City of Boston

BAY VILLAGE HISTORIC DISTRICT COMMISSION / REGULATORY STANDARDS

10-2-2024

1.0.0 REGULATORY OVERVIEW

1.1.0 Scope of Protection

All exterior work visible from a public way requires the prior review and approval of the Bay Village Historic District Commission.

1.2.0 Process

Applications are required for all proposed work. It is recommended that applicants first meet with the Bay Village District Commission staff to review application drafts. Depending on the scope of work proposed, final applications will then either be processed by staff or taken to the monthly meetings of Bay Village District Commissioner (BVDC) for their review.

2.0.0 BACKGROUND

2.1.0 Neighborhood Heritage

Small in size but rich in history, Bay Village has its own special charm. Bounded on the west by Berkeley St. and on the north by Park Square, it was mainly built on filled land created by the construction of a dam near Fayette Street in 1825. On the east side of South Charles St., it sits on the solid ground of the original peninsula. ~~Here some of the earliest houses still stand on Lyndeboro place.~~ The southern boundary includes Tremont St. and Cortes St.

The oldest buildings are brick townhouses from the 1820s and 1830s, typically four-story, with Federal and Greek Revival style details, and recessed entryways. Many of these homes were built and occupied by the craftspeople responsible for the construction of buildings on Beacon Hill during this period. Two churches, a firehouse, and a small Hospital (the first women's hospital in the city, located at 29 Fayette Street) were soon added. As the filling of the South End and Back Bay caused frequent flooding, most of the neighborhood was raised 12-18 feet in 1868. This is reflected in windows dropped below street level and some sunken gardens. Commercial buildings for the film industry replaced some town houses between 1915 and 1950, with Art Deco facades and heavy structures. MGM, Paramount, Universal and Columbia were big players.

Bay Village has always been the home of artists and tradesmen, actors and poets. It has also been the site of numerous clubs, bars and restaurants; as famous as the Latin Quarter, and as infamous as the Cocoanut Grove. Urban renewal transformed the east and south edges of Bay Village in the 1960s. Recently, new condos have reclaimed commercial buildings and empty lots. Roof lines have risen with careful additions. At the same time, the small-scale historic core has been preserved. Along brick sidewalks with gas lamps, a stroll on any street presents a tapestry of period design and detail to delight the eye.

2.2.0 Historic Commission

The Bay Village Historic District Commission was established in 1983 to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the City of Boston that are located in Bay Village. The Commission upholds the tenets of the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the City of Boston's commitment to resilience with climate change. Both are reflected in the following Regulatory Standards which guide the Commission in its review of individual applications for Certificates of Appropriateness. The intent of these Regulatory Standards is to provide: protection from demolitions and inappropriate remodeling; assurance that the historic built environment of Bay Village will survive for future generations to enjoy; a visual sense of the past; pride in community; and neighborhood stabilization. These standards are intended to ensure that changes and additions are harmonious, and to prevent the intrusion of incongruous elements that might detract from the aesthetic and historic values of the district. They are not intended to halt growth and new development, but to allow for the thoughtful consideration of change.

In these standards, the verb "should" indicates a recommended course of action; the verb "shall" indicates those actions which are specifically required.

3.0.0 SITEWORK

3.1.0 Landscape Setting

Landscape setting is the area or environment in which a historic property is found, such as a residential neighborhood, commercial area or historic district. The elements of landscape setting, such as the relationship between buildings, yards, setbacks, views, walls and fences, walkways and street trees together define the character of the district or neighborhood. Alterations to individual historic properties shall consider both the effect on subject property as well as the potential impact on its setting. For this reason,

no landscape setting elements visible from a public way, with the exception of vegetation (see Section 3.8.0), shall be altered without the prior review and approval of the Commission.

When making alterations to the landscape setting, the Commission encourages changes which contribute to the resiliency of the district to flood risks and contributes to the thermal comfort of district occupants. Resilience strategies can provide co-benefits to residents by improving natural, historic and public settings through plantings, streetscaping, urban canopy improvements, and passive stormwater management.

3.2.0 Street Trees and Tree Pits

Planting of street trees and installation of tree pits is encouraged. Pruning of tree roots dislodging sidewalks is preferred to tree removal. Contributing to and maintaining the tree canopy helps to reduce urban heat island effects and helps to maintain the thermal comfort of residents while also providing a positive visual impact on the historic district. The City is responsible for the planting of street trees and welcomes requests for replacement trees. Whenever possible residents are asked to assist with the care of street trees including watering

3.3.0 Fences and Walls

Original fences at front facades and yards and rear/side elevations and yards visible from public ways shall be retained and repaired. Replacement front yard fences shall be iron or black painted steel, and of appropriate style for the district. Rear yards and parking courts should be walled or fenced in brick, iron or black painted steel, or vertical board painted an appropriate color. Chain link, vinyl and stockade fencing are not appropriate. No fence shall exceed six (6’) feet in height. Temporary fencing for construction is exempt from review.

