

Harrison Loring Estate

Boston Landmarks Commission Study Report



Amended June 23, 1981

Harrison Loring Estate



Boston Landmarks Commission

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Report of the Boston Landmarks Commission
on the potential designation of
THE HARRISON LORING ESTATE
789 EAST BROADWAY, SOUTH BOSTON
as a Landmark under Chapter 772 of the Acts of 1975

Approved by Marcia Myers 5-19-81
(Executive Director) (Date)

Accepted by Pauline Chase Harrell 5-19-81
(Chairman) (Date)

CONTENTS

- 1.0 Location of the Property
- 2.0 Description
- 3.0 Significance
- 4.0 Economic Status
- 5.0 Planning Context
- 6.0 Alternative Approaches
- 7.0 Recommendations
- 8.0 General Standards and Criteria
- 9.0 Specific Standards and Criteria
- 10.0 Bibliography

1.0 LOCATION OF THE PROPERTY

1.1 Address and Assessor's Parcel Number:

The address of the Harrison Loring Estate is 789 East Broadway in South Boston. It is in Ward 6, Precinct 8. The assessor's parcel number is 3925.

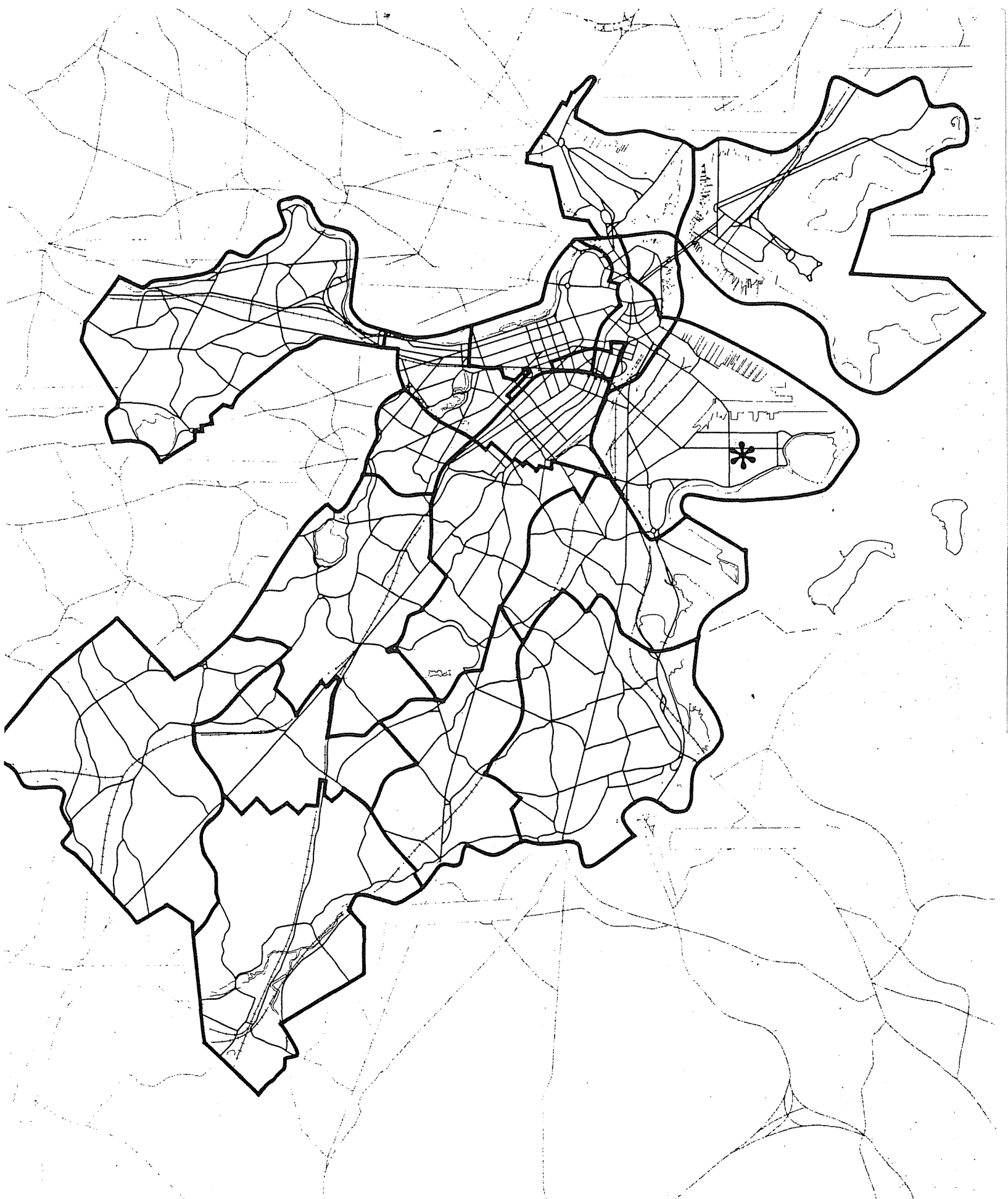
1.2 Area in Which the Property is Located:



The house is located on the corner of East Broadway (to the north) and M Street (to the west). In the rear (southeast) of the property is a former carriage house. A courtyard is contained in the northeastern section of the property.

