

The Fort Point Channel Landmark District

(FPCLD)

Standards and Criteria (Design Guidelines)



(Excerpt from the FPCLD Study Report, Amended 12/9/2008)

These Design Guidelines are provided for easy reference and should be applied with an understanding of the history and significance of the Fort Point Channel Landmark District, as described in the full Study Report.



Boston Landmarks Commission
Environment Department
City of Boston

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Please review the full study report at:
www.cityofboston.gov/environment/fpc

Find the Application for Certificate of Design Approval at:
www.cityofboston.gov/environment/downloads.asp

Contact staff with questions at 617-635-3850.

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9.0 General Standards and Criteria (Design Guidelines)

9.1 Introduction

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark District Designation which shall be applied by the Commission and its staff in evaluating proposed changes to the Landmark District. The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark District Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the proposed changes must be reviewed by the Commission or Commission staff with regard to their conformance to the purpose of the statute and their compliance with the Standards and Criteria. Applications for Design Approval and Exemption are available at http://www.cityofboston.gov/environment/pdfs/appropriateness_cert.pdf and in the offices of the City of Boston Environment Department, Room 805, Boston City Hall. Hearings are held once a month and complete applications must be received two weeks prior to the scheduled hearing date in order to be placed on the agenda. Early consultation with Commission staff often results in a speedier review process. A Certificate of Design Approval shall be considered valid for two years following issuance of the notice of decision.

The intent of the Standards and Criteria 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. In general, the Standards and Criteria recommend preserving existing features that contribute to the character of the Landmark District; in some cases they have been structured to encourage the removal of additions that do not contribute to the character of the Landmark District.

In these guidelines the verb **Should** indicates a preferred course of action that will guide the decision of the Commission; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements and features. The verb **Shall** is used in reference to the applicant; the verb **Will** is used in reference to the Commission.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are the Standards and Criteria absolute. The Commission has the authority to allow variation from any of the Standards and Criteria on a case-by-case basis. However, any request to vary from the Standards and Criteria must demonstrate the reason for, and advantages gained by, such variation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute. Any variation from the Standards and Criteria shall not be considered a precedent.

As intended by the statute, a wide variety of buildings and features are included within the Landmark District, and an equally wide range exists in the latitude allowed for change. In some cases only minor modifications to properties in the District is recommended, while in other cases the Commission may encourage changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

It is recognized that changes to the Landmark District may be required for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are conformance with the Building and Zoning codes, as well as safety requirements. Adherence to the City of Boston and Massachusetts codes is required in addition to adherence to the Standards and Criteria of the Landmark District.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for the Landmark District. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the Landmark District. The statement of intent at the beginning of each section of the Standards and Criteria should serve as an aid in identifying character-defining design features and the most sympathetic approach to proposed alterations. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer should follow them in order to ensure a successful project that is sensitive to the Landmark District.

- ◆ **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- ◆ **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- ◆ **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- ◆ **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish

the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement of a feature that could be repaired.

- ◆ **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature. See Appendix A for guidance in researching historic conditions of the Landmark District.
- ◆ **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

The Standards and Criteria have been divided into four levels:

- ◆ **Section 9.0** – General Standards and Criteria are common to all Landmark District designations
- ◆ **Section 10.0** – Specific Standards and Criteria are specific to the Fort Point Channel Landmark District and apply to each particular property within the boundaries of the Landmark District. In every case the Specific Standards and Criteria shall take precedence over Section 9.3 of the General Standards and Criteria if there is a conflict.
- ◆ **Section 11.0**, Standards and Criteria for the Seaport Blvd/Boston Wharf Road Protection Area are specific to properties which fall within the boundaries of the Protection Area. Neither the General Standards and Criteria nor the Specific Standards and Criteria for the Fort Point Channel Landmark District apply.
- ◆ **Section 12.0**, Standards and Criteria for the A Street Protection Area are specific to properties which fall within the boundaries of the Protection Area. Neither the General Standards and Criteria nor the Specific Standards and Criteria for the Fort Point Channel Landmark District apply.

9.2 Levels of Review

The Commission has no desire to interfere with normal maintenance procedures. In order to provide some guidance for the property owner, manager or developer and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into:

A. Activities which are not subject to review by the Commission and do not require an application:

1. Activities associated with routine maintenance or which do not result in any permanent alterations or attached fixtures, including such items as: in-kind replacement of broken glass, window washing, pruning of vegetation, and holiday decorations.
2. Alterations which are not visible from any existing or proposed street or way that is open to public travel.

B. Activities which may be determined by Commission staff to be eligible for a Certificate of Exemption, after submittal of an application:

1. Maintenance, repair, and in-kind replacement involving no change in design, material, color and outward appearance, including such items as cleaning of masonry.
2. Work which is required to remove or rectify a condition dangerous to the public safety.

C. Activities requiring Commission review and a Certificate of Design Approval:

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

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Commission 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 Landmark District Commission may also fall under the jurisdiction of other city, state

and federal boards and commissions such as the Boston Redevelopment Authority, the Massachusetts Historical Commission and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, joint meetings will be arranged.

