire first story of the main block. The west addition, extant by 1888, projects north from the two westernmost bays, and has an asphalt shingle-covered roof, rough-cut wood shingle-clad (west) and vinyl siding-covered (north) walls, and replacement windows. Remnants of previous clapboard sheathing are visible where shingles have been removed on the west elevation. A single, one-over-one, sash window is on the west elevation of the addition, and a fixed window is on the north elevation with a metal louvered vent in the gable above.

The east addition covers the remaining bays and projects north past the addition with a low-pitched, shed roof extension. Where visible, the roof is covered in asphalt shingles. The walls are clad in manufactured particle board affixed vertically with thin batten seams. Corner boards are the only ornamentation on the addition. The foundation is not visible. There is a single entrance on the west elevation: a glazed replacement door flanked with half-height, narrow, fixed windows in narrow aluminum surrounds. The north elevation, which is mostly obscured by vegetation, has replacement windows.

The Tileston House has undergone several major alterations and additions since its construction. The gable-roof rear addition was constructed before 1888. A photograph, taken before 1899 (Figure 7), indicates that a second-story window on the west elevation has been filled and that another chimney may have been present on the eastern part of the house. In addition, the facade porch had cornice trim and wood columns that adjoined a wood balustrade running across the parcel's street frontage. Historic aerial photographs indicate that the flat-roof rear addition was constructed before the 1970s. In 1981, vinyl siding was installed over wood shingle cladding. At this point, the house's heavy window lintels and frames and cornices were removed or covered. An Italianate-style entrance porch, likely added in the mid-nineteenth century, was altered in the early- to mid-twentieth century when trim and lattice infill was removed and replaced with wrought iron.

A south-facing, late-twentieth-century, astylistic, one-story, two-bay, wood-frame garage is in the northwest arm of the parcel and obscured from the street by a chain-link gate. It has a low-pitched, end-gable roof covered in asphalt shingles with plain rakes, and its walls are clad in wood

shingles with corner boards. The garage bays have narrow wood trim and are filled with pairs of wood two-part accordion doors. There is a fixed window in the gable above.

2.3 Contemporary Images



Figure 2. Front (south) and west elevations (The Public Archaeology Laboratory, Inc. 2021).



Figure 3. Front (south) elevation (The Public Archaeology Laboratory, Inc. 2021).



Figure 4. Front (south) and east elevations (The Public Archaeology Laboratory, Inc. 2021).



Figure 5. Front (south) and west elevations, view northeast along River Street toward Washington Street. Charles Tileston's tin shop was in the far right, Second Empire-style building, 1141 Washington Street (The Public Archaeology Laboratory, Inc. 2021).



Figure 6. Garage, south and east elevations, looking north from drive (The Public Archaeology Laboratory, Inc. 2021).

2.4 Historic Maps and Images



Figure 7. A late nineteenth-century photograph of 13 River Street, showing columns supporting entry porch roof, six-over-six windows with projecting surrounds, and chimney placement (Branch Alliance of Christ Church Unitarian (Christ Church). *The Dorchester Book*. Boston, MA: George H. Ellis, Printer, 1899).



Figure 8. 1845 plan of Stephen Badlam's estate, showing property belonging to Euclid Tileston and others. The lot west of the parcel labelled "Mr. Euclid Tileston" was earlier owned by Richard Trow; together these are the parcel with shop and shed that Ezra Badlam sold to them in 1788. The buildings on the south side of River Street, including the former Stephen Badlam House at the corner, belonging to Mrs. Dorr are not extant (Norfolk County Registry of Deeds Plan book 158/page 244).



Figure 9. Late 19th century photo of the Stephen Badlam House, likely at the southwest corner of Washington and River Streets, view southwest (not extant) (Dorchester Athenaeum. "Stephen Badlam, 1751-1815, furniture maker." <https://dorchesteratheneum2.wordpress.com/stephen-badlam-1751-1815-furniture-maker/>, accessed September 2021).

