

THE DANIEL WITHINGTON HOUSE

BOSTON LANDMARKS COMMISSION STUDY REPORT



Petition #270.20
Boston Landmarks Commission
Office of Historic Preservation
City of Boston

Report on the Potential Designation of

THE DANIEL WITHINGTON HOUSE
19 Ashland St., Boston (Dorchester), Massachusetts 02122

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

Accepted by:

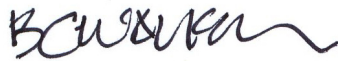


11/1/24

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INTRODUCTION

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

Because the property is of local significance, the interpretation of Chapter 772 in 2020 dictated that it could not be submitted as a Landmark but could be submitted as a potential (single-building) Architectural Conservation District. As a result of the petition and at the request of the Boston Landmarks Commission, the Mayor appointed and the City Council confirmed a Study Committee to make recommendations to the Commission on the proposed designation. In 2023, the City's legal department determined that petitions for properties of local significance could proceed for individual landmark designation; in 2024, the petition was converted from an architectural conservation district to an individual landmark.

Summary

The Daniel Withington House is historically and architecturally significant as one of the oldest surviving dwellings in Dorchester's Harrison Square neighborhood, a National Register of Historic Places-listed historic district and one of the most intact and cohesive mid-19th century suburban neighborhoods in Boston. The Withington House predates all of the other extant buildings in the district and simultaneously speaks to the area's sparse settlement in the 18th and early 19th centuries; it illustrates the process by which Dorchester's agrarian communities became fashionable residential neighborhoods during the mid-19th century. It is also architecturally significant as a rare and representative example of a Federal-style brick dwelling in Dorchester.

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

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1.0 LOCATION

1.1 Address

According to the City of Boston's Assessing Department, the Daniel Withington House is located at 19 Ashland St., Boston (Dorchester), Massachusetts 02122.

1.2 Assessor's Parcel Number

The Assessor's Parcel Number is 1600106000.

1.3 Area in which Property is Located

The Daniel Withington House is located on the southwest side of Ashland Street in Dorchester, a section of southwestern Boston, known as Harrison Square. Listed on the National Register of Historic Places in 2002, the Harrison Square Historic District is bounded roughly by Park Street on the north; Freeport Street and Morrissey Boulevard on the east; Victory Road on the south; and the elevated railroad tracks of the Massachusetts Bay Transportation Authority (MBTA) Red Line—formerly the right-of-way of the Old Colony Railroad and the New York, New Haven and Hartford Railroad—on the west. The neighborhood generally consists of level terrain that slopes to the north, east, south, and west from high ground at the intersection of Ashland and Mill streets. The Withington House occupies a single parcel with frontage on Ashland Street, centered in the roughly wedge-shaped block formed by Elm, Ashland, and Mill streets and the MBTA Red Line.

1.4 Map Showing Location

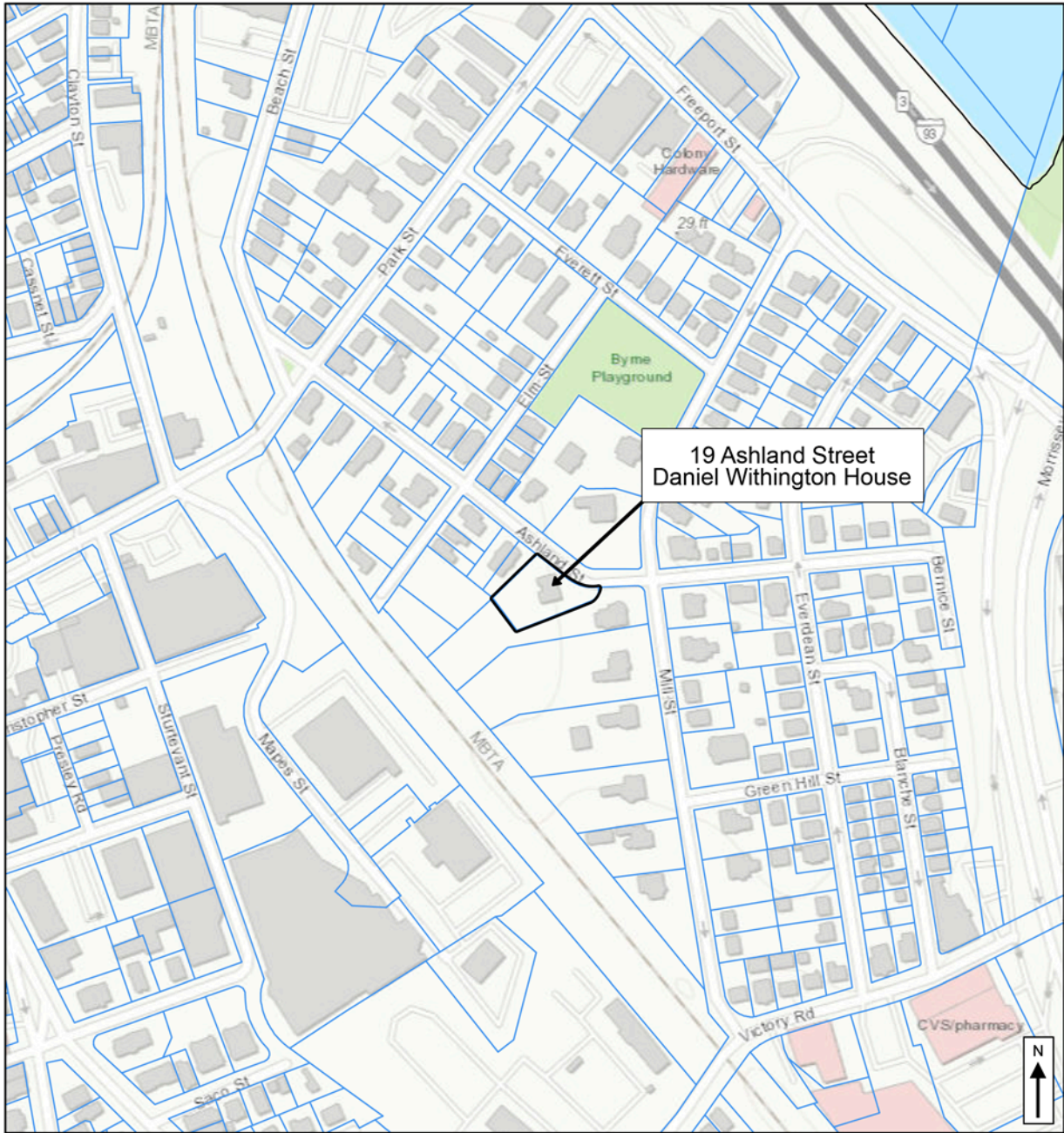


Figure 1. Map showing the boundaries of parcel #1600106000

2.0 DESCRIPTION

2.1 Type and Use

The Daniel Withington House was built between 1790 and 1820 as the primary residence of Daniel (1762–1847) and Anna (née Wheeler) Withington (1765–1854). It remained a single-family dwelling until 1930, when it was divided into two apartments.

2.2 Physical Description of the Resource

The Daniel Withington House is located in the northwestern section of the Harrison Square neighborhood. Most buildings in the Harrison Square neighborhood were constructed between 1840 and 1900, with the earliest concentrated residential development occurring from the 1840s to the early 1860s to the west and northwest of Mill Street along Ashland, Elm, Everett, and Park streets. From the 1870s to the 1890s, substantial single-family dwellings were built in the neighborhood, which remained an attractive suburban enclave for people commuting to Boston. Speculative development after the 1890s consisting of two- and three-family dwellings filled in the remaining vacant lots of the Harrison Square neighborhood.

Although some of the buildings in Harrison Square have undergone alterations, most notably the application of artificial cladding and the replacement of windows, most retain their expansive suburban lots and architectural details. The Withington House predates the majority of the nearby single- and multi-family houses in the neighborhood. It was listed on the National Register of Historic Places in 2002 as a contributing resource to the Harrison Square Historic District.¹

The Withington House occupies a generally flat site containing 15,675 square feet of land on the south side of Ashland Street near a bend in the road, where it turns east toward Morrissey Boulevard, approximately 100 feet from the intersection with Mill Street. The land slopes gently down east to west throughout the site. Ashland Street, a two-lane asphalt road with concrete sidewalks, rises gently to the northwest of the Withington House, peaking at its intersection with Park Street.

The house sits approximately 18 feet from the south side of Ashland Street, slightly off-center on its parcel. An asphalt driveway occupies the northern corner of the property and a wood picket fence borders the property, running along its eastern boundary along Ashland Street (**Figures 3 and 4**). Landscaping consists of concrete walkways that extend from the sidewalk along Ashland Street to entries at the south façade and the north elevation; an asphalt walkway that runs from the driveway to the two-story porch on the west elevation; and a lawn, which surrounds the dwelling. A mature deciduous tree stands at the southwest corner of the property at the front of the dwelling and an evergreen tree is at the southeast corner of the property.

¹ Edward Gordon and Betsy Friedberg, *National Register of Historic Places Registration Form—Harrison Square Historic District, Suffolk County, Massachusetts* (Washington, DC: Massachusetts Historical Commission, 2002).

The Daniel Withington House, built between 1790 and 1820, is a two-story, five-bay, side-gable, symmetrical, wood-frame structure clad with running-bond brick in the Federal style (**Figures 2, 5, 6**). It measures approximately 40 feet wide and 20 feet deep. The dwelling was constructed to face south toward Mill Street, but the construction of a rear wing ca. 1868 reoriented the main entrance to the north and Ashland Street. For the purposes of this report, the original front elevation (facing south) is considered the primary façade of the Withington House (**Figure 2**).