9.3 General Standards and Criteria Common to all Landmark Districts

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report shall be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected.
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Surface cleaning shall use **the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.**
10. Should any major restoration or construction activity be considered for the property, the Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.

11. Significant archeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria has been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman.

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10.0 Specific Standards and Criteria for the Fort Point Channel Landmark District (Design Guidelines)

10.1 Introduction

1. The Fort Point Channel Landmark District (FPCLD) is Boston's largest, most cohesive, and most significant collection of late nineteenth and early twentieth century loft buildings. The purpose of the Landmark District designation is to enrich and enhance the unique industrial heritage of the Fort Point Channel Landmark District as expressed by the features that are described in Section 4.0 of the Study Report. These features include but are not limited to urban design features, architectural form, architectural details, structures, street pattern and streetscapes. In order to achieve this, the following specific standards and criteria have been adopted for the FPCLD to:
 - a. Preserve buildings and groups of buildings that create a strong sense of character and architectural cohesiveness in the district;
 - b. Support the adaptive reuse and rehabilitation of historic buildings;
 - c. Protect and enhance the unique character of public view corridors, parks, open space and streetscapes;
 - d. Encourage new construction and in-fill development that respects the scale, character and architectural and visual integrity of existing and potentially historic buildings; and
 - e. Allow for contemporary interpretations of the urban industrial heritage of the District.
2. In these Standards and Criteria, the verb **Should** indicates a preferred course of action that will guide the decision of the Commission; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements and features. The verb **Shall** is used in reference to the applicant; the verb **Will** is used in reference to the Commission.
3. Conformance to these Standards and Criteria alone does not necessarily ensure approval, nor are these standards absolute. The Commission has the authority to allow variation from any of the Standards and Criteria on a case-by-case basis. However, any request to vary from the Standards and Criteria must demonstrate the reason for, and advantages gained by, such variation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing(s), in accordance with Chapter 772 of the Acts of 1975, as amended. Any variation from the Standards and Criteria shall not be considered a precedent.
4. These Standards and Criteria apply to all exterior building alterations and alterations to the public realm within the Landmark District that are visible from any existing or proposed street or way that is open to public travel.

5. These Standards and Criteria apply to all exterior alterations to the Landmark District, whether permanent or temporary. In the case of proposed temporary additions, the proposed duration of the addition must be clearly described in an application. The Commission may require a shorter duration of a temporary addition than requested. A Certificate of Design Approval will be strictly limited to the approved duration. An extension of the approved duration will require a new application. Any temporary addition that is not removed on or before the approved date of its limited duration, or is not the subject of an application for an extension, will be cited as a violation.
6. These Standards and Criteria acknowledge that there may be changes to the buildings and landscape of the Landmark District and are intended to ensure the changes will be compatible with the historic character of the District.
7. When changes to buildings with multiple owners, such as a condominium building, are proposed, the entire building will be considered and treated uniformly. Work on any building may, however, proceed in stages.
8. In the case of any activity not explicitly covered in these Standards and Criteria, Commission 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.
9. Applicants filing for a Certificate of Exemption based on financial hardship will be required to produce evidence of substantial financial hardship as cited in Section 4.9 of the Regulations of the Boston Landmarks Commission as adopted on November 30, 1976, Amended July 20, 1977, April 8, 1980, and May 27, 1986. Copies of the Regulations are available at the offices of the Boston Landmarks Commission and online at: <http://www.cityofboston.gov/environment/downloads.asp>. The Commission will review the evidence and make a finding as to whether substantial hardship would result from failure to issue a Certificate of Exemption.
10. The Commission will apply the statement from the enabling legislation, Chapter 772 of the Acts of 1975, as amended, Section 4. Designation by Commission, as follows: “All recommendations [for Standards and Criteria to be adopted by the commission in carrying out its regulatory functions] shall be made in consideration of any master plan, zoning requirements, projected public improvements and existing and proposed renewal and development plans applicable to the section of the city [Fort Point Channel Landmark District and Protection Areas] to be affected by the designation....” (Also see Study Report, Section 6, Planning Context).
11. Items subject to Commission review include but are not limited to those outlined in the following Standards and Criteria.

10.2 Standards and Criteria for Existing Structures in the Fort Point Channel Landmark District

A. General Statement of Intent

1. Existing structures that contribute to the historic and/or architectural character of the District and their character defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

B. Exterior Walls, General (See also all following sections for Standards and Criteria pertaining to specific features of exterior walls)

1. Existing character defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, Boston Wharf plaques, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. New openings will be discouraged but may be approved on a case by case basis.
5. Existing original openings should not be filled or changed in size.
6. Re-opening original openings which have been filled is encouraged.
7. New balconies will be discouraged but may be approved on a case by case basis.
8. If the masonry is to be cleaned, or if graffiti removal is required, the mildest method possible shall be used, and a test patch of the cleaning method shall be reviewed and approved. Sandblasting, wire brushing or other similar abrasive cleaning methods will not be permitted.

