

Trinity Neighborhood House



Boston Landmarks Commission

Report of the Boston Landmarks Commission
of the potential designation of
TRINITY NEIGHBORHOOD HOUSE
406 MERIDIAN STREET, EAST BOSTON
as a Landmark under Chapter 772 of the Acts of 1975

Approved by Maicia Myers 5/19/81
Executive Director Date

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1.0 LOCATION OF THE PROPERTY

1.1 Address: 406 Meridian Street, East Boston, Ward 1

Assessor's Parcel Number: 3615

1.2 Area in Which the Property is Located

Trinity Neighborhood House is located in the Eagle Hill section of East Boston. The area is characterized by detached triple deckers and multi-family housing. Mixed use is common with first floor commercial space and upper floor residential space. Eagle Hill also has industrial activity along the harbor front and over 400 new units of subsidized housing.

Meridian Street is the main north-south connector from the East Boston (Callahan) Tunnel and Maverick Square to Chelsea Creek/Day Square. Trinity Neighborhood House is several blocks north of Central Square and Bennington Street, and the rear of the property overlooks the Border Street Inner Harbor. Trinity House is sited in a row of primarily brick late nineteenth century houses and apartments. It is one house south of White Street. Across Border Street, on the waterfront behind Meridian are three large complexes: Barnes Middle School, General Ship and Engine Works, and Shore Plaza East housing.

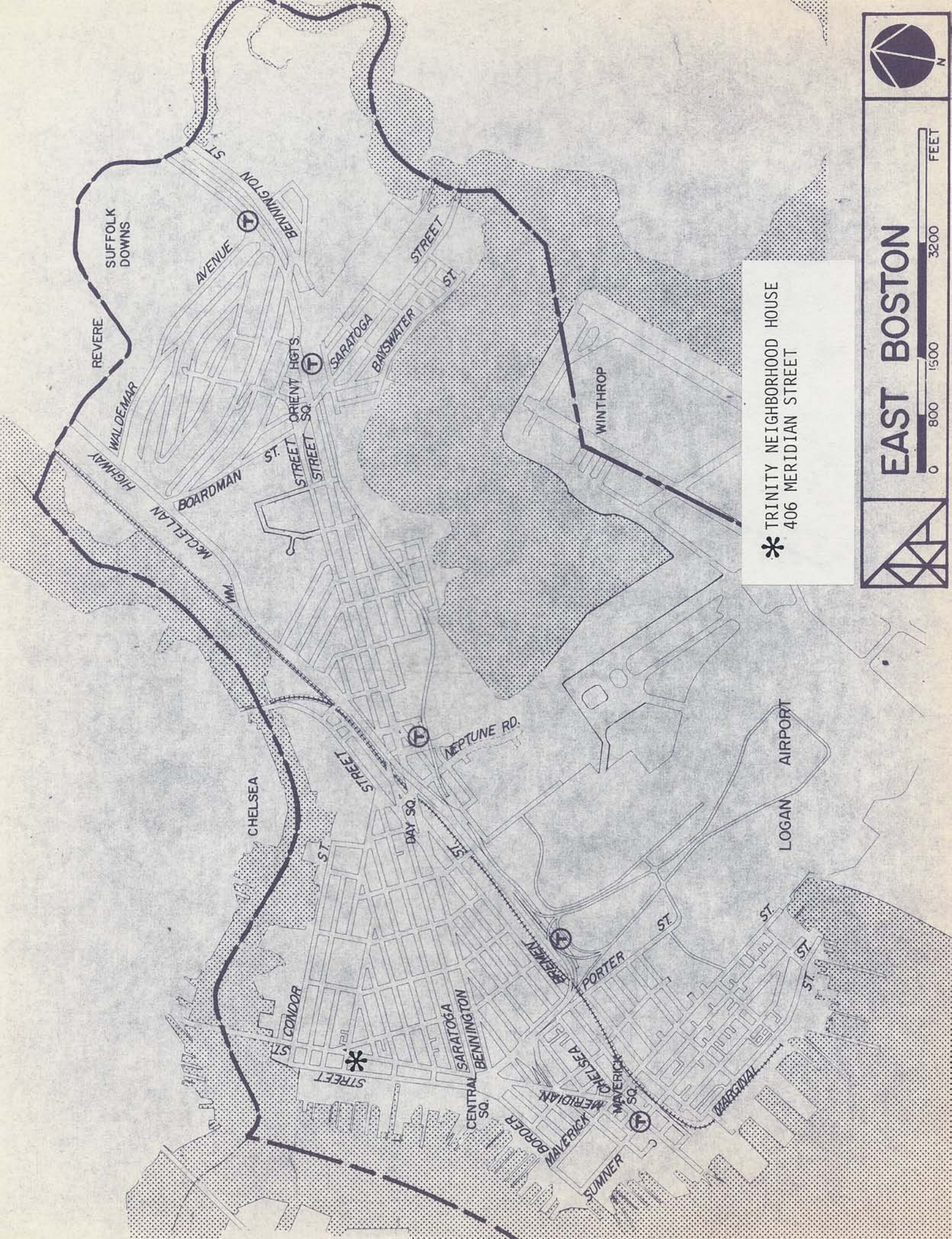
1.3 Maps Showing Location: attached.

