

# Ebenezer Hancock House

## Boston Landmarks Commission Study Report



Petition # 16, 10 Marshall Street, Boston

Report of the Boston Landmarks Commission  
on the potential designation of  
The EBENEZER HANCOCK HOUSE  
as a Landmark under Chapter 772 of the Acts of 1975

Approved by: Marcia Myus Aug 30, 1977  
Executive Director Date

Approved by: Pauline Chase Farrell Aug. 30, 1977  
Chairman Date

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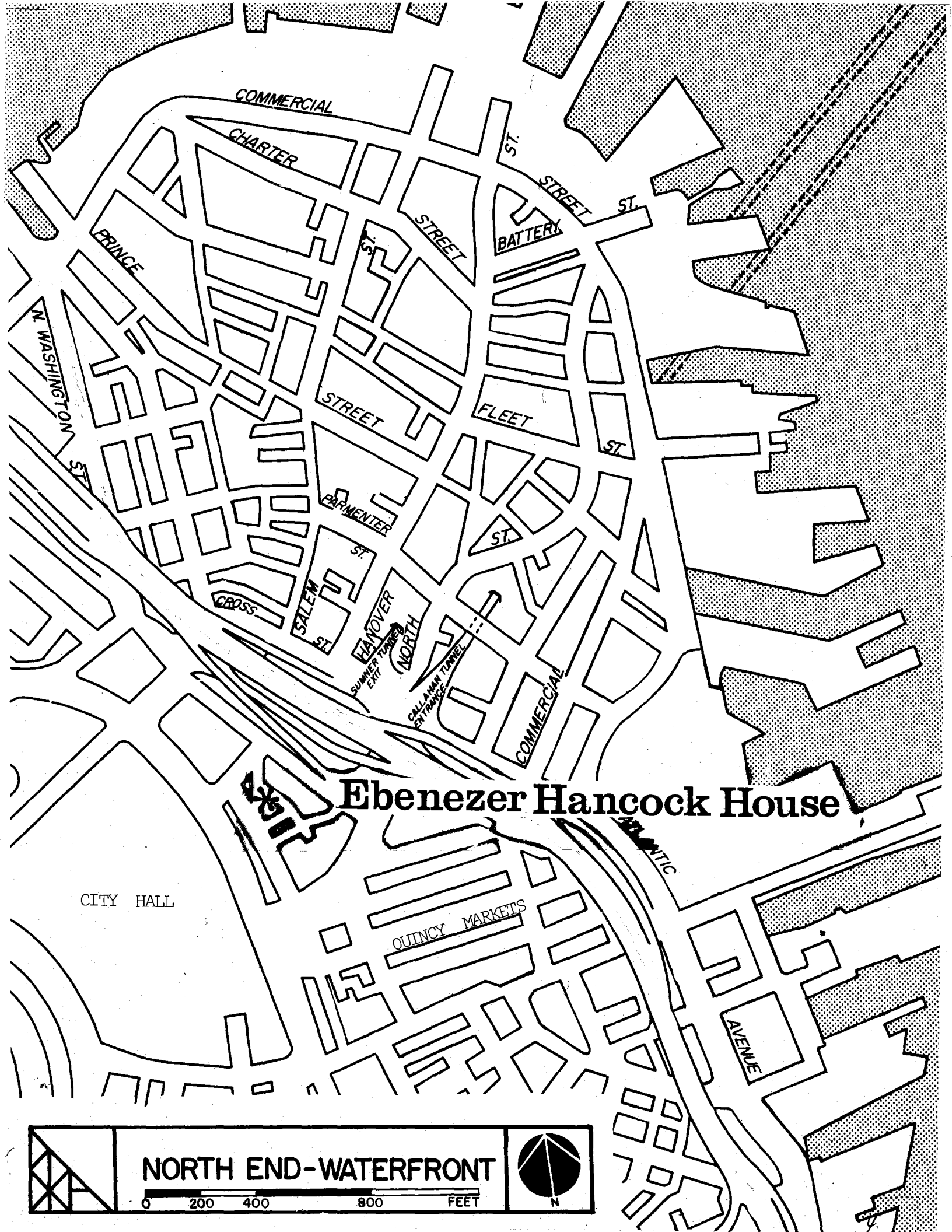
1.0 LOCATION OF THE PROPERTY

1.1 Address: 10 Marshall Street, Boston, Ward 3. The assessor's parcel number is 3346.

1.2 Area in which the Property is located:

The Ebenezer Hancock House is located at the corner of Marshall St. and Creek Lane within the so-called Blackstone Block, bounded by Union, North, Hanover, and Blackstone Streets. Wedged between Government Center, Dock Square and Faneuil Hall Marketplace, and the Central Artery, this small area is in fact a group of miniature blocks set into an intact 17th century street pattern containing buildings of heterogenous type, style, date, and scale. Two 18th century structures, the Hancock House and the Union Oyster House at 41-43 Union Street, survive on the block, which is listed on the National Register of Historic Places.