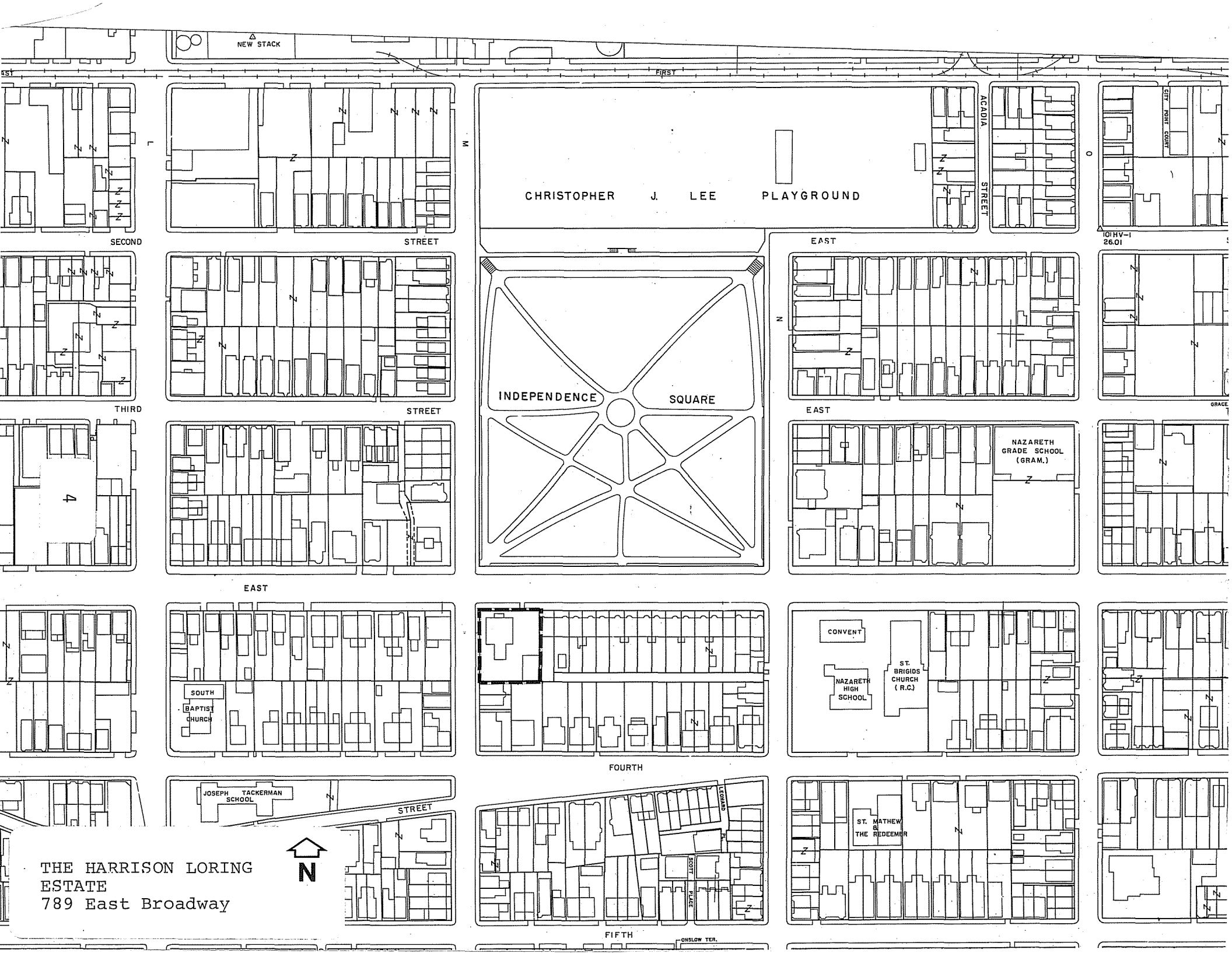
The East Broadway facade of the Loring house faces a park, Independence Square, which spans 6.5 acres on the block bordered by East Broadway to the south, M Street to the west and N Street to the east.

The neighborhood is residential, characterized by a mix of dwelling types, including structures built in the latter half of the 19th century. Predominantly single and two-family dwellings of wood-frame or brick construction, these 19th century houses exist as detached or rowhouses. Directly adjacent to the Loring Estate and facing Independence Square is a series of 19th century brick and brownstone rowhouses.

