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Study Report of the Boston Landmarks Commission  
on the potential designation of THE ARMORY OF THE FIRST CORPS OF CADETS  
as a Landmark under Chapter 772 of the Acts of 1975

Approved by: Marcia Myers Jan. 4, 1977  
Executive Director Date

Accepted by: Pauline Chase Hamell Jan. 4, 1977  
Chairperson Date

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## The Armory of the First Corps of Cadets

### 1.0 LOCATION OF THE PROPERTY

1.1 Address: 130 Columbus Avenue & 97-105 Arlington Street.  
Ward 5  
Assessor's Parcel number 1135.

### 1.2 Area in Which the Property is Located:

The Armory site, bounded by the north-south distributor Arlington St. and the east-west distributor Columbus Ave., is located in the commercial/industrial area of the South Cove.

1.3 Map showing location: attached

### 2.0 DESCRIPTION OF THE PROPERTY

#### 2.1 Type and Use:

The Armory is institutional and has been used as a private assembly hall for a militia company, a university library, and an exhibition hall. The structure is currently vacant.

2.2 Date of origin: 1891-1897.

2.3 Current owner: William J. Fitzgerald, 216 Tremont St. Boston, Mass. 02116

2.4 Approximate acreage (gross): 28,025 square feet.

#### 2.5 General Description

The Armory of the First Corps of Cadets is a rusticated granite-faced building consisting of the four story Head House, a six story hexagonal tower, and a single-story Drill Hall. The foundation is of granite, and the external walls are twenty inches thick.

The Head House is four stories, shaped in the plan as a right triangle with a six story tower articulating the corner of Arlington Street and Columbus Avenue. Describing the Arlington Street facade is a nearly symmetrical disposition of corner masses; three broad smooth granite arches span two floors of rectangular windows; and an irregular arrangement of lancet windows and entry are placed parallel to the street.



EDINBORO  
KINGS ON ST  
OXFORD ST

25  
25

BEACH

HARVARD

HUDSON

TILER

WASHINGTON

RD.

EXIT

WHEELAND ST.

TRENTON

CARVER ST.

MARGINAL

TRENTON

CHURCH

ST.

STUART ST.

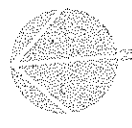


FIRST CORPS  
CADETS  
ARMORY

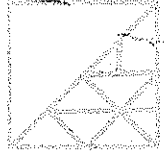
TURNPIKE

MASS.