9. In general, coating or painting masonry is not an appropriate repair method, but may be approved on a case by case basis.
10. Historic painted advertisements on masonry walls should be preserved.
11. Original mortar should be retained. Deteriorated mortar shall be carefully removed by hand-raking the joints. Use of mechanical saws may be allowed.
12. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application, unless the original mortar strength is deemed inappropriate.
13. Sample areas of new mortar shall be reviewed and approved for appropriate color, texture, and profile.
14. Cleaning of wooden or metal elements shall use the mildest method possible, and a test patch of the cleaning method shall be reviewed and approved.
15. Paint removal from wooden elements should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
16. Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods will not be permitted on wood surfaces.
17. Repainting of wood should be based on paint seriation studies. If seriation results are inconclusive, repainting shall be done with colors that are appropriate to the style and the period of the building.
18. Miscellaneous equipment such as security cameras, door buzzers and the like that requires attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.
19. Exterior conduits and cables are discouraged. Where their installation is unavoidable, they should be located so as minimize their visibility.

C. Windows (See also Sections E and F for Standards and Criteria pertaining to Storefronts and Ironwork, specifically the installation and treatment of window grilles)

1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash, operation, and shutters are important elements of building design that reflect the period of development and the original purpose of the District. Representative window sash in the District includes wood with single glazing, hollow metal with single wire-glass glazing, and steel with wire-glass. Popular muntin/sash configurations are 1/1, 2/2, 4/4, and 6/6. Only a few examples of fire-resistant metal shutters survive on buildings in the District.
2. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation.
3. Retrofitting existing frames and sash to allow for the insertion of an additional pane of glass may be allowed if the alteration does not visually detract from historic fabric of the original window.
4. Before the Commission will consider window replacement, an adequate survey of existing window conditions shall be submitted for review.
5. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible the Commission may consider installation of aluminum or aluminum-clad wood replacement window units. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.
6. The number and arrangement of window panes shall not be changed from the original.
7. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.

8. Glass shall not be tinted or reflective-coated.
9. Several properties in the District have already lost their original windows. Replacement windows for these properties should be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property in the District.
10. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Interior storm windows are encouraged as a means of retaining historic fabric.
11. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.

D. Entrances/Doors/Loading Docks/Hoistways (See also sections E and K for Standards and Criteria pertaining to Storefronts and Accessibility).

1. All contributing entrance, door, loading dock and hoistway elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Entrance doorways in the District primarily feature segmental arches, Roman arches, or are rectangular openings. Deep doorway reveals are typical. Heavy, single or double-leaf paneled wood doors with glazed upper panels were characteristic of both main and secondary entrances. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Existing hoistways with their doors are relatively rare survivors though they were once a common feature of buildings in the District.
2. The original entrance design and arrangement of openings should be retained. Where alterations are required, they will be reviewed on a case by case basis.
3. When contributing entrance and door elements, materials, and features (functional and decorative) cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
5. Contributing entrance materials, elements, and features (functional and decorative) shall not be sheathed or otherwise obscured by other materials.

E. Storefronts (See also sections D and K for Standards and Criteria pertaining to Entrances and Accessibility).

1. Raised first floors are a historic feature of some buildings in the District. Any proposed façade changes intended to accommodate the needs of commercial use will be considered on a case by case basis. The essential character of the building as originally designed shall be preserved. Doorways and major architectural features should be retained.
2. Façade changes for retail use will only be allowed at or below the first full floor level that is above grade.
3. The maximum amount of original material possible shall be retained in new façade design. Salvage and/or storage on site of original material that can not be reused is encouraged.
4. New materials shall be compatible with those of the existing building.
5. Proposed façade changes shall be designed to be compatible with the design of the existing building.
6. Roll-down metal security grates shall not be allowed on the exterior of a storefront. All security devices should be located on the interior.

F. Ironwork (See also section E for standards and criteria pertaining to storefronts)

1. All contributing ironwork should be retained and repaired using recognized preservation methods, rather than removed and/or replaced. Cast iron elements including fire escapes, posts, lintels, fittings, pintels (fire-resistant metal shutter hardware), tie rod plates (stars), Boston Wharf plaques, and panels are prevalent in the District.
2. When contributing ironwork cannot be repaired, it should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Contributing ironwork shall not be sheathed or otherwise obscured by other materials.
5. The installation of window grilles may be allowed on a case by case basis.

Window grilles should be mounted within the window reveal and secured into the mortar joints rather than into the masonry or onto the face of the building.

6. New ironwork elements should be of a design and color that is compatible with the design of the building.

G. Roof Shape and Roof Projections (See also Standards and Criteria pertaining to Rooftop Additions and Utilities in sections B and G of the guidelines for New Construction including Additions to Existing Buildings)

1. The sense of the original roof shape and its character defining features should be preserved. In general, buildings in the District are characterized by flat roof shapes with projecting cornices, though a few low-pitched gable roofs exist.
2. Contributing rooftop elements and features such as head houses, chimneys, signs, and skylights that are visible from existing or proposed streets and ways that are open to public travel should be preserved.
3. Roofing materials shall be compatible with the character of the District when visible from existing or proposed streets and ways that are open to public travel.
4. External gutters and downspouts are discouraged unless they are based on physical or documentary evidence of prior existence on the building.
5. Flashing, gutters, and downspouts should be compatible with the existing building in design and materials.