1.3 Maps Showing Location: Attached



 2	<p>The Harrison Loring Estate * 789 East Broadway South Boston</p>	 N
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NEW STACK

STREET

CHRISTOPHER J. LEE PLAYGROUND

ACADIA STREET

CITY POINT COURT

SECOND

STREET

INDEPENDENCE SQUARE

EAST

10 HV-1 26.01

THIRD

STREET

EAST

NAZARETH GRADE SCHOOL (GRAM.)

GRACE

4

EAST

SOUTH BAPTIST CHURCH

FOURTH

CONVENT

NAZARETH HIGH SCHOOL

ST. BRIGIDS CHURCH (R.C.)

ST. MATHW & THE REDEEMER

THE HARRISON LORING ESTATE
789 East Broadway

JOSEPH TACKERMAN SCHOOL

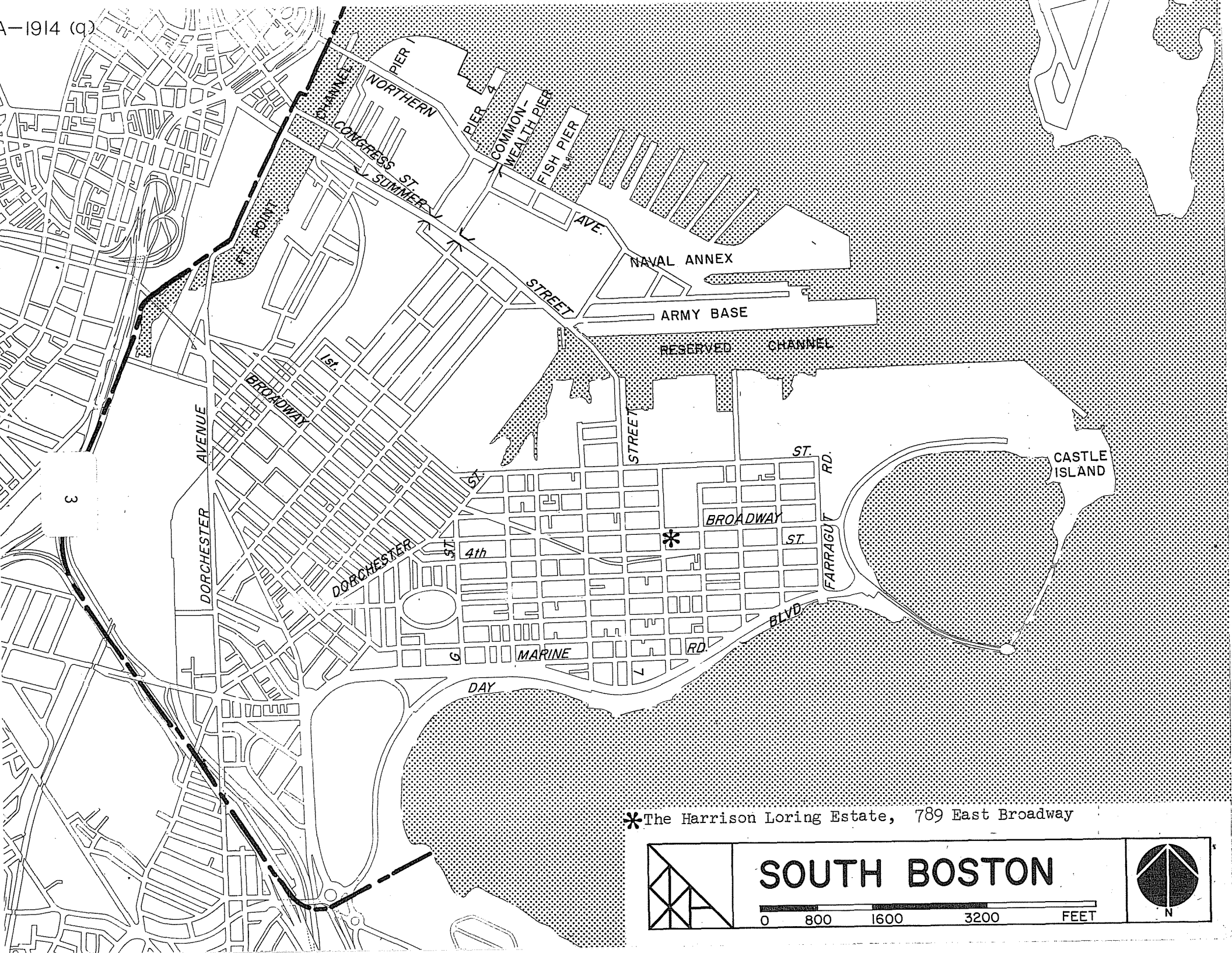
STREET

FIFTH

ON SLOW TER.

ST. MATHW & THE REDEEMER

ON SLOW TER.



*The Harrison Loring Estate, 789 East Broadway

SOUTH BOSTON

2.0 DESCRIPTION

2.1 Type and Use

The Harrison Loring house is a French Second Empire style mansion. The building was used as a private residence until 1913 when it was obtained by the Roman Catholic Church for use as a convent. In 1967, its present owner purchased the house and has since been converting it into apartment dwellings.

