

# Edward Everett House

16 Harvard Street, Charlestown  
Boston Landmarks Commission Study Report



Report on the Potential Designation of the

**EDWARD EVERETT HOUSE**  
**16 Harvard Street, Charlestown, Massachusetts**

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

Approved by: Ellen J. Lipsey / MEF 9/10/96  
Ellen J. Lipsey  
Executive Director                      Date

Approved by: Alan Schwartz 9/10/96  
Alan Schwartz  
Chairman                                      Date

## CONTENTS

	Page
1. Location of Property	1
2. Description	4
3. Significance	17
4. Economic Status	28
5. Planning Context	29
6. Alternative Approaches	31
7. Recommendations	34
8. General Standards & Criteria	35
9. Specific Standards & Criteria	40
10. Bibliography	55

**1.0 LOCATION OF PROPERTY**

**1.1 Address:** 16 Harvard Street, Charlestown, Massachusetts

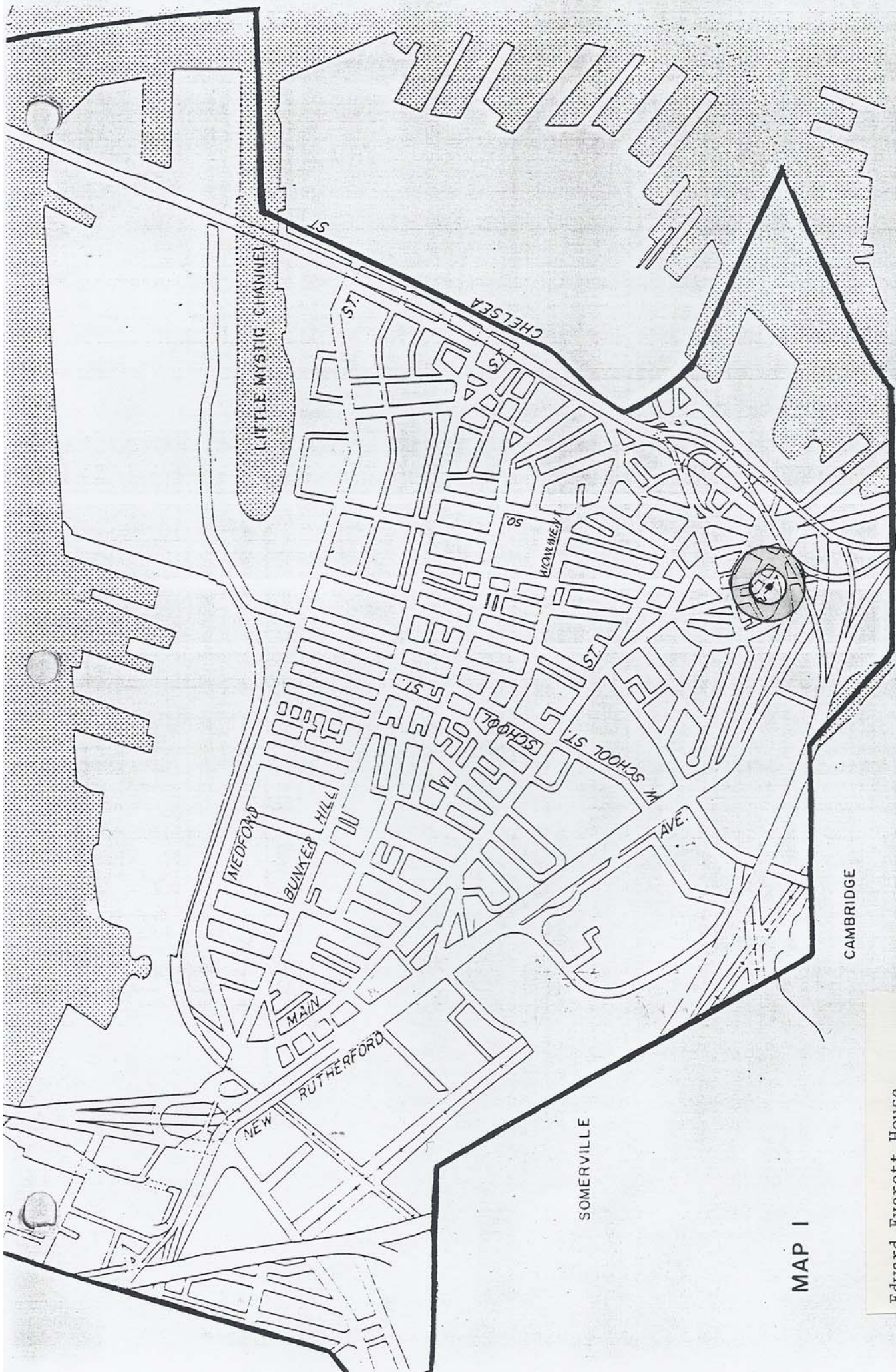
**Assessor's Parcel Number:** Ward 2, Parcel 3733.

**1.2 Area in Which Property is Located:**

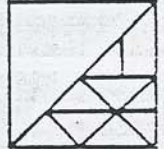
Prominently sited on the southern slope of Charlestown's historic Town Hill, the Edward Everett House marks the transition between commercial City Square and the tranquil brick streetscapes of a remarkably well-preserved 19<sup>th</sup>-century residential district. Town Hill's rare and exceptional collection of Late-Georgian and Federal houses is Boston's last vestige of an Early Republican domestic landscape. The Edward Everett House fronts directly onto Harvard Street; its southern elevation has an unobstructed view of the newly-landscaped City Square Park and the Boston Harbor waterfront beyond. The house's 4,325 square foot lot is partially bounded by a Rutherford Avenue filling station (Shell Oil) to the south and west, and the masonry walls of the following row houses to the north: #18 Harvard Street, and #2 and #4 Harvard Place.

**1.3 Map Showing Location:**

Attached.



# CHARLESTOWN



MAP I

Edward Everett House  
 16 Harvard Street  
 Charlestown, Massachusetts

LITTLE MYSTIC CHANNEL

MEDFORD

BUNKER HILL

NEW RUTHERFORD

MAIN

50 ST

51 ST

52 ST

53 ST

54 ST

55 ST

56 ST

57 ST

58 ST

59 ST

60 ST

61 ST

62 ST

63 ST

64 ST

65 ST

66 ST

67 ST

CHELSEA

50

51

52

53

54

55

56

57

58

59

60

61

62

63

SOMERVILLE

CAMBRIDGE

SCHOOL ST

W SCHOOL ST

AVE

W SCHOOL ST

AVE

W SCHOOL ST

AVE

W SCHOOL ST

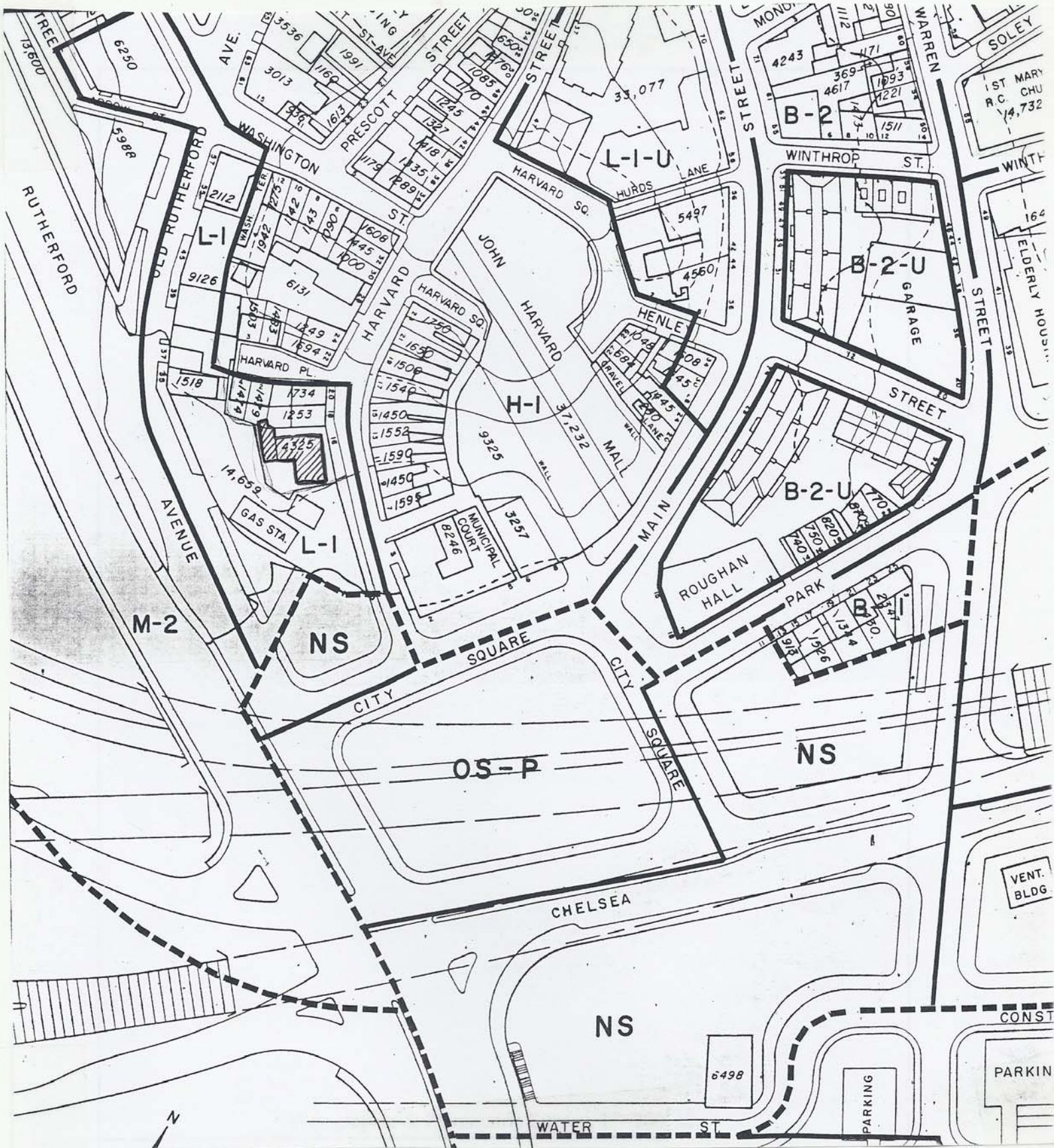
AVE

W SCHOOL ST

AVE

W SCHOOL ST

AVE



Edward Everett House, 16 Harvard Street  
 Charlestown, Massachusetts

## **2.0 DESCRIPTION**

### **2.1 Type and Use**

Constructed in 1814 as a single-family dwelling, this property retained its private residency status through the 1890s. Occupied by the Hawthorne Club at the turn-of-the-century, the building was subsequently leased to the Young Men's Christian Association, providing a popular gathering place for World War I servicemen affiliated with the nearby Charlestown naval yard. Following the War, the building was converted to office use. Multi-family occupancy dates from 1947, when the building was sub-divided and operated as a boarding house. The Edward Everett House currently contains eight apartment units.

