

MEMORIAL HALL

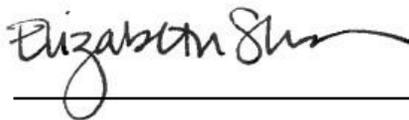
14 Green Street, Charlestown (Boston)

BOSTON LANDMARKS COMMISSION STUDY REPORT



Petition # 295.25

Boston Landmarks Commission | Office of Historic Preservation
City of Boston

Approved by:  March 24, 2026

Elizabeth Sherva, Executive Director

Date

Approved by:  March 24, 2026

Bradford C. Walker, Chair

Date

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Elizabeth Sherva, Deputy Director of the Office of Historic Preservation & Executive Director of the
Boston Landmarks Commission

Jennifer Gaugler, Architectural Historian

Joseph Bagley, City Archaeologist

E. Nadia Kline, Public Archaeologist

Gabriela Amore, Preservation Projects Manager

CONSULTANTS

Carter Jackson, PhD

Judith McDonough

Amanda Zettel

Report posted on March 24, 2026

Cover image: Front of Memorial Hall, Charlestown, September 2025, photograph by Carter Jackson

TABLE OF CONTENTS

- 1. DESIGNATION..... 1**
- 2. LOCATION AND ZONING..... 3**
- 3. OWNERSHIP AND OCCUPANCY..... 5**
- 4. IMAGES..... 6**
- 5. ARCHITECTURAL DESCRIPTION.....15**
- 6. HISTORY AND SIGNIFICANCE..... 16**
 - 6.1 Historic Significance..... 16**
 - 6.2 Architectural Significance.....20**
 - 6.3 Archaeological Sensitivity..... 22**
 - 6.4 Planning Context.....23**
- 7. STANDARDS AND CRITERIA..... 25**
 - 7.1 Introduction.....25**
 - 7.2 Levels of Review..... 25**
 - 7.3 List of Character-defining Features..... 27**
 - 7.4 Standards and Criteria.....28**
- BIBLIOGRAPHY.....39**

1. DESIGNATION

The Boston Landmarks Commission was established by Ch. 772 of the Acts of 1975 as amended to identify and safeguard the public's interest in preserving historic sites that represent distinctive features of the political, economic, social, cultural or architectural history of the city. As part of the process of designating a new Landmark or District, a Study Report is prepared to locate and describe the site; to provide a record of the rationale for creating the designation; to identify the character-defining features; and to list Standards and Criteria that will guide the Boston Landmarks Commission in evaluating proposed changes in the future.

The proposed designation of Memorial Hall at 14 Green St, Charlestown, was initiated in 2025 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 (hereinafter "Chapter 772"). The purpose of such a designation is to recognize and protect a physical feature or improvement that in whole or part has historical, cultural, social, architectural, or aesthetic significance.

Memorial Hall meets the following criteria for designation as a Boston Landmark as established in Section 4 of Chapter 772:

B. Structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or that best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation.

Memorial Hall bears historic significance as an eighteenth-century mansion and later as a meeting hall that has been in continuous use by the residents of Charlestown since the 1880s. Constructed in 1791, the building initially served as a residence for several prominent Boston families, including that of the politician Samuel Dexter. In 1888, the building underwent an extensive rehabilitation that transformed it into the home of the Abraham Lincoln Post 11 of the Grand Army of the Republic (GAR), an organization founded by Civil War veterans. Memorial Hall has remained in use as a veterans' hall continuously for over 130 years.

C. Structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages.

The building was originally built in 1791 as a residence for Samuel Dexter, who served as Secretary of War and of the Treasury under President John Adams, and also served in both branches of the United States Congress.

D. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship that 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.

Memorial Hall is architecturally significant as both an eighteenth-century mansion and as an example of nineteenth-century adaptive reuse. The building began as a double pile, two-story residence built in 1791; then, in 1888, a thorough rehabilitation added a two-story extension on its southeast elevation, updated its floor plan and finishes, and raised the roof to create space for a second-floor meeting hall. Today,

the building clearly conveys both its original Federal style architecture and Second Empire style modifications, creating an architectural hybrid that is unique in Charlestown.

Therefore, Boston Landmarks Commission staff recommends that the Commission designate the Memorial Hall as a Landmark under Chapter 772; and further recommends that the boundaries corresponding to the Assessor's parcel 0200443000 be adopted without modification. The effect of this designation shall be that review by the Boston Landmarks Commission and/or Commission staff shall be required for any proposed alterations to the following elements:

- The exterior envelope of the building.
- Below-ground work on the parcel (including within the footprint of the building).

If designated, the Standards and Criteria in section 7 of this report will serve as guidelines for the Commission's review of proposed changes to the property, with the goal of protecting the historic integrity of the landmark and its setting. The designation would not regulate use or alterations to interior features or features that are not visible from a public way.

2. LOCATION AND ZONING

According to the City of Boston's Assessing Department, Memorial Hall is located at 14 Green Street, Charlestown, 02129. The Assessor's Parcel Number is 0200443000.

The boundaries of the parcel are referenced in the 1887 deed for the sale of the property from Rhodes Lockwood to the Abraham Lincoln Post 11 of the Grand Army of the Republic (Suffolk County Registry of Deeds, Book 1794, Page 54). As shown in the accompanying plan below (**Figure 1**), the parcel encompasses an area of 8,329 square feet.