H. Exterior Lighting

1. Contributing light fixtures should be retained and repaired using recognized preservation methods.
2. When contributing light fixtures cannot be repaired, they should be replaced with fixtures which match the original in material, color, configuration, size, shape, profile, detail of installation, and quality of light. If using replicated light fixtures is not technically or economically feasible, then compatible substitute lighting fixtures may be considered.
3. Contributing light fixtures shall not be sheathed or otherwise obscured by other materials.
4. New illumination may be added in appropriate locations.

5. New lighting will be reviewed on a case by case basis for all aspects of the lighting design including fixtures, installation methods, and the quality of light. Mock-ups of new lighting may be required on a case-by-case basis.
6. Mock-ups of proposed accent lighting will be required.
7. The design and materials of new lighting shall be compatible with the character of the District.
8. Light fixtures shall be attached so as to avoid damage to historic fabric.
9. Exterior conduits and cables are discouraged. Where their installation is unavoidable, they should be located so as minimize their visibility.

I. Overhead Walkways/Bridges

1. Contributing overhead walkways and bridges are a character defining feature of the district. All overhead walkways and bridges shall be preserved and repaired to the greatest extent possible using recognized preservation methods, rather than replaced.
2. When contributing elements or features (functional and decorative) of overhead walkways or bridges cannot be preserved, repaired, or are missing they should be replaced with elements or features which match the original in material, color, texture, size, shape, profile and detail of installation.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

J. Smokestack (See also section B for Standards and Criteria for Exterior Walls pertaining to appropriate treatment of masonry.)

1. The smokestack on Wormwood Street is a character defining feature of the District. Minimization of antennas and other communication devices is encouraged. New antennas and communication devices shall be located and designed so as to be as minimally visually intrusive as possible, and may be approved on a case-by-case basis.
2. Obsolete antennas and communication devices and their fastenings shall be removed and any holes or damage shall be repaired according to the standards and criteria for treatment of masonry (See Section B).
3. Signage, banners, and advertising shall not be allowed.

K. 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. It is recommended that applicants consult with staff of the Commission as early in the process as possible when proposing alterations for the purposes of accessibility.
3. Where feasible and appropriate, metal ramps or other reversible solutions to providing accessibility are encouraged.

10.3 Standards and Criteria for Demolition in the Fort Point Channel Landmark District

A. General Statement of Intent

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

B. Demolition of Exterior Features, in Full or in Part

1. Demolition of buildings or structures and portions of buildings or structures is prohibited except in the unusual circumstance when the building, structure, or portion of the building or structure is found by the Fort Point Channel Landmark District Commission to be incompatible with the character of the District.
2. The demolition of buildings at 46-48 Channel Center Street (formerly Midway Street), and 50-52 Channel Center Street was approved by the Boston Landmarks Commission in 2001 as part of review pursuant to Article 85, Chapter 665 of the Acts of 1956, as amended, and will be allowed.
3. The Fort Point Channel Landmark district Commission will consider the partial demolition of the building located at 241 "A" Street according to the provisions outlined in Planned Development Area (PDA) No. 53 (see Study Report Section 6, Planning Context). Specifically, demolition of the north and south exterior walls of 241 "A" Street to allow construction of an underground parking garage on the site will be considered appropriate within the context of PDA No. 53.

C. Removal of Later Additions

1. Removal of additions may be considered if the Fort Point Channel Landmark District Commission finds that the addition does not contribute to the historic and/or architectural character of the District.
2. The following factors will be considered by the Commission in determining whether later additions can, or should be removed:
 - a. Compatibility with the original property's integrity in scale, materials, and character
 - b. Historic association with the property
 - c. Design and execution of the addition

D. Demolition by Neglect

1. Property owners shall take necessary precautions to prevent demolition of buildings and structures in the District by neglect of maintenance and repairs. Demolition of Landmarked 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.

10.4 Standards and Criteria for New Construction including Additions to Existing Buildings in the Fort Point Channel Landmark District

A. General Statement of Intent

1. These guidelines shall apply only to facades that are open to view from any existing or proposed street or way that is open to public travel. Views shall be considered from the pedestrian level of the proposed new construction.
2. The intent of this section is to guide the form and design of all new construction, including infill and additions to existing buildings, to ensure that new construction is compatible with the historic physical character of the District, allowing for contemporary expression.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the District. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as land coverage, building materials, building form, scale, height, proportion, method of connection to existing buildings, visual association and urban context.
5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Fort Point Channel Landmark District Commission will consider design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the District.