3.4.0 Deployable Barriers

The Commission allows the installation of temporary, deployable barriers in anticipation of a storm event. No review of temporary, deployable barriers is required; however, the use of deployable barriers should be in accordance with the Boston Department of Public Works guidelines for barrier systems. Barrier systems that require installation of permanent hardware shall be reviewed by the Commission.

3.5.0 Parking, Paving, and Curbs

Appropriate paving materials are wire cut brick for public and private walkways, and brick or other permeable unit pavers for parking areas. Pavers should be four (4”) to six

(6”) inches thick for walkways, and eight (8”) to twelve (12”) inches thick for parking areas and laid in an interlocking pattern for longevity and durability. Impervious cover is not allowed by the Commission. Impervious surfaces are not congruent with the appearance of the historic district, they also prohibit proper drainage during flooding and storm events. Concrete and asphalt are inappropriate except for public streets and in maintenance of an existing condition. Existing sandstone and granite curbs, and cobblestone paving shall be retained and repaired.

3.6.0 Site and Street Furniture

All furniture used in yards shall be moveable. Permanent features such as pieces of art, memorials and fountains require review. All street furniture, including but not limited to planters, trash receptacles, bicycle racks, mailboxes and newspaper racks, is subject to commission review and shall be appropriate in scale, design and placement.

3.7.0 Front Yards: Existing front yards shall not be paved; excavation of front yards below existing grade are not allowed except for small areaways to accommodate existing window openings, ventilation and drainage. Structures or other ground-level projections including HVAC equipment in front yards are not permitted.

3.8.0 Vegetation

The Commission does not have jurisdiction over plantings; however, maintenance of existing healthy plant material in keeping with the historic character of the district is encouraged. Property owners are encouraged to consult historic landscape references when contemplating landscape changes, and make plant and design choices that suit the architectural style of the property and district. The Commission encourages planting native species that also contribute to the reduction of urban heat island effects and contribute to natural storm water management.

4.0.0 RENOVATIONS and CHANGES to EXISTING HISTORIC STRUCTURES

4.1.0 ROOFS

No portion of any roof visible from a public way shall be altered without the prior review and approval of the Commission. The shape, form and slope of roofs should be preserved.

4.1.2 Materials

Existing slate roofs ~~shall~~ should be retained or replaced in-kind. Roof slopes historically covered in slate but currently covered in a non-slate material shall be replaced with slate or a simulated slate material approved by the Commission on a case-by-case basis.

4.1.3 Cool Roofs

Installation of cool roofs, “a roofing product with high solar reflectance (SR) and thermal emittance (TE)” (California Energy Commission) may be allowed, if the roof was not historically covered in slate, if the roof is flat, or if it has a parapet which renders it invisible from the public way. All cool roof installations are subject to review. Cool roofs can reduce electricity by lowering interior summer temperatures.

4.1.4 Blue Roofs

Installation of blue roofs, a roof with a “controlled-flow system... to temporarily store and gradually drain rainwater off a building’s rooftop” (NYC Environmental Protection) may be allowed, if the roof was not historically covered in slate, the roof is flat, or has a parapet which renders it invisible from the public way. All blue roof installations shall be subject to review. Blue roofs require an additional roofing membrane to ensure that there is no water leakage due to increased loads.

4.1.5 Green Roofs

Installation of green roofs, “an extension of the existing roof which involves, at a minimum, high quality waterproofing, root repellent system, drainage system, filter cloth, a lightweight growing medium, and plants” (see Green Roofs for Healthy Cities - North America Inc.) may be allowed, if the roof was not historically covered in slate, if the roof is flat or if it has a parapet which renders it invisible from the public way. The historic structure must be inspected to ensure that the load of the green roof can be supported, or the structure must be retrofitted with the Commission’s approval. All green roof installations shall be subject to review. A maintenance plan for the green roof is required in order to manage the impact of vegetation on the visual, historic character of the district. Setbacks should be required by the Commission.

4.2.0 CHANGES to ROOFS

Approvals for new rooftop additions are reviewed on a case-by-case basis. They are based on the preservation of integrity of original roof shape, the height of the existing building, the prominence of existing roof form, the visibility of proposed roof addition, and the appropriateness of design. New roof additions shall not disrupt cornice lines.

Additions to roofs should consider the adaptation and mitigation strategies recommended throughout these regulations, including but not limited to roofing material, siding material, high performance insulation, placement of openings, and stormwater management systems.

4.2.1 Roof Line

Raising or lowering the existing roof line of side-gabled buildings shall only be allowed for the purpose of restoring the roof to its original profile.