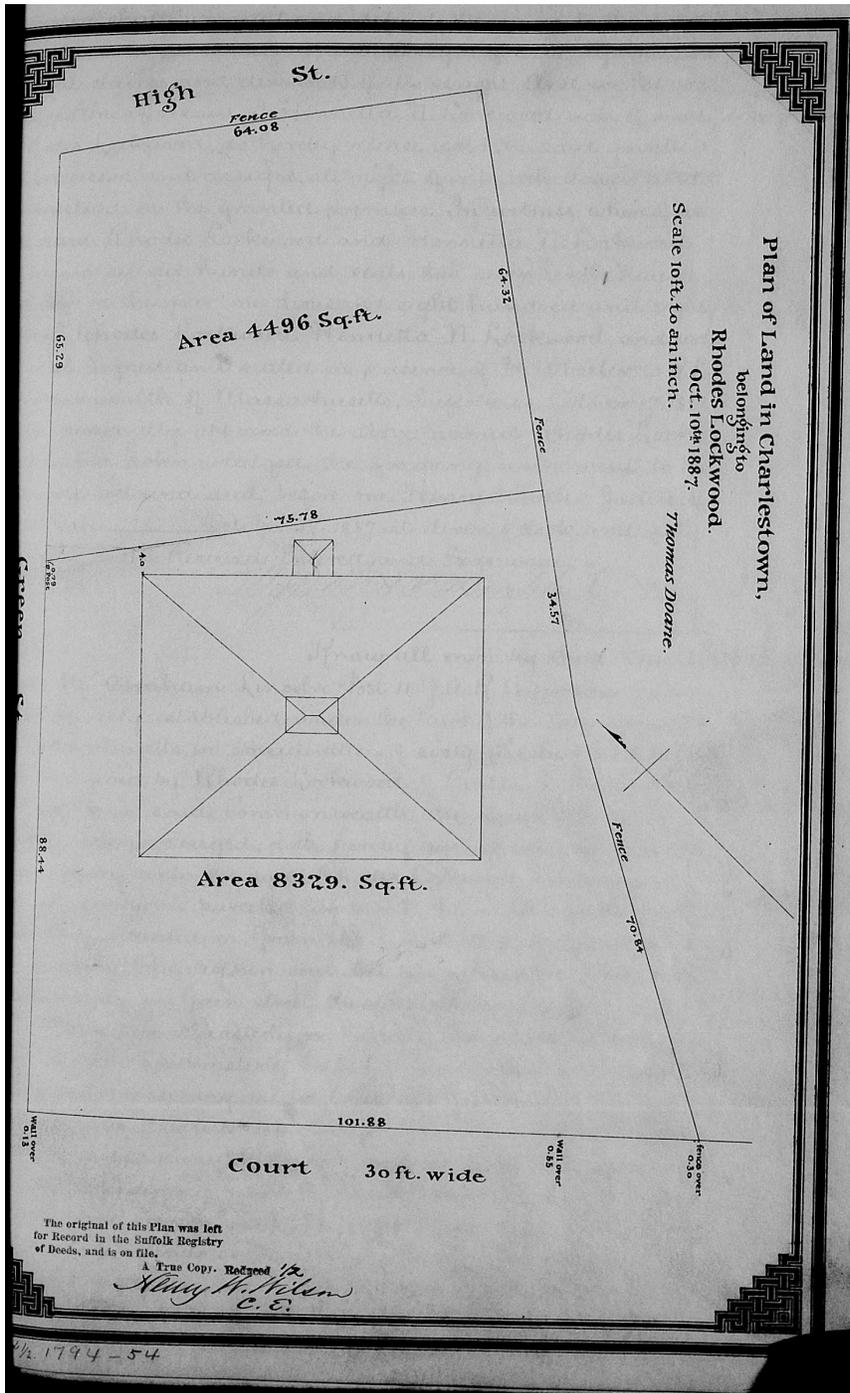


Figure 1. “Plan of Land in Charlestown belonging to Rhodes Lockwood.” October 10, 1887. Suffolk County Registry of Deeds, Book 1794, Pages 54-55.

Memorial Hall is located on the east side of Green Street in Charlestown, a peninsula north of Boston. The house occupies the north portion of a steeply sloping parcel that is set into the south side of the Breed's Hill. Neighboring properties include early-to-mid nineteenth-century single-family dwellings and multifamily apartment buildings. Memorial Hall is located roughly three blocks to the southwest of the Monument Square Historic District, which is listed in the National Register of Historic Places.



Figure 2. Map showing the boundaries of parcel #0200443000.

The property is located in the Charlestown Neighborhood Zoning District, and in a Three-Family Residential subdistrict. The following zoning overlays also apply: Neighborhood Design Overlay District; Restricted Roof District.

3. OWNERSHIP AND OCCUPANCY

According to the City of Boston's Assessor's records, Memorial Hall is owned by Memorial Hall Inc., with a mailing address at 14 Green Street, Charlestown, MA 02129.

Memorial Hall has been in continuous use as the home of a veterans' group, the Abraham Lincoln Post 11 of the Grand Army of the Republic (GAR), since 1888.

According to the Assessor's records, the property has a total assessed value of \$1,371,700 with the land valued at \$700,000 and the building valued at \$671,700 for fiscal year 2025.

4. IMAGES



Figure 3. Front of Memorial Hall, September 2025, photograph by Carter Jackson.



Figure 4. West and front facades of Memorial Hall, Feb. 2026, photograph by Gabriela Amore.



Figure 5. West side of Memorial Hall, Feb. 2026, photograph by Gabriela Amore.

Historic Maps and Images



Figure 6. "Painted photo of Dexter house on Green Street. Probably represents the house in the 1870s as it was when visited by Hamilton Davidson's granddaughter." Photograph. [ca. 1870–1879]. Digital Commonwealth, <https://ark.digitalcommonwealth.org/ark:/50959/8k71p062r> (accessed February 22, 2026).

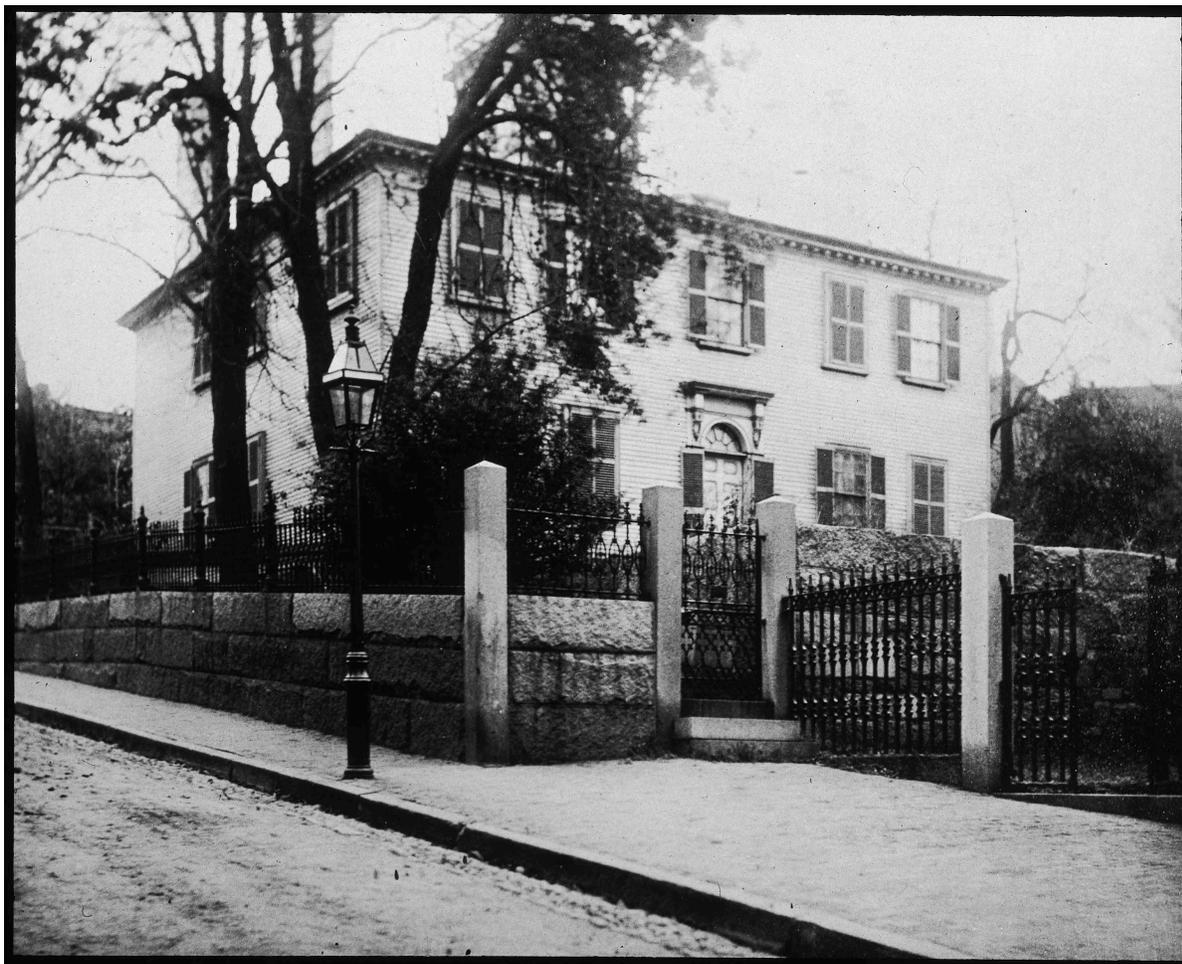


Figure 7. "Dexter house, Green Street." Photograph. [ca. 1850–1925]. Digital Commonwealth, <https://ark.digitalcommonwealth.org/ark:/50959/8k71p0606> (accessed February 22, 2026).



Figure 8. Memorial Hall before restoration, 2017. Archipedia New England, <https://www.archipedianewengland.org/1791-charlestown-ma-14-green-street-memorial-hall/>, accessed Feb. 22, 2026.