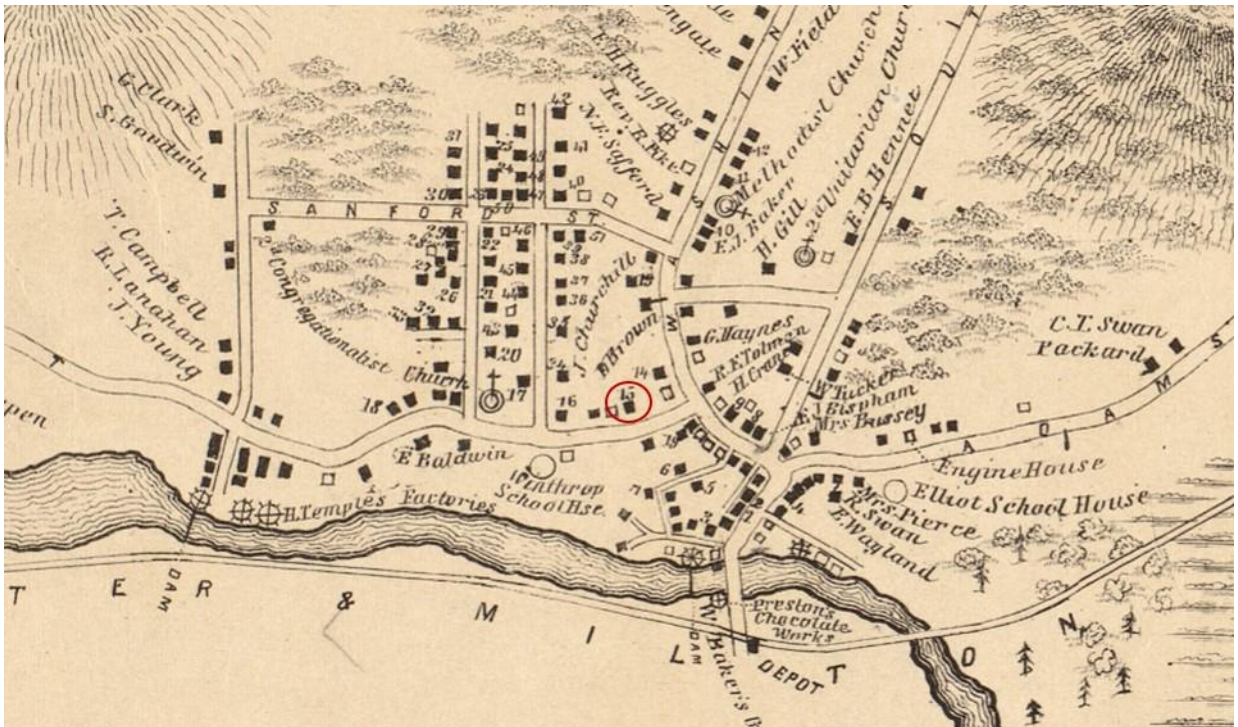


Figure 10. Detail of 1850 map of Dorchester. Building 15 is the Tileston House, circled in red by author. (Whiting, Elbridge. *Map of Dorchester, Mass.* Boston, MA: Tappan & Bradford, 1850. Norman B. Leventhal Map & Education Center, Boston, MA.)



Figure 11. 1850 directory advertisement for Charles Tileston (Adams, George. The Dorchester and Milton Business Directory. Boston, MA: David Clapp, 1850).

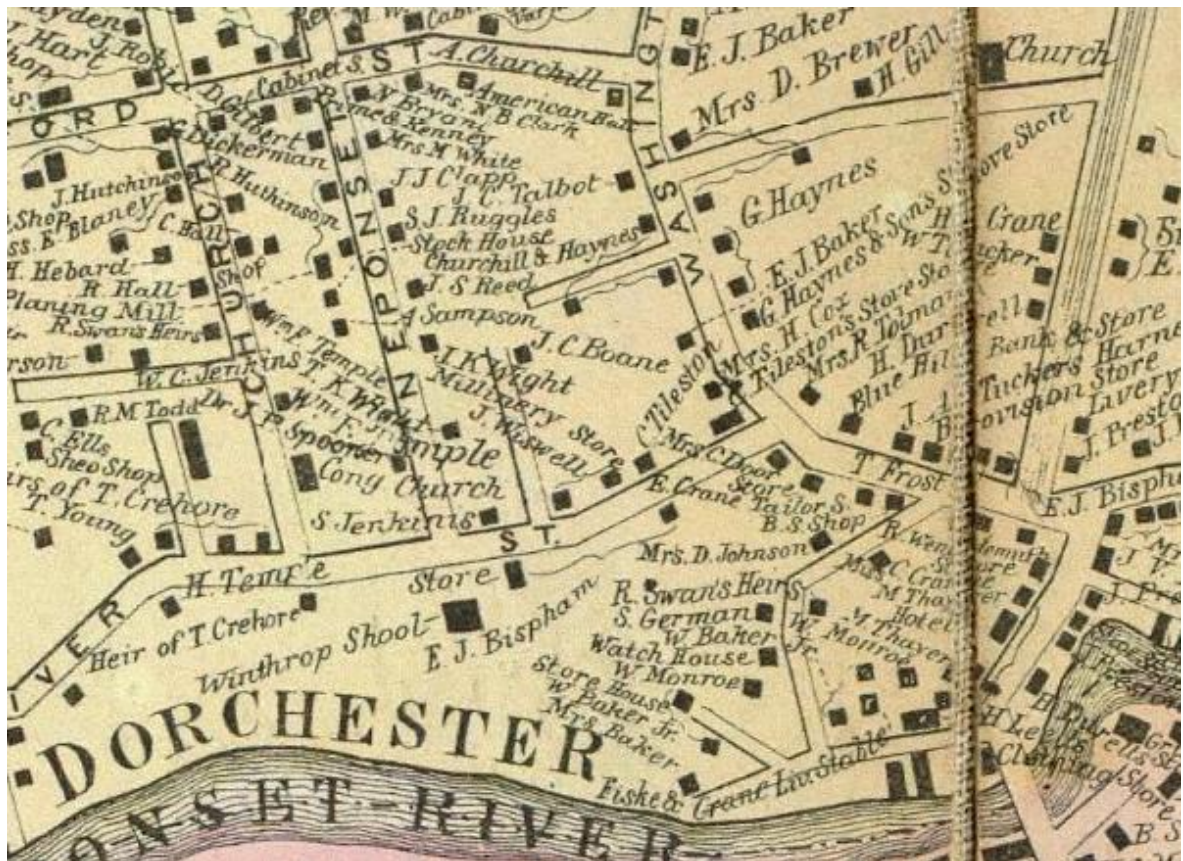
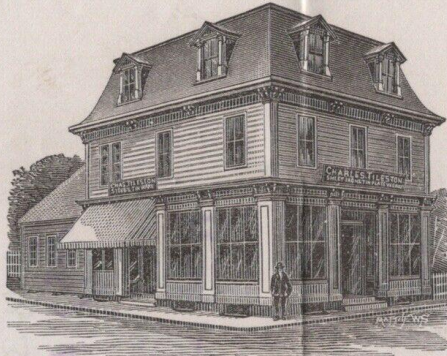


Figure 12. Detail of 1858 map of Lower Mills. Note “C. Tileston” house and “C. Tileston’s Stove Store” at the corner of Washington and River streets. The building marked ‘store’ to the left of the Tileston house may have been a former shop owned by Ezra Badlam and later shared by Tileston and Trow. The former Stephen Badlam house, marked Mrs. C. Door [sic], is at the corner of River and Washington streets (Walling, Henry F. *Map of the County of Norfolk, Massachusetts*. Boston, MA: Smith & Bumstead, 1858. David Rumsey Map Collection, David Rumsey Map Center, Stanford Libraries, Stanford, CA).