TRINITY NEIGHBORHOOD HOUSE
406 Meridian Street
East Boston
Front (east) facade





TRINITY NEIGHBORHOOD HOUSE
406 Meridian Street
East Boston
East (front) facade and part of
south elevation



* TRINITY NEIGHBORHOOD HOUSE
406 MERIDIAN STREET



A north arrow is located in the top right corner, pointing towards the top of the page. Below it is a scale bar with markings at 0, 800, 1500, and 3200 feet. The text 'EAST BOSTON' is printed vertically along the right edge of the map area.



TRINITY NEIGHBORHOOD HOUSE
406 MERIDIAN STREET, EAST BOSTON



2.0 DESCRIPTION

2.1 Type and Use:

Trinity House is a detached townhouse of masonry construction, 2½ stories in height, with a basement. The Greek Revival Style building is rectangular in plan with its narrow end facing Meridian Street. Broad circular bays enliven the form on the front (east) and side (south), creating an asymmetrical step back effect. A rear 2 x 3 bay 2-story wing, and several dormers rising from the low pitched hip roof also add interest. The building is presently used as a community center.

2.2 Physical Description:

Trinity Neighborhood House exhibits design characteristics of the transitional period between the height of the Federal and Greek Revival styles. The taut skinned red brick walls, vertical emphasis of the front facade, broad circular bays, and low relief cornice are carry-overs from the Federal period. The simple heavy form, heavy lintels and Ionic columned portico are Greek Revival, though the Ionic order is still somewhat attenuated in the Federal manner.

Viewed from Meridian Street, design interest is mainly provided by asymmetrical geometry. To the right, a deep wide circular bay projects forward boldly, three window bays across on each floor. It offsets a flat bay on the left containing the flat-roofed entrance portico with sandstone columns. The doorway, flanked by full sidelights, is reached by a short run of granite stairs rising above the granite foundation. There is a single second floor window above the doorway.

Windows display brownstone lintels and sills. The tall first story openings are complete with original 6/9 double hung sash. The second floor fenestration is typically shorter, with original 6/6 sash. The dormer windows have (replacement) 2/2 double hung sash and plain entablatures. There are also two oval windows on the south elevation, one above the other, to the front of the bow.

Visible from the rear is a second flat roofed, Ionic columned entrance portico, positioned just behind the circular bay on the south elevation. A paneled door with transom leads to the rear wing. The wing itself is three bays deep and two across, with alterations at the back, first floor level. Windows on the wing have two/two sash. The extension is gable roofed with an exterior chimney stack rising above the peak of the gable. The building has four simple red brick chimneys in all, two more on the north facade, and one on the south facade.

Trinity Neighborhood House is set back approximately 18' from Meridian Street, in line with flanking houses. At the front sidewalk there is a decorative cast iron fence (half missing) with two robust granite posts. In the rear the lot extends clear through to Border Street. The back yard contains a half grass, half black-topped playground area, enframed at Border Street with an upper concrete and lower granite retaining wall.