Until it was recently demolished, the house had a gable-front rear ell constructed ca. 1868. The rear ell, which extended from the north elevation of the original house, was a two-and-one-half-story, three-bay, gable-front, vernacular wood-frame structure with Italianate-style influences (**Figures 3-5**). It measured approximately 25 feet wide and 29 feet deep. A one-story, shed-roof ell was attached to the east side of the rear ell. The rear ell was demolished to allow for the construction of a new addition as part of a project approved by the Boston Landmarks Commission in 2023 in a non-binding accelerated design review.

The Withington House has a moderately pitched gable roof sheathed with asphalt shingles above a boxed wood cornice with ca. 1868 Italianate partial gable returns (the wood appears to have been covered by a new material during recent renovations). Two pedimented, gabled dormers pierce the roof above the south façade. The walls are finished with running-bond brick. The house rests on a parged rubble masonry foundation. The foundation below the south façade and the east elevation has been finished with a veneer of hammered granite (**Figure 7**). The majority of the windows are replacement double-hung, one-over-one vinyl sash.

The five-bay south façade of the original house retains the center-hall entry and symmetrical fenestration pattern characteristic of the Federal style (**Figure 2**). The segmental arched entry has an inset header-pattern brick surround and a historic four-light elliptical wood fanlight set above a replacement vinyl door with a segmental-arch light framed by sidelights that have been covered over (**Figure 8**); during current renovations this door is being removed and replaced, and project drawings indicate that the entrance will again have visible sidelights. Access is via poured concrete steps set on a poured concrete platform that spans the width of the façade. Four windows flank the entry on the first story and five windows are evenly spaced across the façade at the second story. Historically, two windows with paired fixed six-light wood sash were recessed in the foundation and provided light to the full-height basement beneath the house; these windows appear to have been infilled during the current renovations. The west elevation of the house has a single window at the first story near the front of the dwelling, two windows at the second story, and a single window centered at the attic level (**Figures 5 and 6**).

The Withington House has undergone several exterior and interior alterations. The construction of the Italianate-style rear ell ca. 1868 roughly doubled the dwelling's square footage and reoriented the "front" of the home from its historic south-facing façade on Mill Street to the north elevation of the addition facing Ashland Street. The ca. 1868 changes also included the addition of the one-story bay to the east elevation of the original house and the molded wood partial gable returns on the east and west elevations of the original house. In 1930, the dwelling was divided into first- and second-floor apartments. The one-story porch on the east elevation of the rear ell and the two-story porch on

the west elevation of the rear ell were constructed ca. 1936. The asbestos shingle siding on the rear ell was probably also installed ca. 1936. The two-story porch on the rear ell was rebuilt in 1966 and again in 1992. The exterior doors and the windows were replaced in the early 21st century. In 2024, the Italianate-style rear ell was demolished and construction began on a new addition containing several townhouse units.

2.3 Recent Images



Figure 2. Daniel Withington House, south façade (The Public Archaeology Laboratory, Inc. 2021).



Figure 3. Daniel Withington House, east elevation, looking west from Ashland Street (The Public Archaeology Laboratory, Inc. 2021).



Figure 4. Daniel Withington House, north elevation, looking south from Ashland Street (The Public Archaeology Laboratory, Inc. 2021).



Figure 5. Daniel Withington House, west elevation, looking east (The Public Archaeology Laboratory, Inc. 2021).



Figure 6. Daniel Withington House, west and south elevations, looking northeast (The Public Archaeology Laboratory, Inc. 2021).



Figure 7. Daniel Withington House, hammerhead granite foundation detail, looking northwest (The Public Archaeology Laboratory, Inc. 2021).



Figure 8. Daniel Withington House, front entrance detail, looking north (The Public Archaeology Laboratory, Inc. 2021).



Figure 9. Daniel Withington House, south façade (Chelsea Blanchard, October 2024)



Figure 10. Daniel Withington House, south façade and adjacent new construction (Chelsea Blanchard, October 2024)



Figure 11. Daniel Withington House, east elevation, and new addition (Chelsea Blanchard, October 2024)

2.4 Historical Maps and Images



Figure 12. Detail from A Map of the Towns of Dorchester and Milton showing the Daniel Withington House (labeled “Withington”) (Baker 1831).

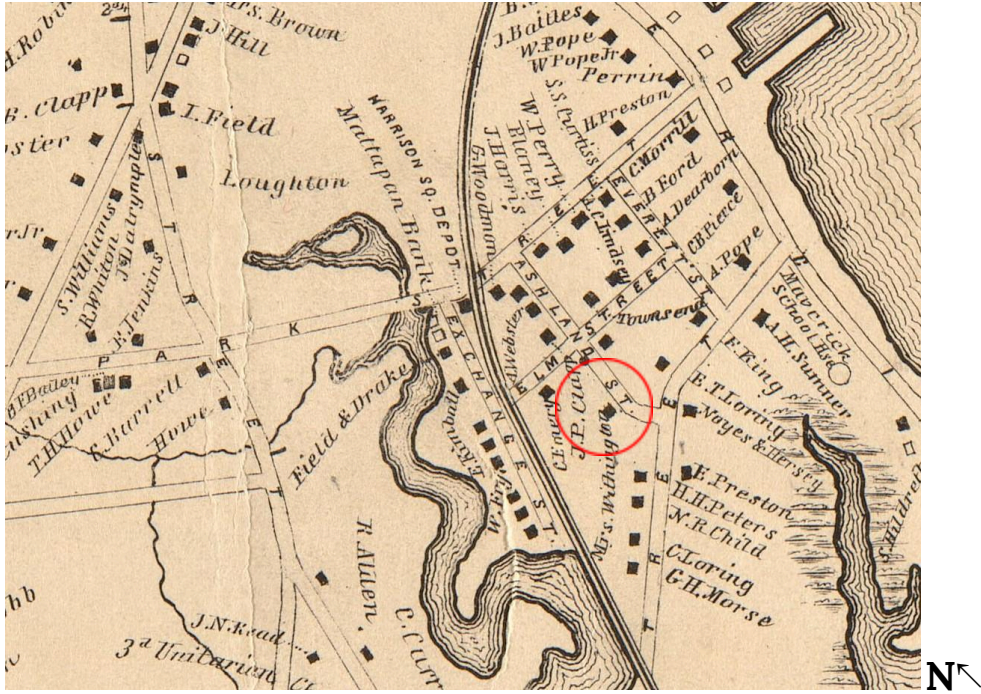


Figure 13. Detail from a Map of Dorchester showing the Withington House (labeled “Mrs. Withington”) and the development of the Harrison Square neighborhood (Whiting 1850).



Figure 14. Detail from a Map of the County of Norfolk showing the Withington House (labeled “E. King”) and the development of Harrison Square (Walling 1858).

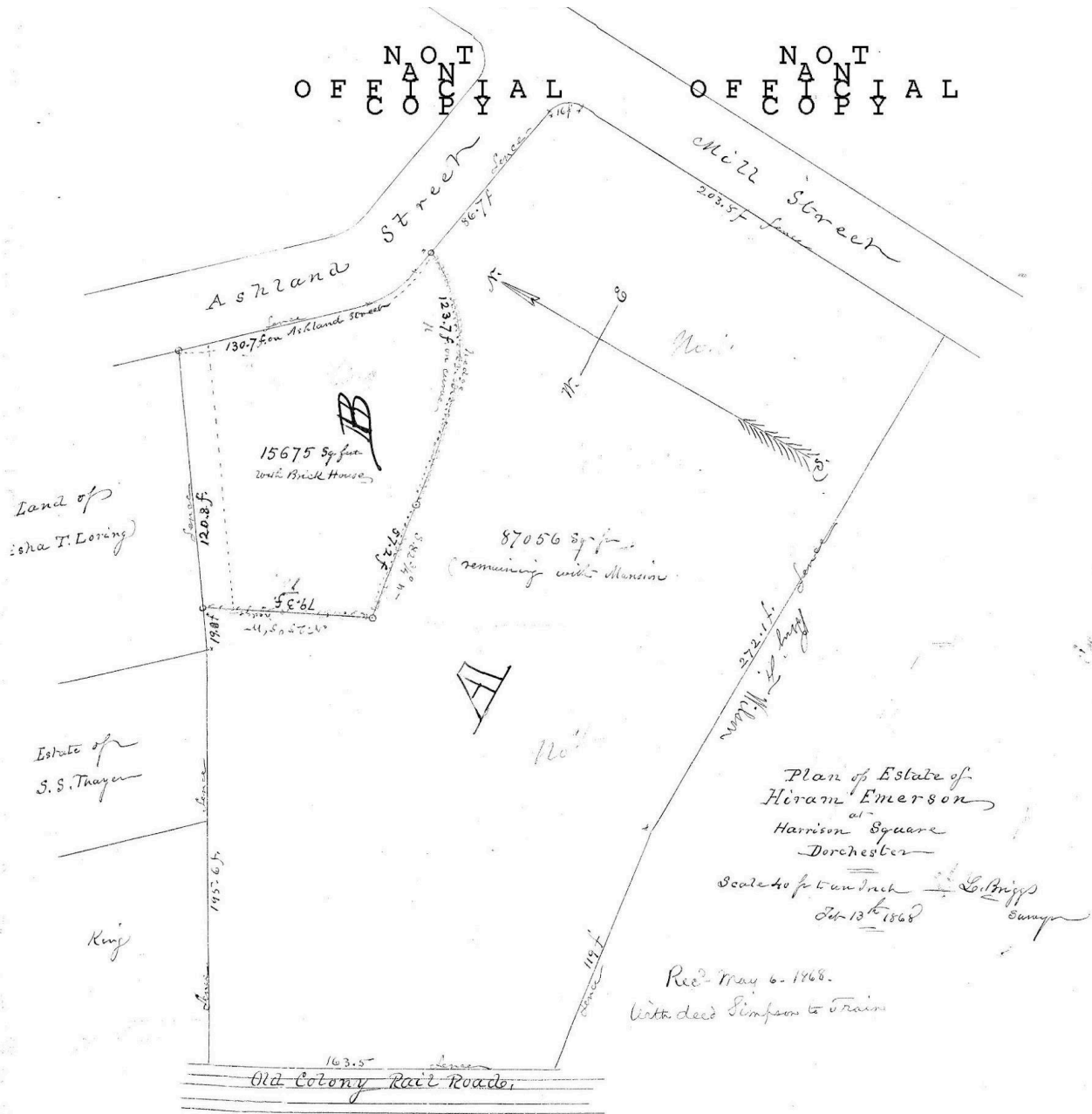


Figure 15. 1868 plat map of subdivided Emerson estate, labeled “with Brick House” (Briggs 1868).