DORCHESTER, (LOWER MILLS)

1880



Dealer in Stoves and Furnaces, Copper Pumps, Lead Pipe,
 Sheet Lead, Zinc, Hods, Sifters, Flatirons, Stewpans,
 Britannia and Glass Ware, &c., Kerosene Oil,
 Burning Fluid, Wringing Machines,
 Lamps and Lanterns.

Mrs. Chas. Thompson

To CHARLES TILESTON, Dr.

Sheet Iron & Tin Plate Worker,

COR. WASHINGTON & RIVER STS.

Aug 13	Bath Tub 15.00	Plug & Chain 75	15	75
	Putting in Bath Tub		1	50
18	7 1/2 lb Lead Pipe 4.97	5/8 Bath Bibb. 75	6	72
	Boldering Bibb. Putting in Pipes		3	"
31	Rep. Pipes		1	"
	<i>Paid Chas Tileston</i>		27	97

Figure 13. Charles Tileston bill of sale from 1880, showing historic storefront configuration of the building at 1141 Washington Street and the attached side-gable tin shop ("1880 Charles Tileston Sheet Iron & Tin Plate Worker Stoves Cutlery Dorchester Ma," eBay, <https://www.ebay.com/itm/264993781319>, accessed September 2021).

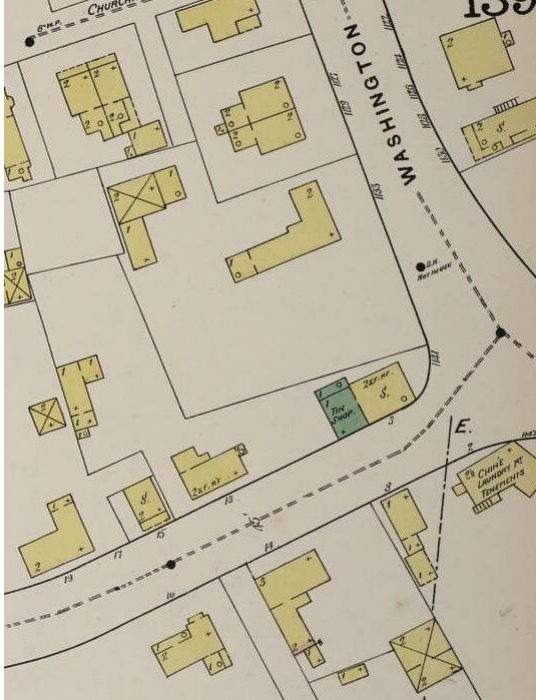


Figure 14. 1888 Sanborn map showing a 1-story tin shop off the west side of the store building at 1141 Washington Street, at the corner of River and Washington Streets. Charles Tileston owned the entire lot (Sanborn Map Company (Sanborn). *Sanborn Fire Insurance Map from Boston, Suffolk County, Massachusetts, Volume 4, Plate 140*. New York: Sanborn Map & Publishing Company, 1888).



Figure 15. 2019 street view of 1141 Washington Street with the Tileston House at 13 River Street in far left background. Note the alterations to the rear tin shop, now two stories with a shallow-pitch gable roof (Google Maps, 2019).

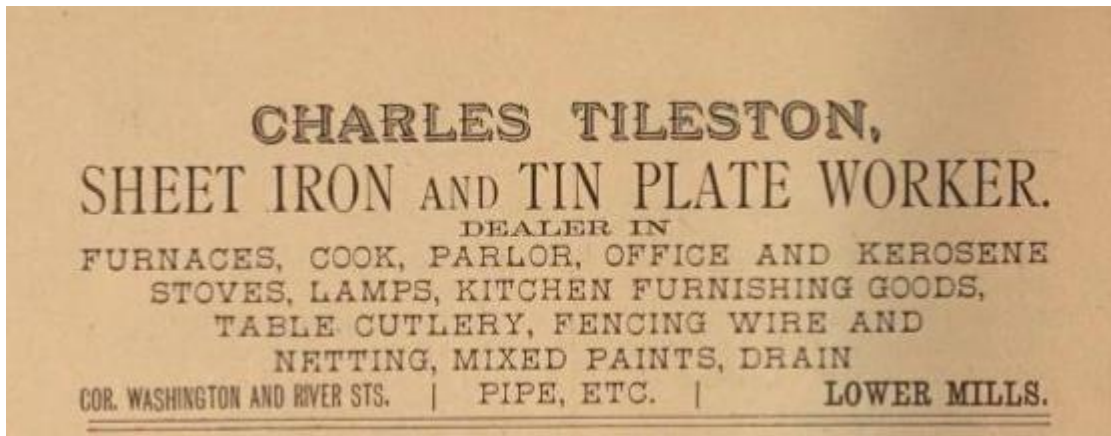


Figure 16. 1885 ad for Charles Tileston metal products (Sampson, Murdock, & Co. *Blue Book of Dorchester*. Boston, MA: Sampson, Murdock & Co., 1885).



Figure 17. Detail of an 1890 bird's eye map of Lower Mills. Building 28 is the J. Edwin Swan, Stoves, Kitchen Furnishings, Plumbing, Etc., in the former Charles Tileston shop (now 1141 Washington Street). The building to the left is the Tileston House, 13 River Street (O.H. Bailey & Co. *Milton-Lower Mills, Massachusetts*. Boston, MA: O.H. Bailey & Co., Lith. & Pub., 1890).