The house is in fair condition, with extensive rehabilitation work performed following a 1980 fire which damaged the basement and first floor of the rear wing. The owner's architect has cited need for slate roof repairs, exterior wood maintenance, sandstone stabilization, handicapped access, rear egress improvements, and interior renovation (both mechanical and cosmetic).

2.3 Photographs: attached

TRINITY NEIGHBORHOOD HOUSE
406 Meridian Street
East Boston
Rear wing (west & south elevation)
after 1980 fire and repairs



TRINITY NEIGHBORHOOD HOUSE
406 Meridian Street
East Boston
Rear (west) elevations after
1980 fire & repairs to wing



3.0 SIGNIFICANCE OF THE PROPERTY

3.1 Historic Associations

Trinity Neighborhood House possesses historic significance to Boston in general and the East Boston community in particular. The building was apparently constructed as the home of Noah Sturtevant, a prominent early East Boston citizen. Trinity Neighborhood House has been a leader in providing social services to Boston residents since its establishment in 1881.

Noah Sturtevant purchased the lots which now comprise 406 Meridian Street in 1845, according to records in the Suffolk County Registry of Deeds, and apparently built the house by 1847 according to Boston Directory listings. As early as 1839 Noah and his brother, George, began investing in property in this part of East Boston which had previously been owned by the Boyden Malleable Cast Iron and Steel Company. First they turned this bankrupt operation into a sperm oil, candle and soap manufacturing factory, in a building located on the east side of Meridian between Eutaw and Trenton Streets. Soon, according to the Boston directory, both brothers lived nearby. Noah moved to Eutaw Street by 1840 and George to 112 Meridian by 1841.

Meanwhile, several men were involved in property appraisal and stock sales for property of the Boyden Iron Company here and in New Jersey. The Suffolk County Registry of Deeds indicates several sales of shares involving at least one man, Ebenezer Atkins, who was a one-time business partner with the Sturtevant brothers (1840). The result of the activity was that these men got the property, including the factory building, and 500 feet of wharves, for a reduced price. In 1843, Noah Sturtevant and Company began manufacturing linseed oil on a small scale, according to W.H. Sumner in his History of East Boston... (1858), although this business listing did not appear in the Boston Directory until 1846. Sumner claims the original 200 gallons/day linseed oil business had grown to one of the largest in the country, 2,200 gallons/day, by 1849. Also by that date, Noah Sturtevant had apparently acquired new partners, and by 1855, again according to directory listings, Noah was involved with Newell Sturtevant & Co., a coal business, and was no longer associated with the linseed oil company.

The Sturtevant brothers' activities in East Boston coincide with the beginning of East Boston's rapid development. In 1835, the population was only 697 with several dozen industries, including the Boyden iron foundry, located along the waterfront wharves. Soon East Boston became popular for its elegant summer resort hotels, and, of course, within a decade became best known as a shipbuilding center, particularly for Donald McKay's clippers. East Boston prospered over the mid-19th century and became a fashionable community. By 1865, the population had reached 20,000.

Aside from being an early East Boston entrepreneur (on land first parceled off and sold by the East Boston Company in 1834), Noah Sturtevant was civic-minded. He was the first person, in 1851, to propose an East Boston tree planting campaign, and by 1853 was one of fourteen Tree

Association members, dedicated to improving the broad tree-less East Boston streets. Large chestnut stumps in front of 406 Meridian today are said to be proof of Sturtevant's eventual success in this venture. In 1852, he was one of the petitioners for incorporating the East Boston Ferry Company, and Sturtevant was one of two men responsible for construction of the Meridian Street Bridge (1855) just north of his house, which until then had been at the end of the street. Sturtevant died shortly thereafter, and his estate passed through family members and business associates for a time. The property was purchased by Edward F. Porter, president of the Boston Dyewood and Chemical Company, in 1869. Porter resided here for about five years and sold the property, in 1874, to Ezra Winslow. Reverend Winslow was publisher of The Daily News in Boston, but resided in Auburndale, not in East Boston, according to Boston directories.