The square brick building on the southeast corner of the property originally served as a carriage house. It was later used as a chapel while the property was owned by the Catholic Church from 1913 to 1967. Since then, the building has been used for storage.

2.2 Physical Description

Constructed in 1865, the Harrison Loring house is a three-story French Second Empire style brick mansion. Built in the same year, the two-story carriage house resembles the main house in materials and style.

The basic plan of the main house is that of a square (48' x 34') with a central projecting pavilion in the front facade and an addition (in 1927) in the rear. The square block is topped by a mansard roof with a bell-cast profile. Originally shingled with slate tiles, the roof has been covered with asphalt shingles since about 1949. Rising above the roof is an air vent and skylight in the center and four decorative brick chimneys. Dormer windows, set into the third story roof, are symmetrically arranged throughout the plan. In the front (East Broadway side) roof, a pair of pedimented dormers flank a central projection which contains a pair of smaller windows. Underlying the mansard is a white modillioned cornice which continues along the facade's central pavilion, outlining its pediment. The front facade's first and second stories contain large rectangular windows, framed with white painted brownstone, with bracketed sills and louvered shutters. Three bays wide, the brick facade is punctuated with a central projecting pavilion. The pavilion contains a large double window on its second story, four (two per story) arched window openings on its sides, and a glass paneled double door enclosed in a portico with white painted brownstone Corinthian entablature and free-standing columns.

The western (M Street) facade, like the front facade, has a central projection and symmetrical fenestration. Pairs of rectangular brownstone-framed windows flank a three-sided center projecting bay which contains similar windows. The bay's roof level is marked in its center by a decorative dormer oculus.

The eastern facade, three bays wide, contains similar brownstone-framed windows. Single windows are in the end bays while the central bay contains a pair of smaller windows on the second story and no opening on the first story.

To the rear (south) of the house is a two-story extension which resembles the main block in design and materials. Originally serving to house the servants quarters and the kitchen, this extension contains a brownstone-framed rear door. Attached to the extension's western facade is a single-story flat-roofed clapboard addition, built in 1927.

The foundation, of granite block, steps down about 15% with the slope of the land in the rear of the building. The lot (13,459 square feet) is fenced in on its East Broadway and M Street perimeters by a robustly profiled cast-iron fence, set in stone.

The interior of the house, not subject to landmark designation, displays a monumental central staircase and rich details including ornate moldings and hand-carved fireplaces.

Linking the main house to the former carriage house is an enclosed passageway which was built in 1928 when the carriage house was used as a chapel. The carriage house is a brick two-story building, square in plan and capped by a mansard roof and cupola. Asphalt shingles cover the roof's upper slope whereas original slate ones cover the lower slope. Regularly spaced arched wood-frame windows are recessed into the roof. A cornice, similar to that on the main house, underlies the roof on all sides as well as the cupola. The M Street facade differs from the others in that the line of the mansard is broken by a central gable. Outlined by the cornice, the gable contains a brownstone oculus beneath which is a square window with brownstone lintel and sill.

2.3 Photographs: Attached



HARRISON LORING ESTATE
789 East Broadway
detail: front (northern)
entrance



HARRISON LORING ESTATE
789 East Broadway
view from east



HARRISON LORING ESTATE
789 East Broadway

Rear addition (1927) and
carriage house from the
west



HARRISON LORING ESTATE
789 East Broadway
view of carriage house
from the north

3.0 SIGNIFICANCE OF THE PROPERTY

3.1 Summary of Historical Significance

The significance of the house at 789 East Broadway lies mainly in its association with its original owner, Harrison Loring, who lived in it between 1865 and 1894. Loring owned and operated one of the first South Boston shipyards which manufactured iron steamships and their machinery.

Iron steamship design and manufacturing was still a developing industry when Loring's shipyard was in operation. The first iron steamboat was constructed in 1821 by Aaron Manby in Staffordshire, England. By the 1830's, these boats were common for short haulage, but none had yet been used for ocean voyages. Advancements in iron technology by 1860 improved steamship construction and design, yet the perfection of the steam engine still required further development. More efficient steam engines and boilers were already being designed by European scientists in the 1860's. As a result of this rapid development in steamship engines, iron shipbuilding became a fast-growing and profitable industry in the United States. In Boston in 1863, an association of iron ship builders and steam boiler makers, called the "Steam Boiler Makers' and Iron Ship Builders' Benevolent and Protective Association of Boston and Vicinity", was organized and probably included Loring as one of its members. Shipbuilding was only one of many South Boston industries in the 19th century. Its industrial plants, most of which were situated along the waterfront, included various foundries, sugar refineries, glass works and printing presses. As its factories grew after the Civil War, South Boston's land values and population increased as well.