4.2.3 Dormers

New dormers may be allowed, subject to Commission review. If approved, dormers shall be sheathed and roofed in materials that replicate those found at the existing building. Typically slate or wood clapboard siding is appropriate cladding for the sidewall dormers.

4.2.4 Roof Decks

Roof decks should not be visible from a public way. Decks shall have simple black metal railings or cable railings for safety. Potted plants are exempt from review and are encouraged by the Commission.

4.2.5 Alterations and New Construction

If visible from a public way, head houses, penthouses, greenhouses, arbors, trellises, solar panels and devices, and mechanical or electrical equipment shall be reviewed on a case-by-case basis. They may be approved by the Commission provided (1) placement is minimally visible, (2) visible mass is minimized, and (3) appearance is dark and non-reflective.

4.2.6 Mechanical Systems

The Commission recommends that properties located in a Sea-Level Rise Flood Hazard Area (SLR-FHA) elevate their mechanical system to an attic space or to the roof during interior renovation projects. Consult the zoning map of the Boston Planning and Development Authority to understand your property's flood risk. See the Regulatory Standards Section 5.2.13 on resilience for more information. Installation of new equipment, and replacement of existing equipment shall be minimally visible as determined by the Commission.

4.2.7 Chimneys

Chimneys are distinctive roof features and character-defining for historic structures. They shall be retained and repaired as necessary. Chimney caps are subject to review and shall be dark in color and minimally visible.

4.2.8 Skylights and Vents

Skylights are never allowed on mansard roofs. Visible skylights on other roofs are discouraged, unless original to the building, but may be approved, provided that the projection is less than one foot above the roof and at least one foot back from the visible edges of the roof. Framing of skylights shall be dark and non-reflective. Glass shall be non-reflective. Tinted glass is not allowed; however low-e glass may be approved on a case-by-case basis depending upon its appearance and reflectiveness. Rooftop vents visible from a public way are discouraged; however, if no other option for venting is possible, then they shall be dark and non-reflective.

4.2.9 Cornices and Parapets

Replacement cornices and parapets shall match the design and materials of the existing cornice. Existing cornices and parapets shall be retained. Existing and extended parapets may function as a visual barrier for adaptations such as cool roofs, solar panels, and elevated mechanical systems.

4.2.10 Gutters, Downspouts, and Flashings

Gutters, downspouts, flashing, and other visible metalwork on the primary elevation ~~shall~~ should be copper. Decorative copper fittings shall be preserved. Unpainted mill finish aluminum is inappropriate. Painted aluminum will be considered on a case-by-case basis. New downspouts should be placed inconspicuously and should not obscure significant architectural features.

Historic gutters and downspouts were not designed with precipitation load standards; therefore, they may not be suitable for increased precipitation loads. In some instances, it may be acceptable to install large downspouts and gutters to handle increasing precipitation loads. When replacing downspouts, the Commission encourages the property owner to consider installing downspouts with a cleanout at the bottom to enable the removal of debris. Additional stormwater management systems on site should be considered but should not compromise the visual appearance of the facade. For example, a property owner may install rain barrels on the back facade or integrate flood mitigation strategies into the landscape if the strategy adheres to the historic guidelines.

The property owner should regularly maintain dry wells to ensure that they are functioning, not clogged or collapsed.

Heating plates or strips can be installed on the interior of the gutter to mitigate the formation of ice dams.

4.3.0 WINDOWS

No windows visible from a public way shall be altered without the prior review and approval of the Commission. Alterations to the design and arrangement of window openings is inappropriate, as is the introduction of new openings or blocking of existing openings. Historic oriels shall not be removed or replaced. The lowering of sills on rear elevations may be approved.

4.3.1 Window Modification Exception

The Commission may make an exception for the alteration of one window opening to accommodate an elevated entryway in accordance with the consideration of the Base Flood Elevation. Alterations shall be minimally impactful. The organization and appearance of windows shall not be changed. When elevating the first floor, the floor-to-sill height of the window shall be enough to accommodate the raised floor

elevation without altering the window opening. The property owner shall first consider altering the back facade to include a new entrance before considering alterations to the front facade. All interior alterations shall be explored prior to considering exterior alterations.

4.3.2 Window Sash

Original historic windows, including wood, metal casements, and metal industrial windows shall be repaired rather than replaced. If the Commission determines repair is not possible when more than ~~seventy-five percent (75%)~~ fifty percent (50%) of the wood or metal elements are deteriorated beyond repair, then new windows shall match the materials, dimensions and light configuration of the original historic windows with through muntin bars or simulated divided light windows with exterior and interior applied muntins which are integral with the sash frame. Muntins inserted between the panes of glass, or exterior/interior snap-in muntins are not allowed. The Commission requires the use of dark colored jamb-liners, the use of dark anodized spacer bars between thermal panes, and the replication of brick mold dimensions and profile. All paint colors shall be appropriate to the style and period of the building and be consistent with the character of the district. Replacement of non-historic windows shall be with the historic material or a composite material deemed appropriate by the Commission, and shall match the design and the light configuration of the original historic windows.