3.0 BACKGROUND and SIGNIFICANCE

3.1 Historic Background

The Daniel Withington House is historically and architecturally significant as one of the oldest surviving dwellings in the Harrison Square Historic District neighborhood, a National Register of Historic Places-listed historic district and one of the most intact and cohesive mid-19th century suburban neighborhoods in Dorchester and all of Boston. The Withington House predates all of the other extant buildings in the district. It simultaneously speaks to the area's 18th and early 19th century history as a sparsely settled area and illustrates the process by which Dorchester's agrarian communities were transformed into fashionable residential neighborhoods during the mid-19th century. It is also architecturally significant as a rare example of a Federal-style brick dwelling in the Dorchester section of Boston and as a good representative example of the Federal style.

The Evolution of Harrison Square

The first European settlers, a group of Puritans who sailed to Massachusetts on the *Mary and John*, arrived in Dorchester in 1630. Early settlement was concentrated in North Dorchester in the present-day neighborhoods of Savin Hill and Edward Everett Square around a meetinghouse established under the leadership of Reverend Richard Mather. During the 17th century, the area that eventually became the Harrison Square neighborhood formed part of an extensive group of sparsely settled agricultural lands owned by the Town of Dorchester and located south of present-day Meeting House Hill and Adams Street known as the Eastern Great Lots. At the time, Harrison Square formed the western part of a two-pronged peninsula that extended into Dorchester Bay.

Separated from Harrison Square by an inlet, the eastern prong of the peninsula was known as Commercial Point. While a couple of mariners, including Thomas Hawkins and John Holland, established homesteads on Commercial Point and Edward Breck constructed a mill immediately to the west of Harrison Square in the 17th century, the peninsula was largely isolated from the rest of Dorchester by Mill Creek (also known as Tenean Creek), which formed its western boundary, and remained rural throughout the 17th and 18th centuries.² The area to the east of Mill (Tenean) Creek around present-day Ashland Street probably formed part of the extensive landholdings that the Preston family owned in the vicinity of Commercial Point during the 18th century. Daniel Preston (1693-1762), the father of John Preston (1728-1793) and the grandfather of Daniel Withington (1762-1847), acquired John Holland's estate on Commercial Point from his widow in 1714.³ The property included 17 acres of land bounded by Dorchester Bay, the Neponset River, an unnamed creek, and Edward Breck's land and a dwelling, which stood to the east of Harrison Square near the present-day intersection of Ashland and Freeport streets and Morrissey Boulevard. During the ensuing decades, Daniel Preston's heirs acquired much of the land on Commercial Point and in

² Gordon and Friedberg, *National Register of Historic Places*, 8-3.

³ Judith Henrick to Daniel Preston, Suffolk County Deed Book 28/Page 211, 1714.

Harrison Square.⁴ The land on which the Withington House stands belonged to John Preston, Daniel Preston's son, by the late 18th century and was subsequently conveyed to Daniel Withington in 1790.

The Withington House was constructed ca. 1804 at the beginning of an approximately 50-year period during which Commercial Point and Harrison Square experienced rapid growth. This was primarily due to commercial and industrial development on Commercial Point. Short-lived, and ultimately unsuccessful, attempts by Joseph Newall and Ebenezer Niles to establish water-powered mills and factories along Mill Creek and a shipbuilding and trading business on Commercial Point during the first decade of the 19th century brought the peninsula and its strategic location to the attention of Boston businessmen and entrepreneurs. In the 1830s, a syndicate formed by Elisha Preston (whose family had extensive landholdings on Commercial Point and in Harrison Square), Nathaniel Thayer, Josiah Stickney, and Charles Whitemore established successful, albeit short-lived, commercial whaling and fishing enterprises on Commercial Point. The syndicate bought large tracts of land, acquired wharves, and constructed copper shops, a ship chandlery, and a dry goods store on Commercial Point. Preston also moved the Lower Mills chocolate and cocoa business he had inherited from his father to Commercial Point during this period and erected a substantial dwelling in Harrison Square at 32 Mill St. Industrial activity expanded on Commercial Point during the subsequent decades, and the shoreline near present-day Park Street and Commercial Street became a "district of wharves, lumber yards, and sawmills."⁵ The construction of the Old Colony Railroad in the 1840s, however, had the greatest impact on Harrison Square.

Extending from Boston to Plymouth, the Old Colony Railroad opened 12 stations in Dorchester, including a depot in Harrison Square at the intersection of present-day Park and Mapes streets that provided easy access to Boston for nearby residents. The Old Colony Railroad named the station on present-day Park Street "Harrison Square" in honor of President William Henry Harrison, who had campaigned in Dorchester in 1840. In 1841, surveyor Thomas Mosely laid out a new grid of streets consisting of Ashland, Everett, Elm, and Park streets northwest of Mill Street. At the time, seven buildings, including the Withington House (19 Ashland St.), a dwelling belonging to Elisha Preston (extant, 32 Mill St.), and a dwelling belonging to the Noyes family (non-extant), stood on and were oriented to Mill Street in the area that became known as Harrison Square (**Figure 12**). Laid out across Mill (Tenean) Creek from Lower Road (present-day Adams Street) to Commercial Street (present-day Freeport Street), Mill Street predated Ashland Street by 40 years (**Figure 12**); it originally included the section of present-day Victory Road west of the present-day MBTA railroad tracks.⁶ Recognizing the residential development opportunity afforded by the arrival of the railroad, real estate speculators and developers began to buy up large tracts of land in the Harrison Square neighborhood in the 1840s. These developers, including John F. Robinson and the successful merchants and druggists Franklin King and Edward King, laid out generous suburban lots and hired local architects to design fashionable single-family houses. They subsequently sold these houses to middle- and upper-class businessmen and their families, most of whom commuted into Boston, during the middle decades of the 19th century. Boston-based architect Luther Briggs designed many

⁴ Gordon and Friedberg, *National Register of Historic Places*, 8-2.

⁵ Gordon and Friedberg, *National Register of Historic Places*, 8-5.

⁶ Street Laying-Out Department, *A Record of the Streets, Alleys, Places, Etc., in the City of Boston* (Boston, MA: City of Boston Printing Department, 1910), 313.

of these residences, which display the picturesque qualities popularized by Andrew Jackson Downing and Alexander Jackson Davis. By the third quarter of the 19th century, the Harrison Square neighborhood was a well-established, wealthy suburban enclave.⁷

Although the pace of residential construction in the Harrison Square neighborhood continued largely unabated after a brief pause precipitated by a national depression in 1873, those dwellings constructed during the last quarter of the 19th century were generally more modest than their predecessors and marketed to middle- and working-class families.⁸ Beginning in the 1880s and 1890s, the Harrison Square neighborhood's status as a fashionable and upscale residential neighborhood began to decline. The area's brief interlude as a summer resort, during which a couple of the larger mansions in the area were converted into hotels, and the expansion of industrial facilities along the edges of and around the neighborhood factored into this decline. The growing affordability of the automobile during the first decades of the 20th century, which enabled descendants of the neighborhood's original residents to move to more desirable suburban communities outside of the city, contributed to the neighborhood's change. Irish, Polish, and Italian immigrants abandoned the more crowded neighborhoods of South Boston and East Boston for the "residential charms" of Harrison Square. During this period, the few triple-deckers and multi-family dwellings in the area were constructed.⁹

The Daniel Withington House

The Daniel Withington House was constructed between 1790 and 1820 by Daniel and Anna (Wheeler) Withington.¹⁰ Born on July 28, 1762, in Dorchester, Daniel Withington (1762–1847) was the youngest child of Ebenezer and Molly (née Preston) Withington. He fought in the Revolutionary War and participated in the suppression of Shay's Rebellion in 1787 as a member of Captain James Robinson's company in the regiment commanded by Colonel Ezra Badlam. In 1785, Withington married Anna Wheeler (1765–1854), the daughter of Captain Abraham and Sarah (née Baker) Wheeler, at First Parish Church of Dorchester. The couple eventually had 11 children, nine of whom were born after the family relocated to the present-day Harrison Square neighborhood in 1790.¹¹ It is currently unknown

⁷ Boston Landmarks Commission, *Clam Point, Dorchester/A Development History* (Boston, MA: Boston Landmarks Commission, 1981); Gordon and Friedberg, *National Register of Historic Places*, 8-5–8-15.