### **2.2 Physical Description**

The Edward Everett House, built in 1814, provides an outstanding example of urban Federal architecture. Situated on a gentle incline marking the gateway from City Square into the Town Hill residential district, this fourteen-room house fronts directly onto Harvard Street. The street frontage, spanning 56 feet, has a shallow setback defined by a low granite curb, surmounted by a cast-iron picket fence with decorative finials. Granite posts with pyramidal tops mark the walkways located to either side of the building; the path along the right lateral wall is secured with an ornate cast iron gate.

Displaying archetypal Federal form, this boxy three-story brick house rests on a granite block foundation, is sheltered by a shallow hipped roof, and reflects an "ell-house" plan. Named in reference to its distinctive "L"-shaped footprint, the early 19<sup>th</sup>-century ell-house is characterized by a center-entry, three-room floor plan with end wall chimneys. The five-bay facade, constructed of rubbed brick laid in Flemish bond, is symmetrically fenestrated with elongated double-hung windows, while smaller windows light the entresol. The rear walls were constructed of coarser brick laid in common bond, with sixth course headers. All three end wall chimneys survive; the northern parlor's chimney retains its three clay chimney pots.

The house's restrained ornamental treatment includes: brownstone sills and splayed lintels; the use of keystone lintels to highlight the central bays (the second-story replacement lintel dates from the 1920s); and an Adamesque wood cornice. The mutuled cornice was accented with a beaded and egg-and-dart moulding; several segments of this detailing survive. The central arched entry contains a Federal door surround with elliptical fanlight and three-quarter sidelights. The fanlight exhibits a delicate tracery pattern common to the era; its frame is embossed with a repetitive star and hatch-mark motif. Decorative paneling accentuates the door frame. A three-step granite stoop leads to the original eight-paneled door which is embellished with a bronze knocker and plaque engraved with "Edward Everett House."

The massive Ionic portico is believed to date from an 1830s Greek Revival renovation, a remodeling which included interior improvements such as the installation of at least two Greek Revival marble mantels. Two fluted columns with Ionic capitals support a wide entablature and moulded cornice, while two thick pilasters flank the arched entry.

Sometime between 1830 and 1875 the ell-house was expanded through the addition of a two-and-a-half-story, rear gabled ell. This one-room brick appendage, measuring three bays in depth, is symmetrically fenestrated with six-over-six windows, although one elongated six-over-nine window is situated above the rear entry. A single gabled dormer lights the center of each lateral slope. This kitchen addition, ventilated by a rear wall chimney, exhibits common bond masonry, with a sixth course of Flemish headers. Architectural detail is confined to the corbelled cornice and brownstone sills and lintels. A kitchen door, located in the rear bay of the south lateral wall, opens onto the small rear yard. A single-story, brick lean-to projects from the opposite lateral wall; its entry opens onto the narrow alley which runs along the house's north wall.

The house displays several noticeable 20<sup>th</sup>-century alterations. Wrought iron fire balconies project from both the Harvard Street facade (right section of the entresol) and the south elevation of the rear ell. The prominent masonry patch in the central bay above the entry is known to date from the 1920 removal of a Victorian era oriel. Current glazing consists of replacement six-over-six sash at the first and second stories and replacement three-over-three sash at the entresol. Two aluminum down spouts line either end of the main facade. The original slate roof was replaced with asphalt shingles. Although structurally solid, the house suffers from deferred maintenance, as seen by the spalled brownstone sills and lintels, the ineffective gutter system, the patches of efflorescence, and the missing segments of decorative cornice. Recent landscape additions include the wooden perimeter fence which screens the property from the adjacent filling station.

## **2.4 Photographs**

Attached.





Edward Everett House, 16 Harvard Street, Charlestown  
Harvard Street Facade  
BLC Photo Files, 1968



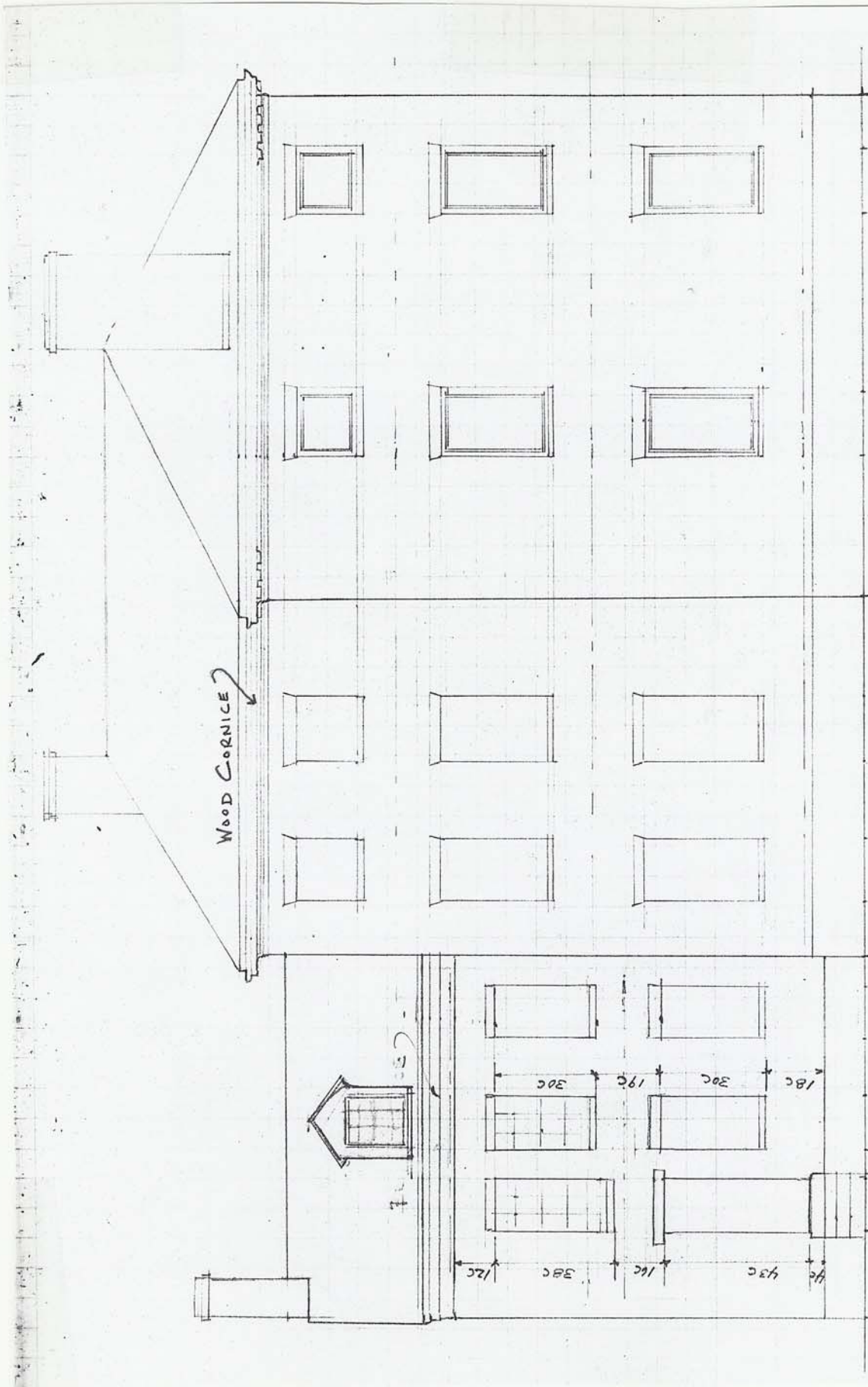
Edward Everett House, 16 Harvard Street, Charlestown  
Harvard Street Facade, Looking North  
BLC Photo Files, 1968



Edward Everett House, 16 Harvard Street, Charlestown  
Federal Door Surround  
BLC Photo Files, 1968

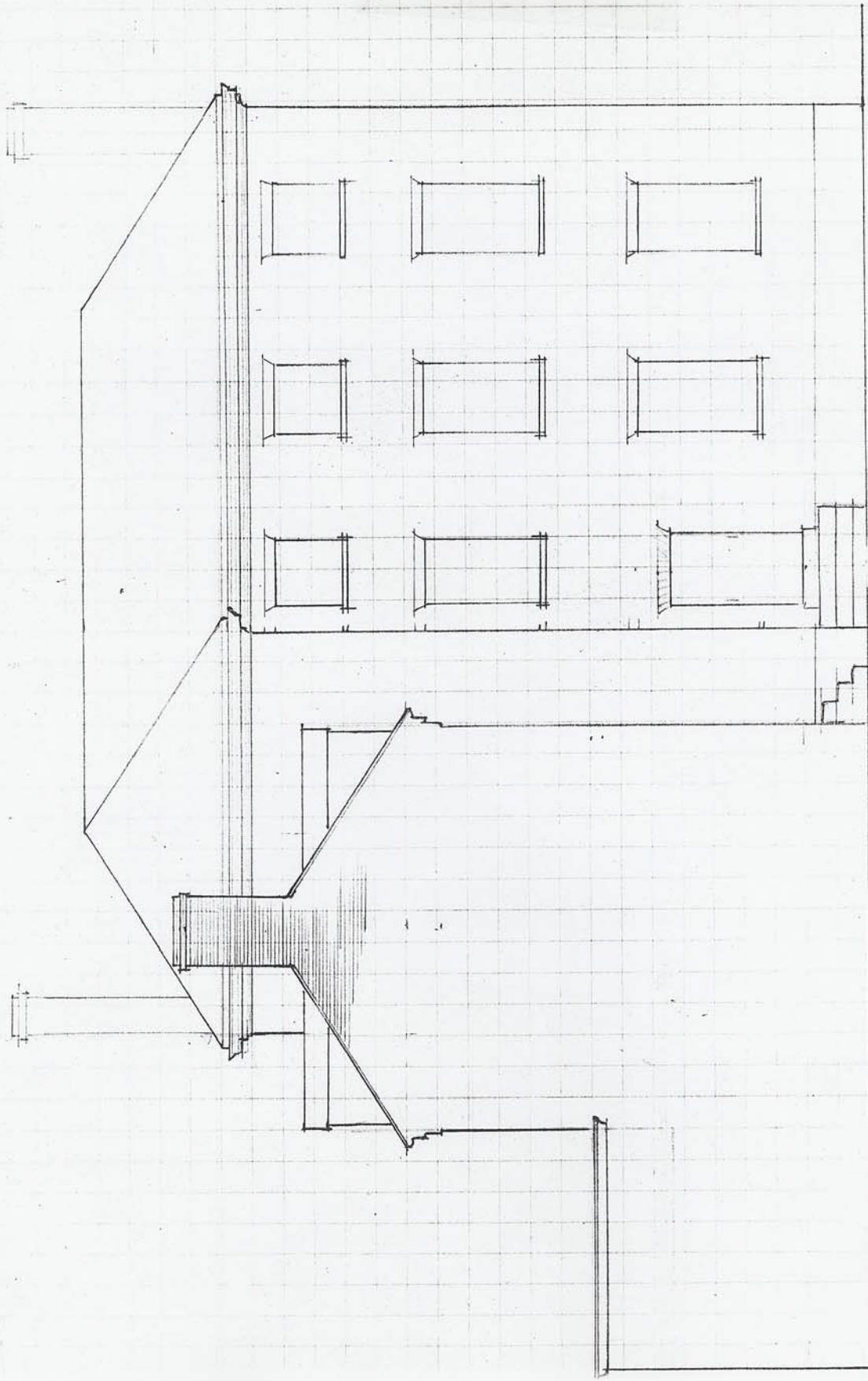


Edward Everett House, 16 Harvard Street, Charlestown  
Greek Revival Portico  
BLC Photo Files, 1968