4.3.3 Storm Windows & Screens

Interior storm windows (not subject to review by the Commission) are encouraged. Exterior storm windows shall have minimal visual impact: storm sash shall have narrow perimeter framing which conforms to primary window opening, meeting rails shall align with primary window, frame color shall match main window color (clear or mill-finished aluminum frames are not appropriate). Exterior storm windows are inappropriate for windows with arches, leaded glass, faceted frames, or mullioned lights; screens that cover half the window opening may be appropriate, however full screened openings are only appropriate for casement windows.

4.3.4 Window Grilles

The installation of iron security grilles may be appropriate. Grilles shall be mounted within the window reveal and secured into mortar joints, rather than into masonry. Grilles shall have pierced horizontal rails or butt-welded joints; overlapping joints are inappropriate. Grilles generally should not protrude beyond the plane of the building, though bowed grilles designed to support planter boxes may be appropriate.

4.3.5 Weatherization of Existing Historic Windows

The Commission encourages weatherization of existing windows when applicable to reduce the energy consumption of the historic building. Installation of low-e glass that is similar in appearance/reflectiveness to existing glass, installation of storm window panes on the interior of the window, invisible films, and caulking around the window frame are

acceptable actions if they have minimal visual impact on the original appearance of the window.

4.3.6 New windows

When the Commission allows window replacement, it encourages property owners to select windows that both adhere to the historic guidelines and also conserve energy. Insulated glass is encouraged by the Commission if the original muntin design can be maintained.

4.3.7 Shutters

Historic shutters and hardware shall be retained. Replacement shutters shall be wood or composite material deemed appropriate by the Commission, attached to the building using new or existing hardware, and have the appearance of being operable. The Commission encourages the restoration or installation of operable shutters. Operable shutters may be utilized as a passive cooling strategy. Composite materials for replacement shutters shall be reviewed on a case-by-case basis. Paint colors shall be appropriate to the style and period of the building and be consistent with the character of the district. While the interiors of a historic property are not regulated, the Commission encourages the installation of interior shutters to contribute to passive thermal comfort.

4.3.8 Window Boxes, Awnings and Canopies

The seasonal installation of window planter boxes on front and rear elevations is encouraged. Window boxes should be no wider than the window and consistent with color of building. Awnings and canopies are not appropriate for townhouses; canopies which are traditional in design and materials and dark in color may be appropriate for buildings with entrances at or below grade. If awnings are a component of the original, historic design, the Commission encourages restoration of those awnings to contribute to the passive cooling of the property.

4.4.0 ENTRANCE AREAS

No entrance area visible from a public way shall be altered without the prior review and approval of the Commission.

The Commission may allow alterations to entryways on properties located in the Sea Level Rise - Flood Hazard Area. Elevation of entryways can help mitigate the negative effects of flooding on historic buildings as a component of preservation. All proposed changes to entryways shall be reviewed. Elevated entries shall be appropriate to the style and period of the building and be consistent with the character of the historic district. If elevation of an entryway is deemed appropriate, the entry should be elevated 24” above the Sea Level Rise-Base Flood Elevation for residential spaces. Consult the Boston Planning and Development Authority zoning map to determine the SLR-BFE. The Commission requires that property owners assess the feasibility of elevating the interior floor before making adjustments to the exterior entryway. Staff should be consulted as

early on in the process to ensure that potential changes for sea level rise will still reflect the historic design elements of the architecture.

4.4.1 Doors and Doorways

All proposed exterior changes involving replacement doors and doorways shall be reviewed. Original or later contributing entrance designs, arrangement of door openings, materials, elements, details, features (functional and decorative) shall be retained. Replacement of deteriorated or missing elements and features (functional and decorative) shall be in-kind. Physical or documentary evidence is required for replacement of missing features. If evidence for replacement is not available, design for replacement of non-historic elements shall be appropriate to the style and period of the building and be consistent with the character of the district. The installation of iron security grilles may be appropriate. Grilles shall be mounted within the door opening and secured into mortar joints, rather than into masonry. Grilles shall have pierced horizontal rails or butt-welded joints; overlapping joints are inappropriate. Grilles generally should not protrude beyond the plane of the building.

4.4.2 Intercoms, Buzzers, Security Cameras and Mailboxes

These installations should be as inconspicuous as possible. Security cameras shall be small in size and its housing painted to match the surrounding trim or masonry that it is attached to.