1.3 Map Showing Location: attached



# Ebenezer Hancock House

CITY HALL

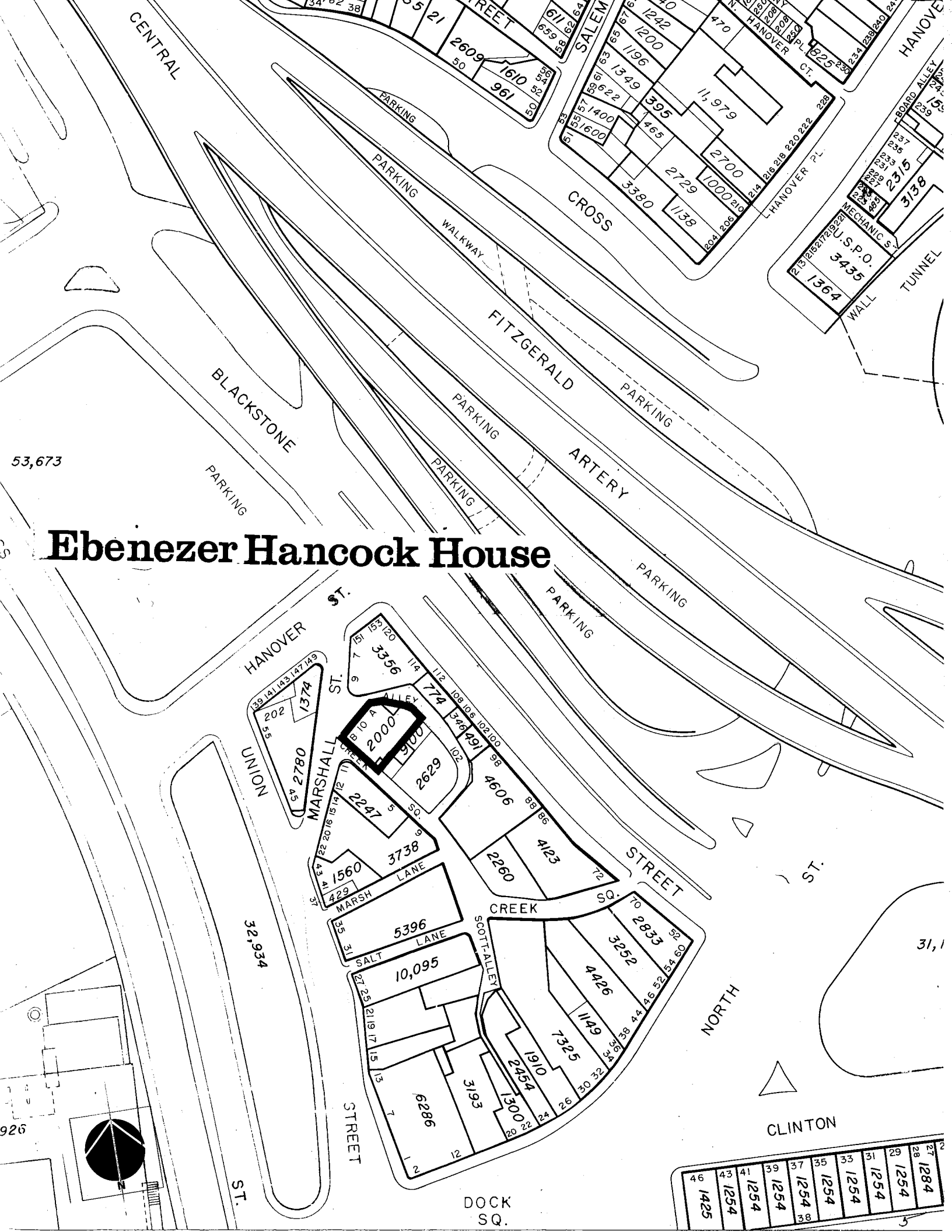
QUINCY MARKETS

**NORTH END-WATERFRONT**

0 200 400 800 FEET

53,673

# Ebenezer Hancock House



## 2.0 DESCRIPTION OF THE PROPERTY

### 2.1 Type and Use:

The structure, which occupies virtually all of its 2,000 square foot parcel, was built as a dwelling with a small shop on part of the first floor. The remainder of the first floor was converted to a shopfront during the mid-19th century, and the house has since served a variety of commercial uses. Soon to be renovated, the structure is presently vacant.

### 2.2 General Description:

The Ebenezer Hancock House is a late 18th century, three-storey brick residence-and-shop structure with a three-chimney central stairhall and rear ell room layout. The house is laid in flemish bond with a slate hipped roof. A one-story brick addition, built in 1929, fills the area in the crook of the 'L', and small brick addition, has been added onto the rear of the ell since 1942, covering an original window.