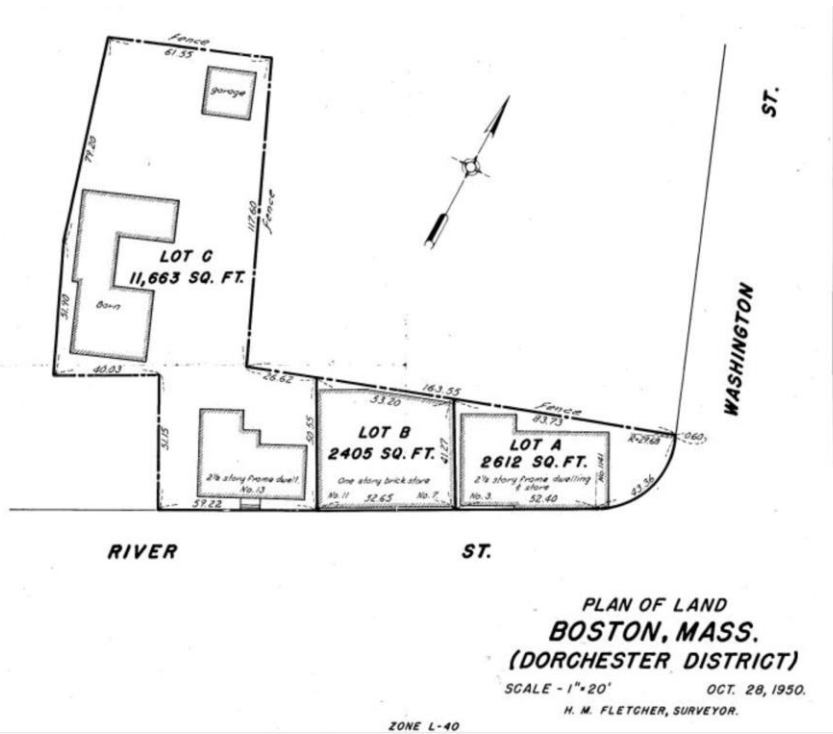


Figure 18. 1950 site plan of Tileston property. Lot C conforms to the subject property at 13 River Street (barn not extant), and Lot A is 1141 Washington Street (Suffolk County Registry of Deeds 6855/411).

3.0 SIGNIFICANCE

3.1 Historic Significance

The Tileston House is a historically significant building in the Mattapan neighborhood of Boston for its association with the early industrial history of the Milton/Dorchester Lower Mills industrial and residential area and for its connection with important individuals in two prominent skilled trade and artisan families, the Badlams and Tilestons. The house was built in the late eighteenth century on River Street, an early road in Dorchester near the Neponset River that connected west to Milton and was developed with industrial and residential buildings. The subject property land was owned by the Badlams, a family of renowned cabinet makers, in the mid-to-late eighteenth century.³ Brothers Stephen and Ezra Badlam served in the Continental Army during the American Revolution, then returned to Dorchester and their cabinet and carriage making businesses. Stephen Badlam is one of Massachusetts' highly regarded furniture makers, and his work is curated in the collections of major American museums. The house currently on the site was built by well-known carriage maker Euclid Tileston ca. 1797, who learned cabinetry from Ezra Badlam, his father-in-law, and later became a carriage maker: the property then passed to his son Charles, a tin smith. The property remained in the Badlam and Tileston families' ownership until 1897, a few years after Charles' death. The house was converted to a rental property in the late nineteenth or early twentieth century, and has remained in use as a single-family residence since its construction in the late eighteenth century.

Southern Dorchester and northern Milton were known as Neponset by the Neponset band of the Massachusett Tribe, who were here before the founding of Dorchester. The Neponset were removed from their traditional home lands to Ponkapoag, where they became the present-day Massachusett Tribe at Ponkapoag.⁴ The Neponset River runs through the south end of Dorchester and Mattapan and north end of Milton, terminating at Dorchester Bay. The town of Dorchester was settled in 1630 as part of the Massachusetts Bay Colony. The Dorchester Lower Mills, on the north side of the river, emerged as one of the main manufacturing nodes in the late eighteenth century. River Street, which runs roughly east-west through the neighborhood, was a former Native American trail, and Washington Street, which runs north-south along the east side of the neighborhood, was extant by the mid-seventeenth century.⁵

The Tileston family arrived in Dorchester in the seventeenth century, settling near the Neponset River and establishing a grist mill on Tenean Creek, approximately two miles northeast of the subject property.⁶ The mill eventually evolved into the Tileston and Hollingsworth paper mill, established in 1801 by Mark Hollingsworth (1777–1855) and Edmund P. Tileston (1775–1834). Timothy

³ Works by Stephen Badlam are in museum collections at the Metropolitan Museum of Art in New York City, Yale University Art Gallery, and the Minneapolis Institute of Art.

⁴ "The Removal of the Neponsetts To Ponkapoag," The Massachusett Tribe at Ponkapoag, <http://massachusetttribe.org/the-removal-of-the-neponsetts-to-ponkapoag>, accessed September 2021.

⁵ Edward W. Gordon, *Massachusetts Historical Commission Area Form A – Lower Mills West, Dorchester* (BOS.EI), on file, Massachusetts Historical Commission, Boston, MA, 1995.

⁶ Tenean Creek was filled in concurrent with the construction of the Old Colony Railroad to the east, and is now partially under commercial buildings on and near Morrissey Boulevard; Earl Taylor, "Dorchester Illustration 2336 Tenean Creek," January 21, 2018, <https://www.dorchesterhistoricalsocietyblog.org/blog/3098/>, accessed June 2021.

Tileston (1699–1755) and his wife Prudence Leeds (1706–1778) were the ancestors of both Edmund P. Tileston and his cousin Euclid Tileston. The Badlam family arrived in the Milton/Dorchester Lower Mills area by 1746 when Ezra Badlam, the oldest child of Deacon Stephen Badlam and his wife Hannah Clapp Badlam, was baptized in Milton.⁷ Deacon Stephen was a cabinet maker and joiner, but died when Ezra was only 12, suggesting that Ezra did not learn his trade from his father.