4.4.3 Entry and Security Lighting

No entry or security lighting visible from a public way shall be altered or installed without prior review and approval of the Commission. The style and materials of light fixtures shall be appropriate to the historic character of the district and the historic building to which it is attached. No exposed conduit shall be allowed on buildings. Security lighting may be added where appropriate provided that the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended. High efficiency fixtures such as occupancy sensors and timers contribute to a reduction in the energy consumption of a property.

4.5.0 EXTERIOR SURFACE MATERIALS

No exterior surfaces visible from a public way shall be altered without the prior review and approval of the Commission.

4.5.1 Front Façade

The Commission may consider alterations to the front facing facade if the property is within the Sea Level Rise - Flood Hazard Area (SLR-FHA). Alterations may include elevating a front entrance or first floor elevation to the Design Flood Elevation.

Alterations must have minimal visual impact, if possible. The retrofit design shall adhere with the historic architectural style of the building and the character of the historic district. All changes are subject to review and approval of the Commission. The Commission encourages interior retrofits and retrofits to the rear elevation prior to the retrofit of a front facing façade. The Commission will consider the expected flood risks of the property at the time of review.

4.5.2 Paint Colors

All exterior paint colors, including finish and sheen, require the review and approval of the Commission and shall reviewed on a case by case basis. Re-painting shall be done with paint colors that are appropriate to the style and period of the building and be consistent with the character of the district. Painting of masonry shall only be considered if masonry is damaged or the surface has already been painted. Previously unpainted masonry and metalwork shall remain unpainted.

4.5.3 Masonry

Painting previously unpainted masonry shall not be approved. Masonry may be cleaned with low-pressure water and mild detergents. Abrasive cleaning techniques including sandblasting shall only be considered after all other options have been explored. Mortar for repointing shall match the color, texture and tooling of the existing mortar. Buildings constructed prior to 1880 should use a soft, lime-based mortar recipe.

The use of non-toxic cleaning products is encouraged in order to protect historic materials and reduce pollutants. All cleaning products, aside from water, require a permit from the Boston Air Pollution Conservation Commission: Application for Abrasive Blasting / Chemical Cleaning Permit.

4.5.4 Architectural Metals

All metal materials, features, details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods. 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 of installation. When replacement of materials or elements is necessary, it shall be based on physical or documentary evidence. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the mildest method possible. Abrasive cleaning methods including low pressure dry grit blasting, may be allowed after all other options have been explored, and it does not abrade or damage the surface. Repainting previously painted metal shall be done with colors that are appropriate to the style and period of the building and be consistent with the character of the district.

4.5.5 Wood

Original wood siding and trim shall be retained. Deteriorated sections shall be repaired or replaced in-kind with new sections of wood that match the dimensions, profile, design and fastening technique as the existing wood element.

4.5.6 Composite Materials

Composite or other artificial materials are generally not acceptable for replacement of historic building fabric. Existing synthetic materials can be maintained; however, wholesale replacement shall return to the original material. As new materials are developed that are indistinguishable from natural or traditional products, the Commission shall consider their use on a case-by-case basis.

5.0.0 NEW ADDITIONS TO EXISTING STRUCTURES AND CONSTRUCTION OF NEW BUILDINGS

5.1.0 Overview

Additions to structures and construction of new buildings shall require approval from the Commission.

Because new additions can change the character of historic buildings, an addition shall only be considered after it has been determined that the new use cannot be met by altering interior spaces. New additions and new construction shall be compatible with the historic character of the property and district or neighborhood in terms of size, scale, proportion, design, material, color, and texture.

5.1.1 Demolition and Removal

There is a presumption that all existing buildings and structures in the district shall be preserved. Property owners shall take necessary precautions to prevent demolition of buildings and structures in the District by neglect of maintenance or failure to complete repairs.

Demolition or removal of a building or structure or portion thereof located in a historic district (whether or not the structure is visible to the public) requires the prior review and approval of the Commission.

In general, rehabilitation (renovation) or replacements in-kind are preferred to the demolition of all or a portion of a historic structure. The Commission shall issue a Certificate of Appropriateness for demolition only if the building proposed for demolition has no historic architectural significance or if the Board of Health or Building Inspector has ordered the structure to be demolished in accordance with the Massachusetts General Laws or the state building code.

Documentation of a building or structure proposed to be demolished may be required, including elevations, details of specific notable features, through measured drawings

and photographs, in accordance with procedures established by the Historic American Building Survey (HABS).

5.1.2 Salvaged Materials

In the event of a fire, storm event, natural disaster, flooding event or other destruction to an existing building, salvaged building materials should be incorporated into reconstruction plans. Properties within the SLR - FHA should consider retrofitting strategies for making the property more resilient to the effects of these events. The Commission may allow properties with substantial damages to make more aggressive alterations to the property in order to protect residents from future events. However, the property owner should work with the Commission to determine which alterations are acceptable. All alterations are subject to review.

5.1.3 Disposal of Materials

The Commission encourages recycling materials whenever possible and disposing of materials in a manner which reduces waste and energy consumption.