The four-bay entrance facade has a bevelled corner on the left hand side which functions as a fifth bay. A narrow doorway and transom dating from the 19th century is squeezed between two 19th century storefront additions, occupying a portion of the original central entrance bay. (This bay is presently indicated only by a stuccoed-over brick pier on the right and a cast-iron column with an egyptian revival capital, located within the shop window, on the left.) The right hand shop front and building corner, recently damaged severely by an auto collision, are presently stored and boarded up.

Other than the first floor, shop fronts and one-story rear additions, the building's 18th century exterior fabric is largely intact. Surviving first and second floor window openings have brick segmental relieving arches with brick-filled tympana and wooden sills: existing sash have 12-over-12 lights. The two first floor windows closest to Marshall Street on the Salt Lane facade are wider, and probably relate to an original shop on that side of the building. Early batten shutters and some wrought iron strap hinges and other hardware survive on these as well as the two smaller windows alongside them.

Third-story window openings are shorter and flat-arched, with 8-over-8 lights in existing sash. Raised brick belt courses divide storeys, except between first and second floors on the front facade, where an original one was presumably removed for shopfront additions. A top course of cove-molded bricks unites the walls and plain wooden cornice, and a thin belt course also adorns the tops of the three chimney stacks. The two building elevations forming the inside of the 'L' shape are unrelieved except for the running belt courses and a small, non-original second-floor window.

Numerous other surviving exterior details relating to various periods in the building's history include the small, gold-lettered street signs mounted on the Marshall Street/Salt Lane corner of the building, which appear in early photographs, weathered granite bollards at the building's three exposed corners, a large S-shaped tie iron on the right hand edge of the front facade, and a somewhat puzzling piece of semi-circular scored stone set into the pavement at the rear of the ell.

The house's extremely noteworthy interior also reflects the various stages in its history. Particularly noteworthy features are: sections of original stairhall wainscotting, a large kitchen-type fireplace and beehive oven, and 19th century shelving on the first floor; two front rooms with intact 18th century panel-ends and mantelpieces on the second floor; an original plaster ceiling with riven lath and hand-wrought nails on the third floor; and an intact original room layout as well as much original hardware, flooring, and woodwork throughout the two upper floors.

2.3 Photographs: attached



### 3.0 SIGNIFICANCE OF THE PROPERTY

#### 3.1 Historic Associations:

The Ebenezer Hancock House possesses considerable historical significance as the last extant Boston structure associated with John Hancock, and as an important Revolutionary War Era site once occupied by Ebenezer Hancock, younger brother of John and Deputy Paymaster General of the Continental Army. The building's first floor shop has additional significance as the former site of the longest continuously operating shoe store in the country, having served that function from 1798 to 1963.

John Hancock, the renowned patriot, President of the Continental Congress, and first Governor of the Commonwealth, inherited a parcel of land which forms a part of the present-day Hancock House site upon his uncle Thomas' death in 1763. He made a series of subsequent land purchases between 1763 and 1767, assembling a larger parcel from which the house site was subsequently set off. Current research suggests that he built the house soon after 1767, and in any case before 1776, by which time it was occupied by Ebenezer, who was appointed that year to his post (reportedly due to his brother's influence in the Continental Congress).

As the headquarters of the Deputy Paymaster General and the location from which money was disbursed to the troops, the house was an important military rendezvous during the Revolution. In this connection, a loan of 2 million silver crowns from Louis XVI of France for the financing of the Army, negotiated in Paris by Benjamin Franklin, is reported to have been stored in the house in 1778.

John Hancock sold the house to a Boston Merchant in 1785. By 1798 it was occupied by Benjamin Fuller, a shoe dealer, and the first of a series of shoe merchants who occupied the store uninterruptedly until 1963. The remainder of the first floor (and perhaps all or part of the upper floors) served as a restaurant and tavern during much of the 19th and early 20th centuries. The upper floors have also served as a boarding house, officer's club, and privately operated museum.