⁸ Gordon and Friedberg, *National Register of Historic Places*, 8-15.

⁹ *Ibid.*, 8-21–8-26; Boston Landmarks Commission, *Clam Point*.

¹⁰ Edmund J. Baker, *A Map of the Towns of Dorchester and Milton* (Boston, MA: Pendleton's Lithography, 1831), <https://collections.leventhalmap.org/search/commonwealth:x633ff76b>; Elbridge Manning, *Map of Dorchester, Mass.* (Boston, MA; Tappan & Bradford's Lithography, 1850), <https://collections.leventhalmap.org/search/commonwealth:9s161f31p>; Henry F. Walling, *Map of the County of Norfolk, Massachusetts* (Boston, MA: Smith & Bumstead, 1858), <http://www.davidrumsey.com/maps4144.html>; G. M. Hopkins, *Atlas of Suffolk County, Massachusetts*, Vol. 3 (Philadelphia, PA: G.M. Hopkins & Co., 1874), <https://wardmapsgifts.com/collections/atlas-of-county-of-suffolk-massachusetts-1874-vol-3>.

¹¹ William Dana Orcutt, *Good Old Dorchester: A Narrative History of the Town, 1683-1893* (Cambridge, MA: John Wilson & Son, 1893),

https://www.google.com/books/edition/Good_Old_Dorchester/SkUVAAAAAYAAJ?hl=en&gbpv=0, 146; Frederic Scherer Withington, "Henry Withington of Dorchester, Mass., and Some of His Descendants," *The New England Historical and Genealogical Register* 75 (April–October 1921): 196; "Daniel Withington," Find A Grave, added May 16, 2009, <https://www.findagrave.com/memorial/37148024/daniel-withington>.

where the couple resided prior to their acquisition of the property on present-day Ashland Street; however, given that Daniel and Anna Withington were born and raised in Dorchester, they probably lived elsewhere in the town before relocating to present-day Ashland Street.

In 1790, the Withingtons acquired the land on which the house currently stands. Withington purchased the property from his uncle, John Preston (1728–1793), for £100 and financed the purchase with a mortgage, which he also obtained from Preston.^{12, 13} According to the deed, the property contained 6.25 acres on the east side of Mill Creek, which was also known as Tenean Creek, and some buildings, though it is unknown if these included a dwelling.¹⁴ The Withingtons apparently occupied the property shortly after purchasing it. In his will, written on September 8, 1791, and proven on June 18, 1793, John Preston described the property as “a small parcell [sic] of land situate [in] Dorchester aforesaid near Preston’s Neck (so called) with the buildings thereon standing now occupied by him [Daniel Withington].”¹⁵ Withington subsequently expanded the property to the south in 1798, when he purchased a triangular, 4-acre parcel of land from Samuel Capen.¹⁶ It is unlikely that the buildings referenced in John Preston’s will included the present-day Withington House. While it is possible that Withington constructed the main block of the house shortly after he acquired the land on Mill [Tenean] Creek from Preston in 1790, no records have been found to indicate a late 18th century date of construction. As previously noted, Mill Street, which originally included the section of present-day Victory Road west of the railroad tracks, was not laid out from the west bank of Mill [Tenean] Creek to present-day Freeport Street until 1800.¹⁷ Given that the Withington House faces south and is oriented to Mill/Victory Street where it would have crossed Mill [Tenean] Creek, it seems likely that the dwelling was constructed after the road was laid out, which further indicates a construction date of ca. 1804.

Originally employed as a cordwainer, Withington apparently switched professions to become a brickmaker around the time that he constructed the house in the late 18th or early 19th century.¹⁸ It is possible that Withington constructed the dwelling using bricks that he manufactured. From the available documentation, it is currently unknown where Withington’s brickyard was located and if he owned it. In 1804, when Withington purchased land in Dorchester on Preston’s Point (Commercial Point) from Edward and Rebecca Preston to establish a salt works with Ebenezer Dome and Ebenezer Withington, he identified himself as a brickmaker.¹⁹ Withington was also involved with Joseph Newall’s and Ebenezer Niles’s efforts to establish commercial and industrial enterprises on and around Commercial Point and Mill [Tenean] Creek during the first decade of the 19th century. In 1807, Newall and Niles founded the Commercial Point Bridge Company, which subsequently became

¹² John Preston (1728–1793) was the great-uncle of Elisha Preston (1788–1858), whose *circa* 1830 dwelling at 32 Mill Street is the second oldest extant dwelling in the Harrison Square Historic District.

¹³ John Preston to Daniel Withington, Suffolk County Registry of Deeds Book 167/Page 181, 1790; Daniel Withington to John Preston, Suffolk County Registry of Deeds Book 167/Page 181, 1790.

¹⁴ Preston to Withington.

¹⁵ John Preston, Will, Suffolk County Probate Records Book 92/Page 279, 1793, <https://www.ancestry.com>.

¹⁶ Samuel Capen to Daniel Withington, Norfolk County Registry of Deeds Book 8/Page 97, 1798.

¹⁷ Street Laying-Out Department, *A Record of the Streets*, 313.

¹⁸ Capen to Withington; Edward and Rebecca Preston to Ebenezer Dome, Ebenezer Withington and Daniel Withington, Norfolk County Registry of Deeds Book 22/Page 176, 1804.

¹⁹ *Ibid.*

known as the Dorchester Mill Corporation in 1808, with Abner Gardner to build a bridge and a causeway across Mill [Tenean] Creek to connect Leed's Neck to Commercial Point. This bridge and causeway carried a public road that extended from present-day Neponset Avenue to present-day Freeport Street.²⁰ The Dorchester Mill Corporation originally intended for these structures to generate waterpower for mills and factories that it proposed to erect along Mill [Tenean] Creek. Daniel Withington owned shares in and served as a director of the Dorchester Mill Corporation.²¹ The prosperity that Withington apparently enjoyed in the early 19th century as a brickmaker most likely provided him with the funds to construct this new brick dwelling ca. 1804, the year he became involved with the saltworks and was first referenced as a brickmaker.

Daniel and Anna Withington owned the property until the 1840s. The 1840 census shows a household of five people: Daniel and Anna, both of whom were over the age of 70; two of their children, both of whom were between the ages of 30 and 40; and a boy between the ages of 15 and 20, presumably a grandson.²² It appears that the couple began to experience financial difficulties in the 1830s, for the Norfolk County Court of Chancery appointed Elijah Lewis and Moses Draper as assignees to manage "the estate of Daniel Withington . . . brickmaker . . . an insolvent debtor" in November 1841.²³ Lewis and Draper subsequently sold Withington's property in Dorchester, which contained the Withington House and approximately 9.75 acres of land on the west side of Mill Street, to Edward King for \$505.00 in May 1842.²⁴ A successful druggist and merchant, King played an active role in transforming the Harrison Square neighborhood into a desirable suburban enclave for businessmen from Boston in the mid-19th century; he and his brother, Franklin, among other speculators and developers, bought large tracts of land in the area, divided them into suburban lots, laid out new streets, and constructed single-family dwellings that they sold to middle- and upper-class individuals and families.²⁵

After acquiring the Withington House in May 1842, King subdivided the property into two parcels, retaining the south parcel that contained five building lots and approximately 3.75 acres of land.²⁶ He sold the north parcel, which encompassed approximately 6 acres of "upland and marshland with a dwelling house [the Withington House] and other buildings," to Ebenezer Clapp for \$2,000 that same month.²⁷ Clapp evidently purchased the Withington House and property on behalf of Daniel and Anna Withington and their heirs, for the deed recording the sale stipulated that the property was to be held in trust "for the use of Daniel Withington . . . and Anna Withington . . . during their natural

²⁰ Commonwealth of Massachusetts, *Private and Special Statutes of the Commonwealth of Massachusetts* (Boston, MA: Wells and Lilly, 1823), 4: 106, 194-195; Henry Walton Swift, comp., *Cases Argued and Determined in the Supreme Judicial Court of Massachusetts May 1904-November 1904* (Boston, MA: Little, Brown, and Company, 1905), 186: 209-210; Street Laying-Out Department, *A Record*, 124-125.

²¹ "Notice," *Independent Chronicle* (Boston, MA), August 22, 1808, 3, <https://www.genealogybank.com>; Edward Everett, *Dorchester in 1630, 1776, and 1855* (Boston, MA: David Clapp, 1855), 154.

²² United States Bureau of the Census, *Sixth Census of the United States, 1840*, NARA microfilm publication (M704, 580 rolls) (Washington, DC: National Archives and Records Administration, 1840), Ancestry.com.

²³ John J. Clarke to Elijah Lewis and Moses Draper, Norfolk County Registry of Deeds Book 133/Page 198, 1841.

²⁴ Elijah Lewis and Moses Draper to Edward King, Norfolk County Registry of Deeds Book 135/Page 411, 1842.

²⁵ Gordon and Friedberg, *National Register of Historic Places*, 7-7.

²⁶ Anna Withington to Edward King, Norfolk County Registry of Deeds Book 147/Page 347, 1843; Daniel Withington to Edward King, Norfolk County Registry of Deeds Book 146/Page 382, 1844.