B. Rooftop Additions (Including New construction and Roofdecks) (See also Section G for Standards and Criteria pertaining to Utilities)

1. Rooftop additions should be not visible or minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is

defined as any rooftop addition which, when viewed from the areas of review described above, is visible by no more than 12 inches in height, or, due to its placement and size does not call attention to itself nor detract from any significant architectural features. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility (See also Section G for Standards and Criteria for Utilities). Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the District.

In any instance, a rooftop addition that is visible from existing or proposed streets and ways open to public travel at the pedestrian level of the building that is receiving the rooftop addition will be subject to the following guidelines:

- a. Rooftop additions shall be limited to two stories in height
- b. Rooftop additions to buildings on Congress, A, and Melcher streets shall not be visible from directly across the street on any adjacent existing or proposed street or way open to public travel, and may be minimally visible within 500 feet of the building receiving the rooftop addition.
- c. Rooftop additions to buildings on Summer Street shall not be visible from anywhere along Summer Street.
- d. Rooftop additions to buildings on all other existing or proposed streets and ways open to public travel shall not be visible from directly across the street on any adjacent existing or proposed street or way open to public travel, and may be minimally visible within 300 feet of the building receiving the rooftop addition.
- e. When the visibility of a rooftop addition is affected by a nearby vacant lot(s), the visual impact will be evaluated both under the existing conditions and also considering possible future construction on the vacant lot(s) in accordance with the guidelines for infill construction (see Section C).

C. Heights for Infill Construction and Non-Rooftop Additions

1. The height of new construction shall be compatible with the height of the adjacent building(s) having common property lines. Height above the height of the adjacent building(s) may be allowable if a) additional stories are located so as to minimize visibility from existing or proposed streets and ways that are open to public travel, or b) if the design acknowledges the cornice height of the adjacent building, reinforces the existing street wall, and is compatible with its context.
2. The Fort Point Channel Landmark District Commission will consider heights identified for new construction through the planning process that resulted in Planned Development Areas (PDA) No. 53 and No. 69 within

the context of those PDAs until the PDA Plans terminate and expire (see Study Report Section 6, Planning Context). In addition, a height of 125 feet for a new building on the sites of 46-48 and 50-52 Channel Center Street will be presumed to be compatible with adjacent buildings within the context of PDA No. 53 and the Article 85 review of demolition of the existing buildings by the Boston Landmarks Commission in 2001. A height of 80 feet for a new building on the site of 9-10 Necco Court, identified as Parcel G1 in PDA 69, will be presumed to be compatible within the context of PDA 69.

D. Height for Parcel A₃

1. The Fort Point Channel Landmark District Commission considers 327 Summer Street, 337 Summer Street, and 319 Rear A Street to be significant to the District. These buildings are identified in Planned Development Area (PDA) No. 69 as parcel A₃, which was identified in that document as a site with the potential to receive an addition or new construction that would result in buildings with heights up to 180 feet, and is also eligible to exceed that height (see Study Report Section 6, Planning Context). Within the context of the planning process that resulted in PDA No. 69, the Commission will consider the rooftop addition to 319 Rear A Street and/or new construction in place of 319 Rear A Street and/or Pastene Alley until the PDA Master Plan terminates and expires. The Commission will also consider rooftop additions identified for 327 and 337 Summer Street, subject to the criteria above for rooftop additions (10.4, Section B).

E. Building Footprint Setback

1. The maximum setback of the building footprint for a new building shall be the existing street wall, except as follows:
 - a. In the event that a new building has two such abutters with different setbacks, it shall have the same setback as one of them.
 - b. A corner building shall have the same setback as its abutters on the primary frontage(s).

F. Lot Coverage

1. A new building shall occupy the full width of its primary frontage at the existing street wall or setback line.

G. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new construction so as

to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from any existing or proposed street or way that is open to public travel.

H.. Site Planning

1. Vehicular curb cuts, garage bays, and service entrances shall be located on rear or alley elevations whenever possible, so as not to disrupt the street wall on primary elevations.

I. Building Materials

1. Building materials, colors, and finishes of new construction shall be compatible with building materials, colors, and finishes in the District. Use of the following materials which are prevalent in the District is encouraged for all exterior surfaces of new construction within the scope of these regulations:
 - a. For walls--masonry construction similar in color and texture to the majority of adjacent buildings.
 - b. For cornices, when expressed--copper or sheet metal, brick, or, quarried or cast stone.
 - c. For windows and storm sash--wood or aluminum in appropriate colors and finishes.
 - d. For trim, when expressed--brick, granite, brownstone, limestone, cast stone, or metal with an appropriate finish and profile.

However, contemporary new materials, colors, and finishes may be appropriate alternatives and the Fort Point Channel Landmark District Commission may consider alternatives. Alternative new materials, colors and finishes shall be compatible with the physical qualities of the historic materials that give the District its unique character.