5.1.4 Scale and Proportion

Scale refers to the size of a building relative to its surrounding structures, topographic and spatial features, abutters, and the components parts of the building. The relative size of an addition and its elements is an important consideration.

Proportion refers to the ratios of height, width and depth of the building and its various elements. Proper proportion can be one of the most difficult attributes to capture in the design process. Each historical style has its own “rules” of scale. For some styles these rules may be quite flexible while for others they may be rigid. Disturbing a style’s sense of scale can make a building awkward and ungainly.

It is important to keep projects within the existing scale of the surrounding area. The factors affecting the appropriateness of scale would not only be the actual measured height of the building but also its volume. Often there are methods for visually decreasing the apparent scale of a building through detailing, proportion and color.

5.1.5 Additions

(For rooftop additions see section 4.2.0) New additions are reviewed on a case-by case basis, and shall not disrupt the essential form and integrity of an individual building or the district. The size, scale, color material and character of this work shall be compatible with the character of the existing buildings and their environment. The Commission follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The design shall be respectful of the historic building, unobtrusive, and distinguished

from the historic building- a recessed connector can help differentiate the new from the old. The new addition should be smaller than the historic building- it should be subordinate in both size and design to the historic building.

5.1.6 New Construction

New construction shall be of similar overall height, physical size and shape to buildings adjacent to it. In the event that a new building is abutted by buildings of different heights, the new building shall be the same height as one or of intermediate height.

New construction shall be consistent with setbacks of surroundings buildings, and relate to the scale, materials and rhythm surrounding street facades, and reviewed on a case by case basis. The district contains vacant parcels of varying sizes and shapes, and can be divided into two categories:

> Category A, defined as any vacant parcel or collection of parcels that share a party wall with an existing structure. Within this category, stricter conformity shall be required of the new construction, especially those with existing buildings adjoining two sides, corner parcels, and parcels on a block of buildings uniform in design.
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> Category B, defined as any parcel or group of parcels which is not abutted by an existing structure. Within this category, less strict conformity to existing neighborhood design should be considered.

5.1.7 Heights

The maximum height of any new construction shall be compliant with zoning. A new building in Category A shall have the same height and cornice line as adjacent existing buildings having common property lines; however, in the event a new building has two such abutters of differing heights and cornice lines, it shall conform to one of them or it may step to match.

5.1.8 Setbacks

The maximum setback for a new building shall be zero feet except as follows:

- A new building in Category A shall have the same setback as adjacent existing buildings having common property lines.
- In the event a new building in Category A has two such abutters with different setbacks, it shall have the same setback as one of them, or step to match both of them.
- A corner building in Category A shall have the same setback as its abutters on the primary frontage as well as the adjacent building on the secondary frontage.

5.1.9 Lot Coverage

A new building shall occupy the full width of its primary frontage at the property or s setback line.

5.1.10 Building Materials

Building materials shall be consistent with those found at the majority of adjacent buildings and comply with those outlined in these Regulatory Standards. Use of composite materials indistinguishable from natural or traditional products, shall be considered by the Commission on a case-by-case basis. In the event of a fire, storm event, natural disaster, flooding event or other destruction to an existing building, replacement structures and elements should match the original and are subject to Commission review and approval.

5.2.11 Flood Hazard

The Commission requires that all new construction consider the predicted flood risks of the property. Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24” of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12” of freeboard for other buildings and uses.

5.2.12 Energy Consumption

New construction should also incorporate mitigation strategies which will help reduce its energy consumption.

5.2.13 Resiliency

The Commission requires that all new additions and new construction consider the predicted flood risks of the property and incorporate resiliency considerations. Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24” of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12” of freeboard for other buildings and uses. The new addition should also incorporate mitigation strategies which will help reduce its energy consumption.

6.0.0 SIGNAGE

6.1.0 Overview

All signs (including existing, new and additional) shall be subject to the Boston Zoning Code and shall be approved by the commission in order to ensure architectural and historical appropriateness. Original or later contributing signs, marquees, and canopies integral to a building's ornamentation or architectural detailing shall be preserved.

New signs shall not detract from the essential form of a building nor obscure its architectural features. Signs applied to a building shall be applied in such a way that they could be removed without damaging building material. New penetrations should be avoided; where necessary, stainless steel hardware is recommended, and attachments shall be made into mortar joints of masonry buildings.

The design and material of new signs should reinforce the architectural character of the district. Painted wooden or metal signs of traditional design are encouraged, as are halo lit signs and blade signs. No neon signs, electronic signs, backlit signs, plastic box signs, or billboards are permitted.

Temporary signage related to real estate marketing of individual properties is exempt from review provided they remain in place for less than six months. Minimal illumination using small shielded light sources is encouraged; no floodlighting is allowed.