Of Puritan stock, as a direct descendant of John Alden, Loring was born in Duxbury in 1822. His early introduction to engine manufacturing came in 1839 when he was apprenticed to Jabez Coney, a millwright and steam engine builder in South Boston. After seven years as an apprentice, Loring opened his own machine and boiler shop on West First Street which he operated from 1847 to 1857. In that shop, Loring built the machinery for the U.S. government steamer "City of Boston", remodelled the machinery of the steamer "John Hancock" and built the first rotary printing press. With plans to expand his business, he bought from the city for \$35,000 a large tract (approximately seven acres) of land containing some stone buildings at City Point. This waterfront lot, located on East First Street between L and M Streets, was to be the new site of Loring's manufacturing yard. By 1860, the plant, called "City Point Works", was building iron steamships, their engines, boilers and vessels, mill machinery and various types of ironwork. Having bought out a chain manufacturing plant (Cotton, Hill and Co.), Loring incorporated his new "Boston Chain Works" into the City Point Works. Loring's yard, by 1879, had constructed such iron steamships as the "Sestas", "Sontest", "South Carolina", "Massachusetts", "Mississippi" and "Merrimack" and the iron-clad batteries "Nahant" and "Canonicus". The works continued to prosper in the following years and was sold by Loring for \$75,000 in 1894.

In the years following his purchase of the City Point Works land in 1857, Loring had bought several smaller lots in South Boston, including the site of his own home at 789 East Broadway. Loring purchased the lot at 789 East Broadway from the City of Boston for \$6,104 in the early 1860's. By 1865, the land contained a stable (probably the same one which stands today) which housed several horses, carriages, and machinery. During that year, the main house was built and Loring started living there. Selling the house to Abby J. Walker of New York in 1878 for \$15,000, Loring continued to live in it (probably as a boarder) until 1895 when he repossessed the property from Walker. Loring, having paid Walker's mortgage, resold the property to Joseph D. Fallon for that amount. Fallon owned the house until 1913 when he sold it to the Roman Catholic Archbishop for the \$12,000 balance on the mortgage. Under the ownership of the Catholic Church, the main house was used as a convent, the carriage house used as a chapel, and an enclosed passageway was built connecting the two. The property was sold to its present owner, John D. Dilorati, in 1967.

After selling the property at 789 East Broadway in 1894, Loring lived as a tenant of another house at 883 East Broadway. He moved to Dorchester in 1896 and to Duxbury in 1898. He died on December 26, 1907 in the home of his sisters-in-law, at 2 Cleveland Street in Roxbury.

3.2 Summary of Architectural Significance

Built in 1865, the Harrison Loring house is an example of a 19th century French Second Empire style mansion. Characteristic of this style, the imposing house contains a mansard roof, central projecting pavilion, rich classical moldings and details, and a symmetrical arrangement of bays.

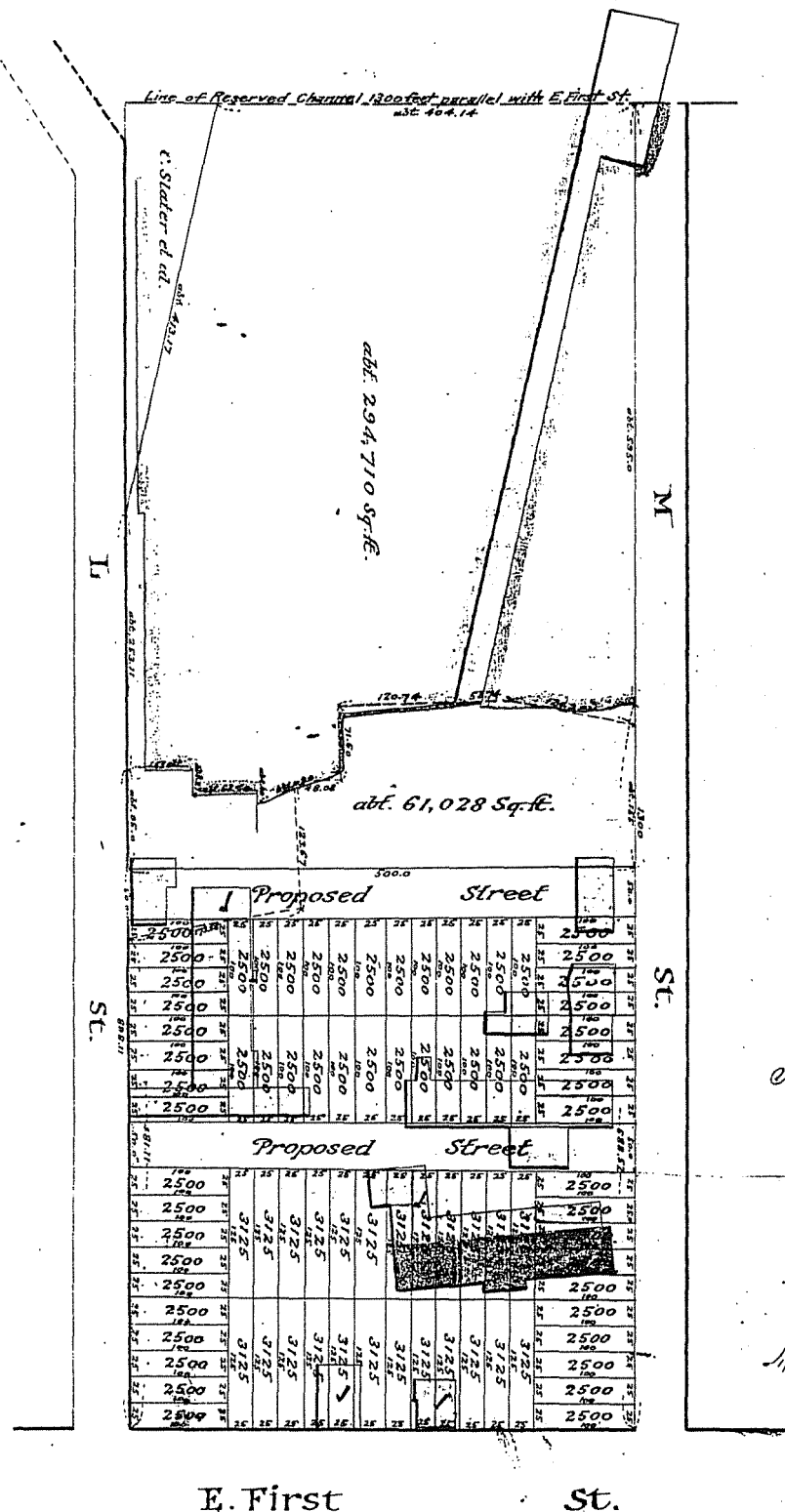
Situated on East Broadway, facing Independence Square, the house enabled a view of the harbor from an elegant neighborhood. It was one of several large homes in the area which were built for wealthy South Boston residents in the latter third of the 19th century.