Ezra Badlam (1746–1788) was a cabinet maker who settled in Lower Mills on River Street in the last quarter of 1765 and married Patience Capen in July 1766. In 1771, John Capen Jr., Patience's brother, sold Ezra and Patience a 7-acre lot with a large house on the south side of River Street, west of the intersection with Washington Street. The lot was bounded on the north by River Street, on the east by property owned by Daniel Leeds, the Neponset River on the south, and Capen's own property to the west.⁸ This property was likely on the south side of River Street opposite 13 River Street. After serving in the Continental Army where he reached the rank of Lieutenant Colonel before being dismissed in 1782, Badlam resumed cabinet making with his younger brother Stephen (1751–1815), whom he had trained as an apprentice before the war.⁹ After the war, Ezra went into carriage making, in which he was joined by one of his sons and four of his future sons-in law, at least two of whom, Euclid Tileston and Richard Trow, he trained in carriage making.¹⁰ Stephen, who also lived on the south side of River Street, likely at the intersection of River and Washington streets (Figures 8 and 9), continued making cabinets and became very successful. Stephen and Ezra shared a cabinet shop, which was likely on the north side of River Street (not extant) near 13 River Street.¹¹ Stephen's work gained such renown that pieces of his furniture can be found, among others, in the collections of the Metropolitan Museum of Art in New York and at Yale University.¹² In 1788, shortly prior to his death, Ezra sold his employees Euclid Tileston and Richard Trow (1765–1844) one half interest each in a parcel containing Badlam's shop and a shed. The parcel was likely located on the north side of River Street immediately west of present-day 13 River Street.¹³ Both Tileston and Trow married a daughter of Ezra Badlam soon after his death: Trow married Rebecca Badlam in 1789, and Tileston married Hannah Badlam in 1791.

Following Ezra Badlam's death in 1788, his property was parceled out by his brother, and executor of his estate, Stephen Badlam, in order to fulfill Ezra's debts. Along with cabinet-making, Stephen was a

⁷ Wendell B. Cook Jr. "Ezra and Stephen Badlam: Backgrounds and Lives." September 30, 2019.

⁸ John Capen Jr. to Ezra and Patience Badlam, March 1771, Suffolk County Registry of Deeds.

⁹ Stephen also served in the Revolution, reaching the rank of Captain. Later service in the Massachusetts Militia bestowed him with the rank of Brigadier General.

¹⁰ During the winter of 1777–1778, while on furlough from the Continental Army stationed at Valley Forge, Ezra Badlam began keeping copies of his outgoing correspondence and other papers, providing a valuable archive related to the American Revolution. His papers are held by the New England Historic Genealogical Society, Boston, MA. Wendell B. Cook Jr. "Ezra and Stephen Badlam: Backgrounds and Lives."

¹¹ Based on a comparison of a photograph of Stephen Badlam's house and contemporaneous maps, it appears that the house was on the south side of the intersection of Washington and River streets, in the approximate location of late 20th century commercial buildings. The Stephen Badlam house was demolished between 1889 and 1904 (G.W. Bromley & Co. *Atlas of the City of Boston, Volume 5: Dorchester*. Philadelphia, PA: G.W. Bromley & Co., 1889, 1904).

¹² None of Ezra's work appears to have survived, but his probate inventory from 1788 enumerates more than 4,000 linear feet of wood including mahogany, maple, cherry, pine, and ash. Joseph M. Bagley, *Boston's Oldest Buildings and Where to Find Them*, (Waltham, MA: Brandeis University Press, 2021), 110–111.

¹³ Suffolk County Registry of Deeds, Ezra Badlam to Richard Trow and Euclid Tilestone [sic], March 31, 1788, Book 163/page 107.

local surveyor, making him particularly qualified to oversee the division of Ezra's property.¹⁴ The remainder of Ezra's estate, encompassing Patience's dower that included the house, a corn barn, a garden, part of another barn, and portions of the yard, was put up for auction in November 1788. Patience was the highest bidder at the auction, thus gaining ownership of the entire property. How long Patience owned the property has not been traced, but, it has been suggested that Patience lived with Euclid and Hannah Tileston at 13 River Street 12 years later in 1800.¹⁵ In 1797, Euclid, who had already owned half of the Ezra Badlam shop parcel since 1788, also purchased, in a deed that does not mention any buildings, the parcel that now comprises 13 River Street from Stephen Badlam. Tileston likely built the extant house at that time.

Euclid was a well-known carriage maker, and his son Charles, who inherited the property, was a tin smith with a shop at the corner of Washington and River streets. The connection of the Badlam family lineage to the property continued through the ownership of Euclid Tileston and his first wife Hannah (nee Badlam), and then Euclid Tileston's son Charles Tileston to the late nineteenth century when Charles died, and the property was sold out of the family. The property at 13 River Street may be among the last residential properties in Boston directly associated with the Badlam family, along with the 1788 George Haynes House (1126 Washington Street, 1788, BOS.6382), built by Samuel Crehore on land purchased from his father-in-law, Ezra Badlam.¹⁶

Euclid Tileston (1766–1848) was a carriage maker in the Milton/Dorchester Lower Mills neighborhood, south of Boston proper. By about 1780 when he was becoming established, the area was being built up with industrial concerns, particularly along River and Washington streets. The neighborhood developed as a mix of industrial and residential properties, including the Ezra Badlam and Stephen Badlam properties on the north and south sides of River Street, the oldest street in the area.¹⁷ In 1791, Euclid married his first wife, Hannah Badlam (1770–1801), the daughter of his then deceased employer, Ezra Badlam. Euclid already owned half of Ezra Badlam's shop property since 1788 with Richard Trow, and in 1797, he bought an approximately one-quarter-acre parcel, likely adjacent to the shop property, from Stephen Badlam, his wife Hannah's uncle and the executor of her father's estate, where he then built the house at 13 River Street.¹⁸ It appears likely that Euclid was prosperous enough in the carriage-making trade to construct a restrained Georgian-style house, making use of stylistic elements from pre-Revolutionary War Boston. Further evidence of Euclid's prosperity occurred about 1811, when Tileston and Richard Trow jointly built a new shop near the old shop Ezra Badlam had sold them in 1788 (neither shop is extant).¹⁹ Tileston then sold Trow his half of the old shop for \$400, and Trow sold Tileston his half of the new shop, also for \$400.²⁰

¹⁴ Robert D. Mussey, Jr. "Harling's Mill, Harland Street, Milton, Mass" typed manuscript, on file, Neponset River Watershed Association, 2015. <https://neponset.org/files/HarlingsMillHistory-RobertMussey2015.pdf>

¹⁵ Bagley, *Boston's Oldest Buildings*, 111.