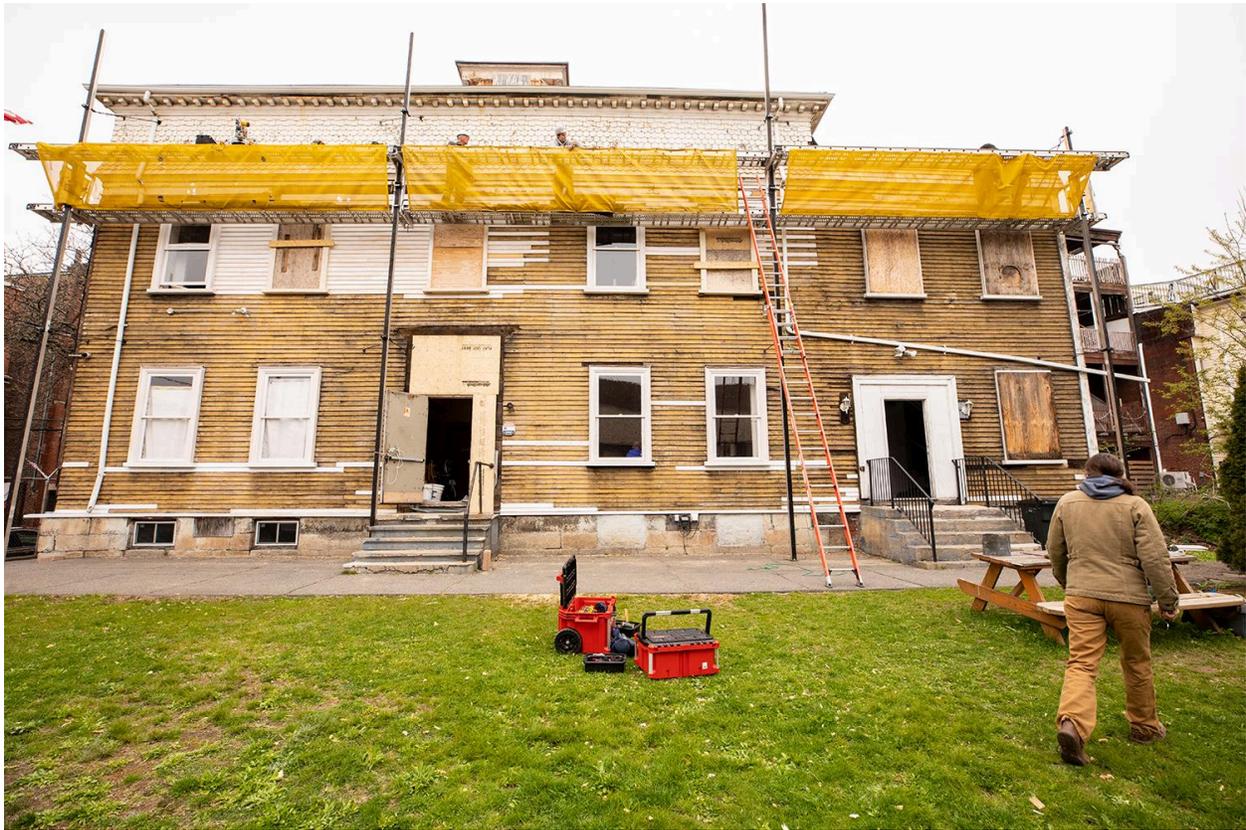


Figure 9. “Memorial Hall under construction in spring 2022.” North Bennet Street School, <https://nbss.edu/news-events/news-stories/memorial-hall-charlestown-restoration/>, accessed February 22, 2026.



Figure 10. “The restored belvedere in summer 2024.” North Bennet Street School, <https://nbss.edu/news-events/news-stories/memorial-hall-charlestown-restoration/>, accessed February 22, 2026.



Figure 11. “The restored architectural details above the front door.” North Bennet Street School, <https://nbss.edu/news-events/news-stories/memorial-hall-charlestown-restoration/>, accessed February 22, 2026.



Figure 12. “Plan of Charlestown made by John G. Hales, dated August 1830.” Norman B. Leventhal Map & Education Center, <https://collections.leventhalmap.org/search/commonwealth:25152g305>.



Figure 13. Detail from the 1852 map of Boston by Henry McIntyre. It is unclear why the house's orientation appears to be rotated 90 degrees. Norman B. Leventhal Map & Education Center, <https://collections.leventhalmap.org/search/commonwealth:3f4632536>.

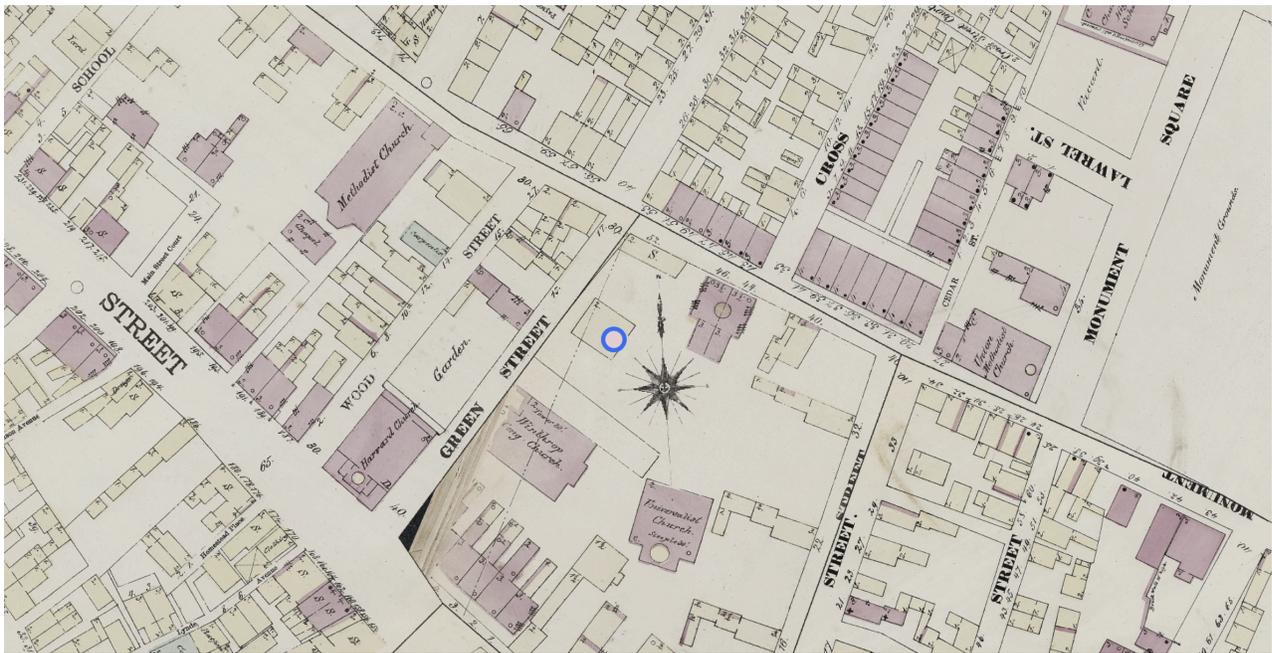


Figure 14. Detail from the 1868 Sanborn insurance map (“Insurance Map of Charlestown: portions of Roxbury (now annexed to Boston) and Cambridge”). Norman B. Leventhal Map & Education Center, <https://collections.leventhalmap.org/search/commonwealth:tt44pw42s> (accessed February 22, 2026).

5. ARCHITECTURAL DESCRIPTION

Memorial Hall is a wood-framed, Federal-style building originally built as a residence. Although the building has undergone some significant alterations, the Federal style remains clearly expressed in the symmetrical five-bay by four-bay massing and center-entry facade of the original main block, as well as the door hood and semicircular fanlight over the main entrance. The finely detailed door hood (**Figure 11**) consists of console brackets supporting an entablature and deep cornice.