²⁷ Edward King to Ebenezer Clapp, Norfolk County Registry of Deeds Book 135/Page 325, 1842.

lives and the life of the survivor of them and the remainder thereof in fee for the use of the heirs or legal representatives of said Daniel Withington.”²⁸ Between 1844 and 1845, Clapp transferred title to and their shares of the Withington House property to John H. Robinson.²⁹

Born in 1809, John H. Robinson was a major investor in Dorchester real estate during the middle decades of the 19th century and became the “principal developer” of Ashland Street in the 1840s and 1850s.³⁰ After acquiring the property, Robinson gradually subdivided and sold off the 6 acres of land surrounding the Withington House. In 1849, Edward King purchased the brick dwelling, which sat on 49,586 square feet of land next to a stable (not extant), for \$900.00.³¹ Both Robinson and King allowed Daniel and Anna (Wheeler) Withington to continue to reside in the Withington House during this period. Daniel Withington died at the age of 84 on May 26, 1847.³² Anna Withington remained in residence for another seven years. In 1850, the 85-year-old widow occupied the dwelling with 10 other people: her two unmarried children, Sarah P. and Charles; and a separate household consisting of two women (probably a mother and daughter) and six children between the ages of 6 and 8, whose relationship to these women is not identified by the 1850 census.³³ Anna Withington died at the age of 89 on April 22, 1854.³⁴ One year later in 1855, the Town of Dorchester valued the former Withington property, which formed part of Edward King’s extensive real estate holdings, at a total of \$4,600–\$1,400 for the house, a neighboring stable worth \$200, and the land worth \$3,000.³⁵

Edward King retained ownership of the Withington House for fewer than five years after Anna Withington’s death. In 1859 he sold the dwelling and 34,000 square feet of land on the south side of Ashland Street to Hiram Emerson for \$4,750.00.³⁶ A wealthy shoe merchant from Boston, Emerson acquired much of the land on the south side of Ashland Street between Elm and Mill streets between 1858 and 1860.³⁷ In 1865, he owned 100,461 square feet of land, two dwellings, and a stable in Harrison

²⁸ *Ibid.*

²⁹ Charles Withington, William Oliver, Ebenezer Clapp, Thomas Mosely, Flowel Mosely, Samuel Hildreth, Alexander Pope and William Pope to John H. Robinson, Norfolk County Registry of Deeds Book 149/Page 211, 1844; Ebenezer Clapp to John H. Robinson, Norfolk County Registry of Deeds Book 154/Page 284, 1845; Daniel and Anna Withington to John H. Robinson, Norfolk County Registry of Deeds Book 156/Page 476, 1845.

³⁰ As cited in Gordon and Friedberg, *National Register of Historic Places*, 8-7.

³¹ John H. Robinson to Edward King, Norfolk County Registry of Deeds Book 188/Page 359, 1849.

³² “Died,” *Boston Courier* (Boston, MA), May 28, 1847, <https://www.genealogybank.com>; Withington, “Henry Withington,” 214; “Daniel Withington.”

³³ United States Census Bureau, *Seventh Census of the United States, 1850*, NARA microfilm publication (M432, 1,009 rolls), (Washington, DC: National Archives and Records Administration, 1850), Ancestry.com.

³⁴ “Deaths,” *Boston Herald* (Boston, MA), April 25, 1854, <https://www.genealogybank.com>; Withington, “Henry Withington,” 214.

³⁵ Town of Dorchester, *The Taxable Valuation of the Polls and Estates, and Amount of Tax, in the Town of Dorchester, for the Year 1855* (Boston, MA: Mercury Press, 1855), 76.

³⁶ Edward King to Hiram Emerson, Norfolk County Registry of Deeds Book 273/Page 46, 1859.

³⁷ Benjamin Converse to Hiram Emerson, Norfolk County Registry of Deeds Book 269/Page 637, 1858; Benjamin Converse to Hiram Emerson, Norfolk County Registry of Deeds Book 269/Page 638, 1858; Franklin King to Hiram Emerson, Norfolk County Registry of Deeds Book 273/Page 45, 1859; Franklin King to Hiram Emerson, Norfolk County Registry of Deeds Book 273/Page 47, 1859; John H. Robinson to Hiram Emerson, Norfolk County Registry of Deeds Book 278/Page 349, 1859; William Bartlett to Hiram Emerson, Norfolk County Registry of Deeds Book 288/Page 474, 1860; Edward King to Hiram Emerson, Norfolk County Registry of Deeds Book 288/Page 475, 1860; Elisha P. Loring to Hiram Emerson, Norfolk County Registry of Deeds Book 288/Page 476, 1860.

Square.³⁸ Emerson lived with his family in a ca. 1850 Italianate-style residence at 31 Mill St. and leased the Withington House to tenants. In an advertisement that he placed in the *Boston Evening Transcript* in May 1864, Emerson described the Withington House as “one of the most delightful Residences to be found in the suburbs of the city with all the modern improvements; fair size.”³⁹

The Emerson family lived in Harrison Square for less than a decade. In 1868, Emerson subdivided his property at the intersection of Mill and Ashland streets into two parcels, during which the parcel containing the Withington House reached its current dimensions. According to the subdivision map prepared by architect Luther Briggs in 1868, the Withington House, which Briggs notably identified as a “brick house,” occupied a roughly wedge-shaped parcel containing 15,675 square feet of land bordered by hedges on the south and west and a fence on the northwest and northeast (**Figure 15**). Sarah K. Safford purchased the Withington House from Emerson for \$6,500.00 on May 6, 1868.⁴⁰

It appears that Sarah K. Safford expanded the Withington House with a two-story, Italianate-style, wood-frame addition to the north elevation of the brick dwelling shortly after she purchased the property. Historical maps corroborate this date of construction. The rear ell first appears on the map of the Harrison Square neighborhood published by G. M. Hopkins & Co. in its *Atlas of Suffolk County* in 1874, while, as previously noted, the 1868 subdivision map of Hiram Emerson’s property prepared by Luther Briggs described the dwelling as a “brick house” (**Figures 2, 5, and 6**).⁴¹ Born ca. 1811, Safford was the widow of Joshua O. Safford, a wealthy merchant who had engaged in the sugar and molasses trade as part of the firm of Eaton, Safford & Fox, which was based in Trinidad, Cuba.⁴² By the late 19th century, Sarah Safford owned three houses in the Harrison Square neighborhood, including the Withington House. She resided in an Italianate-style house at 2 Everett St., which was designed by Luther Briggs and built in 1859, and leased the Withington House to tenants.⁴³

Safford retained ownership of the Withington House until her death in 1896, and her estate continued to rent the property to tenants into the early 20th century.⁴⁴ Preceding the demographic shifts in the Harrison Square neighborhood during the first quarter of the 20th century, when it became home to increasing numbers of immigrants engaged in the building trades, the Withington House was inhabited in 1900 by two households headed by immigrants from Nova Scotia.⁴⁵ The 1900

³⁸ Town of Dorchester, *The Taxable Valuation of Real and Personal Estates, with the Polls and Amount of Tax, in the Town of Dorchester*, (Boston, MA: David Clapp & Son, 1865), 32.

³⁹ “To Rent,” *Boston Evening Transcript* (Boston, MA), May 26, 1864, <https://www.genealogybank.com>, 1.

⁴⁰ Hiram Emerson to Sarah K. Safford, Norfolk County Registry of Deeds Book 366/Page 392, 1868.

⁴¹ Luther Briggs, Plan of Estate of Hiram Emerson at Harrison Square, Dorchester, Norfolk County Registry of Deeds Book 366/Page 197, 1868; Hopkins, *Atlas of Suffolk County*.

⁴² “Deaths,” *Boston Herald* (Boston, MA), October 27, 1864, <https://www.genealogybank.com>; “Contesting Will of Sarah K. Safford,” *The Boston Globe* (Boston, MA), May 3, 1897, <https://www.newspapers.com>; David Carey, Jr., “Comunidad Escondida: Latin American Influences in Nineteenth- and Twentieth-Century Portland,” in *Creating Portland: History and Place in Northern New England*, ed. Joseph A. Conforti (Durham, NH: University of New Hampshire Press, 2005), 98.

⁴³ Gordon and Friedberg, *National Register of Historic Places*, 7-13.

⁴⁴ “Safford Will Allowed,” *Boston Journal* (Boston, MA), May 5, 1897, <https://www.genealogybank.com>; “Contesting Will of Sarah K. Safford”; Lillian C. Drake, John N. Drake, Horace M. Drake, Sarah S. Drake, Nathalie D. Sanford and Frederic Sanford to William Small, Suffolk County Registry of Deeds Book 3006/Page 629, 1904.

⁴⁵ Gordon and Friedberg, *National Register of Historic Places*, 8-23.

census shows that a 41-year-old blacksmith named Joseph Hamilton occupied the Withington House with his wife and children, while a 70-year-old widow named Sarah Hamilton operated a boarding house in the residence.⁴⁶

In 1904, Sarah K. Safford's heirs sold the Withington House with 15,675 square feet of land to William Small.⁴⁷ Employed in the mining industry with an office in the Equitable Building at the corner of Milk and Devonshire streets in Boston, Small served as the president of the Harrison Square Improvement Association and briefly resided at the Withington House.⁴⁸ Everett F. and Hazel L. Tomlinson acquired the Withington House from Small on November 1, 1909.⁴⁹ Everett F. Tomlinson (born ca. 1883) was a Canadian immigrant who worked as a civil engineer and a builder in the early 20th century, and Hazel L. Tomlinson (ca. 1885–1966) was born in Missouri.⁵⁰ In 1910, the couple occupied the Withington House with their two daughters, both of whom were under the age of 2, and four boarders, who included William Small, aged 79 and a widower, a mining engineer from Missouri, and a mother and daughter from Canada.⁵¹ By 1920, the Tomlinsons were living there with their two daughters, aged 9 and 11, and a Canadian servant.⁵²

In 1929, the Tomlinsons sold the Withington House to siblings Dominic Santoro and Philomena Litto, who financed the purchase with a \$5,700.00 mortgage from Hazel T. Tomlinson, as joint tenants.⁵³ Santoro and Litto subsequently installed a new asphalt shingle roof on the building and converted it into a two-family dwelling, which included the division of the front entrance and the installation of new rear cellar stairs, with a unit on each floor in 1930.⁵⁴ Presumably the subdivision of the front entrance occurred on the interior of the dwelling, for it is not evident from the exterior. These renovations were most likely financed with a second mortgage for \$3,500 that the siblings obtained from Hazel T. Tomlinson in May 1930.⁵⁵ The 1930 census shows that Santoro and Litto, who had immigrated from Italy in the 1890s, lived in one unit with Litto's husband and her two unmarried sons, who worked as a letter carrier and a candymaker. The other unit was occupied by Malcolm A.