#### 3.2 Architectural Significance

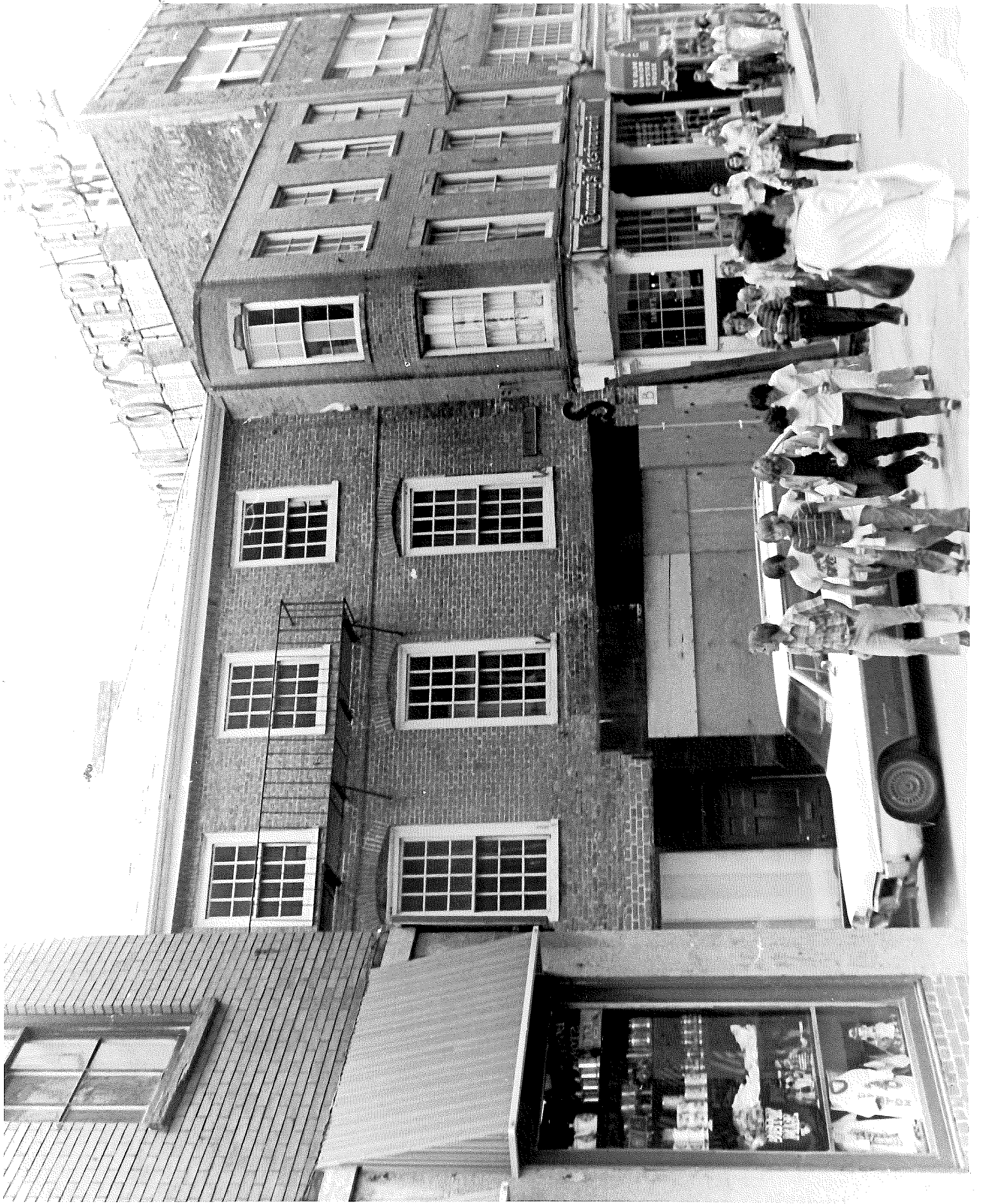
As one of less than a dozen extant central Boston buildings which pre-date the Revolution, the importance of the Ebenezer Hancock House to architectural history is unquestioned. The house is the only vernacular structure dating from the mid-18th century to survive in central Boston, and one which possesses perhaps the most intact and most important Georgian residential interior left in the city. Still, due to an almost complete lack of serious study, the building's specific contribution to the understanding of American Georgian architecture is at this time difficult to assess.