-SIDE ELEVATION-

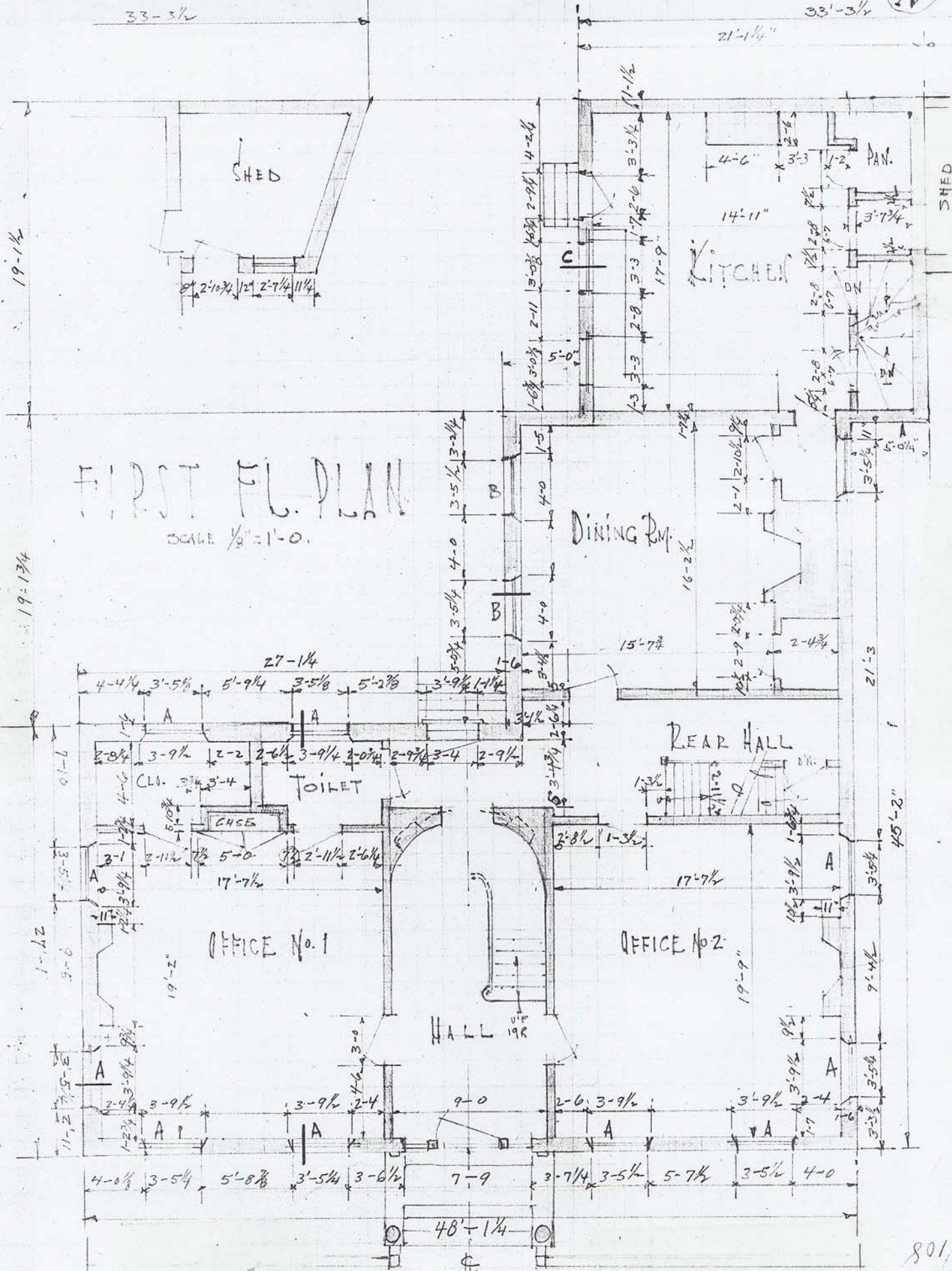
Edward Everett House, 16 Harvard Street, Charlestown  
 South Lateral Wall  
 HABS Mass-347, 1936



REAR ELEVATION

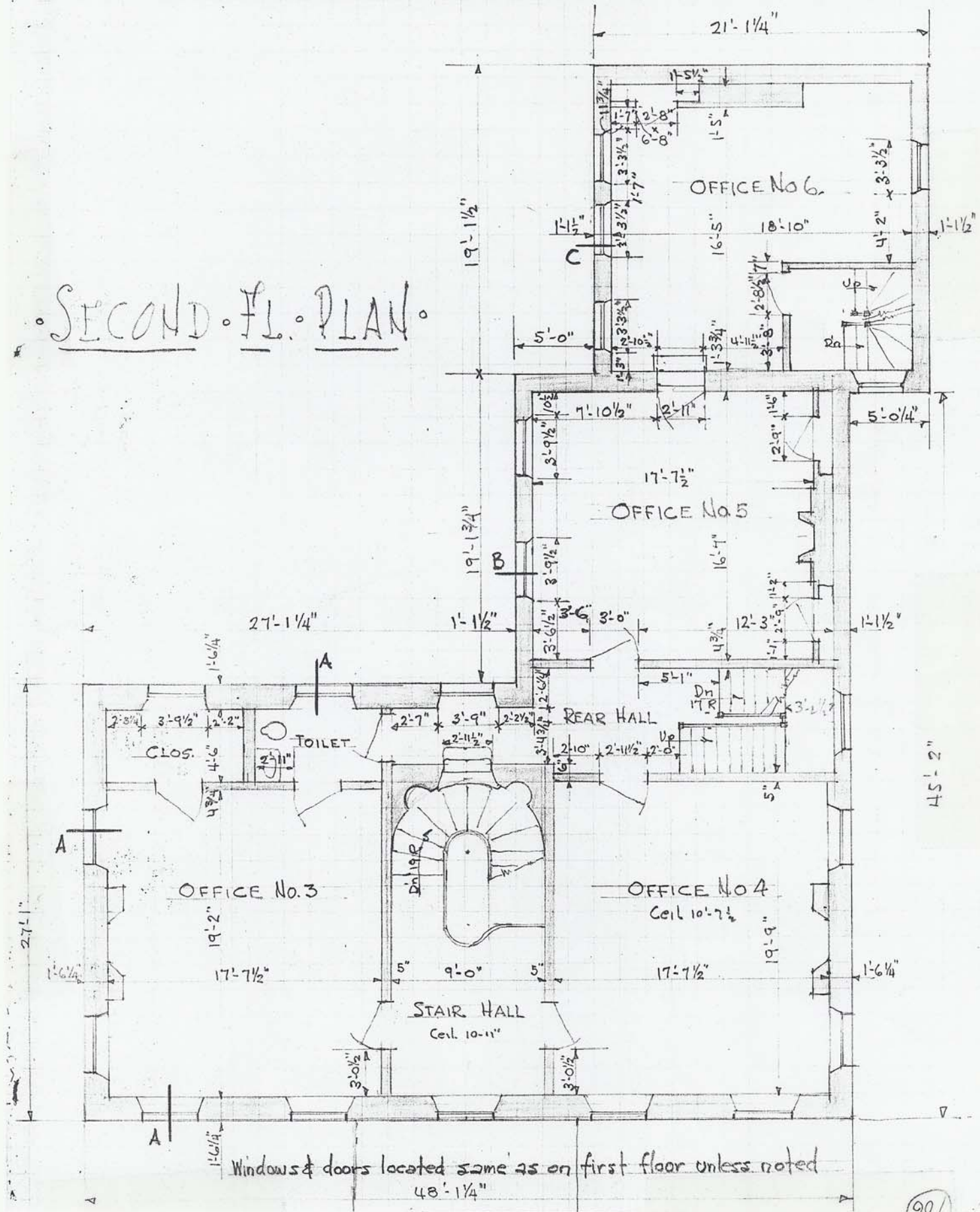
001

Edward Everett House, 16 Harvard Street, Charlestown  
Rear Elevation  
HABS Mass-347, 1936



Edward Everett House, 16 Harvard Street, Charlestown  
 First Floor Plan  
 HABS Mass-347, 1936

# SECOND FLOOR PLAN



Edward Everett House, 16 Harvard Street, Charlestown  
 Second Floor Plan  
 HABS Mass-347, 1936



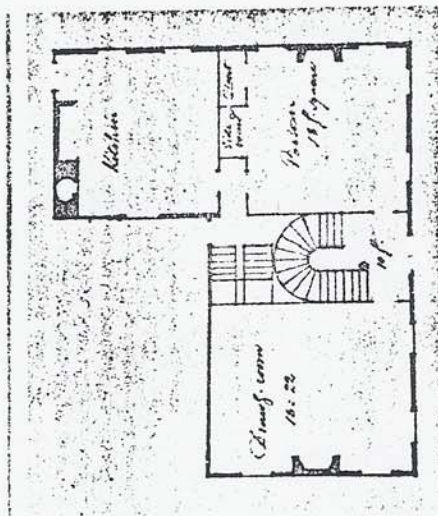


Fig. 1.87. Plan for the Joseph Coolidge, Jr., house, Boston, 1795, by Bulfinch. Drawing at Boston Athenaeum, illustration from Kirker, Architecture of Bulfinch, fig. 49.