J.. Design Features

1. New construction shall strive to reinforce the existing character of the street wall of which they are a part. The use of elements which give the existing buildings of the District their essential character is encouraged. Where used, they should approximate the proportions and materials of the existing buildings. These elements, which are prevalent in the District include, but are not limited to the following:
 - a. Flat roof shape, or appearance of flat roof shape
 - b. Projecting roof cornices
 - c. Box-like form
 - d. Tripartite façade arrangement (base, midsection, capital)

- e. Minimal ornamentation with ornament concentrated at entrances, windows, and rooflines
- f. General conformation of roof lines and cornices with neighboring buildings.
- g. Grouped window openings with the vertical dimension of individual windows exceeding the horizontal, with deep reveals, and with operable sash.
- h. Rectangular or arched entries with deep reveals and projecting door hoods and surrounds.

However, contemporary design features may be appropriate alternatives and the Fort Point Channel Landmark District Commission may consider alternative design features. Alternative new design features shall be compatible with the physical qualities of the historic materials that give the District its unique character.

- 2. Bridging over streets and alleys may be considered if consistent with historic bridging in the District.
- 3. Balconies and terraces are incompatible with the expression of facades in the District and will generally be discouraged, but may be approved on a case-by-case basis.

10.5 Standards and Criteria for Permanent and Temporary Signs, Banners, Marquees, Canopies and Awnings in the Fort Point Channel Landmark District

A. General Statement of Intent

1. Existing signs, banners, marquees, canopies and awnings that contribute to the historic and/or architectural character of the District should be preserved and repaired rather than replaced.
2. All signage will be subject to the Boston Zoning Code in addition to these guidelines.
3. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building or, when located in the public realm, compatible with the character of the District, allowing for contemporary expression.
4. New signs, banners, marquees, canopies, and awnings should not obscure architectural features of the subject or adjacent buildings.
5. New signs, banners, marquees, canopies and awnings shall be affixed to buildings so as to avoid damage to historic fabric.
6. Signs should be removed or resubmitted for approval when the operation or purpose of the advertised business or event changes, or when the date of an advertised event has passed.

B. Signs and Banners (See also Standards and Criteria pertaining to signage affixed to the Wormwood Street smokestack in Section J of the guidelines for Existing Buildings).

1. The size, design, color, material, location, number, method of attachment, illumination and/or projection of all signs, including menu boxes and directories, and banners will be reviewed for appropriateness.
2. Lettering applied to window glass or signs hung directly behind window glass are subject to review.
3. Sign bands and transoms are appropriate locations for signs affixed to buildings. All signs and banners that are affixed to a building should be consistent in design.
4. Projecting (blade) signs may be allowed provided they relate to façade openings. Projecting signs should not obscure architectural features of the subject or adjacent buildings. Projecting signs should be suspended from metal brackets and not attached directly to the building.

5. Permanent free-standing signs are discouraged and will be approved only on a case-by-case basis. Temporary free-standing signs shall be displayed only during business hours.
6. Illumination should be limited to the sign. Exposed electrical conduits and junction boxes are discouraged. Where their installation is unavoidable, they should be located so as to minimize their visibility.
7. Signs and banners that are affixed to public utility poles should be limited to Congress, Summer, and A streets and shall utilize standard hardware approved by the Public Works department. Private banners displayed on public utility poles are discouraged.
8. Frequent changing of signs and banners in the public realm is encouraged.
9. Billboards will not be allowed.

C. Marquees, Canopies and Awnings

1. The placement and configuration of marquees, canopies and awnings shall relate to the façade openings and should not obscure architectural features of the subject or adjacent buildings.
2. The materials and colors of marquees and canopies shall relate to the industrial character of the District.
3. Individual awnings shall be mounted within the masonry window opening.
4. Open-sided, shed-roofed awnings are preferable to those with quarter-round or bull-nosed profiles.
5. Valances on canvas awnings should be flexible, i.e. their bottom edges should hang free rather than be attached to a horizontal framing member as rigid valances tend to impart a permanent architectural quality to a fabric-clad feature.

D. Boston Wharf Co. Sign

1. The illuminated Boston Wharf Co. Sign located on the roof of 10 Melcher Street is a character-defining feature of the District and shall be preserved, preferably in working order.

10.6 Standards and Criteria for Public Areas/Streetscape/Landscape Treatment in the Fort Point Channel Landmark District

A. General Statement of Intent

1. The intent of these guidelines is to preserve present contributing landscape and streetscape features, and to allow for the further enhancement of public space in the District which respects its historic industrial character.
2. Removal of non-historic, non-contributing landscape and streetscape features from the District is encouraged.

B. Streets, Alleys, Sidewalks, Curbs, and Paving

1. These guidelines shall apply only to existing or proposed streets, ways, and alleys that are open to public travel.
2. Narrow streets, alleyways, sidewalks, and original paving materials are distinctive features of the District. Original layout of paved areas should be maintained. However, consideration will be given to alterations if it can be shown that the alterations will enhance the District without compromising its integrity.
3. Historic streetscape features, such as railroad tracks, granite curbs and pavers, stone slab sidewalks, and cobblestones, shall be retained wherever possible and incorporated into any streetscape improvement. Restoration of cobblestones is encouraged.
4. New streets, alleys, and sidewalks should be designed and constructed to reinforce the character of the District.
5. Changes in existing sidewalk paving shall be based on historic documentation. Where no historic documentation exists, new sidewalks shall be concrete with granite curbing. Other sidewalk materials at main entrances to buildings may be considered.
6. Crosswalks shall conform to the standard striped delineation of the crossing zone.
7. The Fort Point Channel Landmark District Commission will consider the expanded network of streets and sidewalks, the improved connections between the local street network and the highway system, upgrades to A Street, and truck access from A Street to the South Boston Bypass Road/Haul Road that were approved in PDA No. 69 and PDA No. 53 as part of new public open space and infrastructure improvements, within the context of the

PDA, until the PDA terminates and expires (see Study Report Section 6, Planning Context).