The foundation of the building is stone rubble laid in lime mortar. At the more public-facing sides of the building (the front facade and the west side facing Green Street), the foundations are faced with hammered granite ashlar, while the east wing (added in 1887-88) stands on a foundation of red bricks.

The building is supported by timber-frame construction and clad in clapboard up to its original roofline on the north, south, and west elevations. The east facade (on the non-original wing) is clad in brick. When it was purchased by the local post of the GAR, the organization made some modifications to the building to adapt it for use as a meeting house, including raising the roof by three feet to create taller ceilings and adding an ell to the side of the building to accommodate a new internal staircase. The additional upper portion of the main block created by raising the roof flares out at the base and is clad in shingles. At the eaves, the house retains its original modillioned cornice (moved up when the roof was raised).

The hip roof over the original main block retains its original framing, as well as supplementary framing added in 1887-88. The roof over the 1888 addition is flat. The roof is clad in asphalt shingle. Centered on the roof is a belvedere (see **Figure 6**). At some point the belvedere lost its upper balustrade (see **Figure 8**). The belvedere today has a hipped roof, windows on all four sides, and slender free-standing columns at each chamfered corner (**Figure 10**). The house also originally had four chimneys but only one remains.

The windows are 1/1 wood sash on the first and second floors of the original house and 1888 addition; 4/4 casements in the basement; and 6/6 sash in the belvedere. Five of the second story windows and one first story window have been covered from inside but all remain visible from the exterior. All windows are cased with simple detailing.

See **6.2 Architectural Significance** for further discussions of alterations to the building, including recent restoration work.

6. HISTORY AND SIGNIFICANCE

6.1 Historic Significance

The building at 14 Green Street, now known as Memorial Hall, bears historic significance both as an eighteenth-century mansion and as a meeting hall that has been in continuous use by residents of Charlestown since the 1880s. Constructed in 1791, the building initially served as a residence for prominent Boston families, including that of the politician Samuel Dexter. In 1888, it underwent an extensive rehabilitation that transformed it into the home of GAR Post No. 11. With the participation of the North Bennet Street School, Memorial Hall was restored in the 2020s. It now appears as it did in 1888, and it continues to function as a site for veterans' events and community gatherings in Charlestown.

Eighteenth-century Charlestown and Samuel Dexter

Charlestown occupies land formerly known by Native Americans as the Mishawum peninsula. For at least 12,000 years it was occupied by the Massachusetts people, and prior to the infilling of the adjacent rivers, the area was connected to the mainland by a narrow, eventually named Charlestown Neck. European colonization of present-day Charlestown began in 1629, when a group of around 100 settlers was sent there from Salem, Massachusetts by the Massachusetts Bay Company. The following year Governor John Winthrop led an expedition of about 1,000 Puritan settlers to the area, and they named the town they founded after King Charles I.¹ Its original territory encompassed Malden, Melrose, Woburn, Somerville, and parts of Cambridge. Throughout the seventeenth century, the portions of Charlestown near the waterfront and southwestern edge of the peninsula became concentrated centers of residential, mercantile, and civic buildings.

In the decades before the American Revolution, Charlestown residents subsisted off the maritime economy, working as shipwrights, craftsmen, mariners, merchants and sea captains.² Their buildings ranged widely in age, size, and type, from fashionable free-standing houses made of brick for the town's elite to smaller wood-framed dwellings with incorporated shops or rental housing. These structures were primarily concentrated on its southeastern edge, along the water, with undeveloped land to the north. Development and expansion continued at a steady pace until the Revolution.

In June of 1775, Charlestown became the site of the Battle of Bunker Hill, and the eastern portion of town was burned to the ground by the British.³ In the immediate aftermath redevelopment languished, but with the construction of the Charles River Bridge in 1786, the Malden Bridge in 1787 and the Chelsea bridge in 1803 access to Boston eventually became easier, and new homes were needed for the growing population.⁴ By the 1790s development extended into more expansive parcels of land on the slopes of Breed's Hill, where larger houses on former estates, including the house at 14 Green Street, were built.⁵ By 1805 Charlestown had rebuilt as many buildings as had existed prior to the Revolutionary War.⁶

¹ "Historic Timeline," Charlestown Historical Society, accessed October 1, 2025, <https://www.charlestownhistoricalsociety.org/history/historic-timeline/>.

² Laura Baker Driemeyer, "Rising from the Ashes: The Transformation of Nineteenth-Century Building Culture in Charlestown, Massachusetts" (PhD dissertation, Boston University, 2006), 18.

³ Richard Frothingham, *The History of Charlestown, Massachusetts* (Boston: C.C. Little and J. Brown, 1845), 344.

⁴ James F. Hunnewell, *A Century of Town Life: A History of Charlestown, Massachusetts, 1775- 1887* (Boston: Little, Brown & Co., 1888), 44.

⁵ *Ibid.*, 24.

⁶ *Ibid.*

14 Green Street is the one of Charlestown's few surviving "estate houses," so called for its once-extensive land and connection to former estates.⁷ It was constructed for Samuel Dexter (1761-1816)—a politician from a prosperous New England family who was elected to the Massachusetts House of Representatives in 1788. Although it was one of the grandest residences in the area, Dexter was occupied by his ascendent political career during the time he had it built, and he likely spent limited time there. In 1790, he was elected to the United States House of Representatives as a Federalist—a position which he held until 1799, when he was elected to the United States Senate.⁸ In December 1799 he wrote the Senate eulogy for George Washington, and by this point he was an established figure in national politics. Dexter was appointed Secretary of War by President John Adams in 1800, and shortly thereafter he was made Secretary of the Treasury.⁹ By then he spent even less time in Massachusetts, and he sold his house at 14 Green Street to Giles Alexander, a real estate speculator, in 1800.¹⁰

14 Green Street in early nineteenth-century Charlestown

Charlestown's maritime industry was thriving at the turn of the nineteenth century. The Navy Yard was completed in 1801, and speculators like Alexander were developing much of the town's remaining rural landscape, constructing homes, schools, and places of worship for new residents. Relatively little is known about Alexander; he appears to have lived quietly at 14 Green Street, making few, if any, changes to his home. In 1814 he sold the house, and its surrounding land extending south toward Main Street, to Matthew Bridge, the first of a series of prominent merchant families that owned the house for the next seven decades and brought it renewed notoriety.

A descendant of the Pilgrim pioneer who helped settle present-day Cambridge, Matthew Bridge came from a well-heeled family. He ran a company that "set out the first copper-bottomed vessels from the port of Boston and Charlestown" and "had considerable real estate holdings on Harvard Street, including the Edward Everett House."¹¹ Bridge died before moving into 14 Green Street, but his son Nathan and his wife Elizabeth took over the property and transformed its land into one of the most elaborate gardens in Charlestown.

According to Charlestown mayor Timothy Sawyer (1817-1905), Nathan Bridge was an urbane, well-travelled, man — adept at entertaining and successful in business. His trading company, Nathan Bridge and Co., was located on Central Wharf and it was referred to by contemporaries as one of the "best-informed" in Boston.¹² Even so, it was Bridge's work as a horticulturist at 14 Green Street that cemented his legacy in Charlestown. In his book, *Old Charlestown*, Sawyer noted that Bridge "spared no expense to keep fully up to the times in the adornment of [the house's] grounds and the variety of his plants; and his garden was, known to all lovers of horticulture as one of the best kept and most interesting in the State."¹³ He had a greenhouse in the upper part of the garden, including fruit trees, as well as a vineyard and shade trees along the edges of his property "of the finest and rarest varieties."¹⁴ In 1831, 14 Green Street was sold at auction to Hamilton Davidson, and another well-documented chapter in its history began.¹⁵

⁷ The house was built on land previously owned by J. Hay. See: Timothy T. Sawyer, *Old Charlestown: Historical Biographical, Reminiscent* (Boston: James H. West Company, 1902), 18.