The architect of the Loring house is unknown. Believed to have been constructed by the shipyards' skilled carpenters, the house's interior reflects the use of some naval building techniques. Influenced by naval design is the air circulation system within its walls, the structural joining details (i.e., dovetail joining), marine varnishes, and cabinets with counterswinging doors.

3.3 Relationship to the Criteria for Landmarks Designation

The Harrison Loring Estate meets the criteria for designation as a landmark, as established in Section 4, Chapter 772 of the Acts of 1975, in that it:

1. is associated with the life of Harrison Loring, a person significant to Boston's past, as Loring owned and operated one of the first South Boston shipyards which manufactured iron steamships and their machinery;
2. embodies distinctive characteristics of a 19th century French Second Empire architectural style mansion.



Wm. H. Wilson C.E.

**Plan of Land in South Boston
Estate of Harrison Loring.**

Scale 40 feet to an inch.

Wm. Kelly, C.E.

June 22nd 1894.

NOTE: - Dotted lines show deed dimensions
from City of Boston, Dec. 29th 1876
Lb. 1360 - Fol. 114.

Harrison Loring's
"City Point Works"



(scale of map altered)

4.0 ECONOMIC STATUS

4.1 Current Assessed Value and Property Tax:

Land	\$ 8,100
Building	21,400
Total	29,500

Annual Taxes: \$ 8,044.65

4.2 Current Ownership, Occupancy and Status:

The Harrison Loring Estate is owned by John D. Dilorati who currently leases its apartments to tenants.

5.0 PLANNING CONTEXT

5.1 Background

South Boston, originally named Mattapanock by the Indians and later called "Dorchester Neck" by the white settlers, served as Dorchester's common pasture in the 17th and 18th centuries. The peninsula's first house is believed to have been built in 1674, and its land fenced into lots in 1718. A map of 1775 shows fourteen buildings along two roads; one road ran along the present Broadway route while the other ran north of Dorchester Street to Nooks Hill.

The peninsula's character as a pastoral community was to change, beginning with its annexation to Boston in 1804. Resulting from a petition by a group of real estate speculators, the "Neck" was severed from Dorchester. As an additional act to join the peninsula with Boston, a foot bridge (on the site of the Dover Street Bridge) was built, linking the two districts. As a condition of the Act of Annexation, the community streets, public squares, market places, schools and burial grounds were also planned. Mather Withington's survey and street plan of 1805 established Broadway and L Street as the main axes and organized the rectilinear and regular blocks of A through Q and First through Eighth.

In 1825, the City of Boston built several public institutions at City Point. Against the protests of South Boston's residents, the "House of Correction and Industry", the "Lunatic Asylum", a prison, and the tuberculosis and smallpox hospital were located upon the peninsula.