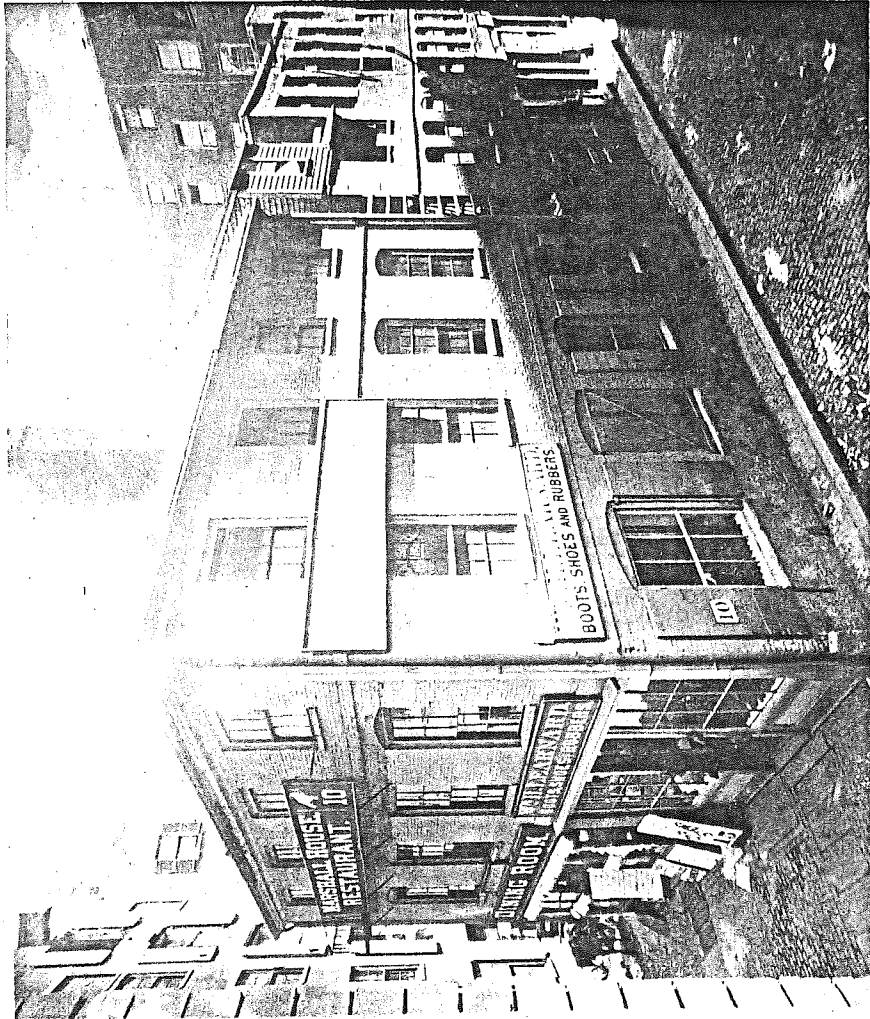
Of the ten other Boston buildings identified as surviving from before the Revolution, half--Christ Church (1723), the Old South Meeting House (1729), Fanueil Hall (1742), the Old State House (1747), and King's Chapel (1750)--are public or church buildings which clearly represent a different building type and hence have significance in a somewhat different area. Of the five remaining vernacular buildings, the heavily restored Paul Revere House (c.1680) dates from an altogether different period, style, and building tradition. The Moses Pierce-Hitchborn House (c.1711) and Ebenezer Clough House (c.1711-1715), though both (like the Hancock House) examples of vernacular brick dwellings left largely intact above the first floor, were constructed more than a half-century earlier and thus derive from an earlier and different stylistic tradition. The same is true of the Union Oyster House (c.1714) and the Old Corner Book Store (1711); through both were built as combined shop/dwelling structures, they are much earlier than the Hancock House and in any case have little surviving original detailing.

Thus, the Ebenezer Hancock House assumes considerable significance as the only extant vernacular structure built in Central Boston in the mid-18th century. This significance is heightened by the fact that the house retains a remarkable amount of its original fabric, both on the interior and exterior, particularly above the first floor--most notably two intact panelled Later Georgian rooms--as well as a good amount of first floor material relating to its 19th century shoe shop and restaurant/tavern uses. Still, considerable study, particularly of the building's interior, is necessary to determine the sequence of structural change and to date individual architectural elements, in order that the building's exact significance may be more accurately delineated.

### 3.3 Relationship to the Criteria for Landmark Designation:

The Ebenezer Hancock House clearly meets the criteria for Landmark Designation as established by Section 4 of Chapter 772 of the Acts of 1975 in that it is a structure which is associated with a historic personage as well as with important events in the military and political history of the Nation, and one which is of a distinguished architectural design embodying distinctive characteristics of the Late Georgian style which make it inherently valuable for study.