The property passed into receivership and was purchased by Frank C. and Marinna Wood, in 1885, from the Franklin Savings Bank. The owners of a dry goods store in Central Square, they held the property until 1917, and reportedly revived the splendor of the house, and entertained lavishly in their "homestead."

In 1917, 406 Meridian Street became Trinity Neighborhood House and Day Nursery. This community service operation was founded as The Day Nursery Trinity House on Burroughs Place in Boston in 1881, by Trinity Church whose rector was the prominent Phillips Brooks. It was established to provide a much needed day care service to the working mothers of the South End and to offer athletic, crafts, drama programs to children, young adults, and incoming Italian immigrants. Several such day nurseries had begun in Boston in the early 1880's. Trinity House's extensive program in its early years was a forerunner of the "settlement house movement" which became institutionalized by Jane Addam's establishment of Hull House in Chicago in 1889. Trinity Neighborhood House and Day Nursery moved from Boston to East Boston in 1906 and incorporated as an independent charity organization before settling at 406 Meridian Street.

A leader and innovative provider in neighborhood services, Trinity was responsible for starting a summer camp for city girls in 1933, in New Hampshire, begun for Caroline Orr. In 1942, Trinity joined the Greater Boston Community Fund, and in 1966 merged into East Boston Social Center, Inc., a non-profit neighborhood service agency which operates several local facilities.

3.2 Architectural Significance

Trinity Neighborhood House is an excellent example of Boston's early nineteenth century domestic architecture. It is carefully proportioned and detailed in red brick and sandstone to combine the best features of Federal and Greek Revival styles. The resulting unique and successful townhouse is particularly notable on Meridian Street in East Boston, where this style and type of building is increasingly rare.

The Federal Style has English origins, and is sometimes called the Adam Style, from its association with the architectural practice of Robert Adam and his two brothers. The Federal Style is marked by lightness and correctly drawn classical details. In Boston it is the predominant red brick rowhouse architecture of Beacon Hill, associated with the design expertise of Charles Bulfinch and Asher Benjamin. The Boston Federal period dates from c. 1790 -c. 1820. Particularly notable features include the broad circular bays or "bowfronts", slender columned entrances, flat surfaced brick walls, and, inside, graceful elliptical main stairways.

Around 1820, American architecture began to change. For the first time, a style developed here without European precedent, called the Greek Revival. It sprang from the ideals of the new republic, from Jeffersonian ideas of democracy and architecture. The purest Greek Revival designs were temple images, often expressed in wooden domestic architecture with a gable front, representing the temple portico. In brick, the Greek Revival kept the smooth walls of the Federal Style, but reversed the feeling from one of lightness to heaviness. Columns thickened and broad stone lintels were placed over window and doorway openings.

Trinity Neighborhood House is currently included in the East Boston Bicentennial Freedom Trail and Historical Site tour.

3.3 Relationship to the Criteria for Landmark Designation

The Trinity Neighborhood House meets criteria b., c. and d. for Landmark Designation as established by Section 4 of Chapter 772 of the Acts of 1975 in that it is associated with early development of settlement houses and the social history of East Boston; it is associated with Noah Sturtevant and Phillips Brooks; and it is an outstanding example of Boston's domestic architecture from the first half of the nineteenth century.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

Land	\$ 7,500
Improvements	11,500
Total	\$19,000

The property is tax-exempt as the owner is a non-profit charitable corporation.

4.2 Current Ownership and Status:

The building is currently owned by East Boston Social Centers, Inc., 68 Central Square in East Boston. The property was purchased in July of 1966, Book #8054, page 198 according to official City records. The building is fully occupied and active as a community center, and enjoys strong local support for the continuation of its program and purposes.

5.0 PLANNING CONTEXT

5.1 Planning Background:

Noddle's Island was annexed to the City of Boston in 1637, but remained an isolated agricultural area supplying fresh meat and wood to the City for 200 years. In 1833, General William Sumner bought the island with his East Boston Company, changed the name and established a ferry service to the downtown. He promoted East Boston as a resort and primarily laid out streets; fine homes with hilltop views were rapidly constructed.