For properties located on South Charles Street multiple signage may be appropriate and shall be reviewed on a case-by-case basis. Buildings with multiple commercial tenants are encouraged to consult with the commission to create a signage master plan that creates one system of design reflecting a design concept appropriate to the building and district.

6.1.1 Lighting at Commercial Buildings and Street Lighting

The style and materials of light fixtures shall be appropriate to the historic character of the district and the historic building to which it is attached. No exposed conduit shall be allowed on buildings. Architectural lighting and security lighting may be added where appropriate provided that the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended. Existing gas street lights are to be retained whenever possible. If replacement of lighting source is necessary, high efficiency fixtures or passive energy fixtures are encouraged for reducing

the energy consumption. The visual impact of these fixtures to the gas street lights shall be minimal, and the lighting quality shall replicate that of the existing gas fixtures.

7.0.0 UTILITIES and ENERGY CONSERVATION EQUIPMENT

7.1.1 Overview

Modern equipment consists of utility and other mechanical equipment located outside a building, including but not limited to, antennas, poles, cellular towers, satellite dishes, dumpsters, utility meters, alarm systems, HVAC equipment (including, but not limited to, air conditioners, heating units, ducts, fans and vents), solar collectors/panels and their associated mounting devices, strapping, fasteners, cables and related equipment, and wind turbines. Equipment visible from a public way shall not be installed or altered without the prior review and approval of the Commission. Energy conservation is necessary for mitigating the negative impacts of climate change. The Commission shall consider actions which reduce energy consumption or contribute to the production of renewable energy.

7.1.2 General Guidelines

Modern equipment shall be as small and as inconspicuous as possible, and installed in locations that create the least disturbance to the historic appearance of the building and district and hidden from public view to the greatest extent possible. Modern equipment should be painted to blend in with the building and surroundings.

7.1.3 Solar Panels and Wind Turbines

Installation of solar panels and wind turbines shall not permanently change any architectural feature, and shall not be installed at street facing facades or roof slopes. Wind turbines shall not protrude above the ridge of the roof and shall be painted to blend with the building and its surroundings. A minimum of two feet of roof surface should be visible surrounding solar panels, and they should be mounted parallel to the roof and no more than three inches above the roof surface. Framing, piping and other related equipment should be concealed from view.

7.1.4 Poles, Satellite Dishes and Telecommunication Equipment

New poles for overhead wires are prohibited and wiring systems must be placed underground. Satellite dishes and antennas shall be located on the roof, close to the center to be as invisible as possible from the public way, and electrical conduits shall not be attached to the façade of a building. Conversion of existing poles to include telecommunications equipment shall be reviewed on a case-by-case basis. Locations outside of the historic district should be explored and exhausted prior to installation

within district boundaries, and installation at large intersections, and along Arlington, Charles Street South or Tremont Streets may be preferable rather than within the interior residential streets. The setting/historic context of the district shall be considered when proposing locations.

7.1.5 Utilities

Any new wiring for electrical service, telephone service, cable television, etc. shall be placed underground. Receptacle boxes and meters shall not be placed on the front facades of buildings or in front yard areas. Utility companies shall obtain approval from the property owner and Commission prior to the installation onto buildings. Installation or repair of underground utilities shall require sidewalk and street repair to match surrounding area. Public utility furnishings shall be designed and located to prevent visual or pedestrian obstruction.

7.1.6 Air Conditioning

Portable seasonable window units are exempt from review. Compressor units and split systems should not be visible from any public way. Wall penetrations for vents are inappropriate on facades and elevations visible from a public way.

8.0.0 STATUTORY CODES and UNIVERSAL ACCESS

8.1.1 Statutory Codes

Current health and safety codes (public health, occupational health, life safety, fire safety, electrical, structural and building codes) may necessitate alterations that have the potential to affect the character of a historic property. For this reason, property owners shall work with public [code] officials to explore alternative systems, methods, or devices so that unnecessary alterations can be avoided. The Commission supports compliance with health and safety codes in such a way that the building and site's character-defining features, materials and spaces are preserved.

8.1.2 Universal Access

In general, solutions for improving universal access should meet current standards and ensure that the features, material, spaces and overall character of the historic building and site are preserved. The Commission reviews alterations for universal access on a case by case basis. There is no single solution for achieving barrier-free access into historic buildings and sites. Each solution must be tailored for the individual historic property and its landscape. The Commission will work collaboratively with the property owner to find a solution that meets the combined goals of access and preservation.

The Americans with Disabilities Act (ADA) is Federal legislation that provides guidelines to access to public buildings. In Massachusetts, the Federal guidelines provide the framework for the accessibility code (521 CMR) implemented by the Massachusetts Architectural Access Board. "For registered historical buildings or districts, owned or protected by the government, the Massachusetts Architectural Access Board may allow alternate accessibility."