Creating land which would later be used by industrial plants, the flats along the peninsula's northern shoreline were filled in during the early 19th century. The period between 1825 and the Civil War proved to be a stage of rapid industrial growth in South Boston. Industries included sugar refineries, glass works, lumberyards, and foundries of all types. Paralleling this development, the community's population and land values markedly increased. Its population growth rate between 1845 and 1855 was 65.78% as compared to the city's 42.2% rate, making South Boston the city's third largest ward and boasting more houses than any other in 1855. Two other significant developments during this growth period were the introduction of railroads and the acquisition of a new bridge. The Old Colony Railroad tracks were laid in 1845 along today's Old Colony Avenue, crossing Fort Point Channel near West Broadway and ending at Kneeland Street Station. The Boston and New York Central tracks were laid in 1855, parallel to B Street and across Fort Point Channel to South Station. The Congress Street Bridge was acquired in 1855 when A Street's northern portion opened, creating a public way linking the peninsula to Boston.

Prior to the 1850's the majority of South Boston's residents had been Yankee Protestants. But in the mid 19th century, the peninsula's industries attracted a workforce of Irish immigrants who settled mainly in the area west of Dorchester Street. The Great Boston Fire of 1874, which destroyed the homes of many poor Irish immigrants at Fort Hill, sent more immigrant laborers to South Boston. By the end of the 19th century, the South Boston community included significant numbers of immigrants

from Poland, Germany and Lithuania. Its ethnic character continued to change in the 20th century as immigrants from Italy, Czechoslovakia, Scandinavia, Russia, Estonia, Latvia, Albania, Greece and Puerto Rico found their homes in South Boston.

Much of the peninsula was developed from the 1870's to 1900 with frame construction or brick rowhouses and detached two and three family dwellings. The twentieth century has brought increased industrial and warehouse activity to the northern, non-residential section of South Boston.

5.2 Current Planning Issues

The area surrounding the Harrison Loring Estate is a white-ethnic working class community. The principal ethnic group is Irish, with an increasing number of Eastern Europeans, French Canadians and Italians. Due to the decreasing number of young families living in South Boston, the community has a slightly higher percentage of residents in the age group of 25 years or older than the city as a whole.

The housing environment is characterized by single and two family brick or wood, detached dwellings or rowhouses, as well as triple-decker houses, dating from 1850 to 1940. One quarter of the homes in City Point and one third of the those in Telegraph Hill are owner occupied. Approximately 70% of the houses are in good condition (defined as needing less than \$1,000 of repair work).

The following housing problems exist: a high rate of resident mobility, no demand for new home-building, housing deterioration along the northern ridge of City Point (due to industrial and port development) and the high cost of maintenance. The latter problem is especially serious to owners of wood frame structures. As a result of the high cost of repairs, rents are increased and tenants are forced to move out, eventually causing abandonment which leaves the building subject to vandalism. The City of Boston demolishes approximately 40 South Boston houses per year.

Part of a major commercial section is located on East Broadway, and small businesses are scattered along corners of residential streets. The Broadway business area, according to the Boston Redevelopment Authority's recent planning report ("South Boston District Profile and Proposed Neighborhood Improvement Program"), is in need of revitalization in the form of more parking, improved walkway lighting and storefronts, traffic signals, and cleaner streets and sidewalks.

A public transportation system, based on the street's grid system, provides bus service originating at the MBTA Red Line's Broadway Station.

The BRA's "District Profile" identifies three major problems for the area of South Boston surrounding the Harrison Loring house: residential instability, heavy truck traffic on some residential streets, and incompatible land use. To address the problem of residential instability, the BRA recommends a program of public investment to stimulate private

residential investment. The BRA also recognizes a need for further public investment in public facilities, public works, and parks and recreation to encourage private investment and community pride. Current job training and education programs which attempt to solve the unemployment problem are perceived as beneficial.

An alternate route is needed to direct the industrial truck traffic off residential streets. A Seaport Access Road would alleviate this problem by channeling trucks from the expressways along this route to the industrial areas in the North Section and the Lower End.

Industrial development has created an area of mixed uses along First and Second Streets. Vacant lots have caused disinvestment and abandonment of adjacent residential areas. The BRA, in its "District Profile", recommends that further land use and economic studies to be made to plan land reuse and improvements. Requests have been made to the Zoning Commission to change the classification of some areas from manufacturing to residential to prevent future industrial encroachment.

5.3 Relationship to Current Zoning

The Harrison Loring Estate is located in an H-1-50 zone, which permits apartments or other dwellings with a maximum floor area ratio of 1 and a height restriction of 50 feet.

6.0 ALTERNATIVE APPROACHES

Alternatives

The historical and architectural significance of the Harrison Loring Estate places it in the Landmark category. The East Broadway area, which includes other properties built in the latter half of the 19th century, could be designated as an Architectural Conservation District in the future, depending on neighborhood interest.

An alternative approach to Landmark designation would be to pursue inclusion of the property in the National Register of Historic Places. Although this would provide some protection from Federal action, it would provide none from City, state or private action. Listing on the National Register could provide eligibility for Federal Tax benefits and grants for historic preservation.