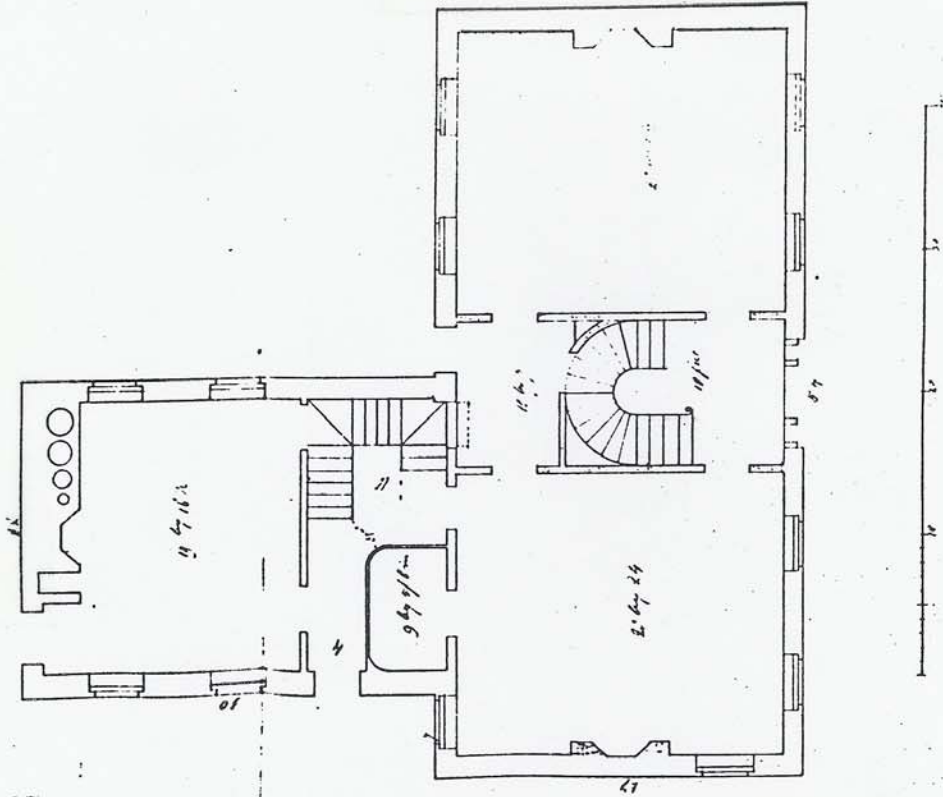


Fig. 1.86. Preliminary plan "C" for the Preble house, 1806, by Parris. Boston Athenaeum.

Noteworthy Examples of Ell-House Plans

Edward Francis Zimmer, "The Architectural Career of Alexander Parris (1780-1852)," p. 87 & 98.

**WHIG NOMINATIONS.**



*FOR THE PRESIDENCY.*

**Hon. DANIEL WEBSTER.**

*FOR GOVERNOR.*

**Hon. EDWARD EVERETT.**

*FOR LT. GOVERNOR.*

**Hon. GEORGE HULL.**

*SENATORS FOR MIDDLESEX.*

NATHANIEL AUSTIN, Charlestown.

SIDNEY WILLARD, Cambridge.

SAMUEL CHANDLER, Lexington.

OLIVER M. WHIPPLE, Lowell.

JOS. BUTTERFIELD, Tyngsboro'.



**Edward Everett**  
(1794-1865)

Portrait of Edward Everett



Edward Everett House, 16 Harvard Street, Charlestown  
South Lateral Wall, Shell Oil station in foreground, 1996



Edward Everett House, 16 Harvard Street, Charlestown  
Rear Wall, Shell Oil station in foreground, 1996

### 3.0 SIGNIFICANCE

This outstanding example of high-style Federal architecture was home to 19<sup>th</sup>-century political leaders, active on the local, state, and national level. It is identified most prominently with Edward Everett (1794-1865), distinguished scholar, eloquent orator, and honorable statesman.

#### 3.1 Historic Significance

##### A New Brick House

On November 4, 1814, an ailing Matthew Bridge (1750 - 1814) drafted his last will and testament, ensuring the smooth distribution of his vast estate amongst his heirs.<sup>1</sup> A driving force behind Charlestown's post-Revolutionary War reconstruction, Bridge moved to this battle-scarred port from Lexington, Massachusetts in 1785. This prosperous merchant was the first ship owner with a copper-bottomed fleet. He amassed and improved large tracts of land, most notably in the vicinity of Town Hill, Green Street, and by the Town Dock. Bridge's local influence can be gauged by his election to both houses of the State Legislature (Representative in 1803 and 1808, and Senator in 1809 and 1812).

During his lifetime this generous patriarch provided each of his married children with a Charlestown estate, purchasing the Dexter mansion, at 14 Green Street, for son Nathan and specifying that his frame Town Hill residence and stables pass to daughter Alice.<sup>2</sup> Bridge was actively engaged in the construction of a brick house for his youngest daughter Sally and her husband Seth Knowles at the time of his death. Sally's house was sited near Charlestown Square on Town Hill Street (later Harvard Street), adjacent to her father's house. In his will, Bridge bequeathed the following to "the children of my daughter Sally Knowles, and to those who may hereafter be born:"

the new brick house and land, at the bottom of my garden, which when finished I value at ten thousand dollars, and I hereby direct my executor to appropriate three thousand six hundred dollars to discharge the bills which are yet applied, and for the completion of the said estate."

Sally Knowles, her husband and two daughters occupied their new Federal home in the Spring of 1815. Seth Knowles, a civic-minded merchant, was a founding member of Charlestown's Harvard Unitarian Church. Knowles emulated his father-in-law, representing Charlestown in both the State House (1816, 1822-23) and Senate (1824-25). He played a prominent role in the construction of the Bunker Hill Monument, negotiating the purchase of the land and serving on the building committee. On the morning of the Monument's cornerstone dedication (June 17,

---

<sup>1</sup>Matthew Bridge's total probated inventory was valued at \$158,264.47.

<sup>2</sup>Bridge's house was demolished in the 1850s for Moses Dow's speculative development of bow-fronted row houses at 18-24 Harvard Street.

1825), the Knowles family hosted a special reception for society ladies and distinguished guests. The Bunker Hill Day ceremony featured a keynote address by Daniel Webster and a final triumphal visit from General Lafayette. Following Sally's untimely death in 1825, Knowles married Sarah Payson.<sup>3</sup> The couple remained at this address until 1830, when the family relocated to Boston proper and leased their Charlestown home to Edward Everett.

### **Edward Everett**

The namesake and second occupant of the house, Edward Everett (1794-1865), resided at this address from 1830 to 1837. While at Town Hill, Everett politically ascended from U.S. Representative to Governor of Massachusetts. Jokingly referred to as "Ever at it," this Dorchester native held, albeit briefly, his generation's most prominent positions in academia and government.

The embodiment of genteel refinement, Everett was born of a poor yet socially-respectable family; his father Oliver was pastor of Boston's New South Church. Everett possessed impressive academic credentials, graduating from Boston Latin, Exeter Academy, Harvard College (1811), Harvard Divinity School (1814), and the University of Göttingen in Germany (1817), earning the first Ph.D. ever conferred upon an American. Returning to Harvard in 1819, he was hired as the college's first professor of Greek Language and Literature; he also edited the *North American Review* (1819-23). Everett vaulted into Boston's social stratosphere in 1822 upon marriage to Peter Chardon Brooks' daughter, Charlotte. A prominent Federalist, Brooks presided over the New England Marine Insurance Company and adopted the privileged lifestyle of a gentleman farmer at his country estate in Medford, Massachusetts.

In 1825, Everett embarked upon a distinguished political career representing the Middlesex district in the U.S. Congress for ten years. The relocation of Everett's family from Winter Hill, a remote upland section of Charlestown (incorporated as part of Somerville in 1842), to the cosmopolitan waterfront near Charlestown Square was orchestrated by Charlotte and her father. When Congress was in session, Brooks managed the affairs of Everett's family who remained behind at Charlestown. It was Brooks who worried about Everett's expiring lease at Winter Hill, devoting himself to the task of finding his daughter suitable accommodations. In the Winter of 1830, a pregnant Charlotte and her two children moved into her father's house at Medford. The winter brought illness and, ultimately, death to the Brooks' household. In early February, Everett's father-in-law first broached the topic of relocating to the Town Hill section of Charlestown.

I thought it might be agreeable to you to give up the house (at Winter Hill) in the spring. They said that probably all the estates of Mr. Odin would be sold in the

---

<sup>3</sup>Thomas Bellows Wyman, The Genealogies and Estates of Charlestown, MA 1629-1818, (Boston: David Clapp & Son., 1879), p. 593.

spring, in which case they should be glad to end the lease. Mr. Knowles' house will have to be let soon, and Charlotte has seen Mrs. Knowles about it. Mr. Knowles as well as your cousin E.B. Hale, has gone to Cuba for his health. We shall have the matter of the houses fully in mind and consult you when it becomes necessary.<sup>4</sup>

Charlotte campaigned wholeheartedly for the Knowles House, informing her husband, "Father has heard that it is the best house in Charlestown, it can be hired for about what we now pay."<sup>5</sup> Preoccupied with Washington business, Everett was unresponsive to the pending housing crisis on the home-front. From her mother's deathbed, Charlotte wrote,

I promised my mother in her last intervals of reason, that I would stay with Father till you returned, ...and that I would never live another season at Winter Hill, as she had a very great aversion to the place. It is my fervent plan, therefore, if you approve it, to hire Mr. Knowles' house in April, if it is offered on reasonable terms - and if Mrs. K. is willing to make repairs, which it very much needs.<sup>6</sup>

Mr. Brooks interpreted Everett's silence as acquiescence, writing in March of 1830, "I seem to have taken it for granted that you would like to remove if you could get the Knowles house and be rid of the Odin."<sup>7</sup> A well-meaning family friend almost upset Charlotte's plans, by urging Everett to purchase instead the Ward Estate in Medford. Charlotte acknowledged the Ward property "commanded a beautiful view of the Mystic," but discouraged her husband's interest noting the "rooms are strangely cut up;" "there is a great deal of land under high cultivation which neither of us know how to attend;" and finally "the distance from Boston if anything else would be objectionable to you." In contrast to the Ward Estate, Charlotte provided Everett with a glowing account of her tour of the brick house on Town Hill.

It is a very good and eminent house - and quite as large as I expected to find it. It has two parlors - China closets and kitchen on the first floor - in the parlors, marble fireplaces and grates. The lower chambers are I think 20 feet square. The nursery is a very good room, and opens on a little terrace, where the children can play with perfect safety. There are five good upper chambers - a bath and c. The rooms were all dirty, and must be papered and painted. Mrs. Knowles thus consented to do every thing that Father thinks necessary, and we are to pay them \$400 per year, including taxes. There is no stable attached to the house - but perhaps you might not think it necessary to keep horse or rig this year.<sup>8</sup>

---

<sup>4</sup>P.C.Brooks to Edward Everett, 1 February 1830, Everett Papers.

<sup>5</sup>Charlotte Everett to Edward Everett, 5 February 1830, Ibid.

<sup>6</sup>Charlotte Everett to Edward Everett, 14 March 1830, Ibid.

<sup>7</sup>P.C.Brooks to Edward Everett, 22 March 1830, Ibid.

<sup>8</sup>Charlotte Everett to Edward Everett, 3 April 1830, Ibid.