8. The Fort Point Channel Landmark District Commission will consider the new streets and sidewalks approved in PDA 53 within the context of the PDA, until the PDA terminates and expires.

C. Street and Park Furniture

1. Street and park furniture should be compatible with the character of the District in design and materials.
2. Miscellaneous public hardware and furniture such as trash receptacles, mail boxes, benches and the like should be of a material and color that is compatible with the character of the District, and located to be as unobtrusive as possible.
3. Transit shelters shall be as transparent as possible, and located so as to minimize visual obstruction of historic buildings.
4. News box installation shall meet the requirements and standards of the Public Works Department.

D. Public Art

1. Permanent and temporary public art installations are encouraged. The location and installation method of public art will be reviewed for appropriateness.

E. Street Trees

1. Except for recent additions, an absence of vegetation is a distinctive feature of the District. Street trees were not historically part of the District, which was industrial in character. However, it is understood that trees are an important factor for livability. The introduction of trees in appropriate locations is encouraged, and their arrangement will be reviewed on a case by case basis for their appropriateness. Trees shall be planted in a manner and an environment that fosters their survival.

F. Parks and Open Space

1. The enhancement of existing public parks and open space is encouraged.
2. The introduction of additional parks and open space in appropriate locations is encouraged and will be reviewed on a case by case basis.

3. The Fort Point Channel Landmark District Commission will consider the new parks and open spaces that were approved in PDAs Nos. 53 and 69 to be appropriate within the context of those PDAs, until the PDAs terminate and expire (see Study Report Section 6, Planning Context).
4. Landscape design and materials will be reviewed for compatibility with the character of the District. The Fort Point Channel Landmark District Commission will review such elements as paving, plantings, furnishings, art, structures, landforms, lighting, and signage.
5. Where appropriate, returning existing open lots, vacant or used for parking, to built parcels is encouraged. New surface parking lots will be considered an interim condition. If approved, they must be adequately landscaped. Perimeter screening in the form of trees, shrubs, fences, or other vertical elements are recommended to reinforce the street wall. Such elements as gate structures, lighting, and signage will be reviewed for compatibility with the character of the District.

G. Utility Items

1. Public utility furnishings (telephone panels and booths, meters, traffic lights, signal boxes, wireless communication equipment and the like) shall be designed and located to prevent visual or pedestrian obstruction.
2. Street lights shall be designed to be compatible with the character of the District and should be of a consistent design throughout the District. The designated standard fixture, unless previously approved and installed in an area within the district, shall be the single or double-head Boston Fort Point fixture. Where required by Federal standards, the Boston Pendant fixture will be considered.
3. Existing gas lights shall be preserved.
4. Additional poles for overhead utility wires are prohibited. All new utility wiring should be installed underground. When streets are disrupted for underground installation or repair, they shall be repaired to match the original condition in materials, color, and texture.

H. Sidewalk Cafés and Raised Terraces

1. Applicants seeking approval for sidewalk cafes and raised terraces that accommodate pedestrian travel above the sidewalk level must state whether the sidewalk café or raised terrace will be permanent or temporary. The location, design, and furnishings, both temporary and permanent, of sidewalk cafes and raised terraces will be reviewed on a case by case basis.

2. Sidewalk cafes must meet City of Boston code requirements.
3. Temporary chains or other boundary elements, including planters and railings, all furnishings, lighting, canopies, signage, etc. must be removed when not in seasonal use, and stored where they are not visible.
4. If seasonal café installations require semi-permanent fixation that requires cutting into the sidewalk, the cap used to fill the sidewalk during seasonal removal must be reset flush with the sidewalk.
5. Raised terraces that accommodate pedestrian travel above the sidewalk level shall be compatible with the District in design and materials.
6. Raised terraces and other outdoor café-related attachments to buildings such as lighting, canopies, signage, and the like shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged or destroyed so that if the raised terrace were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.

11.0 Standards and Criteria for the Seaport Boulevard/Boston Wharf Road Protection Area

General Standards

As provided in Section 4, of Chapter 772 of the Acts of 1975, as amended, the only items subject to design review in a Protection Area are:

Demolition;
Land Coverage;
Height of Structures;
Landscape; and
Topography.