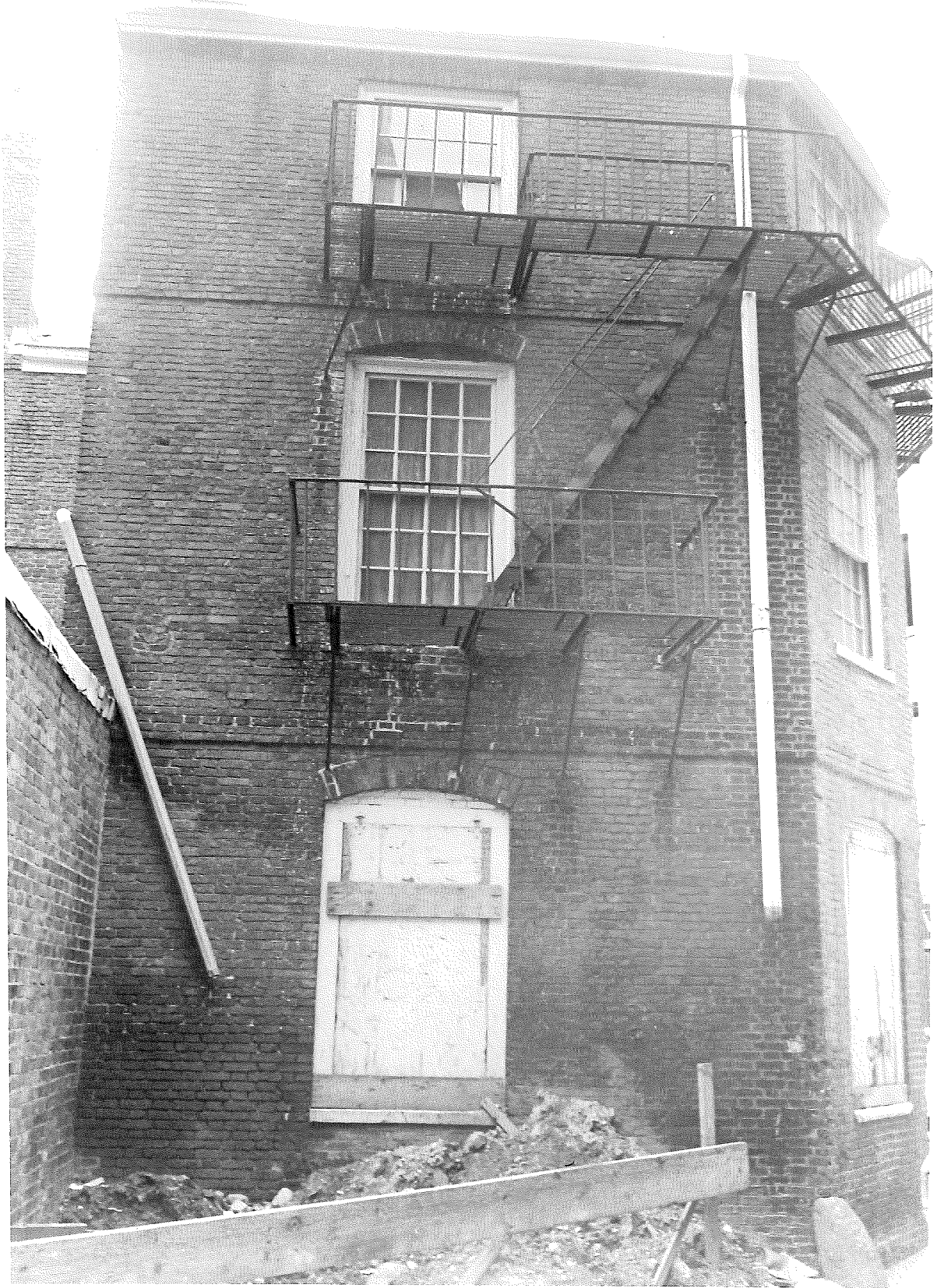


SALT LANE

EAST INDIA TRADING CO.  
— ANTIQUES & —  
GENERAL MERCHANDISE

ALWAYS REMEMBER TO  
USE CAUTION  
FIRE FIGHTING  
OPERATION









#### 4.0 ECONOMIC STATUS

##### 4.1 Assessed Value:

The property is currently assessed at \$13,000, of which \$3,000 is for the building and the remaining \$10,000 for the land. The current annual tax is \$3,287.70.

##### 4.2 Current Ownership and Status:

The property, which has been vacant for several years, has recently been purchased by a law firm which plans to undertake the restoration and rehabilitation of the building for its own offices. Current plans under consideration include the construction of a three-storey addition adjacent to the building's rear, on the portion of the parcel now covered by a one-storey addition.

## 5.0 PLANNING CONTEXT

### 5.1 Background:

Although now an isolated and self-contained area more than a half-mile from Boston Harbor, the present-day Blackstone Block had its origins as part of a bustling 17th century waterfront district. Because it was adjacent to the Town Dock (which, from its wharfing out in 1641 until the completion of Long Wharf in 1711, was the shipping and trading center of the town), the area began to be platted out and sold by the town as early as 1644. All of the block's present-day boundaries were in place by the middle of the 17th century; a tidal mill race from the dammed-up Mill Pond to the Town Cove, constructed in 1633, led along what is now Blackstone Street, and Hanover, North, and Union Streets (though not so named until somewhat later) appear on the Clough map of 1640-1650.

In spite of its marshy terrain, the area began to develop as a location for small butcher shops, mills, taverns, and dwellings, becoming honeycombed with narrow lanes and alleys which survive today. When the Town of Boston decided in 1708 to name its public ways, it gave names to these already long-established lanes which reveal something of the area's character--Scottow's Alley and Marshall's Lane, named after two principal 17th century landowners in the area, Marsh Lane and Creek Square after nearby topographical features, and so on.

The area's continuing central commercial importance in the 18th century is attested to by the location in the block of the Boston Stone--actually an early mill for grinding pigments, imported from England in 1701 by a house painter named Thomas Child--which was embedded in one of the block's buildings in 1737 to serve as a zero milestone from which distances to Boston were measured. Faneuil Hall, built almost adjacent to the block in 1742, further increased traffic in the area, which by the century's end had become crowded with the shops and dwellings of small tradesmen, butchers, and artisans as the marshy land began to be filled in.