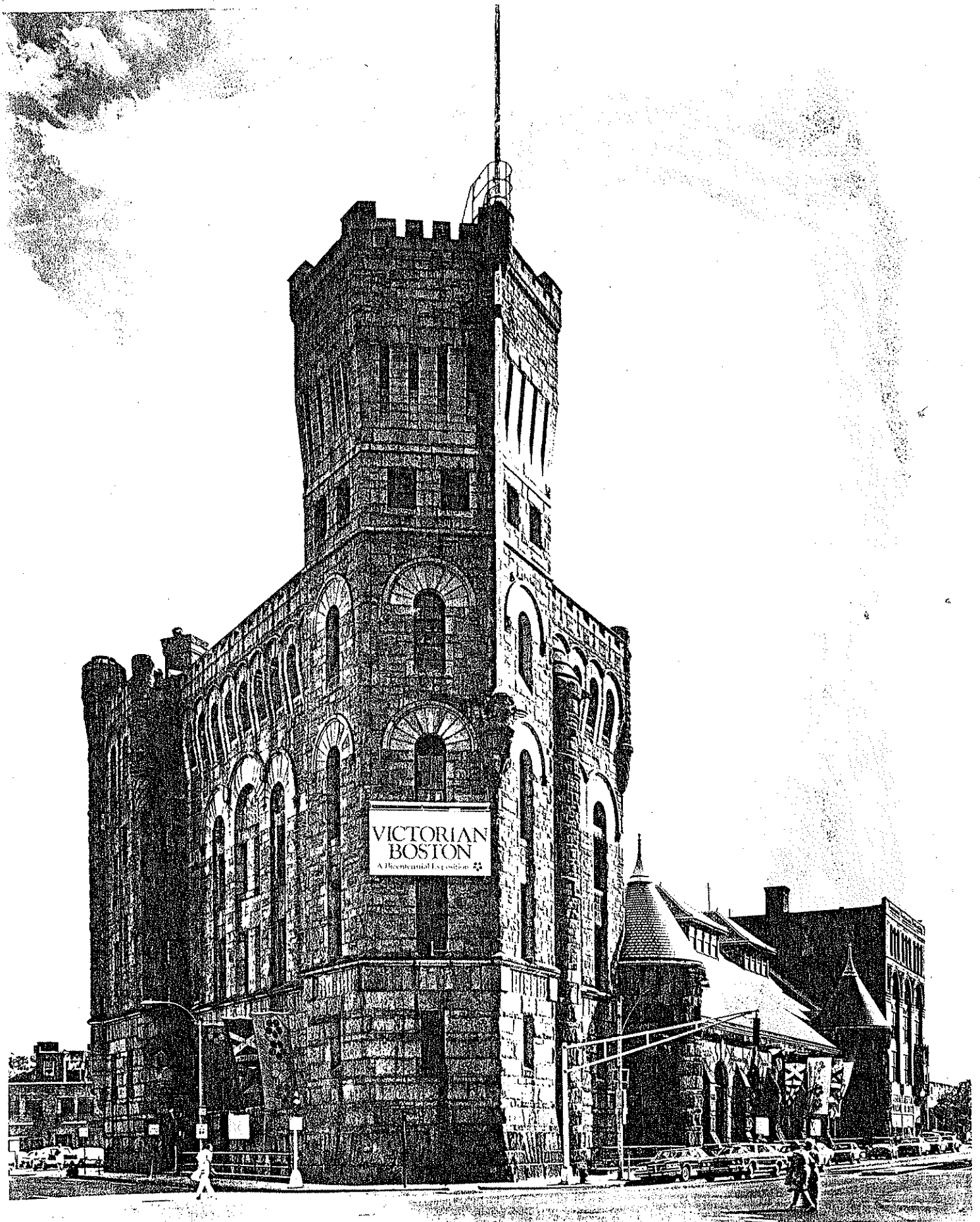
ARLINGTON



SOUTH COVE/CHINATOWN



4/26



ARMORY OF THE FIRST CORPS OF CADETS , Columbus Ave. and Arlington St.

6/26

The narrow Columbus Avenue side of the building is characterized by massings of towers and turrets of varying scale and a flat two-bay arched central portion. Indicating the uppermost story of the Head House and tower is a corbelled arcade surrounded by a crenelated roofline. Carved detailing includes the winged dragon on the tower and the pairs of heads which terminate the mouldings of the window arches.

The Drill Hall is a single-story, nine bay structure with a slate pitched roof and pyramidally-shaped dormer windows. The Hall is flanked by two short turrets pierced by loopholed openings from which the walls of the drill shed could be "swept by musketry". The arched windows openings are framed with rough-faced granite blocks. A drawbridge leads to the central bay which is marked by a doorway. Another exit leads to the rear passage between the Armory and the Carter Building, (located directly to the right of the Armory on Columbus Avenue) and was originally protected by heavy iron gates. A "moat" suggested by the space remaining between the sidewalk and the building allows for the penetration of light into the basement rooms. The windows of the Drill Hall, the basement, and two lower stories of the Head House are furnished with retractable musket-proof steel shutters. The rear of the Drill Hall facing the alleyway which runs parallel to Columbus Avenue is provided with corbel towers for "flank defense".

#### 2.6 Apparent Condition:

The building has been well-maintained and appears generally to be in good condition. However there is water damage in the upper floor of the Headhouse and in the tower structure. \$100,000 of improvements for public facilities were made by Boston 200 through the exhibit sponsors, the Gillette Corporation.

#### 2.7 Photographs: attached

### 3.0 SIGNIFICANCE OF THE PROPERTY.

#### 3.1 Summary of Significance:

The Armory of the First Corps of Cadets is significant for its:

- 1) stylistic rarity
- 2) association with a prominent architect
- 3) association with an ancient military organization
- 4) prominence in the streetscape

- 1) The Armory of the First Corps of Cadets is the only remaining High Victorian armory in the City of Boston. The nineteenth century witnessed the construction of a large number of armories for local militias. The great majority of these structures were architecturally inspired by the medieval fortress, thereby capturing the romantic values associated with patriotism and military life. The Armory of the First Corps of Cadets is successful both with its exterior imagery and its response to complex functional requirements, which included storage space for arms and equipment, a rifle range, a gymnasium, special officers quarters, locker rooms for enlisted men, and a drill hall. The First Corps Armory is one of the most interesting among these unusual architectural forms remaining in the region.
- 2) The Architect of the Armory, once a member of the Corps, is William Gibbons Preston. His varied work demonstrates his facile control of the eclectic architectural vocabulary of the late nineteenth century. In addition to numerous Back Bay residences, his designs include the Museum of Natural History (now occupied by Bonwit Teller), the oldest portion of the Hotel Vendome, the International Trust Building, and the former Quincy Market Cold Storage Warehouse. The design for the Armory ranks as an outstanding achievement of this prominent Boston architect.
- 3) By its association with the First Corps of Cadets, the Armory represents an interesting aspect of Boston's history. The Corps, bearing the title of the Company of Gentlemen Cadets, was chartered in 1741 as the bodyguard of the Governor of the Province of Massachusetts Bay. Their subsequent service, uninterrupted except for suspension between 1774-76, exemplifies the varied roles the local militias adopted during the nation's development. Re-organized in 1776 as the Boston Independent Company, under the commands of John Hancock and Henry Jackson, the Corps participated in the battle of West Point and in the surrender of Cornwallis at Yorktown. In 1785, the Corps was called upon to help calm the strife caused by Shay's Rebellion. With other militia, their status was officially protected by a Congressional Act of 1791. During the Civil War they performed guard duty over Confederates held prisoner at Fort Warren, and during the First World War, they served "with distinction" on French battlefields. By 1939, the organization was equipped as a completely motorized anti-aircraft regiment, and, subsequently in

1940, became one of the first inducted National Guard units. The Corps was redesignated the First Battalion, 220th Infantry, in 1962. Particularly in the nineteenth century, the membership roster of the Corps and its Veteran's Association reveals the organization's secondary function as a social fraternity for Boston's elite.