⁸ "Dexter, Samuel," *Biographical Dictionary of the United States Congress*, accessed October 15, 2025, <https://bioguide.congress.gov/search/bio/D000296>.

⁹ *Ibid.*

¹⁰ Late eighteenth- and early nineteenth-century grantee listings for Giles Alexander at the Middlesex County Registry of Deeds indicate that he had considerable real estate holdings.

¹¹ Massachusetts Cultural Resource Information System (MACRIS), BOS.4505; Sawyer, *Old Charlestown*, 229.

¹² Sawyer, *Old Charlestown*, 21.

¹³ *Ibid.*, 19.

¹⁴ *Ibid.*, 20.

¹⁵ *Ibid.*, 22.

Much like Nathan Bridge, Davidson was also a successful merchant, and he was likely drawn to the house's convenient location not far from his grist mill and his store on Long Wharf in Boston.¹⁶ During his ownership, 14 Green Street appears to have been known less for its elaborate gardens and more as a site for entertaining. The most memorable event held at the house during his tenure occurred during Andrew Jackson's 1833 tour of New England, when the President's itinerary included receiving an honorary degree from Harvard and a visit to the unfinished Bunker Hill Monument. Jackson was scheduled to attend a reception at 14 Green Street, but his poor health, which marred much of his entire tour, prevented him from going.¹⁷ Vice President Van Buren attended in his place, and the elaborate reception was remembered by attendees over fifty years later.¹⁸ In 1888, residents recalled "the very large company there," with the "whole garden [that] was illuminated," as well as "the best music of the time...given by the Brigade Band."¹⁹

Mid nineteenth century: the Dexter Estate subdivided

Around the time of President Jackson's 1833 visit, new direct transportation routes were being built between Boston and Charlestown, including Warren Bridge (built in 1828). This meant that Charlestown was more accessible than ever, and by the 1830s, residents, especially the "middling and lower classes," could "live in Charlestown but work in Boston, just a fifteen to twenty-minute walk away."²⁰ This convenience made the town attractive to Boston's immigrants—many of whom were from Ireland and were now able to quickly commute to their places of work, often as laborers and skilled tradesmen, or as domestic servants.²¹ In the 1830s and 1840s, Charlestown's older multifamily housing near the waterfront became overcrowded, and owners of many of the town's remaining large estates parceled off their land and plotted streets on which speculators could build homes.²² By mid-century, these developments brought changes to the land surrounding 14 Green Street.

Shortly after the Vice President's visit, Hamilton Davidson sold off large portions of his estate, including some of the land so carefully tended to by Nathan Bridge. Between 1835-1850, three brick row houses were built on newly parceled lots at the southern end of the estate, called Dexter Row (1835); the Sawyer House was constructed along High Street at the north end of the estate (1850); and Winthrop Church, now First Church, Charlestown, was built on Green Street (1849). By the mid 1840s, Davidson, now in his late 50s, began turning over his investments, including his "Grain, Meal, and Bagging business," to his son-in-law, Rhodes Lockwood.²³ After Nathan Bridge's death in 1849, Rhodes and his wife Maria, who also lived at 14 Green Street, attempted to sell his family's home. They placed advertisements for the property in local newspapers, which described it as "tastefully laid out in walks, with fruit trees, ornamental trees, and shrubbery."²⁴ Perhaps the most distinctive asset described in these ads was the house's "fine view of the harbor and suburbs of Boston," which, evidently, could still be seen from its belvedere.²⁵

However, after months on the real estate market, the Lockwoods changed their minds. Although the house at 14 Green Street was now outdated, and its once expansive grounds increasingly hemmed in by small multifamily houses, Rhodes and Maria decided to live in the large house with their five children and two Irish servants. Indeed, the inheritance they received from Nathan Bridge allowed

¹⁶ *Ibid.*, 22.

¹⁷ "February Meeting, Gifts to the Society; Andrew Jackson in New England, 1833; Prologue to Zara, 1776." *Proceedings of the Massachusetts Historical Society* 56 (1922): 243-63, <http://www.jstor.org/stable/25080143>.

¹⁸ *Ibid.*

¹⁹ Sawyer, *Old Charlestown*, 22.

²⁰ *Ibid.*

²¹ "First Wave Immigration, 1820-1880," *Global Boston*, accessed August 1, 2025, <https://globalboston.bc.edu/index.php/home/eras-of-migration/first-wave/>.

²² Driemeyer, "Rising from the Ashes," 93.

²³ "Dissolution of Copartnership," *Boston Post*, November 11, 1845, 1.

²⁴ "For sale" *Boston Post*, August 18, 1849, 3.

²⁵ *Ibid.*

them to remain in the house quite comfortably; the 1850 census valued the Lockwood's real estate at \$75,000.²⁶ By 1880, Rhodes and Maria's son, Rhodes Lockwood Jr., inherited 14 Green Street. He lived there with his wife, Henrietta, and their five children and two Irish servants, before selling the house in the late 1880s and moving to Lexington, MA.²⁷ For a young, wealthy family, the decision to sell 14 Green Street seemed logical.

In the late nineteenth century lifestyles supported by generations of maritime commerce began to be sustained by inland manufacturing, and many of Charlestown's wealthy residents started to leave the area. Much of the housing stock surrounding the once-grand home included aging attached houses and large older houses that had since been subdivided for rental use. Families in search of a single-family home as spacious as 14 Green Street were increasingly drawn to newer neighborhoods, such as Back Bay and, eventually, Brookline, where they could be surrounded by their wealthy peers in more fashionable homes. It was within this context that the house was sold by the Lockwoods not to yet another family but to an institution—one that would continue to own the house until today.

The GAR and the rehabilitation into Memorial Hall

In 1887, 14 Green Street was purchased for \$14,575.75 by the Abraham Lincoln Post No. 11 of the Grand Army of the Republic. Post No. 11 was the Charlestown branch of a fraternal organization for Civil War veterans, established in 1867.²⁸ Until this point, Post No. 11 had held its meetings and charitable events within a variety of rented spaces throughout Boston. With a substantial rehabilitation, 14 Green Street would become its first permanent home.

Between 1887-88 Post No. 11 adapted the building by installing a new meeting hall on the second floor, which required raising the existing roof and belvedere, and constructed a two-story addition on its southeast elevation to contain a new staircase and ancillary spaces for events. The project was overseen by GAR member George Morrill, who won the construction contract.²⁹

Following its completion, the members of Post No. 11 marched to their new home, now known as Memorial Hall, in a grand procession attended by the Mayor of Boston. Former Charlestown mayor Timothy Sawyer remarked that it was a "comfortable and elegant old mansion transformed into a useful public building, with a modern audience hall of fine proportions... equal to the comfortable seating of a hundred or more persons."³⁰ To Sawyer, and likely to the members of the GAR, the building also bore relevant symbolic significance. Sawyer felt that its history must be "pleasant to dwell upon as the [GAR] members sit around their camp-fires, using the past to make the present cheerful, interesting, and instructive."³¹

While it was originally formed as a fraternal group for Civil War veterans, the GAR grew into a powerful political interest group. Across the United States, members of the GAR lobbied for pension legislation, founded soldier's homes, and helped establish the first Memorial Day.³² Five GAR members were elected President of the United States, and in the late nineteenth-century, an endorsement from the GAR was considered critical for Republican politicians.³³ The GAR reached its largest size in 1890, with over 400,000 members. Like many other GAR posts nationwide, Post No. 11

²⁶ *Seventh Census of the United States*, 1850, roll 332. 91a.

²⁷ *Tenth Census of the United States*, 1880, roll 553, page 132d.

²⁸ Suffolk County Registry of Deeds, Book 1794, Page 54; The Preservation Collaborative, "Dexter House and Memorial Hall: Existing Conditions Assessment and Survey," 2012, 9.