⁴⁶ United States Bureau of the Census, *Twelfth Census of the United States*, 1900, NARA microfilm publication (T623, 1,854 rolls), (Washington, DC: National Archives and Records Administration, 1900), Ancestry.com.

⁴⁷ Lillian C. Drake, John N. Drake, Horace M. Drake, Sarah S. Drake, Nathalie D. Sanford and Frederic Sanford to William Small.

⁴⁸ *The Boston Directory* (Boston, MA: Sampson & Murdock Co., 1907), 1540; "Boulevard Must Wait," *Boston Herald* (Boston, MA), February 13, 1908, <https://www.genealogybank.com>.

⁴⁹ William Small to Hazel L. Tomlinson, Suffolk County Registry of Deeds Book 3403/Page 590, 1909.

⁵⁰ United States Bureau of the Census, *Thirteenth Census of the United States*, 1910, NARA microfilm publication (T624, 1,178 rolls), (Washington, DC: National Archives and Records Administration, 1910), Ancestry.com.

⁵¹ *Ibid.*

⁵² United States Bureau of the Census, *Fourteenth Census of the United States*, 1920. NARA microfilm publication (T624, 1,178 rolls), (Washington, DC: National Archives and Records Administration, 1920), Ancestry.com.

⁵³ Hazel L. Tomlinson to Dominic Santoro and Philomena Litto, Suffolk County Registry of Deeds Book 5154/Page 601, 1929; Dominic Santoro and Philomena Litto to Hazel L. Tomlinson, Suffolk County Registry of Deeds Book 5154/Page 602, 1929.

⁵⁴ City of Boston, Permit No. 39, 1930, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScerIS/CmPublic/>; City of Boston, Permit No. 320, 1930, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic/>.

⁵⁵ Dominic Santoro to Philomena Litto to Hazel L. Tomlinson, Suffolk County Registry of Deeds Book 5186/Page 432, 1930.

Snow, a Canadian immigrant who worked as a varnish maker; his wife Dorothy; and their three young children.⁵⁶

The Santoro-Litto family evidently suffered financial setbacks during the Great Depression and were ultimately unable to repay their second mortgage; the Provident Institution for Savings foreclosed on the Withington House in September 1935 and sold it to Harold E. and Marybella Bigelow on April 29, 1936.⁵⁷ At the time, the property contained approximately 15,400 square feet of land and a garage, which stood at the northwestern corner. Members of the Bigelow family owned and occupied the property until 2018. During the first half of the 20th century, Harold E. Bigelow worked as a stationary engineer. After acquiring the property in 1936, Harold E. and Marybella Bigelow replaced the Withington House's sills and corner posts and turned an open porch into a screened-in porch in 1937.⁵⁸ Although the Bigelows originally intended to use it as a two-family tenement, the 1940 census shows only Harold E. and Marybella Bigelow in residence with their three children and Harold's 87-year-old uncle.⁵⁹

During the subsequent decades, the Bigelow family made only minor alterations to the Withington House, which included the installation of new asphalt shingle roofs, the reconstruction of the porches on the rear ell, and the installation of new windows.⁶⁰ The Bigelow family did not legalize the Withington House as a two-family dwelling until 1986.⁶¹ Harold E. Bigelow transferred title to the Withington House to his son Charles R. Bigelow, a Navy veteran and a motorman for the MBTA, on July 7, 1964.⁶² Charles R. Bigelow subsequently owned and occupied the property with his wife, Bernice C. Bigelow, until his death in 2007.⁶³ After conveying the property to Charles Jakowicz in 2016, Bernice C. Bigelow resided at the Withington House until her death in 2018.⁶⁴ The current

⁵⁶ United States Bureau of the Census, *Fifteenth Census of the United States, 1930*, NARA microfilm publication (T626, 2,667 rolls), (Washington, DC: National Archives and Records Administration, 1930), Ancestry.com.

⁵⁷ Dominic Santoro and Philomena Litto to The Provident Institution for Savings, Suffolk County Registry of Deeds Book 5556/Page 283, 1935; The Provident Institution for Savings to Harold E. Bigelow and Marybella Bigelow, Suffolk County Registry of Deeds Book 5596/Page 178, 1936.

⁵⁸ City of Boston, Permit No. 2201, 1937, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>.

⁵⁹ The United States Bureau of the Census, *Sixteenth Census of the United States, 1940*, NARA microfilm publication (T626, 2,667 rolls), (Washington, DC: National Archives and Records Administration, 1930), Ancestry.com.

⁶⁰ City of Boston, Permit No. 1497, 1941, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>; City of Boston, Permit No. 1699, 1964, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>; city of Boston, Permit No. 4338, 1964, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>; City of Boston, Permit No. 706, 1966, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>.

⁶¹ City of Boston, Permit No. 1392, 1986, Inspectional Services Department, online database, <https://scerisecm.boston.gov/ScierIS/CmPublic>.

⁶² Harold E. Bigelow to Charles R. Bigelow, Suffolk County Registry of Deeds Book 7862/Page 396, 1964.

⁶³ "Bigelow, Charles 'Bob,'" *The Boston Globe* (Boston, MA), February 10, 2007, <https://www.newspapers.com>.

⁶⁴ Bernice C. Bigelow to Charles M. Jakowicz and Bernice C. Bigelow, Suffolk County Registry of Deeds Book 56417, Page 292, 2016; "Bigelow, Bernice 'Claire' Gillis," *Boston Herald*, October 23, 2018, <https://www.legacy.com/obituaries/bostonherald/obituary.aspx?n=bernice-c-bigelow&pid=190544651&fhid=20806>.

owner of the Withington House, 19 Ashland St II LLC,⁶⁵ acquired the property from 19 Ashland LLC, who acquired it from Charles Jakowicz on April 8, 2020.⁶⁶ In 2023 the Boston Landmarks Commission approved an application to demolish the Italianate-style rear ell to accommodate a new addition containing several townhouse units..

3.2 Architectural (or Other) Significance

The Daniel Withington House is significant as a rare and well-preserved example of a Federal-style brick dwelling in the Harrison Square neighborhood and the Dorchester area of Boston. The building is distinguished by its brick exterior, side-gable roof, pedimented gabled dormers, elliptical fanlight and sidelights around the main entry on the south façade, and veneer of hammered granite laid over the foundation on the south façade and the east elevation.

The Federal style became popular in Dorchester and the greater Boston area after the United States officially gained its independence from Great Britain in 1783. Representing a refinement of the Georgian style and serving as a physical symbol of stability in the new nation, the Federal style possessed the same strict symmetry and simple rectangular, double-pile, center-hall massing that characterized Georgian architecture. The Federal style, however, is distinguished by lighter, more delicate ornamental details and larger structural elements, including windows defined by narrower muntins and larger panes of glass. The Federal style appeared in the United States at the same time that the first professional architects emerged in the northeast, including Charles Bulfinch in Boston, Samuel McIntire in Salem, Massachusetts, and Alexander Parris in Portland, Maine. Bulfinch is commonly credited with bringing the Federal style to Boston and the United States, while a series of successful pattern books published by Asher Benjamin in the late 18th and early 19th centuries popularized Bulfinch's designs and the style with carpenters and housewrights in Boston and throughout the northeastern United States.⁶⁷ The majority of Federal-style houses constructed in Boston and New England were wood frame and possessed little exterior ornamentation beyond a fanlight, elaborate door surround, and/or a decorative cornice. Brick was the favored material for Federal-style buildings constructed in the American South, but it is also found, on a limited scale, in New England.⁶⁸ Two-story, Federal-style dwellings with shallow- to moderately pitched hip roofs are particularly common in New England, but they only slightly outnumber the two-story, side-gable type.⁶⁹

The Federal style is found in numerous single-family dwellings throughout Dorchester, the vast majority of which were executed in wood. Two stories in height, these wood-frame houses generally

⁶⁵ 19 Ashland LLC to 19 Ashland St II LLC, Suffolk County Registry of Deeds 69582/Page 330, 2023.

⁶⁶ Charles M. Jakowicz to 19 Ashland LLC, Suffolk County Registry of Deeds 62083/Page 230, 2020.

⁶⁷ Douglass Shand-Tucci, *Built in Boston: City and Suburb, 1800-1850* (Amherst, MA: University of Massachusetts Press, 1988), 4-11; Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 217-221; "Architectural Style Guide," Historic New England, accessed June 2021, <https://www.historicnewengland.org/preservation/for-homeowners-communities/your-old-or-historic-home/architectural-style-guide/>.

⁶⁸ McAlester, *A Field Guide*, 218.