The Loring Estate is clearly eligible for Landmark status, yet the Commission retains the option of not making such designation.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Harrison Loring Estate be designated a Landmark under the provisions of Chapter 772 of the Acts of 1975.

The standards and criteria recommended for administering the regulatory functions provided for in Chapter 772 are attached as sections 8.0 and 9.0.

- 8.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA
- 8.1 Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) 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 the 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.

4/5/78

Introductory Statement on Standards and Criteria
page two

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

- 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 Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

BOSTON LANDMARKS COMMISSION

8.2 General Standards and Criteria

A. APPROACH

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

General Standards and Criteria
Page two

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

B. EXTERIOR WALLS

I. MASONRY

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

General Standards and Criteria
page three

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.

General Standards and Criteria
page four

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.

General Standards and Criteria
page five

G PENTHOUSES

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

H LANDSCAPE FEATURES

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

General Standards and Criteria
page six

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

I EXTERIOR LIGHTING

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

General Standards and Criteria
page seven

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

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

- 1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.
- 2. Factors that will be considered include:
 - a) Compatibility with the original property's integrity in scale, materials and character.
 - b) Historic association with the property.
 - c) Quality in the design and execution of the addition.
 - d) Functional usefulness.

9.0 SPECIFIC STANDARDS AND CRITERIA

9.1 General

1. The designation of this property is dually based on the historic importance of its original owners and the architectural quality of the Second Empire main house and carriage house. Furthermore, the property is particularly significant because it remains intact--the ensemble of the two buildings being completed by the site plan and the definitive cast iron and granite fence and the granite retaining wall.
2. The general intent is to make no further alterations to the integrity of the property. Additionally, insofar as possible, there should be an attempt to restore integral elements which have been lost or violated.
3. As the primary public views of the property are from East Broadway and M Streets, the most attention should be given to these corresponding elevations.

9.2 Form

1. The integral form of the main house and carriage house shall be maintained. This includes retaining the projecting entrance pavilion, western bay, and southern extension on the main house.
2. The 1927 western one-story clapboarded addition (main house) and the c. 1920's passageway connecting the two buildings may be removed.

9.3 Masonry (Main House and Carriage House)

1. Any replacement brickwork will match the original in selection of brick (color, size, and finish) and in size, color, and profile of the mortar joints.
2. All attempts will be made to retain the existing brownstone, and to leave the unpainted surfaces exposed. Renewal of existing paint will be reviewed by the Commission and selection of a natural brownstone color shall be considered. Proposed patching or other repair of brownstone elements will be reviewed by the Commission.
3. The surface of the granite foundation shall not be painted or otherwise altered. Foundation mortar joints shall retain their original profile and color.
4. Cleaning, if proposed, shall be of the gentlest possible method, to be reviewed by the Commission.

9.4 Front Entrance (Main House)

1. The original design of the portico will be maintained. No elements are to be removed, nor is enclosure to be made.

2. The original elements of the stairway, including steps and newel posts, are to be maintained. If the present modern railing is removed, a classical balustrade of cast iron or wood is the preferred replacement, and the proposed design will be reviewed by the Commission.

9.5 Doors and Windows (Main House and Carriage House)

1. No openings are to be added, removed, or changed in size. Existing enframements and mouldings in brownstone and wood will be retained.
2. The double front entrance doors on the main house are to be retained with existing lights and existing original hardware.
3. Replaced sash shall be of the same design as the existing, if possible.
4. Storms and screens shall be wood sash or colored aluminum.
5. Paint colors for sash, trim, doors, shutters, etc., will be reviewed by the Commission.
6. The existing shutters (on the entrance facade) may be removed. No additional shutters shall be installed.
7. The owner should submit to the Boston Landmarks Commission any proposals for alteration or replacement of the stained glass windows in the carriage house.

9.6 Roofs (Main House and Carriage House)

1. The total roof forms will be retained including dormers, chimneys, cornices, entrance pediment, and skylight (main house), and cupola and gable (Carriage House).
2. Every effort shall be made to retain and repair the existing slate shingles on the Carriage House. Other roofing may be replaced with slates, but an acceptable substitute also will be considered, and proposed changes will be reviewed by the Commission.

9.7 Fire Escapes/Egress

Any additional means of egress will be reviewed by the Commission.

9.8 Gutters

If replaced, shall match the originals in form and placement and shall be painted unless of copper. Downspouts shall be retained in present locations and if replaced shall be painted unless of copper.

9.9 New Construction

Any additions or new structures will be subject to Commission review.

9.10 Landscaping

1. The cast iron and granite fence on East Broadway and M Streets shall be maintained. The granite retaining wall on M Street shall be retained. Any repointing shall match the original mortar in joint color and profile. The dressed granite ashlar surface of the retaining wall shall not be altered or covered over.
2. Additional pathways and paving shall be avoided if at all possible. Changes in approaches will be reviewed by the Commission.

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