²⁹ "Dexter House and Memorial Hall: Existing Conditions Assessment and Survey," 9.

³⁰ Sawyer, *Old Charlestown*, 17-18.

³¹ *Ibid.*, 17.

³² Murray N. Rothbard, "Beginning the Welfare State: Civil War Veterans' Pensions," *Quarterly Journal of Austrian Economics* 22, no. 1 (Spring 2019): 68-81.

³³ Sons of Union Veterans of the Civil War, "A Brief History of the Grand Army of the Republic," accessed October 16, 2025, <https://suvcw.org/brief-history-of-the-grand-army-of-the-republic>.

at 14 Green Street also served as a venue for charitable events, including raising money for widows and orphans nearby.³⁴

However, as Civil War veterans grew older, the GAR's membership steadily declined. By the early twentieth century the surviving members at Post No. 11 struggled to maintain Memorial Hall, and they eventually broadened its programs to include events for veterans of other wars and community members who were less connected to the US military. In December of 1915, for example, the labor organization, the Brotherhood of Railroad Trainmen, held their officer installation banquet in Memorial Hall, and in 1920, a film showing photos taken by a World War I documentarian was shown in a nearby high school as part of GAR "building fund" event.³⁵ By 1922 it was known as the "Abraham Lincoln Post, Veterans of the Worlds War."³⁶ For the next three decades it was used intermittently as a site for funerals for local veterans and by groups including the Disabled American Veterans and the Veterans of Foreign Wars for their meetings and banquets.³⁷

In 1972, Memorial Hall became home to the Charlestown Community Center – a site run by the Boston Junior League and the Ladies Visiting Committee of the Massachusetts General Hospital that provided programs to help educate disadvantaged adults.³⁸ The building had fallen into considerable disrepair by the 1990s, and in the 2010s nearby veterans began to restore it to its 1880s appearance. In 2025, Boston Mayor Michelle Wu reopened the building as Lincoln Post 11, GAR. Today, it continues to serve as a dedicated gathering place for Boston's veterans, as well as a venue for community events. The building's long history, both as a storied eighteenth and nineteenth-century residence, and, later, as a site for remembrance and community building, makes it significant to the city of Boston.

6.2 Architectural Significance

Memorial Hall was constructed in two building campaigns. It began as a double pile, two-story residence built in 1791; then, in 1888, a thorough rehabilitation added a two-story extension on its southeast elevation, updates to its floor plan and interior finishes, and a vertical wall extension with a flared base to create space for a second-floor meeting hall. Today, the building clearly conveys both its original Federal style architecture and Second Empire style modifications, creating a stylistic and typological hybrid that is unique in Charlestown.

Late eighteenth-century Charlestown and the Federal style

Most of the high style buildings constructed in Charlestown following the Battle of Bunker Hill, including the house at 14 Green Street, were executed in a sharp, classically inspired style with delicate detailing. Best understood as a refinement of earlier Georgian architecture, this style emerged during the development of the U.S. federal system of government and the creation of the new republic – compelling later architectural historians to label it the "Federal style."

The impetus for the Federal style emerged in Europe, when late eighteenth-century archaeological discoveries induced architects to take greater interest in accurately copying classical Roman ornament and spatial planning principles. The style made its way to the US through pattern books by architects like Robert Adam, who composed designs for graceful, more archaeologically accurate, neoclassical ornament carved in wood or cast in plaster that could easily be applied to mantels,

³⁴ US Department of Veterans Affairs, "Object 25: Grand Army of the Republic Parade," accessed October 16, 2025, <https://department.va.gov/history/100-objects/object-25-grand-army-of-the-republic-parade/>.

³⁵ "Labor Notes," *Boston Post*, December 20, 1915, 14; "Bunker Hill District," *Boston Evening Globe*, February 11, 1920, 10.

³⁶ *Atlas of the City of Boston: Charlestown and East Boston* (G.W. Bromley & Co., 1922).

³⁷ "DAV," *Boston Globe*, June 12, 1960.

³⁸ "League Serving People as well as Tea," *Boston Globe*, January 19, 1975, A14.

walls, ceilings, and more. These influences were supplemented by fashionable designs by American architects like Thomas Jefferson and Charles Bulfinch, who observed new French neoclassical architecture firsthand during their European travels applied a similar refinement to their buildings. From roughly 1785 through the 1820s, these cosmopolitan strands of influence made their way into American vernacular buildings, as builders began to enliven the heavy, square windows, rooms, and facades of Georgian architecture with the ovals, octagons, and delicate classical ornament, creating what would become the Federal style.

When Samuel Dexter built his mansion at 14 Green Street in 1791, the Federal style was in its infancy. It would be another decade until Boston's most well-known Federal style buildings designed by Bulfinch, including the Massachusetts State House and the homes built for the Otis family, were complete. Even so, the 1791 portion of Dexter's home bears key markers of the style. Early photographs and analysis of its built fabric indicate that prior to the 1887 alterations, the building was originally five bays wide, with 6/6 wooden sash windows, four end chimneys, a low hipped roof, and a belvedere. Its exterior was originally clad in clapboards and today its front door bears its original entry hood, fan light, decorative consoles, and festoons, while its rooftop still has its historic modillioned cornice and a square belvedere with Tuscan columns at its corners—all of which are characteristic of Federal architecture. Inside, 14 Green Street originally contained a center hall stair and a double pile plan. More Federal style decoration could be found throughout the interior, including wainscotting, Adam-esque composition ornament in door heads and architraves, and modillioned cornices. Its high ceilings, which were 10 feet at the first story and likely in excess of 9 feet at the second story, make it comparable to homes built by wealthy coastal merchants in the late eighteenth century. When the GAR purchased 14 Green Street in the late 1880s, the scope of their rehabilitation included not only expanding the building but also altering its plan and updating its decorative features. As a result, many of the mansion's Federal details were removed and replaced with late Victorian ones.

From a private residence into Memorial Hall

After purchasing 14 Green Street, the primary goal of the GAR was to create a dedicated space capable of accommodating member meetings and public events. To do so, substantial changes to the mansion's layout were necessary. The GAR focused the majority of their attention on the house's second story, where they removed all partitions dividing former bedchambers to create one clear-span meeting hall (approximately 42' x 45').³⁹ To make the space feel more suitably grand, and likely to help with air circulation in summer months, the building's hipped roof and belvedere were also cut free from the house and raised 6'-3" to its present height. Externally, these changes are clearly visible in the addition of the mansard-like wall extension, whose design makes no attempt to complement the Federal style building – instead referencing the French Second Empire style, which was popular at the time.

The installation of a clear-span meeting hall floor on the second level also necessitated changes to the building's floor plan on the first level. In its historic location, the mansion's center hall stair, located directly off its front door, would disrupt the open plan of the new meeting hall. As such, a simple two-story addition – two bays wide, minimally detailed, and clad in matching clapboards – was constructed on the building's southeast façade, and a new utilitarian stair leading directly from the first floor to the southeastern wall of the meeting hall was built inside. The removal of the mansion's Federal-style stair was lamented by former Charlestown mayor Timothy Sawyer, who, not long after the GAR built its addition, remarked: "I missed the beautiful stairway in the front hall, which had been the admiration of all the visitors to the old mansion. It was always very ornamental in the old arrangement of the house..."⁴⁰

³⁹ Brian Pfeiffer, "Conditions Assessment: Memorial Hall – Abraham Lincoln Post #11, GAR," August 24 and 25, 2016, 2.

⁴⁰ Sawyer, *Old Charlestown*, 18.