9.0.0 CLIMATE

9.1.0 Climate Change

Climate change is contributing to increasing temperatures and precipitation in Boston. These events present health hazards to Boston's residents. Preservation actions should incorporate resilience strategies which contribute to the health, thermal comfort, and safety of residents.

9.2.0 Climate Resiliency

Resiliency is fundamental to preservation. Maintaining and preserving historic buildings contributes to Boston's Climate Action Plan goals of both mitigating climate change effects through energy production and preparing residents for the risks of climate change through improvements to their residences. There is no single solution for achieving resilience of historic buildings and sites located in a flood hazard area. Each solution must be tailored for the individual historic property and its landscape. The Commission will work collaboratively with the property owner to find a solution that meets the combined goals of access and preservation. The Commission encourages historic property owners to consider these recommendations incrementally in phases which respond to growing climate change risks overtime.

The predicted flood risks for the Bay Village District can be found here: http://maps.bostonredevelopmentauthority.org/zoningviewer/?climate=true

9.3.0 Mitigation

Historic buildings are often naturally energy efficient because they were built before the prevalence of mechanical heating and cooling systems, and so use passive strategies to promote thermal comfort. In addition, preserving a historic building saves a significant amount of energy compared to new construction which is one of the predominant energy consuming industries in the United States. The Commission recommends mitigation strategies that save energy or create renewable energy on site. These strategies may involve:

- Updating mechanical systems
- Installing passive energy systems

- Selection of efficient fixtures
- Weatherization of openings
- Passive heating and cooling methods as a component of building or site design
- Native planting palettes and tree canopy improvements that reduce urban heat island effects

9.4.0 Resilience

The Commission recommends considering resilience strategies as a component of protecting historic properties from flood damages. These strategies are integrated into Bay Village Regulatory Standards; opportunities are organized by the building element section to which they relate. Resilience strategies can also include back up measures such as:

- Sewer backflow prevention valves that have minimal visual impact on the historic site.
- Sump pumps or discharge pumps that have minimal visual impact on the historic site.
- Backup generators and batteries which are concealed on site.
- Renewable energy systems and clean potable water systems that have minimal visual impact on a historic site.
- Water catchment system for uses other than drinking or washing food. Water catchment systems may include landscape features, rain barrels, or other systems that have minimal visual impact on a historic site.
- Faucets that can operate in a power outage.
- Mechanical systems and large objects which are fastened in place to avoid damages to the historic structure in a flooding event.
- Installation of emergency lighting that has minimal impacts on the visual impact of a historic site.

Resilience strategies can also provide co-benefits to residents of the historic district. Such strategies may involve improving the landscape setting or public realm:

- Passive stormwater systems such as rain gardens, bioswales, retention ponds, streetscaping
- Pervious coverage
- Public space as flood buffer or catchment area

9.5.0 Adaptation

The Commission recommends adapting properties in flood hazard zones to address flood risks. Adaptations should respond to risks while also causing minimal impacts to the historic character of the property. Adaptation may involve elevating certain parts of a historic building above the Base Flood Elevation. All adaptive alterations to historic buildings must be reviewed and approved by the Commission. The Commission shall

consider the potential flood risks of the property to aid in determining the appropriateness of the adaptation strategy.

10.0.0 APPENDIX

10.1.0 Application – Online Design Review Application Portal

10.2.0 Application Instructions – A Guide for Applying for Design Review

10.3.0 100 year flood - Also known as the base flood and the 1% annual chance flood. A flood with a 1% annual chance of occurring or being exceeded. For Boston, 100-year flooding causes at least five feet of flooding above the average high tide, also known as Mean Higher High Water (MHHW). Climate change makes it likely that 100-year floods will occur more often than once every 100 years.

10.4.0 Base Flood Elevation (BFE) - The height that floodwaters are projected to reach during a 100-year flood. BFEs are rounded to the nearest foot.

10.5.0 Design Flood Elevation (DFE) - The height of the lowest occupiable floor (when wet floodproofing), or the height of the lowest structural member of an inhabitable floor (when elevating a building). Depending on building type and location, the DFE is usually separated from the BFE by one to two feet of freeboard. Post-FIRM residential spaces cannot be located below the DFE.

10.6.0 Flood Insurance Rate Maps (FIRM) - Maps produced by FEMA that delineate the borders of Special Flood Hazard Areas (SFHA) and their corresponding Base Flood Elevations (BFE). The flood projections shown on FIRMs are based on historic data, and do not include factors related to future sea level rise or future coastal erosion.

10.7.0 Freeboard - The distance between the Base Flood Elevation (BFE) and the Design Flood Elevation (DFE). Freeboard provides a buffer between projected flood elevations and a building's lowest habitable floor. Refer to ASCE 24-14 for freeboard requirements.