The goals of the Seaport Boulevard/Boston Wharf Road Protection Area are to:

1. Protect view corridors into and out of the adjacent Fort Point Channel Landmark District along streets and alleys that run perpendicularly from Seaport Boulevard into the Landmark District, including Sleeper, Farnsworth, and Pittsburg (Thompson Place) streets.
2. To ensure that massing, land coverage, and height of new development is compatible with the adjacent Landmark District.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are the Standards and Criteria absolute. The Commission has the authority to allow variation from any of the Standards and Criteria on a case-by-case basis. However, any request to vary from the Standards and Criteria must demonstrate the reason for, and advantages gained by, such variation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute. Any variation from the Standards and Criteria shall not be considered a precedent.

Specific Standards and Criteria

1. Demolition The Protection Area is currently vacant. Demolition of future buildings shall be reviewed on an individual, case-by-case basis, considering the building's contribution to and enhancement of the Landmark District, and also considering what is proposed to replace the existing building.
2. Land Coverage (Building Footprints) Building footprints shall conform to the street pattern defined by the perpendicular streets and alleys running south from Seaport Boulevard and shall not obstruct view corridors into and out of the Landmark District from Seaport Boulevard along Sleeper Street, Farnsworth Street, and Thomson Place. Building footprints should not obstruct view corridors into and out of the Landmark District from the two unnamed alleys between Sleeper Street and Farnsworth Street and between Farnsworth Street and Thomson Place. Building setbacks along Boston

Wharf Road shall be consistent with the setbacks of historic buildings in the vicinity of the Protection Area.

3. Height of Structures New construction should produce buildings that recognize the gateway nature of Seaport Boulevard, both to the Landmark District and the larger scale, non-historic area to be built on the north side of Seaport Boulevard. Height of new buildings may exceed that of buildings in the Landmark District provided the design meets the above-stated goals of the Protection Area.
4. Topography Changes in topography may be allowed.
5. Landscape Improvements to the landscape, including streetscape, shall be compatible with the character of the adjacent Landmark District where the Protection Area abuts the Landmark District.

12.0 Standards and Criteria for the “A” Street Protection Area

General Standards

As provided in Section 4, of Chapter 772 of the Acts of 1975, as amended, the only items subject to design review in a Protection Area are:

Demolition;
Land Coverage;
Height of Structures;
Landscape; and
Topography.

The goals of the “A” Street Protection Area are to:

3. Protect the view corridor along “A” Street that connects the northern and southern portions of the Fort Point Channel Landmark District and to encourage maintaining views of the smokestack and Wormwood Street in the adjacent Landmark District;
4. Connect the historic fabric that constitutes the northern portion of the Landmark District with the historic fabric that constitutes the southern portion of the Landmark District by creating an urban street wall along “A” Street that is compatible with the scale of the historic buildings on “A” Street in the adjacent Landmark District;
5. To ensure that massing, land coverage, and height of new development is compatible with the adjacent Landmark District.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily ensure approval, nor are the Standards and Criteria absolute. The Commission has the authority to allow variation from any of the Standards and Criteria on a case-by-case basis. However, any request to vary from the Standards and Criteria must demonstrate the reason for, and advantages gained by, such variation. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute. Any variation from the Standards and Criteria shall not be considered a precedent.

Specific Standards and Criteria

6. Demolition The proposed “A” Street Protection Area is currently vacant. Demolition of future buildings shall be reviewed on an individual, case-by-case basis, considering the building’s contribution to and enhancement of the district, and also considering what is proposed to replace the existing building.
7. Land Coverage (Building Footprints) Building footprint setbacks along “A” Street shall be consistent with the setbacks of historic buildings in the vicinity of the Protection Area, with the goal of achieving an urban street wall along

“A” Street. Greater setbacks may be allowed if the design reinforces the sense of an urban street wall.

8. Height of Structures New Construction should produce buildings that are compatible with the adjacent Landmark District and the goals of the Protection Area. In determining appropriate height for buildings within the Protection Area, the Fort Point Channel Landmark District Commission will presume that the total building heights identified for parcels U₂ and U₃ in Planned Development Area (PDA) No. 69 are appropriate in the context of the PDA Master Plan and until the PDA Master Plan terminates and expires (see Study Report Section 6, Planning Context). Specifically, the Commission will accord such presumption to the building heights of 180 feet on Parcel U₂ and 100 feet on parcel U₃. (The PDA identifies Parcel U₂ as a “Special Site” eligible for additional height if design proposals undergo review pursuant to Article 80B of the Boston Zoning Code and provide exceptional public benefits outlined in the PDA). Cornice heights should be compatible with the cornice heights of historic buildings along “A” Street in the adjacent Landmark district with additional height set back.
9. Topography Major changes in topography will be discouraged.
10. Landscape Improvements to the landscape within the Protection Area, including open space and surface paving, shall be compatible with the character of the adjacent Landmark District where the Protection Area abuts the District. In determining compatibility of open space where the Protection Area abuts the District, the Fort Point Channel Landmark District Commission will consider the open space improvements approved in Planned Development Area (PDA) No. 69. until the PDA Master Plan terminates and expires. Permanent surface parking lots shall be discouraged along boundaries that abut the Landmark District.

13.0 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.