Upon Everett's return from Washington in June of 1830, his family moved into the Knowles House, conveniently located near his local congressional office in the Bunker Hill Bank at Charlestown Square. Embraced by Charlestown society, Charlotte raised funds for the completion of the Bunker Hill Monument while Everett became a favorite guest lecturer at the Lyceum. Responding to the cholera epidemic of the Summer of 1832, Everett helped found the Charlestown Relief Association, a volunteer network prepared to minister to the sick in the event of a local outbreak. Championed by the local paper – the *Bunker Hill Aurora* – nary an issue was published without mention of Everett's social and political activities. His hometown paper proudly boasted, "Mr. Everett has composed and delivered more addresses for public occasion than any man in the United States and he has done them well."<sup>9</sup>

Although initially leased, probate documents indicate Peter Chardon Brooks purchased the house for Charlotte and his son-in-law sometime after April of 1833. The property became available following Seth Knowles' death, whereupon his executor petitioned the court to divide Sally Bridge Knowles' (1787-1825) estate into undivided thirds. Sally's two daughters and Joseph Knowles (Seth's brother?) inherited equal shares of this estate, which included "a certain brick dwelling house and land thereto belonging situate on Town Hill Street so called in said Charlestown, now occupied by Edward Everett Esq."<sup>10</sup>

While residing on Town Hill Street, Everett won two of four consecutive elections to the State's highest office. These elections coincided with the raging and nationally-divisive Masonic debate of the 1830s. Everett clumsily appealed to both factions, although his boyhood friend and close political ally, Daniel Webster, who topped the Whig ticket for the 1836 Presidential elections, was openly anti-Masonic. Everett's perceived anti-Mason stance earned him a rare rebuke from an otherwise adoring local press but did not prevent him from winning the 1835 gubernatorial election. This esteemed Whig served as Governor of the Commonwealth of Massachusetts from 1836 to 1840. In 1837, his family relocated to Boston where Everett completed his final two gubernatorial terms and was subsequently appointed Minister to the Court of St. James' (1841-45). The senior statesman's future achievements included: President of Harvard University (1846-49); Secretary of State in Fillmore's cabinet (1852-53); U.S. Senator (1853-54); and the vice-presidential nominee from the Constitutional Union Party (1860).

The celebrated orator of his age, Everett's speeches were recorded in five volumes; proceeds from his speaking tour on George Washington helped finance the restoration of Mount Vernon. While greatly esteemed by his contemporaries, Everett's keynote address at the dedication of Gettysburg earned him the unfortunate and lasting distinction as "the man who said less in hours than Lincoln did in

---

<sup>9</sup>"American Oratory," *Bunker Hill Aurora*, 28 April 1832.

<sup>10</sup>Middlesex County Probate, Seth Knowles, 3 April 1833, Massachusetts State Archives.

minutes.”<sup>11</sup> Despite an impressive resume, Everett rarely held a position long enough to make a lasting contribution.<sup>12</sup> Noted Brahmin Oliver Wendell Holmes, Sr. paid tribute to the venerable orator, writing:

“No matter where in the world a Boston man may travel, he carries with him in his head three units of measure: all buildings are compared to the State House; all plots of land are compared to the Boston Common; and men are measured off as in Edward Everetts.”<sup>13</sup>

### **19th-Century Owners**

Following Everett’s tenure, the brick house passed to three prominent 19th-century businessmen. In June of 1837, Peter Chardon Brooks sold the Town Hill house and grounds to William Carleton, one of the nation’s largest manufacturers of lamps and gas fixtures.<sup>14</sup> Carleton is best remembered as the \$50,000 benefactor of the Northfield, Minnesota college which continues to bear his name. He resided at this address for a quarter of a century, later moving to a new townhouse he had erected on Monument Square. Ezra Trull, proprietor of Trull Brothers, Distillers purchased the house from Carleton on May 18, 1863 and resided at this address until his death in 1870.<sup>15</sup> Trull’s heirs sold the property to Frances Childs, a Charlestown native and proprietor of a retail carpet establishment.<sup>16</sup> While residing at 14 Harvard Street, from 1870 to his death in 1887, the civic-minded Childs, a former state senator, served on the Governor’s Council.

### **Hard Times**

Writing in 1902, local antiquarian author Timothy Sawyer described the property as “still standing, but its attractiveness is gone, and now we have to draw wholly upon the memory to make it interesting.”<sup>17</sup> Purchased in 1887 by James J. Costello, a Charlestown realtor, the property was operated as a social hall known as the “Hawthorne Club” at the turn of the century. This club function continued into the 1910s, when the property was leased by the Young Men’s Christian Association. Conveniently situated near City Square and within a quarter mile of the Charlestown Naval Yard, the house became a popular destination for local servicemen. Writing at the height of World War I, one reporter noted:

Night after night enlisted men of the U.S. Army and Navy are turned away from

---

<sup>11</sup>Frederick Allis and Phyllis Girouard, Guide to the Microfilm Edition of the Edward Everett Papers, (Boston: Massachusetts Historical Society, 1972), p. 8.

<sup>12</sup>Ibid, p. 9.

<sup>13</sup> Dr. Oliver Wendell Holmes, Sr. quoted in Charles Sumner and the Coming of the Civil War, by D. H. Donald.

<sup>14</sup>Middlesex County Deeds, Book 365, Page 270.

<sup>15</sup>Middlesex County Deeds, Book 881, Page 547.

<sup>16</sup>Middlesex County Deeds, Book 1101, Page 462.

<sup>17</sup>Timothy T. Sawyer, Old Charlestown: Historical and Biographical Reminiscent, (Boston: James H. West, 1902), p. 272.



the clubhouse of theirs in Charlestown because there is no room left for them to sleep even when they offer to pay for a chair, a table top, or a place on the floor. The building was visited by 34,268 enlisted men last year.<sup>18</sup>

Overcrowding and lack of food service, spurred the 1917 construction of a new YMCA facility on a nearby City Square lot (at the corner of Rutherford Avenue).

The first effort to restore the Edward Everett House is attributed to Austin T. White, proprietor of Richards & Company, Inc. (metal dealers, head quartered at 200 Causeway Street), who purchased the dilapidated property in January of 1920. White hired architect Ralph W. Gray to convert the house into offices. Writing of this project in 1935, Gray reminisced:

White has always been interested in old houses, and I think bought it more because he liked it and thought it worth preserving than for practical purposes... The house at that time was in dreadful repair. The roof was a sieve, through which daylight could everywhere be seen. Rain had damaged the plaster work and wrecked the floors....<sup>19</sup>

In addition to reconstructing the roof and installing new interior floors, Gray removed a Victorian oriel situated above the center entry, an alteration which created a visible masonry patch. White "fell on hard times" and sold the Everett House prior to realizing his preservation goals.

In 1924, a rumor circulated that auto magnet Henry Ford intended to purchase and restore the Everett House "as a historical shrine for the benefit of the public."<sup>20</sup> An avid collector of Colonial and Early Republican artifacts, Ford may have considered adding this property to his collection of historic houses, although the transaction never came to pass. In terms of local preservation, Ford is best remembered for his efforts on behalf of the restoration of Sudbury's Wayside Inn.

Leased for office space through the 1920s, the chain of title reveals five property transactions between 1923 and '28. Owners during this period include: Thomas Giblin, an East Boston realtor; Mary O'Brien Mulvey; James McKay; Theodora McDonald; and Julia Lehan. Mrs. Lehan's tenure was distinguished by her relentless solicitation of William Sumner Appleton, founder of the Society for the Preservation of New England Antiquities, to add this property to his collection of historic house museums. In a letter dated June 10, 1931, Appleton notified Lehan, "I am afraid that at this present time any purchase of your Edward Everett house by this Society is out of the question, certainly at no price that you would be apt to consider." Appleton's correspondence reveals his genuine interest in this property, writing an advisor in 1939, "I have been over it once if not twice and consider it an extremely good

---

<sup>18</sup> "Enlisted men can't find enough berths here" 1917 newspaper clipping, SPNEA archives.

<sup>19</sup>Ralph W. Gray to Frank Chouteau Brown, 13 February 1935, SPNEA archives.

<sup>20</sup> "Everett Home goes to Ford" 24 March 1924 newspaper clipping, SPNEA archives.

building, well worth preserving.” Despite a decade of haggling, Lehan and Appleton never reached a mutually agreeable acquisition price.

In December of 1947, Louis J. Centurino purchased the house on behalf of his nephew, Charles Boy, Jr.<sup>></sup> Operated as a boarding house, the rental income was invested in Boy, Jr.’s trust fund.<sup>></sup> Following Louis Centurino’s death in 1978, the house passed to his daughter Lee Ann; the property has been administered by the Thelma Centurino Trust since 1984.<sup>></sup> The Everett House currently contains eight apartments.

---

<sup>></sup> For establishment of Boy Trust see Suffolk County Registry of Deeds, Book 6406, page 209.

<sup>></sup> “All the property or properties real or personal, which are now or may from time to time hereafter be held by the Trustee hereunder, as well as the proceeds thereof, shall be and are held hereunder in Trust for my nephew Charles Boy, Jr., and the Trustee shall pay the income from the Trust to him semi-annually, or oftener, if in his discretion it shall be deemed necessary and/or convenient.” Ibid.

<sup>></sup> “The house that I own in Charlestown, Massachusetts, I give outright to my daughter Lee Ann Centurino.” From Louis J. Centurino’s Last Will and Testament, Middlesex County Probate Docket #515181. Also see Suffolk County Registry of Deeds: Book 9680, page 81; and Book 10731, page 268.

### 3.2 Architectural Significance

Constructed in 1814, the Everett House represents the high end of Charlestown's conservative Early Republican architecture. The house is one room larger than the paradigmatic single-pile (i.e., one room deep), center-entry form. Antiquarian author James Hunnewell referred to this prevalent Charlestown house type, as the "oblong" plan.<sup>21</sup> The signature layout of the "oblong" house consisted of a central through-passage with a single room to either side. Typically two- or three-stories in height, the exterior facade of the oblong house adheres to a standard five-bay width with a center entry and symmetrical arrangement of window openings. This house type pre-dates the Revolution, becoming increasingly popular as end-wall and rear-wall chimneys supplanted center-chimney stacks. Boston's c. 1680 Moses Pierce-Hichborn House represents one of the earliest extant examples of this type. Charlestown's surviving Early Republican housing stock testifies to the remarkable persistence of the center-entry, single-pile form.

The enlargement of an oblong house through the incorporation of an additional rear room, as in this instance, resulted in an "ell-house." Housewrights used this term to describe the building's characteristic "L"-shape footprint. While architectural historians have not as yet fully analyzed this house type, many examples survive in both Massachusetts and Maine. Charles Bulfinch utilized the ell-house plan in his 1795 design of the Joseph Coolidge, Jr. House (no longer extant). Alexander Parris also considered and then discarded an ell-house plan for the 1806 Preble House in Portland, Maine. Although one room smaller than the familiar Georgian plan (i.e., center-entry, with two rooms to either side), the ell-house plan allowed more light into the central hall and stair.

The housewright of the Edward Everett House remains unknown. Matthew Bridge's probate documents fail to reference the builder in regard to outstanding bills, moreover the house predates the practice of filing building contracts with the county registry of deeds. There were approximately 300 housewrights active in the Boston area at the time of this house's construction.<sup>22</sup> The Edward Everett House reflects both the persistence of Colonial building forms and mastery of the contemporaneous Federal aesthetic.<sup>23</sup> In the closing decade of the 18<sup>th</sup> century Boston society embraced a new standard of design: one based on Classical architecture as interpreted by Palladio, further refined by the Adams brothers' English works, and adapted to local building customs by Charles Bulfinch (1763-1844). Some hallmarks of Federal architecture include: boxy hip-roofed forms, symmetrical fenestration, taut facades, low-relief design elements, arched openings lit with fan lights and Palladian windows, and slender columns and pilasters. Locally, the style was quickly

---

<sup>21</sup>James F. Hunnewell, *A Century of Town Life: A History of Charlestown, MA 1775-1887*, (Boston: Little, Brown & Co., 1888), p.87.