From 1840 to 1865, the shipping industry shaped East Boston. Donald MacKay's shipyards produced the famous "Yankee Clippers" and the Cunard Steamship Lines brought in waves of immigrants and trade. In addition, the Grand Junction Railroad gave East Boston direct connections to all the manufacturing centers of New England. The population increased from 1,455 in 1840 to 20,572 in 1865.

The decline of wooden ship building coincided with the great Irish immigration which required vast quantities of tenement housing. East Boston lost its wealthy residents to the suburbs. Successive waves of immigrants, primarily Jews then Italians, pushed the working class population to a peak level of 60,000, maintained from 1916 through 1935.

East Boston has been the scene of successive transportation developments: the subway tunnel connection in 1905, the airport opening in 1923, Sumner Tunnel construction in 1934. More recently, the airport has been updated with access roads and expressways, and jet aircraft facilities.

The population of East Boston declined from 1940 to 1970 for various reasons. An increase in automobile ownership, improved highways, a desire for open space, decline and relocation of urban industries, and the attractiveness of newer suburban schools have all contributed to an out-migration. Air pollution, noise, and congestion from the growing airport traffic has been a residential detractor, also.

5.2 Current Planning Issues

Eagle Hill has many homes which have been occupied by the same families for several generations. The majority of the units in the area are in good condition, and many residences have been improved. Some specific streets have abandonment problems.

The major thrust of the City's capital investment from 1968 to 1977 has been toward strengthening neighborhoods through the construction or renovation of community facilities, parks and streets. Additional investments in housing, commercial center, and neighborhood capital improvements, particularly the Housing Improvement Program, have been made. As a result, public investment has encouraged private investment in East Boston over the past six years.

East Boston has identified its community needs to include: improvement of housing, a continued expansion of the Neighborhood Commercial Revitalization Program, a development of job opportunities, improving and refurbishing public facilities, and continuing support of existing human services (senior shuttle, young adult services, etc.).

5.3 Relationship to Current Zoning:

The Trinity Neighborhood House is located within an M-1 Zone, which is for light manufacturing use. This generally makes residential conditional and excludes heavy industrial use. The zoning carries 20 foot front setback and rear yard requirements, and a height limit of 2½ stories or 35 feet, whichever is less.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives:

The Boston Landmarks Commission could designate the property as an individual Landmark. In addition or as an alternative, the Commission could designate an Architectural Conservation District which includes Trinity Neighborhood House.

The Commission also retains the option of not designating the property.

An alternative affording some protection would be nomination of the property to the National Register of Historic Places.

6.2 Impact of Alternatives:

Landmark designation under Chapter 772 would require the review of physical changes to the building exterior and site in accordance with standards and criteria adopted as part of the designation. It would not, however, affect the use or treatment of the building interior. Designation as an Architectural Conservation District under Chapter 772 would provide more limited standards and criteria for more properties.

Not designating the property would mean that the City could offer no protection or guidance to present or future owners. National Register listing would make the owner potentially eligible for development grant funds, and could provide review for Federally-funded projects with potential effect to the property.

7.0 RECOMMENDATIONS

7.1 Recommended Action by the Boston Landmarks Commission

It is recommended that the Trinity Neighborhood House be designated a Landmark under Chapter 772 of the Acts of 1975, and that the property be nominated to the National Register of Historic Places. Study of the surrounding area for potential future designation of an Architectural Conservation District is also recommended.

7.2 Recommended Boundary

The recommended boundary for Landmark designation is the current boundary of Parcel No. 3615.