¹⁶ Bagley, *Boston's Oldest Buildings*, 111.

¹⁷ Gordon, *Lower Mills West*.

¹⁸ Cook, "Ezra and Stephen Badlam." The deed does not indicate the presence of any buildings on the property when Tileston acquired it. Assuming the building was constructed for Tileston, it would necessarily have to be built after ca. 1770, the current date for the building as recorded in MACRIS. Norfolk County Registry of Deeds, Stephen Badlam to Euclid Tileston, August 22, 1797, Book 7/Page 408.

¹⁹ Indeed, no buildings named for the Badlams appear in the Massachusetts Cultural Resources Inventory System (MACRIS); any extant properties associated with the family have been unidentified and/or uninventoried.

²⁰ Norfolk County Registry of Deeds, Euclid Tileston to Richard Trow, January 2, 1811, Book 41/Page 487;

Euclid and Hannah Tileston had four children: Euclid Jr. (1792–1821), Ezra Badlam Tileston (1793–1818), William W. (1795–1872), and Clarissa (b. 1798). After Hannah’s death in 1801, Euclid married Jane Withington (1775–1853), and they had five children: Charles (1817–1894), Mary E. (1807–1856), James R. (1809–1833), Hannah (1811–1882), and Alfred (1813–1857).²¹ William appears to have inherited his father’s carriage-making business, and Charles went into tin and stove manufacturing and sales.²² After Euclid Tileston’s death in 1848, Charles’ siblings sold him their shares in their father’s estate, and the entire property at 13 River Street became his.²³

By at least 1850, Charles Tileston had a tin shop and storefront at the corner of River and Washington streets, now 1141 Washington Street, and owned a roughly L-shaped lot that encompassed the storefront, his dwelling, and the lot in between (Figures 10 and 11).²⁴ He married Eveline Sylvester (1817–1896) in 1845 in Phippsburg, Maine. The 1850 census records his household as including his widowed mother, his sisters Hannah and Mary, brother Alfred, and an apprentice tin worker named Albert Glover; it appears that Charles and Eveline had no children. Surrounding neighbors during their ownership of the property worked as cabinet makers, farmers, machinists, and other laborers; like Charles, many of them had shops near their homes, as shown on the 1858 Walling map (Figure 12).²⁵

In the post-Civil War era, Dorchester began to become more suburban than rural, along with nearby Roxbury and West Roxbury. Most of the new construction was residential, which had an effect on the various businesses that were associated with buildings. For example, Charles Tileston may have expanded his tin and stove shop into a new, fashionable Second Empire-style building at the corner of Washington and River streets, which would allow him to accommodate the growing business and attract new customers.²⁶ Dorchester merged with Boston in 1870, spurred by the annexation of Roxbury by Boston in 1868, in order to take advantage of the city’s centralized water and fire departments, among other services.²⁷

In 1870, Charles’ neighbors were largely craftsmen or other blue-collar workers, engaged in trades including carpentry, milk delivery, carriage painting and box making. His brother William lived at the

Norfolk County Registry of Deeds, Richard and Rebecca Trow to Euclid Tileston, January 2, 1811, Book 36/Page 431.

²¹ Find A Grave, “Charles Tileston” <https://www.findagrave.com/memorial/26882134/charles-tileston>, 2008, accessed June 2021.

²² Ancestry.com, Massachusetts, U.S., *Death Records, 1841–1915*, (Provo, UT: Ancestry.com Operations, Inc., 2013).

²³ Norfolk County Registry of Deeds, William Tileston et al. to Charles Tileston, April 26, 1849, Book 186/Page 190.

²⁴ George Adams, *The Dorchester and Milton Business Directory*, (Boston, MA: David Clapp, 1850). The tin shop was in an ell west of the storefront; the ell is now approximately 2 stories tall and has a shallow-pitch gable roof.

²⁵ United States Bureau of the Census (U.S. Census). *Seventh Census of the United States, 1850*. (M432 1009 rolls). National Archives and Records Administration, Washington, D.C., ancestry.com database; Henry F. Walling, *Map of the County of Norfolk, Massachusetts*, (Boston, MA: Smith & Bumstead, 1858).

²⁶ Sam Bass Warner, *Streetcar Suburbs: The Process of Growth in Boston, 1870–1900*, (New York: Athenaeum, 1973), 43–44.

²⁷ Michael Rawson, *Eden on the Charles: The Making of Boston*, (Cambridge, MA: Harvard University Press, 2010), 155.

same address as Charles and continued to work as a residential carpenter.²⁸ Charles maintained his business at 1141 Washington Street, originally designated 53 Washington Street. The building was depicted on his sales forms (Figures 13–15), perhaps subtly indicating that his work and variety of goods (Figure 16) conformed to the current fashions of the day.