<sup>22</sup>Edward Zimmer, "The Architectural Career of Alexander Parris (1780-1852)," (Ph.D. dissertation, Boston University, 1984), p. 248.

disseminated through direct observation of the works of the major practitioners (Bulfinch, Samuel McIntire, Alexander Parris, Asher Benjamin, Peter Banner, and Solomon Willard) and through British and American pattern books. In 1810, several local housewrights founded the Boston Architectural Library providing their brethren with easy access to: William and James Pain's *Practical House Carpenter*; Asher Benjamin's *The Country Builder's Assistant* (1786) and *American Builder's Companion* (1806); and fifty-two other titles.<sup>23</sup> As the primary promulgator of the Federal style, Benjamin assumed responsibility for translating "modern fancies" to a "regular system."

The Edward Everett House exhibits the classic Federal form of a shallow hip-roofed brick box with a third-story entresol. Conservative in the Charlestown tradition, architectural ornament is confined to the brown-stone sills and flat lintels, the Adamesque cornice, and the entry's elegant fan light and side lights. The stately Ionic portico is clearly a later addition, believed to date from Everett's tenure. It is an appropriate embellishment for the residence of Harvard's first professor of Greek Language and Literature. The visible brick patch above the entry is attributed to the 1920 removal of a Victorian-era oriel. Although it was common to light the stair hall of Federal homes with a Palladian window, the original configuration of this bay remains unresolved due to the lack of 19<sup>th</sup>-century illustrations. Although the house post-dates Bulfinch's first Harrison Gray Otis House (1797) by almost two decades, it avoids the strong French influence associated with the style's waning years, when elite residences were defined by *piano nobile* plans, elliptical parlors, and bowed fronts.

Charlestown's Early Republic dwellings were built of both wood and brick, although wood predominated. Brick construction should not be construed as an indicator of wealth, as several excellent studies have invalidated the conjectural correlation between building material and owner wealth.<sup>24</sup> The harmonious coexistence of wood and brick dwellings only validates the presence of both skilled carpenters and masons within the community. Bricks were a readily available material, produced locally at the Charlestown brick yards. Hunnewell reminisces "of brick houses in oblong form there were few." The author lists four such houses: Dr. Walker's, George Bartlett's, Ebenezer Breed's, and "that of M. Bridge, later occupied by Edward Everett and others."<sup>25</sup> Most Charlestown homes are sited perpendicular to the street, the front-facing Edward Everett House provides a rare exception to this traditional orientation.

---

<sup>23</sup>Jack Quinan, "Some Aspects of the Development of the Architectural Profession in Boston Between 1800 and 1830," in *Old-Time New England*, (Boston: The Society for the Preservation of New England Antiquities, Vol. LXVIII, Nos. 1-2, Summer-Fall 1977).

<sup>24</sup>Edward Cook, "Boston's Physical Environment, 1700-1814," unpublished Boston University graduate paper for the American Studies Program.

<sup>25</sup> Hunnewell, *A Century of Town Life: A History of Charlestown, MA 1775-1887*, p.88.

House plans of the early 19<sup>th</sup> century demonstrate increased specialization of room functions. Whereas the great majority of the population still resided in single-room houses, those with sufficient wealth commissioned homes which demonstrated a deliberate segregation of public and private spaces. The entire front tier of rooms along the ground level of the Everett House was designed for public reception, with two formal parlors and a central hall distinguished by an elegant curved stair. The rear hall, which contains a less ornate stairway to the upper bedroom chambers, segregates the public rooms from the kitchen. This second service stairway was a common feature of elite home design.<sup>26</sup> One of the era's leading proponents of genteel domesticity, Lydia Maria Child, published a treatise identifying the new standards for housekeeping, entitled *The Frugal Housewife*. Charlotte Brooks Everett explicitly referenced Child's writings in several letters to her husband. Charlotte's identification of a tiny rear alcove off the main hall as a "nursery" during her initial 1830 house tour is indicative of this greater specialization of room function. Child's writings navigated middle-class women through the newly identified moral and physical perils of child-rearing.

The Edward Everett House's parlors and entry hall were embellished with an egg-and-dart cornice, paneled doors with cut-glass knobs, and hardwood floors. The Greek Revival remodeling was not limited to the entry portico; it also included the installation of marble mantles with bullseye corner blocks. One of the house's original wood mantels is in the collection of the Henry Francis du Pont Winterthur Museum in Delaware.

---

<sup>26</sup>Fiske Kimball, *Domestic Architecture of the American Colonies and the Early Republic*, (NY: Dover Publication, Inc.) p.155.

### 3.4 Relationship to Criteria for Landmark Designation

The Edward Everett House meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975 as amended, under the following criteria:

- A. *as a property listed on the National Register of Historic Places*, under the Town Hill District.
  
- C. *as a property associated significantly with the lives of outstanding historic personages*, -- constructed in 1814 by Matthew Bridge a prosperous merchant integral to the reconstruction and civic development of post Revolutionary War Charlestown; home of the distinguished scholar, orator, and statesman Edward Everett during his congressional and gubernatorial career; and home of William Carleton, founder of Carleton College in Northfield, Minnesota.
  
- D. *as a property representative of elements of architectural design and craftsmanship which embodies distinctive characteristics of a type inherently valuable for study*, -- as an outstanding example of urban Federal residential architecture.

#### **4.0 ECONOMIC STATUS**

##### **4.1 Current Assessed Value**

According to the City of Boston Assessor's records, the property at #16 Harvard Street, Charlestown has a total assessed value of \$279,500, with land valued at \$111,000 and the house at \$168,500.

##### **4.2 Current Ownership**

This property is owned by the Thelma M. Centurino Trust, 27 Melvin Street, Wakefield, Massachusetts 01880.

## 5.0 PLANNING CONTEXT

### 5.1 Background

The Everett House dates from Charlestown's era of post-Revolutionary War reconstruction, a forty-year period spanning from 1785 to 1825. On the eve of Revolution, Charlestown was a thriving port of 2,000 inhabitants with approximately 400 structures. In late April of 1775, residents evacuated the peninsula in anticipation of British retaliation following the battles of Lexington and Concord. The bombardment and fire associated with the Battle of Bunker Hill (June 17, 1775) thoroughly annihilated the town. Regenerative efforts on this *tabula rasa* commenced in the 1780s with settlement radiating from City Square out towards the Neck along Main Street. Development of the Town Hill area included the restoration of Thomas Graves' distinctive curvilinear street pattern dating from Charlestown's original 1629 nucleated village plan.

One of the first initiatives towards the town's reconstruction was the 1776 creation of an open air market, known as Charlestown Square. By the close of the 18<sup>th</sup> century, new wharves, warehouses, ropewalks and shipyards rimmed the square to the south and east. Transportation improvements, such as the 1786 and 1828 bridges to Boston, the 1803 Chelsea bridge, and the arrival of rail service in 1836, transformed the square into a busy crossroads and prosperous commercial center. At the time of Charlestown's incorporation as a city in 1847, hotels and boarding houses clustered around City Square, catering to travelers arriving by water and rail. While its civic importance declined following annexation to Boston in 1874, the square retained its commercial vitality. For most of the 20<sup>th</sup> century, City Square was cast into shadow by a dense tangle of elevated transportation structures, specifically the 1901 electric railway and the late-1950s expressway.

Following years of neighborhood advocacy to reclaim this dark, blighted area, the elevated railway was removed in 1975 and the highway viaducts were taken down in 1994. The Central Artery North Area (CANA) project replaced the elevated I-93 highway interchange with an underground transportation system. Pre-eminent among the improvements intended for this area is the Department of Environmental Management's plans for City Square Park. Marking the "Great House Archaeological Site," a designated Boston Landmark commemorating Charlestown's First Period settlement, this one-acre park was shaped by the local community and formally designed by the Halvorson Company, Landscape Architects.

Slightly elevated above the square, Town Hill was restored to its former glory in the 1980s during a vibrant era of privately-funded residential rehabilitation. Young professionals populate this neighborhood, attracted by the proximity to downtown Boston and the district's rich architectural character.



## 5.2 Current Planning Issues

The disposition of the Edward Everett House is warily monitored by neighborhood residents and the Charlestown Preservation Society. The demise of rent control opened the possibility of the building's conversion to something other than multi-family housing. One option apparently under consideration by representatives of the Centurino Trust, involves selling the property to the owners of the abutting Shell Oil Gas Station. This plan would presumably involve demolition of the house for either expansion of the existing filling station or construction of a new convenience store. In response to this demolition threat, one hundred and fourteen Charlestown residents signed a petition in support of designating the Edward Everett House as a Boston Landmark.

## 5.3 Current Zoning

Under current Charlestown zoning, the Edward Everett House is located in a "Local Retail Business" district. Development on this parcel is limited to a height of thirty-five (35) feet, with a maximum Floor Area Ratio of one (1). The Boston Zoning Code (Chapter 665 of the Acts of 1956, as amended) defines a local retail business property as:

a store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting an adult bookstore or adult entertainment business, including but not limited to, store retailing or renting one or more of the following: food, baked goods, groceries, drugs, videos, computer software, tobacco products, clothing, dry goods, books, flowers, paint, hardware, and minor household appliances, but not including a bakery or liquor store.

Curiously, four adjacent townhouses (at 18 and 20 Harvard Street, and 2 and 4 Harvard Place) are also zoned for retail establishments. The Everett House's current residential occupancy is considered a legal non-conforming use.

Encroaching retail uses threaten to erode the residential character and scale of this important corner of the Town Hill district. Additional pressure will be applied to this residential edge in regard to the commercial revitalization of City Square. Several large vacant parcels, created under the CANA project, were recently zoned for "Neighborhood Shopping" development; one directly abuts the Everett House to the south (at the corner of Harvard St. and City Square). One strategy for ensuring the integrity of Town Hill's residential border would be to change the zoning designation for the Edward Everett House and the four above-referenced properties from "Local Business District" to "Residential."

## 6.0 ALTERNATIVE APPROACHES

### 6.1 Alternatives available to the Boston Landmarks Commission:

#### A. Individual Landmark Designation

Surveyed by the Boston Landmarks Commission in 1986 as part of the Charlestown Preservation Study, the Edward Everett House was evaluated as a building "of major architectural and historical significance at the national, regional, and state level." The house is of sufficient importance to merit individual Landmark designation under Chapter 772 of the Acts of 1975, as amended. Designation of the Edward Everett House would be confined to the following exterior elements hereinafter referred to as the "**Specified Exterior Features:**"

- (1.) **all exterior elevations of the house and rear ell;**
- (2.) **the roof and roof lines of the house and rear ell;** and
- (3.) **landscape features**, including the rear yard and the following Harvard Street frontage elements: the granite steps, curb, and posts; and the decorative cast iron picket fence and gate.

#### B. Denial of Individual Landmark Designation

The Commission retains the option of not designating any or all of the Specified Exterior Features as a Landmark.

#### C. Landmark District Designation

The Edward Everett House is located within the boundary of the petitioned Town Hill Historic District. The Commission could work with the community and City officials to pursue Landmark designation of this district.