As the 19th century landfill pushed the shoreline away from the area, its character began to change from integrated commercial and residential uses to a predominance of larger commercial and warehouse buildings. The filling of the Mill Creek to form Blackstone Street in 1833 occasioned the construction of many of these new buildings, which now faced out towards the new street rather than inward to Creek Square. Predominant 19th century uses included markets, furniture and clothing stores (Creek Square was for a short time during the 19th century re-named Hatter's Square) and taverns.

New four and five storey commercial structures continued to be built through the 1920's and mid-century saw the demolition of two 18th century survivors--Hancock Row, a residential row built by John Hancock in back of his brother's house on Marshall's Lane, and a small blacksmith's shop in Creek Square. The construction of the Central Artery of the John F. Fitzgerald Expressway in 1951, and the development of Government Center in the early 1960's, effectively isolated the block and removed it from its former context. However, the block still retains some of its former commercial importance by virtue of its proximity to City Hall, Faneuil Hall, and Quincy Markets, and also as the location of the Haymarket, the city's popular open-air produce market.

## 5.2 Current Planning Issues:

The Ebenezer Hancock House is located within the boundaries of the Downtown Waterfront-Faneuil Hall Urban Renewal Project, R-77, which was established in 1964, amended in 1965, and is currently in its closing stages. Among the objectives of the plan were to redevelop the Waterfront for residential, commercial, and public uses, to improve vehicular and pedestrian circulation, and to promote the preservation and enhancement of existing buildings of architectural and historical significance. The Faneuil Hall-Blackstone Market area falls particularly within this latter category.

Aside from four contiguous parcels on North Street, no property was scheduled for public acquisition in the Blackstone Block. However, several private preservation and rehabilitation projects have occurred within the block, all of which have been encouraged by the Waterfront renewal activities and the Government Center Urban Renewal Project which borders the Block on the north.

Redevelopment plans for the only disposition parcel on the Block are currently under review by the BRA. Under the sponsorship of the Neighborhood Business Program and Community Development Block Grant funds, improvements to the open air produce market along Blackstone Street are planned; these will include the upgrading of storefronts, signs, and awnings. These improvements are not intended to duplicate the atmosphere of nearby Faneuil Hall Marketplace, but rather to reverse decaying conditions in this very popular weekend market.

Two future projects which may have an impact on the Blackstone Block, and therefore the Hancock House, are the development of the present surface parking lot (Parcel 7 of the Government Center Renewal Project) and the depression of the Central Artery. Proposals for the parking lot site, adjacent to the Block across Hanover Street, have never been carried through. The planned Central Artery depression is a long-term traffic improvement program designed to remove the existing visual blight of the elevated roadway by sinking it below grade. Though the program is still awaiting final Federal Government approval, initial approval for feasibility studies has been made by the Commonwealth.

Finally, all plans for the Block are affected by its inclusion, in 1973, on the National Register of Historic Places, which requires that any Federally-funded projects undergo the Section 106 review process. Furthermore, the Tax Reform Act of 1976 provides tax disincentives for private owners seeking to demolish National Register properties by forbidding both the deduction of demolition costs for Federal Income Tax purposes, and the use of accelerated depreciation methods for new structures erected on former National Register sites. On the other hand, the Act does permit the use of an accelerated depreciation on the costs of rehabilitation of a National Register property, providing the structure has received historic and rehabilitation certification.

### 5.3 Relationship to Current Zoning:

The Hancock House is located within a B-8 Zone, which allows all standard commercial uses up to a maximum density (measured by the F.A.R., or Floor Area Ratio) of eight times the site area. On the present site, this F.A.R. permits a maximum floor area of 16,800 square feet, of which only 5,000 is used by the present structure; the site therefore has 11,800 square feet of unused allowable floor area.

## 6.0 ALTERNATIVE APPROACHES

Both the significance of the structure and the language of the Commission's enabling statute, which precludes all but Landmark designations in the central city, limit the designation category to that of Landmark.

The Commission also retains the option of not designating the building as a Landmark.

## 7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Ebenezer Hancock House be designated a Landmark under the provisions of Chapter 772 of the Acts of 1975 and that the entire second floor be designated an interior Landmark.

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

## 8.0 BIBLIOGRAPHY

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*Ebenezer Hancock*  
*House*

#16

## INTRODUCTORY STATEMENT ON STANDARDS AND CRITERIA

### Boston Landmarks Commission

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the General Laws of the Commonwealth of Massachusetts for 1975), Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. 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 purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

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

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



Introductory Statement on Standards and Criteria  
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It is recognized that changes will be required in designated properties for a wide variety of reasons, all of which are not under the complete control of the Commission or the owners. Primary examples are:

- a) Building code conformance and safety requirements.
- b) Changes necessitated by the introduction of modern mechanical and electrical systems.
- c) Changes due to proposed new uses of a property.