Other, less noticeable changes were also made by the GAR during their 1880s renovations. Externally, updated 1/1 sash windows replaced the 6/6 sash, and some of the upstairs window openings were infilled. Internally, piecemeal modifications to the building's finishes were undertaken on the first floor. Here, paneled Victorian wainscotting was added to the walls; new four panel doors replaced earlier Federal style doors; a Second Empire style marble mantelpiece was installed around the southeast parlor fireplace; and a pressed tin ceiling was installed in the southwest parlor and the north room at the back of the building. Throughout these changes, the GAR retained a number of fine Federal features, including many of the original door surrounds with reeded detailing and composition molding; the original window embrasures with their Federal style paneling and blinds; and an early denticulated cornice that surrounds most ceilings. The unusual combination of late Victorian and Federal style detailing only contributes to the building's architectural significance.

Following decades of neglect in the late twentieth century, a thorough restoration of the building was completed by the Abraham Lincoln Post board from 2019-2025, returning the building to its 1888 appearance. The following information was provided in Landmark Petition #295.25, submitted to the Boston Landmarks Commission in January 2025:

.... The building has undergone many modifications but retains the majority of elements from the original 1791 building such as the footprint, much of the window and door fenestrations, fanlight window and well-carved hood, clapboard siding and sills and low-hip roof on the exterior and door and window surrounds and crown moldings on the interior. The 1888 rehabilitation retained these original materials, leaving them intact by covering with new materials, and differentiating the new ell addition and three foot wall addition to the main block through the use of step-downs in height and contrasting shingle patterns of the clapboard.

In 2019 the Veterans of Memorial Hall aided by the Charlestown Preservation Society were granted funds by Boston's Community Preservation Act, the George B. Henderson Foundation and Browne Funds for the restoration of Memorial Hall. The Preservation Carpentry program at the North Bennett Street School restored the original 1792 and 1888 clapboards and shingles, window fenestration, door hood and surround, cupola and window jambs, sashes and interior shutters.⁴¹

See **Figures 9-11** for photographs of the restoration process.

6.3 Archaeological Sensitivity

Charlestown was the site of Mishawum, a Massachusetts village, around the time of European settlement. It was likely in continuous use throughout the past 12,000 years, as is demonstrated by the large quantity of Native creations identified at historic sites throughout the neighborhood.

The oldest recorded archaeological sites in Charlestown are located along the southeastern shoreline facing the Charles River and Boston beyond. These shoreline sites were documented during surveys that happened during the Central Artery/Tunnel North (Big Dig) project and include the Town Dock Pottery Site (19-SU-59) and the Chelsea Street Prehistoric Site (19-SU-48). These represent Late archaic and early woodland periods spanning 6000-2000 years before present (BP), and include occupation areas that were later flooded by rising seas.⁴² There are 3 additional undated

⁴¹ Petition #295.25, "Memorial Hall," Boston Landmarks Commission, January 2025.

⁴² Duncan Ritchie, *Archaeological Data Recovery, town Dock Prehistoric Site, Central Artery north Reconstruction Project, Charlestown, Massachusetts*, Volume IVB, Public Archaeology Laboratory, 1994; Leslie C. Shaw, Greg Laden, and David Cushman, *The Water Street Site: A Study in Prehistoric Adaptions to an Estuarine Environment*, 1984.

Native archaeological sites documented in Charlestown (19-SU-101, and Mishawum 1 and 2 sites [19-SU-115 and 116]).

A Late Woodland (1000-400 BP) site that was likely in active use upon the arrival of European colonists in the early 17th century is located at what is today the Bunker Hill Community College, but was formerly a hill upon which Massachusetts ancestors were buried. Native burials were removed from this area in the early 20th century.

Historically, Charlestown was a significant part of Boston's 17th-19th century history, and contains intact archaeological sites related to Boston's colonial, Revolutionary, and early Republic history, especially in yard spaces where features including cisterns and privies may remain and contain significant archaeological deposits. These sites represent the histories of Charlestown home-life, artisans, industries, enslaved people, immigrants, and Native peoples spanning multiple centuries.

The parcel proposed for designation in this study report is situated on the original peninsula of Charlestown (i.e. land that existed in 1630, not infill). Memorial Hall's highest archaeological sensitivity is located in the south and west yards, which appear to have been relatively undisturbed dating back to the mid-nineteenth century. The earliest known maps showing the site (see **Figures 12-14**) – do not show any auxiliary structures on the site, although it is known that there was once a greenhouse on the north yard, now likely underneath newer structures. There would also have been a privy on the property prior to the installation of indoor plumbing, and likely outbuildings related to gardening and landscaping among other things. The yards on both the south and west sides are held in place by granite retaining walls; the south yard contains grass, a Vietnam veterans memorial, and paved path; the west yard is narrow and mostly paved. The east side of the site abuts the current property line, while the north side has a narrow alley between the rear wall of the building and neighboring apartment houses.

Excavations carried out by the City of Boston Archaeology Program next door at Christ Church (10 Green Street) in 2025 revealed that this portion of the former property had been utilized for farming as evidenced by plow scars, likely during the 18th century. Additionally, evidence of multiple brick and concrete walkways were uncovered, as well as a large oval fountain made of brick with a lead water pipe at the center. Many of these features are likely what remains of the Bridge family gardens and orchards, though analysis of the site and its associated artifacts is ongoing as of the writing of this study report.

See **Section 7.4.2** for archaeological standards and criteria.

6.4 Planning Context

In 2022, the Boston Landmarks Commission voted to accept a petition to study the possible creation of a Monument Square Landmark District. As of March 2026, the Monument Square Landmark District Study Committee is drafting a study report for the proposed district. 14 Green Street does not fall within the original boundary proposed for the district in the petition, but the Study Committee is considering expanding the boundary based on public feedback. It remains to be seen whether Memorial Hall will fall within the proposed Landmark District, and whether the district will be established.

In September 2023, the Boston Planning and Development Agency Board of Directors adopted the PLAN: Charlestown initiative. According to the City of Boston's Planning Department, PLAN: Charlestown "seeks to determine how to accommodate new contextually appropriate growth along the Rutherford Avenue Corridor and in Sullivan Square while preserving the character of its existing

residential areas.”⁴³ The plan includes new mixed-use zoning to encourage housing and retail growth in industrial areas of the neighborhood, as well as urban design guidelines for future development in both the original peninsula and former industrial zones. There was both support and opposition from within the Charlestown community at various stages of development of the plan, with concerns regarding increased density, additional height, and the preservation of existing historic resources.

⁴³ “PLAN: Charlestown,” City of Boston Planning Department, <https://www.bostonplans.org/planning-zoning/planning-initiatives/plan-charlestown>, accessed February 22, 2026.

7. STANDARDS AND CRITERIA

7.1 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 that 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 that 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.⁴⁴ 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 shall require the prior review and approval of the Commission.

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

7.2 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 that 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.

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

⁴⁴ 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.

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 that 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 that 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. 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 that 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.

7.3 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 may 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 the Commission only after careful consideration. The Commission acknowledges that some changes to the character-defining features may be necessary or beneficial; the standards and criteria established in this report are intended to make the changes sensitive to the historic and architectural character of the property.

The character-defining features, whether new or previously reconstructed, for this historic resource include:

- A. Ornamentation: Federal style detailing, including front door surround with decorated entry hood and fanlight supported by consoles; modillioned cornice.
- B. Building materials and finishes: Wood frame; clapboard siding on north, south, and west elevations; brick on east elevation; hammered granite ashlar foundation walls.
- C. Roof type, forms, and features: Main house includes a hipped roof with; center belvedere corned by four Tuscan columns; one surviving brick chimney on northeast corner. The 1888 extension has a flat roof.
- D. Cornices: A modillioned cornice surmounts the mansard roof of the main house on all four sides; a simple band of molding runs along the bottom of the mansard roof on the main house and continues onto the 1888 addition.
- E. Windows: 1/1 wood sash on all first and second floor windows of original house and 1888 addition; 4/4 casements in basement; 6/6 sash in belvedere. Five of the second story windows and one of the first story window have been covered from inside but all remain visible from the exterior. All windows are framed with minimal detailing.
- F. South and west sides of site: The yards on both sides are held in place by granite retaining walls; the south side contains grass, a Vietnam veterans memorial, and paved path; the west side is narrow and mostly paved. The east side of the site abuts the property line, while the north side has a narrow alley between the rear wall of the building and neighboring apartment houses.
- G. Belvedere: Four-sided structure at center of hipped roof over main house. Contains chamfered corners with Tuscan columns, 6/6 windows, and a four-lite door with a two-lite sidelight.