7.3 Standards and Criteria for Recommendations

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

BOSTON LANDMARKS COMMISSION

8.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)
3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

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8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.
2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.
3. Repair and replace deteriorated masonry with material which matches as closely as possible.
4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.
6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

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II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.
2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.
2. Retain original roof covering whenever possible.
3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.
4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.
2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

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E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.
2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.
4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.
6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.
7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
8. The foregoing notwithstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

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G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.
2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:
 - a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.
 - b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.
 - c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.
 - d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.
2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

General Standards and Criteria
page six

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.
4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:
 - a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b) Quality of illumination on building exterior.
 - c) Interior lighting as seen from the exterior.
2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.
3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a) Accurate representation of the original period, based on physical or documentary evidence.
 - b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

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- c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
- 4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
- 5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

- 1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.
- 2. Factors that will be considered 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.
 - d) Functional usefulness.

9.0 SPECIFIC STANDARDS AND CRITERIA

9.1 General

1. The designation of this property is based on architectural significance and historic associations. The general intent is to make no further alterations to the exterior integrity of the property. Additionally, insofar as possible, there should be an attempt to restore integral elements which have been lost or eroded.
2. As the primary public views of the building are from Meridian Street, the most attention should be focused on the elevations visible from the front of the property.

9.2 Exterior Walls

1. The form of the east facade and north and south facades, to the extent visible from Meridian Street, will be preserved. This specifically relates to retention of the existing plan as expressed in both flat and curving wall surfaces.
2. Any replacement brickwork will match the original brick in color, size and finish.
3. New mortar joints will match the original in size, color, and profile. To the extent possible, current mismatched mortar joints shall be properly replaced.
4. The surface of the granite slab foundation shall not be painted or otherwise covered over or altered. Foundation mortar joints shall retain their original profile and color.
5. Cleaning, if proposed, shall be of the gentlest possible method, to be reviewed by the Commission.

9.3 Front Entrance (East Elevation)

1. The original design of the portico will be maintained. The roof and columns are to be retained. No enclosure is to be made.
2. The present six-paneled door design is to be maintained.
3. The full sidelights will be retained. The protective wire covering may be replaced, with Commission review of the proposed alternatives. The transom may be uncovered by removal of the current sign board; replacement of sash, if needed, will be reviewed by the Commission.
4. The granite steps shall be maintained, with natural surfaces exposed. The present pipe railing may be replaced with a more classical balustrade; material, design, and color to be reviewed by the Commission.

9.4 Window and Door Openings

1. No openings are to be added, removed, or changed in size, with the possible exception of alterations not visible from the front, to be reviewed by the Commission.
2. Replaced sash shall match the original in design and material, to the extent possible. The existing basement sash may be replaced with smaller panes, to be reviewed by the Commission.
3. The present aluminum storms and screens may be replaced with wood sash or colored aluminum. No new silver-colored storm/screen sash shall be added.
4. Shutters, if proposed, are to be reviewed by the Commission.
5. Security grates and grills, exterior and interior, for addition or replacement, will be reviewed by the Commission.
6. Paint colors for sash, trim, doors, shutters, grills, etc., will be reviewed by the Commission.

9.5 Brownstone

1. Every attempt shall be made to preserve the brownstone trim.
2. Consolidation of stone or other proposed brownstone treatment will be reviewed by the Commission.
3. Any surface coating, if necessary, shall match the natural stone color and texture, and will be reviewed by the Commission.

9.6 Roofs

1. The roof forms on the front and rear wings are to be maintained, including dormers and chimneys.
2. Every effort shall be made to retain and repair the existing slate shingles. Proposed changes will be reviewed by the Commission.

9.7 Egress/Fire Escapes

1. The metal canopy on the south/front basement entrance may be removed. Replacement alternatives will be reviewed by the Commission.
2. Any proposed changes to existing exits will be reviewed by the Commission. Any proposed additional means of egress will be reviewed by the Commission.

9.8 New Construction

Additions or new construction may be built at the rear, and will be subject to review by the Commission.

9.9 Landscaping

1. The remaining original granite posts and base and the iron fencing on Meridian shall be preserved, if possible. Replacement of missing iron fencing shall match the original if possible and shall be subject to review by the Commission.
2. The chain link fencing may be painted a color other than silver, to be subject to review by the Commission.
3. The rough-faced granite ashlar retaining wall on Border Street shall be retained.

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