#### D. Preservation Restriction

The Commission could recommend the owner consider a preservation restriction for any or all of the Specified Exterior Features.

#### E. Preservation Plan

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

#### F. National Register Listing

The Edward Everett House is listed on the National Register of Historic Places as a contributing structure to the Town Hill National Register District (1973). The property retains its National Register status under all above-referenced alternatives.

## 6.2 Impact of Alternatives

### A. Individual Landmark Designation

Landmark designation represents the City's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the Specified Exterior Features of the property, in accordance with the standards and criteria adopted as part of the designation. Designation would not affect the use or treatment of the building's interior.

### B. Denial of Individual Landmark Designation

Without Landmark designation, the City would be unable to offer protection of the Specified Exterior Features, or extend guidance to present and future owners.

### C. Landmark District Designation

District designation protects architecturally-cohesive historic areas from incompatible new development and erosion of historic fabric. Exterior alterations are subject to review in accordance with the standards and criteria adopted under the district designation. Building permits are not granted until the owner is in receipt of the appropriate certificate, either approval or exemption, from the historic district commission.

In 1984, ten registered Boston voters petitioned Charlestown's Town Hill area for Landmark District designation. The Boston Landmarks Commission accepted this petition for further study on January 22, 1985. Given the complexity of the district designation process (i.e., appointment of a study committee; community process; etc.) this alternative is neither a realistic nor timely option for a significant historic resource threatened by demolition.

### D. Preservation Restriction

Chapter 666 of the M.G.L. Acts of 1969, allows individuals to protect the architectural integrity of their property via a preservation restriction. A restriction may be donated to or purchased by any governmental body or non-profit organization capable of acquiring interests in land and strongly associated with historic preservation. These agreements are recorded instruments (normally deeds) that run with the land for a specific term or in perpetuity, thereby binding not only the owner who conveyed the restriction, but also subsequent owners. Restrictions typically govern alterations to exterior features and maintenance of the appearance and condition of the property. Tax incentives may be available for qualified donors.

### E. Preservation Plan

A preservation plan would investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development.

**F. National Register**

Due to its National Register status, the Edward Everett House is protected from adverse impacts caused by federal, federally-licensed or federally-assisted activities. Similar protection from state-sponsored projects is achieved by the concurrent listing of all National Register properties on the State Register of Historic Places under Chapter 254 of the Massachusetts General Laws.

National Register listing also provides an investment tax credit for certified rehabilitation of income-producing properties. The Edward Everett House may benefit from the tax credit, given its current "local retail" zoning status.

## 7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Specified Exterior Features of the Edward Everett House as described in Section 6.1 be designated a Landmark under Chapter 772 of the Acts of 1975, as amended. The boundaries of the Specified Exterior Features should correspond to parcel 3733, ward 2 as depicted on the City of Boston Assessor's map.

The standards for administering the regulatory functions provided for in Chapter 772 are attached.

## **8.0 GENERAL STANDARDS AND CRITERIA**

### **8.1 Introduction**

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

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

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

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

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are: Building code conformance and safety requirements; Changes necessitated by the introduction of modern mechanical and electrical systems; Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property. In some cases, priorities have been assigned

within the Standards and Criteria as an aid to property owners in identifying the most critical design features. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer should follow them in order to ensure a successful project that is sensitive to the historic landmark.

- ◆ **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 with new material 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.
- ◆ **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

- ◆ **Section 8.3** - Those general ones that are common to all landmark designations (building exteriors, building interiors, landscape features and archeological sites).
- ◆ **Section 9.0** - Those specific ones that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

## **8.2 Levels of Review**

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

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

1. Activities associated with routine maintenance, including such items as: Housekeeping, pruning, fertilizing, mulching, etc.
2. Routine activities associated with seasonal installations which do not result in any permanent alterations or attached fixtures.

### **B. Activities which may be determined by the Executive Director to be eligible for a Certificate of Exemption:**

1. Ordinary maintenance and repair involving no change in design, material, color and outward appearance, including such items as: Major cleaning programs (including chemical surface cleaning), repainting, planting or removal of limited number of trees or shrubs, major vegetation management.
2. In-kind replacement or repair.

### **C. Activities requiring Landmarks Commission review:**

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



#### **D. Activities not explicitly listed above:**

In the case of any activity not explicitly covered in these Standards and Criteria, the Executive Director shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

#### **E. Concurrent Jurisdiction**

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint hearing will be arranged.

### **8.3 General Standards and Criteria**

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general, this will minimize alterations that will be allowed.
2. 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. (The term "**later contributing features**" shall be used to convey this concept.)
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. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Surface cleaning shall use **the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.**
11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.
12. 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.

The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, 1849 C Street NW, Room 1324, U.S. Department of the Interior, Washington, D.C. 20240.

**9.0 EXTERIORS - SPECIFIC STANDARDS AND CRITERIA**  
**Edward Everett House**  
**16 Harvard Street, Charlestown, Massachusetts**

**9.1 Introduction**

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Edward Everett House including its exterior form, its mass, and its richness of detail.
3. The standards and criteria apply only to physical changes to Specified Exterior Features; they do not pertain to usage issues or commercial activities.
4. The standards and criteria acknowledge that there will be changes to the exterior of the building and are intended to make the changes sensitive to the architectural character of the building.
5. Each property will be separately studied to determine if a later addition(s) and/or alteration(s) can, or should, be removed.
5. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
  - a. Compatibility with the original property's integrity in scale, materials and character.
  - b. Historic association with the property.
  - c. Quality in the design and execution of the addition/alteration.
  - d. Functional usefulness.
6. **All Exterior Elevations of the House and Rear Ell, the Roof, and Landscape Features** (including the rear yard and elements of the Harvard Street frontage, such as: the granite steps, curb, and posts; and the decorative cast iron picket fence and gate) are subject to the terms of the exterior guidelines herein stated.
7. Items under Commission review include but are not limited to the following:

## 9.2 Exterior Walls

### A. General

1. No new openings shall be allowed.
2. No original existing openings shall be filled or changed in size.
3. No exposed conduit shall be allowed on any elevation.
4. Original or later contributing projections such as the rear ell addition shall not be removed.
5. The removal of non-historic materials from the Specified Exterior Features, such as: the exterior fire escapes and balconies, and the aluminum downspouts on the Harvard Street facade is strongly encouraged.
6. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B, C and D be executed with the guidance of a professional building materials conservator.

### B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar)

1. All masonry materials, features, details, ornamentation of the Specified Exterior Features, such as: the granite steps, foundation, piers and curb; the brick facades, cornices, and bonding patterns; the brownstone sills and lintels; the chimneys and chimney pots; the areaways; and the mortar joint sizes, color and tooling shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.

7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

### **C. Wood**

1. All wood surfaces, features, details, and ornamentation of the Specified Exterior Features, such as: the cornices, entablatures, columns, pilasters, window frames, door surrounds, paint colors and finishes shall be preserved.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.

3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Paint removal 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. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
9. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

**D. Architectural Metals (Cast Iron, Steel, Pressed Tin, Copper, Aluminum and Zinc)**

1. All metal materials, features, details, and ornamentation of the Specified Exterior Features, such as: the copper gutters; the cast iron fence, gate, and rails; the historic door hardware; the paint colors and finishes shall be preserved.
2. Original or later contributing metal materials, features, details and ornamentation shall be retained and, if necessary, repaired by patching, splicing or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.

4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use **the mildest method possible**.
7. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed as long as it does not abrade or damage the surface.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

### 9.3 Windows

**Refer to Sections 9.2 B, C and D regarding treatment of materials and features.**

1. All window materials, details, and ornamentation of the Specified Exterior Features, such as: the fan light glazing and tracery; the side lights; the casements, frames, sash, muntins, glazing, sills, heads, and moldings; and the paint colors and finishes shall be preserved.
2. The original window design and arrangement of window openings shall be retained.
3. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
4. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.

5. Original or later contributing window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
6. Deteriorated or missing window elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
7. When replacement is necessary, it should be based on physical or documentary evidence.
8. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
9. Simulated muntins, including snap-in, surface-applied, or between-glass grids shall not be allowed.
10. Tinted or reflective-coated glass (i.e.: low "e") shall not be allowed.
11. Metal or vinyl panning of the wood frame and molding shall not be allowed.
12. Only clear single-paned glass shall be allowed in multi-light windows since insulating glass in multi-light windows will exaggerate the width of the muntins.
13. Exterior combination storm windows may be allowed provided the installation has a minimal visual impact. However, use of interior storm windows is encouraged.
14. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
15. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
16. Clear or mill finished aluminum frames shall not be allowed.
17. Window frames and sashes should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.



#### 9.4 Storefronts

Not Applicable.

#### 9.5 Entrances/Doors

**Refer to Sections 9.2 B, C and D regarding treatment of materials and features; and Sections 9.4, 9.6, 9.12 and 9.14 for additional Standards and Criteria that may apply.**

1. All original entrance elements, materials, details, and features (functional and decorative), such as: the eight-paneled wood door, surrounds, fan lights, side lights, historic hardware, paint colors and finishes shall be preserved.
2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only paneled doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.

11. In general, storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed storm doors shall be painted to match the color of the primary door.
12. Unfinished aluminum storm doors shall not be allowed.
13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
14. Entry lighting shall be located in traditional locations (e.g., suspended from the vestibule ceiling, or attached to the side panels of the entrance.).
15. Light fixtures shall not be affixed to the face of the building.
16. Light fixtures shall be of a design and scale that is appropriate to the style and period of the building and should not imitate styles earlier than the building. Contemporary light fixtures will be considered, however.
17. Buzzers, alarms and intercom panels shall be flush mounted inside the recess of the entrance and not on the face of the building.
18. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

## 9.6 Porticos

**Refer to Sections 9.2 B, C and D regarding treatment of materials and features; and Sections 9.5, 9.8, 9.10, 9.12, 9.13 and 9.14 for additional Standards and Criteria that may apply.**

1. All portico elements, materials, details, and features (functional and decorative), such as: the fluted Ionic columns; pilasters; entablature and cornice; railings; steps and stoop; paint colors and finishes shall be preserved.
2. Original or later contributing portico materials, elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
3. Deteriorated or missing portico materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing portico materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Portico elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

**9.7 Ironwork  
(includes Fire Escapes, Balconies and Window Grilles.)**

**Refer to Section 9.2 D regarding treatment of materials and features.**

1. Removal of existing exterior fire escapes and balconies is strongly encouraged.
2. New balconies shall not be permitted on primary elevations.
3. New balconies may be considered on secondary elevations if they are required for safety and an alternative egress route is clearly not possible.
4. Fixed diagonal fire stairways shall not be allowed.
5. The installation of security grilles may be allowed.
6. Window grilles shall be mounted within the window reveal and secured into the mortar joints rather into the masonry or onto the face of the building.
7. Window grilles shall have pierced horizontal rails or butt-welded joints.
8. Overlapping welded joints shall not be allowed.
9. Window grilles shall not project beyond the face of the building.
10. Ironwork elements should be painted a color appropriate to the style and period of the building.