By 1890, the tin business at 1141 Washington Street, passed to Charles' employee, J. Edwin Swan (1834–1919) (Figure 17), and Charles continued living at 13 River Street until his death in 1894.²⁹ The house on River Street remained in the family until after Eveline's death in 1896. The Tileston property, including the house at 13 River Street and shop at 1141 Washington Street, was sold in January 1897 to John G. Karle (b. 1866), who sold boots and shoes when he purchased the property, and later worked in real estate.³⁰ An article in the *Boston Journal* stated that the property consisted of two parcels, the building and lot at 1141 Washington Street, and the 13 River Street parcel which consisted of the Tileston house and a stable.³¹ Karle lived at 1028 Washington Street (BOS.6708), a short distance from the subject property and its associated commercial property. Karle owned the property until at least 1918 and used it as a rental property.

By 1933, the property was owned by Alexander H. Copley (1857–1948), a druggist and real estate dealer, who owned a chain of 52 drug stores in Dorchester and Neponset and lived in nearby Milton before he retired to his hometown of Morristown, Vermont. It seems likely that, as part of his philanthropic efforts in support of his hometown, the Tileston property was transferred to the town as an investment property.³² In 1950, the property was owned by the Provident Fund, Inc., who appears to have had the property subdivided (Figure 18) and began selling off parcels. In the late twentieth century, the garage was rebuilt on the original barn or stable footprint. Through the second half of the twentieth century and the early decades of the twenty-first century, 13 River Street has had numerous owners. The property varied between being owner-occupied, as it was in the late 1950s when Hubert Alldritt lived in the house and 1960s when William and Barbara Simpson owned the property, and being used as a rental property.³³ After about 2012, a substantial renovation of the interior of the building began, but as of this report, work has not been completed, and the property has changed hands. It remains classified as a single-family residence according to the city assessor and is currently unoccupied.

²⁸ United States Bureau of the Census (U.S. Census), Ninth Census of the United States, 1870. (M593, 1,761 rolls). National Archives and Records Administration, Washington, D.C., ancestry.com database.

²⁹ Mercantile Illustrating Co., *Picturesque Boston Highlands: Jamaica Plain and Dorchester, with illustrations from original photographs*, (New York: Mercantile Illustrating Company, 1895); O.H. Bailey & Co. Milton-Lower Mills, Massachusetts. Boston, MA: O.H. Bailey & Co., Lith. & Pub., 1890.; Sampson, Murdock, & Company, *The Boston Directory*, (Boston, MA: Sampson, Murdock, & Company, 1890).

³⁰ Sampson, Murdock, & Company, *The Boston Directory*, (Boston, MA: Sampson, Murdock, & Company, 1897); Sampson & Murdock Company, *The Boston Directory*, (Boston, MA: Sampson & Murdock Company, 1920).

³¹ *Boston Journal*, "Two desirable Dorchester Dwellings," January 21, 1897, p.8.

³² Boston Inspectional Services Department (BISD), building permits for 1141 Washington Street. *Boston Herald*, "A.H. Copley, Dorchester, is Sued for Divorce," *Boston Herald*, February 17, 1915, p. 11; *Boston Herald* "Boston Man Gives Town High School," *Boston Herald* June 18, 1927, p.24; Find a Grave, "Alexander Hamilton Copley," 2006, <https://www.findagrave.com/memorial/14220013/alexander-hamilton-copley>, accessed June 2021.

³³ R.L. Polk & Co., *Polk's Boston City Directory*, 2 vols, (Boston, MA: R.L. Polk & Co., 1959, 1969); Suffolk County Registry of Deeds (SCRD) Book 7029/page 257, January 25, 1955, Hubert P. Alldritt to Benjamin Glecken, John M. McGrath, and Hubert P. Alldritt; Book 7781/Page 258 September 13, 1963, J.S. Gleason Jr. for Veterans' Affairs to William H. and Barbara Simpson.

3.2 Architectural (or Other) Significance

The Tileston House, built ca. 1797, is architecturally significant as a rare surviving example of a late Georgian-style, single-pile, gambrel-roof building constructed in Dorchester in the late eighteenth century. The *Dorchester Book*, published in 1899, records at least three other gambrel-roof, Georgian-style buildings in Dorchester, including the Bicknell House on Minot Street (BOS.6097), the Howe House on Willow Court, and a Revolutionary War-era barracks on Savin Hill. Of these four, only the Bicknell and Tileston houses of this style and form identified in Dorchester appear to remain extant.³⁴

The Georgian style gained favor in the eighteenth century for its symbolic representation of order and sophistication through the use of symmetry, formal public facades, and the geometric division of building mass through ornamentation. Georgian buildings are typified by a symmetrical, five-opening facade with a center entry, and a double-pile center entry or hall plan. Three-opening and seven-opening plans are less common, as are single-pile plans. Upper story windows generally abut the cornice, which was frequently ornamented with dentils or other molded trim. In New England, wood-frame houses were the dominant type, with shingle- or clapboard-clad walls and central chimneys if built before about 1750 and paired chimneys if built after.³⁵ The gambrel-roof subtype of Georgian buildings, as discussed by Virginia Savage McAlester in *A Field Guide to American Houses* (2013), was found primarily in the northern colonies, and comprises approximately 25 percent of surviving buildings. However, few survive in cities such as Boston due to rapid growth and consequent replacement of older buildings. Gambrel roofs provided more living space in the uppermost story of a building, much as the later Mansard roof did.³⁶

The Tileston house has a three-bay facade, with pairs of windows flanking a center entry and the upper windows abutting the cornice. Limited interior investigations show the presence of remnants of historic fabric including corner posts, chamfered posts, crown molding, and riven lath and plaster ceilings, and suggest a three-bay plan, further supporting the age of the building. Riven lath was in use until the late eighteenth century in New England, when it was supplanted by split or 'accordion' lath and then sawn lath.³⁷

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.), and places in close

³⁴ The Bicknell house was moved before 1899 and may be only a portion of the original building (Christ Church, *The Dorchester Book*, [Boston, MA: George H. Ellis, 1899], 54).