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

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

GENERAL STANDARDS AND CRITERIA FOR BUILDINGS AND STRUCTURES  
DESIGNATED AS LANDMARKS by the Boston Landmarks Commission

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. Imitation replacement materials are not allowed.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions should be contemporary in design, not imitative of an earlier style or period.

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

B. EXTERIOR WALLS

I MASONRY

1. Whenever possible, original masonry and mortar should be retained.
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.

## 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.

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.

## 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 shall 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.

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 two aspects of exterior lighting:
  - a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
  - b) Quality of illumination on building 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.

- 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.

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.



## Specific Standards and Criteria

### Ebenezer Hancock House 10 Marshall Street

#### A. General

1. All reasonable efforts to document and record existing interior detail should be made, particularly those elements to be removed or changed.
2. All evidence of earlier uses and design should be retained, in situ if possible. Sympathetic relocation of particular elements may be proposed.
3. Any required removal of elements should be carefully controlled to both document the existing condition and ensure maximum retention and stability of the remaining elements.

#### B. Exterior - Existing Building

1. All existing brickwork should, when necessary, be carefully restored, including window-arch detail and, especially, the cove-molded cornice elements. All replacement brick will exactly match existing material in color, size and texture. Specifications will not permit Portland cement and will ensure proper joint size and raking. Mortar color will be appropriate.
2. All fenestration (except shop fronts) will be retained and restored. Any required replacement will exactly match existing examples. Trim color should be consistent with the period.
3. The existing street sign should be left in situ.
4. The granite corner guards will be retained in situ (similar protective devices might be used in new construction).
5. The existing sideyard should not be excavated, to preserve the visual, if not structural, integrity of the house. Any required barrier should be open to allow full visibility of the house.
6. The cast iron fire escapes and balconies should be removed; the required egress should be accomplished in other ways.
7. The total form of the roof will be retained. No additional openings will be made. All materials and details will match original (although an acceptable substitute for slate will be considered).
8. Exterior shutters and hardware will be retained. Replacements should match existing in material, and installation details.

### C. Shopfronts

1. The appearance of a center entrance to the house flanked by two shopfronts will be retained or incorporated into any new design. The brick corners and a brick surround to the doorway will be restored and/or replaced.
2. The shopfronts will have the appearance of insertions into the brick facade. The required structural support will be either:
  - (a) A granite beam resting on brick piers (coincidental with corners and door surround)
  - (b) A cast iron or steel beam with a covering of wood or composite masonry that closely resembles period examples and photographs.

The height of this beam may be set to allow reconstructions of the belt-course and may not be raised higher than 13 brick courses below the second floor windows.

3. The existing shopfronts may be removed and replaced with contemporary designs providing these replacements are highly transparent and reinforce the image of stores as a ground floor use.
4. Brick will not be allowed as a material in the shopfront (that area of the facade below the beam and between the brick corners and door surround).
5. There should be no setbacks in any new facades in order to preserve the frontal character of the building.

D. Exterior - New Construction

1. It is acceptable to remove and replace the existing brick addition with but not required contemporary addition.
2. Brick is an acceptable but not required material for this addition; the size and color of the material should be complimentary but need not match exactly.
3. Fenestration in the new building should not match that of the existing. Large areas of glazing is acceptable. The design of any new addition should be clearly distinct from the existing building.
4. The new construction should affix to the existing building in a way to leave the maximum area of the existing building exposed. This is critical at the corners and cornice line: these should not be incorporated into the new construction.
5. All massing elements of the existing house, including chimneys, will be retained. Minimal penetration of and attachment to the existing building is encouraged.

## E. Interior - Existing Building

1. Although only the 2nd floor is designated, the interior fabric of the entire building is remarkably intact and all possible effort to retain and integrate existing details should be made. On the ground floor these details include: the panelling in the hallway, the window detailing (except storefronts), the large fireplace, the timber chimney supports.
2. The specifications should include specific instructions on the techniques of restorations and refinishing to be used.
3. All existing elements of the second floor will be retained and carefully resotred consistent with the period of the rooms.
  - (a) New points of access may be gained at the rear of the hall and through the rear brick wall so as to use the cupboard doors as shields and actual doorways into the room.
  - (b) Existing doors may be made temporarily inoperative but will not be moved or altered.
  - (c) Paint or other wall covering consistent with the period of the rooms will be used throughout the second floor.
  - (d) All existing woodwork will be restored and refinished. Integration of mechanical systems (as exists in window seats) may be done if the essential form of the detailing is unchanged.
4. If removal of any interior element is required, a visual indication of its original location should be incorporated in the new design.
5. The since of the room arrangement on the third floor should be retained if any change is made. Maximum retention of all plaster and wood detailing is encouraged.
6. The roof structure will not be altered.

F. Interior - New Construction

1. All new construction should be clearly non-imitative of the existing materials and details. The design should be complimentary - imitation will detract from the value of both old and new.
2. The existing brick wall of the original house will be left exposed, including all details, wherever possible.