## 9.8 Roofs

**Refer to Section 9.2 B, C and D regarding treatment of materials and features; and Sections 9.9 and 9.10 for additional Standards and Criteria that may apply.**

1. All roof elements and features, such as: the shallow hipped roof of the 1814 house; the gable roof and dormers of the rear ell addition; the slate tiles; copper gutters; chimneys and chimney pots shall be preserved.
2. Although the existing roof is sheathed in asphalt shingles, the Commission encourages the restoration of a slate-tiled roof. The use of synthetic slate would also be considered.
3. Original or later contributing roofing materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
4. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
8. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material.
9. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence. The relocation of downspouts from the Harvard Street facade to the lateral walls is encouraged.
10. New skylights may be allowed if they have a flat profile or have a traditional mullion shape. In addition, skylights shall be located so that they are not visible from a public way.

**9.9 Roof Projections**  
**(includes Penthouses, Roof Decks, Mechanical or Electrical Equipment, Satellite Dishes, Antennas and other Communication Devices)**

Due to the Edward Everett House's historical and architectural significance, no roof projections shall be allowed.

**9.10 Additions**

**Refer to Sections 9.6, 9.7, 9.8, 9.9 and 9.13 for additional Standards and Criteria that may apply.**

Due to the Edward Everett House's historical and architectural significance, no additions shall be allowed.

**9.11 Signs and Awnings**

**Refer to Sections 9.3, 9.4, 9.5 and 9.12 for additional Standards and Criteria that may apply.**

1. In deference to the building's architectural significance and the residential character of Harvard Street, awnings shall not be allowed.
2. Approval of a given sign shall be limited to the owner of the business or building and shall not be transferable; signs shall be removed or resubmitted for approval when the operation or purpose of the advertised business changes.
3. New signs shall not detract from the essential form of the building nor obscure its architectural features.
4. New signs shall be of a size and material compatible with the building and its current use. Small brass plaques are preferred.
5. The design and material of new signs should reinforce the architectural character of the building.
6. Signs applied to the building shall be applied in such a way that they could be removed without damaging the building.
7. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.
8. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall be either contemporary or relate to the period of the building or its later contributing features.

9. Lighting of signs shall be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
10. No back-lit or plastic signs shall be allowed on the exterior of the building.

#### **9.12 Exterior Lighting**

**Refer to Section 9.2 D regarding treatment of materials and features. Refer to Sections 9.5, 9.11 and 9.13 for additional Standards and Criteria that may apply.**

1. There are three aspects of lighting related to the exterior of the building:
  - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
  - b. Quality of illumination on building exterior
  - c. Interior lighting as seen from the exterior.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Supplementary illumination may be added where appropriate to the current use of the building.
8. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
  - a. Accurate representation of the original period, based on physical or documentary evidence.

- b. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
  - c. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
  - d. The new exterior lighting location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.
10. No exposed conduit shall be allowed.
11. As a Landmark, architectural night lighting is recommended.

### **9.13 Landscape/Building Site**

**Refer to Sections 9.2 B, C, and D regarding treatment of materials and features. Refer to Sections 9.10, 9.12, 9.14 and 9.15 for additional Standards and Criteria that may apply.**

- 1. The general intent is to preserve the existing or later contributing landscape features that enhance the landmark property.
- 2. It is recognized that often the environment surrounding the property has character scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.
- 3. All site features, elements, and materials, such as the granite curb and posts; cast iron fence and gate; and shallow landscaped set back shall be preserved.
- 4. Original or later contributing site features (decorative and functional), materials, elements, details and ornamentation shall be retained and, if necessary, repaired using recognized preservation methods.
- 5. Deteriorated or missing site features (decorative and functional), materials, elements, 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.

6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. New additions/alterations to the site (such as: parking lots, loading docks, ramps, etc.) shall be as unobtrusive as possible and preserve any original or later contributing site features.
9. Removal of non-historic site features from the existing site is encouraged.
10. The exiting landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.
11. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
12. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
13. Maintenance of, removal of and additions to plant materials should consider maintaining existing vistas of the landmark.

#### **9.14 Accessibility**

**Refer to Sections 9.2 A, B, C, and D regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.10, 9.12 and 9.13 for additional Standards and Criteria that may apply.**

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
  - a. Review the historical significance of the property and identify character-defining features;
  - b. Assess the property's existing and required level of accessibility;
  - c. Evaluate accessibility options within a preservation context.
2. Because of the complex nature of accessibility the commission will review proposals on a case by case bases. The commission recommends consulting with the following document which is available from the commission office:



U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; **Preservation Brief 32 "Making Historic Properties Accessible"** by Thomas C. Jester and Sharon C. Park, AIA.

#### 9.15 Archaeology

**Refer to Sections 9.2 B, C, and D regarding treatment of materials. Refer to Section 9.13 for additional Standards and Criteria that may apply.**

1. Disturbance of the terrain around the building or site shall be kept to a minimum so as not to disturb any unknown archeological materials
2. The building site should be surveyed for potential archeological sites prior to the beginning of any construction project.
3. Known archeological sites shall be protected during any construction project.
4. All planning, any necessary site investigation, or data recovery shall be conducted by a professional archeologist.

The Exteriors - Specific 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.

The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, 1849 C Street NW, Room 1324, U.S. Department of the Interior, Washington, D.C. 20240.

## 10.0 BIBLIOGRAPHY

### Books

- Allis, Jr., Frederick and Girouard, Phyllis. (ed.) Guide to the Microfilm Edition of the Edward Everett Papers. Boston: Massachusetts Historical Society, 1972.
- Benjamin, Asher. The American Builder's Companion. Charlestown: Samuel Etheridge, Jr., 1811.
- Cook, Edward. "Boston's Physical Environment. 1700-1814." unpublished American Studies paper for Boston University.
- Douglas, Ann. The Feminization of American Culture. New York: Avon Books, 1977.
- Frothingham, Paul Revere. Edward Everett: Orator and Statesman. New York: Kennikat Press, 1971.
- Homes of American Authors. New York: Putnum & Company, 1852.
- Hunnewell, James F. A Century of Town Life: A History of Charlestown, Mass. Boston: Little, Brown & Co., 1888.
- Jones, Howard Mumford, and Jones, Bessie Zaban. The Many Voices of Boston: A Historical Anthology, 1630-1975. Boston: Little, Brown & Co., 1975.
- Joslyn, Roger D. (ed.) Charlestown Vital Records. Boston: New England Historic Genealogical Society, 1984.
- Kimball, Fiske. Domestic Architecture of the American Colonies and the Early Republic. New York: Dover Publications, Inc.
- Sawyer, Timothy. Old Charlestown: Historical and Biographical Reminiscent. Boston: James H. West, 1902.
- Wyman, Thomas Bellows. The Genealogies and Estates of Charlestown, Mass.: 1624-1815. Boston: David Clapp and Son, 1879.
- Zimmer, Edward Francis. "The Architectural Career of Alexander Parris (1780-1852)." Boston: Boston University Ph.D. Dissertation, 1984.

### Newspaper Articles

- "American Oratory." Bunker Hill Aurora, 28 April 1932.
- "Charlestown Relief Association." Bunker Hill Aurora, 25 August 1832.
- "Editorial." Bunker Hill Aurora, 23 March 1833.
- "Everett Home goes to Ford." Boston Herald, 24 March 1924.
- "Hon. Edward Everett: Interesting Reminiscences of his Residence in Charlestown." Charlestown Enterprise, 7 June 1890.
- "The Bridge Family: Its High Standing in Charlestown, New England and the Country." Charlestown Enterprise, 26 April 1890.
- "The Everett House." Charlestown Enterprise, 20 September 1890.

### Periodicals

- Green, Samuel M. "Architecture of Thomaston, Maine." Journal of the Society of Architectural Historians, December 1951.
- Quinan, Jack. "Some Aspects of the Development of the Architectural Profession in Boston Between 1800 and 1830." Old-Time New England, Summer-Fall 1977.
- "On Dating New England Houses." Antiques, March-June 1945.

**Other**

Charlestown City Directory. 1834, 1838, 1842, 1845, 1848, 1852.

Massachusetts Historical Society. Edward Everett Papers, Box III-VI.

Massachusetts State Archives. Middlesex County Probate Records.

The Society for the Preservation of New England Antiquities. Edward Everett House file.

The Society for the Preservation of New England Antiquities. William Sumner Appleton Correspondence.

The Society for the Preservation of New England Antiquities. Historic American Building Survey, No. Mass-#347, Edward Everett House, 1936.

The Society for the Preservation of New England Antiquities. WPA Writer's Project #2685, Inspection of Building at Charlestown, MA. February 1936.

**Maps**

Hopkins, Map of Charlestown, 1876.

Bromley, City of Boston Atlas, Volume 6, 1885, 1892, 1901, 1912, and 1927.

## 10.1 CHAIN OF TITLE

16, Harvard Street, Charlestown, Massachusetts

### Suffolk County Registry of Deeds

<b>Book</b>	<b>Page</b>	<b>Date</b>	<b>Grantor/Grantee</b>
10731	268	1/12/84	Lee Ann Centurino to Thelma M. Centurino Trustees
9680	81	2/18/81	James Centurino to Lee Ann Centurino
6393	418	12/18/47	Julia Lehan to James Centurino, trustee for Charles Boy, Jr.
4995	572	4/20/28	Theodora McDonald to Julia Lehan
4909	634	6/25/27	James McKay to Theodora McDonald
4825	359	8/12/26	Mary Mulvey to James McKay
1800	106	2/22/1887	Francis Childs to James Costello

### Middlesex County Registry of Deeds

<b>Book</b>	<b>Page</b>	<b>Date</b>	<b>Grantor/Grantee</b>
1101	462	7/7/1870	John Tarbell (executor for Ezra Trull) to Juliet Childs
881	547	5/27/1863	William Carleton to Ezra Trull
365	269	6/13/1837	Jeremiah B. Thompson to William Carleton
362	172	4/5/1837	Peter C. Brooks to Jeremiah B. Thompson

**CITY OF BOSTON  
MAYOR, THOMAS M. MENINO**

**ENVIRONMENT DEPARTMENT  
Lorraine M. Downey, Director**

---

**BOSTON LANDMARKS COMMISSION**

**MEMBERS**

Alan G. Schwartz, Chairman  
Matthew Kiefer, Vice Chairman  
William Marchione  
James Alexander  
Richard Bertman  
John C. Bowman, III  
Thomas Ennis  
Pamela Hawkes

**ALTERNATES**

Marianne Abrams  
Sally Baer  
Thomas Herman  
Kathleen McCabe

**STAFF**

Ellen J. Lipsey, Executive Director  
Michael A. Cannizzo, Staff Architect  
Maura E. FitzPatrick, Architectural Historian

---

With assistance provided by: Lorna Condon, Archivist, Society for the Preservation of New England Antiquities; and James Cooke, of the Dorchester Historical Society. The staff of the Boston Landmarks Commission also expresses its appreciation for the outstanding research assistance provided by Enrique Bascuñana, our 1996 Summer Intern.