⁶⁹ *Ibid.*, 217.

possess shallow-pitched hip roofs, symmetrical, five-bay façades, center or paired interior brick chimneys, and wood clapboard or wood shingle cladding. Representatives of this type are the William D. Swan House (BOS.5726) at 8 Church St. (1798), the Clementina Beach Academy-Judith Saunder House (BOS.5598) at 34 Adams St. (ca. 1804), and the Alexander Glover House (BOS.5969) at 32 East St. (ca. 1820). Only a handful of the wood-frame, Federal-style dwellings in Dorchester have side-gable roofs, such as the Reverend David Sanford House (BOS.6340) at 17 Temple St. (ca. 1830) and the Elisha Preston House (BOS.6082) at 32 Mill St. (ca. 1830).

To date, only two other brick Federal-style houses have been identified in Dorchester in addition to the Withington House.⁷⁰ The earliest of these dwellings, the William Clapp House (195 Boston St.; BOS.5679), dates from 1806 and is a large, high-style Federal dwelling now sheathed with wood clapboards on the façade and north elevation; the brick is only visible on the south and west elevations. The brick walls of the Lemuel S. Blackman House (BOS.5597) at 29 Adams St. (ca. 1820) have likewise been obscured on the façade and one side elevation with vinyl siding, and the brick is only visible on the west elevation. Both dwellings have shallow-pitched hip roofs, symmetrical, five-bay façades, and rectangular center-hall, double-pile plans. Brick dwellings executed in other architectural styles are also rare in the Harrison Square neighborhood. In fact, the mid-19th century Colonial Revival dwelling at 5 Everett St. (BOS.13667) is the only other brick dwelling in the area besides the Withington House.

The Withington House is one of the two earliest extant buildings in the Harrison Square neighborhood and predates the first wave of high style suburban development that occurred in the area beginning in the 1840s. Despite its proximity to the Lower Road (present-day Adams Street), a major colonial thoroughfare that connected Meeting House Hill to settlements along the South Shore of Massachusetts, the Harrison Square neighborhood remained sparsely settled until the second quarter of the 19th century and was well removed from the areas of early settlement between Savin Hill and Edward Everett Square in North Dorchester. Efforts to establish ship building and trading activities on nearby Commercial Point in the early 19th century brought the area to the attention of local businessmen, who formed partnerships to manage whale and cod fisheries and erected a chocolate mill on the Point in the 1830s. This, coupled with the arrival of the Old Colony Railroad in the 1840s, turned Harrison Square into a desirable location and ushered in a period of intensive development during which developers and real estate speculators transformed the area into an exclusive suburban enclave populated by wealthy businessmen and impressive, single-family residences in the popular architectural styles of the mid-19th century set on generous lots along a new grid of streets laid out to the north and south of Mill Street.⁷¹ Originally located at the north border of the roughly wedge-shaped parcel of land that Daniel Withington acquired on the east bank of Mill [Tenean] Creek between 1790 and 1798 and oriented to the spot where Mill Street crossed the creek, the Withington House was reoriented to Ashland Street with the construction of the rear ell ca. 1868. Completed in the still popular Italianate style, this addition would have updated the old-fashioned dwelling and, presumably, transformed it into a more desirable residence in the fashionable Harrison Square neighborhood.

⁷⁰Massachusetts Historical Commission Information System [MACRIS], Massachusetts Historical Commission, accessed May 2021, <https://mhc-macris.net/Towns.aspx>.

⁷¹Gordon and Friedberg, *National Register of Historic Places*, 7-2.

The intersection of present-day Ashland and Mill streets represents the historic core of the Harrison Square neighborhood, and the two oldest buildings in the area, the Withington House (19 Ashland St.) and the Elisha Preston House (32 Mill St.), are located near this crossroads. As noted in *Buildings of Massachusetts: Metropolitan Boston*:

The Mill Street/Clam Point neighborhood contains an outstanding concentration of early-nineteenth-century residential architecture from the period before Boston annexed the town of Dorchester. The development of the area began with the fishing industry on nearby Commercial Point, an area that has since been redeveloped with the Southeast Expressway. Two remarkable examples of Federal period architecture survive in the residential neighborhood west of the highway, 32 Mill Street and 19 Ashland Street.⁷²

Erected ca. 1830, the Preston House is a two-story, five-bay, side-gable, symmetrical, wood-frame, center-hall, Federal-style dwelling. While the Preston House resembles the Withington House in form and massing, its alterations, most notably the addition of Italianate-style shed dormers and a porch to the west façade and bay windows to the south elevation, have negatively impacted the integrity of its original design. Despite the addition of the Italianate-style rear ell, the bay on the east elevation, the partial gable returns on the east and west elevations ca. 1868, the replacement vinyl door and the loss of the sidelights around the main entry on the south façade, and the replacement double-hung, one-over-one vinyl windows, the Federal-style original Withington House remains substantially intact. With its symmetrical massing, side-gable roof, and arched center-hall entry surmounted by an elliptical fanlight, the Withington House embodies the characteristics of the Federal style and is a rare example of a brick dwelling in the Harrison Square neighborhood and the Dorchester section of Boston.

3.3 Archaeological Sensitivity

Dorchester is archaeologically sensitive for ancient Native American and historical archaeological sites. Multiple archaeological surveys in this neighborhood have demonstrated the survival of ancient Native sites to the present, especially in open spaces (yards, parks, etc.).

The proximity of 19 Ashland Street to wetlands, estuaries and inlets, and the Atlantic Ocean make it highly sensitive for Native archaeology. Tenean Creek to the southwest and Barque Warwick Cove to the northeast have now been covered over, but these waterways were once significant contributors to the biodiversity and wildlife resources in the area, increasing the likelihood of the presence of ancient Native archaeological sites in the vicinity. Additionally, Savin Hill, Commercial Point, Thompson's Island, and Squantum all contain significant ancient Native archaeological sites including sacred burial sites and lie within an approximately 2 mile radius of 19 Ashland Street, making the property potentially sensitive for Native burials.

⁷² Keith N. Morgan, with Richard M. Candee, Naomi Miller, and Roger G. Reed, *Buildings of Massachusetts: Metropolitan Boston* (Charlottesville, VA: University of Virginia Press, 2009), 260.

The property upon which the house is situated was disturbed by the construction of new townhouse units to the north and west of the Withington House in 2024, but may still contain intact historic archaeological deposits and features in undisturbed areas of the site. As a domestic site, and one of the oldest structures in the area, such preserved archaeological features may consist of outbuildings or privies, which are extremely valuable for augmenting and interpreting the archaeological record.

3.4 Relationship to Criteria for Designation

The Daniel Withington House meets the following criteria for designation as a Landmark as established in Section 4 of Chapter 772 of the Acts of 1975, as amended:

A. Inclusion in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966.

The Daniel Withington House is historically and architecturally significant as one of the oldest surviving dwellings in Dorchester's Harrison Square neighborhood, a National Register of Historic Places-listed historic district and one of the most intact and cohesive mid-19th century suburban neighborhoods in Dorchester/Boston.

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

The Daniel Withington House is significant as a rare and well-preserved example of a Federal-style brick dwelling in the Harrison Square neighborhood and the Dorchester area of Boston. The building is distinguished by its brick exterior, side-gable roof, elliptical fanlight and sidelights around the main entry on the south façade, and veneer of hammered granite laid over the foundation on the south façade and the east elevation. To date, only two other brick Federal-style houses have been identified in Dorchester in addition to the Withington House.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston's Assessor's Records, the property at 19 Ashland St., Dorchester, (Boston), Massachusetts 02122, parcel 1600106000, where the Daniel Withington House is located has a total assessed value of \$930,000, with the land valued at \$464,900 and the building valued at \$465,100 for fiscal year 2024.

4.2 Current Ownership

The Daniel Withington House is owned by 19 Ashland St II LLC.

5.0 PLANNING CONTEXT

5.1 Background

The Daniel Withington House has had numerous owners and gone through several transformations since its construction between 1790 and 1820, including the addition of Italianate ornamentation to the original house and the construction of the Italianate rear ell in ca. 1868, the construction of the side porches, the conversion to a two-family dwelling in 1930, the demolition of the rear ell in 2024, and subsequently the construction of a new addition.

5.2 Zoning

The parcel associated with the Daniel Withington House is located in Dorchester zoning district 1F-7000, which permits single-family residential buildings.

5.3 Planning Issues

Located in the area known as Field's Corner East or Clam Point, 19 Ashland is in a portion of Dorchester which has historic buildings on relatively large parcels. Demolition and construction on 6-7 unit buildings has become a trend that threatens these historic buildings.

In February 2021, the Boston Landmarks Commission invoked an Article 85 Demolition Delay period of 90 days. During the demolition delay period, 10 registered voters submitted a petition to designate the house as a Boston Landmark.

In December of 2023, the owner submitted a proposal for an addition to the existing building which would save the Federal-style portion of the structure from demolition (application # 24.0539 BLC). The Landmarks Commission unanimously approved the addition on December 12, 2023. The Landmarks Commission also wrote a letter of support for the owner's application to the Boston Zoning Board of Appeal in January 2024. Of note is that the applicant stated that they had tried several methods to remove the paint from the brick with no success. The BLC, therefore, approved the project with a painted finish on the bricks, against typical advice. In 2024 the rear ell was demolished and work is underway on the gutting of the interior of the remaining historic structure and on the construction of the new addition and new units on the site.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission

A. Designation

The Commission retains the option of designating The Daniel Withington House as a Landmark.