³⁵ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 201-204; Keith N. Morgan, with Richard M. Candee, Naomi Miller, and Roger G. Reed, *Buildings of Massachusetts: Metropolitan Boston* (Charlottesville, VA: University of Virginia Press, 2009), 250; Historic New England "Seventeenth- and Eighteenth-Century Styles," <https://www.historicnewengland.org/preservation/for-homeowners-communities/your-old-or-historic-home/architectural-style-guide/>, accessed June 2021.

³⁶ McAlester, *Field Guide*, 202-204.

³⁷ James L. Garvin, *A Building History of Northern New England*, (Hanover, NH: University Press of New England, 2001), 65-67; A second ceiling was hung below the original, affixed to strapping.

proximity to water including the Neponset River. 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. Rivers, including the Neponset, likely contain significant historic archaeological sites related to mills and mill-related industries and residences. These sites represent the histories of Dorchester home-life, artisans, industries, enslaved people, immigrants, and Native peoples spanning multiple centuries. Dorchester's shoreline and rivers may contain early submerged ancient Native archaeological sites, shipwrecks, piers, and other marine and water-related deposits that may be historically significant.

3.4 Relationship to Criteria for Designation

The Tileston House meets the following criteria for designation as a Landmark in the city of Boston, 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.

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

D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or 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.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston's Assessor's Records, the property at 13 River Street, Mattapan, Boston, MA 02126 (parcel 1703728020) where the Tileston House is located has a total assessed value of \$703,600, with the land valued at \$239,100 and the building valued at \$464,500 for fiscal year 2021.

4.2 Current Ownership

The Tileston House is owned by 13 River Street Development LLC.

5.0 PLANNING CONTEXT

5.1 Background

The Tileston House has had eight major owners since its construction ca. 1797 and changed hands numerous times through the twentieth century. The house was built as a single-family house near a major thoroughfare through Dorchester/Mattapan, and is still classified as a single-family house at the time of this report. The building is included in the Lower Mills West area (BOS.EI), which listed on the National Register under Criterion A and C.

5.2 Zoning

Parcel 1703728020 is located in the Dorchester Neighborhood zoning district, a 2F-6000 zoning subdistrict (two-family residential), and is also within a Neighborhood Design Overlay District.

5.3 Planning Issues

The Tileston House has been unoccupied since at least 2012. Demolition was proposed in 2012, but has not gone forward.³⁸ The Landmark Petition Form was filed on November 18, 2019, and the Boston Landmarks Commission conducted a preliminary hearing and voted to accept the resource for further study on December 10, 2019.

³⁸ Earl Taylor, "Dorchester Illustration of the Day no. 1929 Tileston House," December 14, 2012, <https://www.dorchesterhistoricalsocietyblog.org/blog/1457/>, accessed June 2021.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission

A. Designation

The Commission retains the option of designating the Tileston House as a City of Boston Landmark. Designation shall correspond to Assessor's parcel 1703728020 and shall address the following exterior elements hereinafter referred to as the "Specified Features":

- The exterior envelope of the building.
- Certain landscape elements including: siting of the building with relationship to the street, and the slope of the parcel to the rear.

B. Denial of Designation

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

C. National Register Listing

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

D. Preservation Plan

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

E. Site Interpretation

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

6.2 Impact of alternatives

A. Designation

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

B. 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.

C. National Register Listing

The Tileston House 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.

D. 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.

E. Site Interpretation

A comprehensive interpretation of the history and significance of the Tileston House, including the associations with Ezra and Stephen Badlam, could be introduced at the site.

7.0 RECOMMENDATIONS

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

1. That the Tileston 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 parcel 1703728020 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.³⁹ 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 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.

³⁹ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

- 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, lighting bulb replacements or in-kind glass repair/replacement, etc.
 - b. For landscape maintenance, such activities might include the following: normal cleaning of paths and sidewalks, etc. (no power washing above 700 PSI, no chemical or abrasive cleaning), non-invasive inspections, in-kind repair of caulking, in-kind spot replacement of cracked or broken paving materials, in-kind repainting or refinishing of site furnishings, site lighting bulb replacements or in-kind glass repair/replacement, normal plant material maintenance, such as pruning, fertilizing, mowing and mulching, and in-kind replacement of existing plant materials, etc.
 2. Routine activities associated with special events or seasonal decorations which 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.⁴⁰ 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.

8.3.1 General Standards

1. Items under Commission review include but are not limited to the following: exterior walls (masonry, wood, and architectural metals); windows; entrances/doors; porches/stoops; lighting; storefronts; curtain walls; roofs; roof projections; additions; accessibility; site work and landscaping; demolition; and archaeology. 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.

⁴⁰ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

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, tinplate, 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 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 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 is necessary, it should be based on physical or documentary evidence.
7. Replacement sash for divided-light windows should 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 combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.

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.

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:
 - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b. Quality of illumination on building exterior.
 - c. 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:
 - a. Reproductions of original or later contributing fixtures, based on physical or documentary evidence.
 - b. Accurate representation of the original period, based on physical or documentary evidence.
 - c. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - d. 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:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and proposed level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
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. 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 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 – vernacular Georgian-style arrangement of openings, building massing, and roof shape.
2. Building materials and finishes – timber frame, elements of which are visible on the interior.
3. Roof type, forms, and features (chimneys, cupolas, dormers, etc.) – Gambrel roof with dormers on the north slope.
4. Doors and windows – center entrance, windows symmetrically arranged. Upper windows are flush with cornice.
5. Porches and/or balconies – entry porch with hip roof.
6. Steps and/or stoops – granite steps with embedded boot scrapers.
7. Massing of building – Three bay, single-pile main block with additions projecting from the rear.
8. Relationship of building to lot lines, sidewalks, and streets – set slightly back from sidewalk edge, nearly flush with east property line.
9. Vegetation and landscaping – stone retaining walls forming garden planters on either side of the entry porch.
10. Topography and landforms – L-shaped parcel with slightly sloped, wooded lot behind the house.

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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