7.4 Standards and Criteria

The following Standards and Criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.⁴⁵ 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.

7.4.1 General Standards

Subject to review and approval under the terms of this report, the following standards shall apply:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided. See the list of Character-Defining Features in the previous section.
2. 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.
3. The period of significance is not determined by this study report. However, proposals for alterations to the property should be presented to the Commission with a clear argument for how they acknowledge the most current understanding of the property's period or periods of significance and their impact on historic or existing fabric of the building.
4. Changes and additions to the landmark that have taken place over time are evidence of the history of the property and its context. These changes may have acquired significance in their own right; if so, that significance should be recognized and respected. (The term "later contributing features" will be used to convey this concept.)
5. Distinctive or significant historic and architectural materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis. Replacement of missing features should be substantiated by documentary and physical evidence.
7. The use of synthetic replacement materials is discouraged, except when substituted for perishable features exposed to the weather or when necessary to accommodate the effects of climate change.
8. Chemical and/or physical treatments (such as sandblasting) shall not be used in a manner that damages historic materials. The surface cleaning of structures shall be undertaken using the gentlest means possible and the results should preserve the patina that characterizes the age of the structure. Applications of paint or masonry preservative solutions will be reviewed on a case-by-case basis; painting masonry surfaces will be

⁴⁵ 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.

considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

9. Demolition of a designated structure can be allowed only as a last resort after all practicable measures have been taken to ensure preservation, or unless required to comply with requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition.
10. Creating new openings in exterior walls should be avoided when possible. Where necessary to accommodate new uses or for achieving accessibility, new openings or changes to existing openings will be reviewed on a case-by-case basis.
11. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize a property. 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 a property and its environment.
12. 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.
13. Original or later contributing signs, marquees, and canopies integral to the building ornamentation or architectural detailing shall be preserved, excluding references to building ownership, operations, tenants.
14. 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. New signs may attach to the building if approved by the Commission. The method of attachment shall be reviewed on a case-by-case basis and should cause the least damage possible to the building. (See the Masonry section for guidelines on penetrating masonry.)
15. 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.
16. 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. 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.
17. 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.
18. When reviewing an application for proposed alterations, the Commission will consider whether later addition(s) and/or alteration(s) to the building can, or should, be removed on a case-by-case basis. 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 existing 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.

7.4.2 Archaeology

1. If the property is designated as a Landmark, all proposed below-ground impacts to the landscape, temporary or permanent, shall be reviewed by the staff archaeologists of the City Archaeology Program and the City Archaeologist to determine if significant 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.
2. 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. All archaeological mitigation (monitoring, survey, excavation, etc.) 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.

7.4.3 Masonry at exterior walls

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 masonry materials, features, details, surfaces, and ornamentation or missing components of masonry features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of existing materials or elements is necessary, it should be based on physical or documentary evidence.
5. Sound original mortar shall be retained.
6. Deteriorated mortar shall be carefully removed by hand raking the joints.
7. Use of mechanical hammers shall not be allowed. Use of mechanical saws may be allowed on a case-by-case basis.
8. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application.
9. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
10. If the building is to be cleaned, the masonry shall be cleaned with the gentlest method possible.

11. 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).
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Joints in concrete shall be sealed with appropriate flexible sealants and backer rods, when necessary.

7.4.4 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 wood materials, features, details, surfaces, and ornamentation or missing components of wood features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of materials is necessary, it should be based on physical or documentary evidence.
5. Cleaning of wood elements shall use the gentlest method possible.
6. 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 that 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.

7. Damaged or deteriorated paint should be removed to the next sound layer using the mildest method possible.
8. 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.
9. 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.

7.4.5 Architectural metals at exterior walls

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 metal materials, features, details, surfaces, and ornamentation or missing components of metal features shall be replaced with materials and elements which match the original in material, color, texture, size, shape, profile, and detail of installation. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the gentlest method possible.
6. 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.
7. 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.
8. 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.
9. 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).
10. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program that 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.

11. 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.

7.4.6 Windows

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 sash, 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 window sash, elements, features (functional and decorative), details, and ornamentation or missing components of window features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
6. When replacement of sash, elements, features (functional and decorative), details, or ornamentation is necessary, it shall be reviewed on a case-by-case basis and should be based on physical or documentary evidence.
7. 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.
8. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
9. Repainting of 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.

7.4.7 Entrances/Doors

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. Creating new entrance openings should be avoided when possible. Where necessary to accommodate new uses or for achieving accessibility, new entrance openings will be reviewed on a case-by-case basis.
4. Enlarging or reducing original or later contributing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.

5. 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.
6. Deteriorated entrance elements, materials, features (functional and decorative), details, and ornamentation or missing components of entrance features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
7. When replacement is necessary, it should be based on physical or documentary evidence.
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.

7.4.8 Porches/Stoops

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. Existing porch and stoop materials, elements, features (functional and decorative), details and ornamentation that become deteriorated or missing should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. 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.

6. 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.

7.4.9 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 lighting fixture materials, elements, features (functional and decorative), details, and ornamentation or missing components of lighting fixtures should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. 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.
6. Supplementary illumination may be added where appropriate to the current use of the building.
7. 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 that date from an interim installation and that are considered to be appropriate to the building and use.
 - d. New lighting fixtures that are differentiated from the original or later contributing fixture in design and that illuminate the exterior of the building in a way that renders it visible at night and compatible with its environment.
8. The location of new exterior lighting shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
9. No exposed conduit shall be allowed on the building.
10. Architectural night lighting is encouraged, provided the lighting installations minimize night sky light pollution. High efficiency fixtures, lamps and automatic timers are recommended.

11. On-site mock-ups of proposed architectural night lighting may be required.

7.4.10 Roofs

1. The original or later contributing roof shapes and original or later contributing roof elements (visible from public ways) 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 roofing materials, elements, features (functional and decorative), details and ornamentation or missing components of roof features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
6. 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).
7. External gutters and downspouts should not be allowed unless based on physical or documentary evidence.

7.4.11 Roof Projections (includes satellite dishes, antennas and other communication devices, louvers, vents, chimneys, and chimney caps)

1. New roof projections shall not be visible from the public way. (This does not apply to solar panels, which shall be reviewed on a case-by-case basis; see section on Renewable Energy Sources.)
2. New mechanical equipment should be reviewed to confirm that it is no more visible than the existing.

7.4.12 Additions (also refer to General Standards above)

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.

7.4.13 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 should be reversible when possible and preserve as much of the original materials as possible. 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.

7.4.14 Renewable Energy Sources

1. Renewable energy sources, including but not limited to solar energy, are encouraged for the site.
2. 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.
3. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

7.4.15 Building Site

1. The general intent is to preserve the existing historic 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 the Archaeological Sensitivity section for subsurface features such as archaeological resources or burial grounds.)
4. Deteriorated or missing site features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation. Alternative materials will be considered on a case-by-case basis.
 5. When replacement is necessary, it should be based on physical or documentary evidence.
 6. 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.
 7. 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.
 8. 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.
 9. Buildings should not be relocated if it would diminish the historic character of the site.
 10. 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.
 11. 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.
 12. When they are necessary for security, protective fencing, bollards, and stanchions should be as unobtrusive as possible.
 13. Existing healthy plant materials that 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.
 14. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the designated property.
 15. 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.

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