B. Denial of Designation

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

C. National Register Listing

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

D. Preservation Plan

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

E. Site Interpretation

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

6.2 Impact of alternatives

A. Designation

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

B. Denial of Designation

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

C. National Register Listing

The Daniel Withington House is listed on the National Register of Historic Places. Listing on the National Register provides an honorary designation and limited protection from federal, federally-funded or federally assisted activities. It creates incentives for preservation, notably the federal investment tax credits and grants through the Massachusetts 19 Preservation Projects Fund (MPPF) from the Massachusetts Historical Commission. National Register listing provides listing on the State Register affording parallel protection for projects with state involvement and also the availability of state tax credits. National Register

listing does not provide any design review for changes undertaken by private owners at their own expense.

D. Preservation Plan

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

E. Site Interpretation

A comprehensive interpretation of the history and significance of The Daniel Withington House could be introduced at the site.

7.0 RECOMMENDATIONS

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

1. That the Daniel Withington House be designated by the Boston Landmarks Commission as a Landmark under Chapter 772 of the Acts of 1975, as amended (see Section 3.4 of this report for Relationship to Criteria for Designation);
2. That the boundaries corresponding to Assessor's parcel 1600106000 be adopted;
3. And that the Standards and Criteria recommended by the staff of the Boston Landmarks Commission be accepted.

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

8.1 Introduction

Per sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Designation which shall be applied by the Commission in evaluating proposed changes to the historic resource. The Standards and Criteria both identify and establish guidelines for those features which must be preserved and/or enhanced to maintain the viability of the Designation. The Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.⁷³ Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

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

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

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

8.2 Levels of Review

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

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

⁷³ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

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

repairs will require review as outlined in Section 8.2. In the case of emergencies, BLC staff should be notified as soon as possible to assist in evaluating the damage and to help expedite repair permits as necessary.

C. Activities requiring an application and full Commission review:

Reconstruction, restoration, replacement, demolition, or alteration involving change in design, material, color, location, or outward appearance, such as: New construction of any type, removal of existing features or elements, major planting or removal of trees or shrubs, or changes in landforms.

D. Activities not explicitly listed above:

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

E. Concurrent Jurisdiction

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

8.3 Standards and Criteria

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.⁷⁴ These Standards and Criteria apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel.

8.3.1 General Standards

1. Items under Commission review include but are not limited to the following: exterior walls (masonry, wood, and architectural metals); windows; entrances/doors; porches/stoops; lighting; storefronts; curtain walls; roofs; roof projections; additions; accessibility; site work and landscaping; demolition; and archaeology. Items not anticipated in the Standards and Criteria may be subject to review, refer to Section 8.2 and Section 9.

⁷⁴ U.S. Department of the Interior, et al. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*, Secretary of the Interior, 2017, www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided. See Section 8.4, List of Character-defining Features.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved. (The term “later contributing features” will be used to convey this concept.)
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Staff archaeologists shall review proposed changes to a property that may impact known and potential archaeological sites. Archaeological surveys may be required to determine if significant archaeological deposits are present within the area of proposed work. Significant archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures will be required before the proposed work can commence. See section 9.0 Archaeology.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the designated structure. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the structure and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved.
12. New signs, banners, marquees, canopies, and awnings shall be compatible in size, design, material, location, and number with the character of the building, allowing for

contemporary expression. New signs shall not detract from the essential form of the building nor obscure its architectural features.

13. Property owners shall take necessary precautions to prevent demolition by neglect of maintenance and repairs. Demolition of protected buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

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

1. All original or later contributing masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be repaired, if necessary, by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces, and ornamentation shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Sound original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand raking the joints.
8. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should only be performed when necessary to halt deterioration.
12. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission to ensure that no damage has resulted. Test patches

- shall be carried out well in advance. Ideally, the test patch should be monitored over a sufficient period of time to allow long-range effects to be predicted (including exposure to all seasons if possible).
14. Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted. Doing so can change the visual quality of the material and damage the surface of the masonry and mortar joints.
 15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
 16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some significant point in the history of the property (*see section 5.3 Planning Issues*).
 17. New penetrations for attachments through masonry are strongly discouraged. When necessary, attachment details shall be located in mortar joints, rather than through masonry material; stainless steel hardware is recommended to prevent rust jacking. New attachments to cast concrete are discouraged and will be reviewed on a case-by-case basis.
 18. Deteriorated stucco shall be repaired by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
 19. Deteriorated adobe shall be repaired by using mud plaster or a compatible lime-plaster adobe render, when appropriate.
 20. Deteriorated concrete shall be repaired by cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch shall be applied carefully so that it will bond satisfactorily with and match the historic concrete.
 21. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

8.3.3 Wood at exterior walls

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, or reinforcing the wood using recognized preservation methods.

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

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

1. All original or later contributing architectural metals shall be preserved.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary, repaired by patching, splicing, or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details, and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, and detail or installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

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

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

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

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

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

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

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

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

1. All original or later contributing porch elements shall be preserved.
2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be retained if possible and, if necessary, repaired using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
6. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.

7. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

8.3.8 Lighting

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

- d. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
9. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
10. No exposed conduit shall be allowed on the building.
11. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.
12. On-site mock-ups of proposed architectural night lighting may be required.

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

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

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

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

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

1. The roof shapes and original or later contributing roof material of the existing building shall be preserved.
2. Original or later contributing roofing materials such as slate, wood trim, elements, features (decorative and functional), details and ornamentation, such as cresting, shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.

6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material and design (integral gutters shall not be replaced with surface-mounted).
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

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

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

8.3.13 Additions

1. Additions can significantly alter the historic appearance of the buildings. An exterior addition should only be considered after it has been determined that the existing building cannot meet the new space requirements.
2. New additions shall be designed so that the character-defining features of the building are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing building, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall not obscure the front of the building.
5. New additions shall be of a size, scale, and materials that are in harmony with the existing building.
6. An addition at 19 Ashland Street was approved by the Boston Landmarks Commission in 2023 (application #24.0539). See Section 5.3 for more detail.

8.3.14 Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact. Access modifications for persons with disabilities shall be designed and installed to least affect the character-defining features of the property.

Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.

2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and proposed level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, the Commission will review proposals on a case-by-case basis. The Commission recommends consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

8.3.15 Renewable Energy Sources

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. Before proposing renewable energy sources, the building's performance shall be assessed and measures to correct any deficiencies shall be taken. The emphasis shall be on improvements that do not result in a loss of historic fabric. A report on this work shall be included in any proposal for renewable energy sources.
3. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the building and site.
4. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

8.3.16 Building Site

1. The general intent is to preserve the existing or later contributing site and landscape features that enhance the property.
2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition between the historic property and its newer surroundings.
3. All original or later contributing features of the building site that are important in defining its overall historic character shall be retained and, if necessary, repaired using

recognized preservation methods. This may include but is not limited to walls, fences, steps, walkways, paths, roads, vegetation, landforms, furnishings and fixtures, decorative elements, and water features. (See section 9.0 for subsurface features such as archaeological resources or burial grounds.)

4. Deteriorated or missing site features shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
7. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the designated property's structure or site.
8. If there are areas where the terrain is to be altered, these areas shall be surveyed and documented to determine the potential impact to important landscape features.
9. The historic relationship between buildings and the landscape shall be retained. Grade levels should not be changed if it would alter the historic appearance of the building and its relation to the site.
10. Buildings should not be relocated if it would diminish the historic character of the site.
11. When they are required by a new use, new site features (such as parking areas, driveways, or access ramps) should be as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and be compatible with the historic character of the property. Historic rock outcroppings like puddingstone should not be disturbed by the construction of new site features.
12. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the designated property.
13. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
14. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the character of the site.
15. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.

16. The Boston Landmarks Commission encourages removal of non-historic fencing as documentary evidence indicates.
17. The Boston Landmarks Commission recognizes that the designated property must continue to meet city, state, and federal goals and requirements for resiliency and safety within an ever-changing coastal flood zone and environment.

8.3.18 Guidelines

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

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

8.4 List of Character-Defining Features

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

Character-defining elements include, for example, the overall shape of a building and its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. They are critically important considerations whenever preservation work is

contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the resource, sometimes irreparably.

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

The character-defining features for this historic resource include:

1. **Architectural style:** Federal-style original house.
2. **Ornamentation:** Italianate-style molded wood partial gable returns.
3. **Building materials and finishes:** Running-bond brick exterior walls and parged rubble masonry foundation, including hammered granite cladding on south façade and east elevations of original house.
4. **Roof type, forms, and features (chimneys, cupolas, dormers, etc.):** Side-gable roof; pedimented gabled dormers on south (front) façade.
5. **Entrance:** Center-hall front entry and elliptical four-light fanlight on south façade of the original house.
6. **Massing of building:** Symmetrical, five-bay, center-hall massing on south façade.
7. **Relationship of building to lot lines, sidewalks, and streets:** Orientation of historic structure to south boundary of lot.

9.0 ARCHAEOLOGY

Below-ground impacts to the buildings and landscape shall be avoided if possible within the landmark-designated area. All proposed below-ground impacts to the landscape, temporary or permanent, shall be reviewed by the staff archaeologists of the City Archaeology Program or the City Archaeologist to determine if significant historic archaeological resources may or will be negatively impacted by below-ground work. If impacts may or do exist, and they can not be avoided, mitigation in the form of archaeological monitoring, excavations, or other documentation may be required based on the recommendations and consultation of the City Archaeologist.

All archaeological work on the house at 19 Ashland Street and associated structures and landscape shall be conducted under a state-issued State Archaeological Permit by an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

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

10.0 SEVERABILITY

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

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