- 4) The creative imagery of the Armory of the First Corps of Cadets reinforces its commanding position over the major intersection of Arlington Street and Columbus Avenue. The tower is the dominant element, creating a dramatic skyline and articulating the triangular shape of the site. All other elements of the building's mass are organized to support the tower's vivid statement. The Arlington Street facade is unusually understated for a main entrance, a fact attributable to the execution of the entrance as a narrow entry running parallel to the fill of the outside walls (a military design dating back as far as the citadel of Mycenae). The short length of this facade also complements the short blocks formed by the intersection of Bay Village streets with Arlington Street. On the other hand, the Columbus Avenue facade dramatizes the importance and length of Columbus Avenue through the long, low profile of the Drill Hall.

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

The Armory of the First Corps of Cadets satisfies the definition of Landmark, as stated in Section 1 of Chapter 772 of the Acts of 1975, as an improvement which in whole has historical, cultural, and architectural significance to the city, the Commonwealth, and the New England region. The Armory meets the criteria in Section 4 of the Act in that it is included in the National Register of Historic Places; it is a structure at which events occurred that best represent the local militia as an important aspect of the military and social history of the city and the commonwealth; and it is a structure that represents architectural design which embodies the distinctive characteristics that are inherently valuable for study of a period and style and that is a notable work of an architect whose work influenced the development of the city.



## 4.0 PHYSICAL HISTORY

### 4.1 Origins of the Property:

The Armory was planned, constructed and financed by the First Corps of Cadets. Lacking satisfactory drilling space, the Corps stated that it would raise the necessary funds for the erection of an Armory from public donations and would seek no financial assistance from the City. The location of the selected site on Columbus Avenue was considered to be "strategically advantageous because of the central situation in relation to population, to public buildings and to the termini of the railroads of the City". It also provided an unobstructed view across the trees of the Common and afforded easy communication by signal flag with the State House.

The volatile quality of Boston's changing society in the 1880's influenced the decision to construct the substantial Armory. The Corps perceived a need for effective control over large civil disturbances. The exercise of such control had been one of the traditional functions of the Cadets. The building was designed to resist an extended civil seige.

The Armory served as headquarters for the Veterans Association of the Corps, the museum of the Military Historical Society, the museum of the First Corps and the Civil War Museum of the Loyal Legion until 1966, at which time the building was sold to the current owner. Subsequently the building was leased to the University of Massachusetts as a library and to the Boston 200 Corporation as an exhibition hall.

### 4.2 Alterations:

No major alterations have occurred.

## 5.0 ECONOMIC STATUS

### 5.1 Assessed Value:

The assessed value of the Armory is \$280,300 for the land and \$219,700 for the building, totalling \$500,000; therefore taxes are \$98,350.

For the majority of its life, the Armory has not been a tax-producing structure; the First Corps of Cadets being tax-exempt occupants. In 1964, the City removed that status and at the time, the property was conveyed to the current owner (1966). City of Boston property taxes were owed in the amount of \$49,671. These taxes were reduced by abatement to a total sum of \$15,000; \$5,000 annually for 1964-1966. During tenancy by the University of Massachusetts, the owner received an abatement of \$40,000. While a tenant from 1973-1976, Boston 200 assumed responsibility for the taxes, which were met for the first fiscal year.

## 5.2 Current Occupancy and Status:

The Armory has been vacant, except for minimal storage, since November 1, 1976, with the closing of the Boston 200 exhibit. Their lease officially expired December 31, 1976.

Re-use plans are being actively pursued by several parties, including the owner and the Boston Redevelopment Authority. The owner understands the significance of his property.

## 6.0 PLANNING CONTEXT

### 6.1 Relationship to Current Zoning:

The Armory is within a B-8 zone, permitting all standard commercial uses. The allowable physical density, as measured in the floor-area-ratio, is eight times the total site area; therefore, the site has an unused FAR of approximately 168,200 sq. ft. ( $28,025 \times 8 = 224,200$  allowable  $56,000$  existing =  $168,200$  unused).

### 6.2 Plans Affecting the Property:

The Armory is located in the South Cove Urban Renewal Project, R-92, established in 1965 and currently in its closing stages. The project had five major subsections; the Tufts New England Medical Center, three residential areas, and an entertainment and commercial district. The Armory, which is not scheduled for acquisition, is within the commercial district where the principal new construction has consisted of the South Cove Fire Station and the 57 Carver Street hotel-garage-retail complex. The residential area known as Bay Village borders on the Armory. As part of the Urban Renewal Project, the 312 rehabilitation loan program has assisted the renovation of approximately 240 residential buildings. Combined with a strong rental market that encourages owner investment, and pedestrian-oriented public improvement, these investments have produced a stable residential community of 900 persons. The Bay Village Association actively supports the Armory's re-use, including an institutional user.

Germane to the Armory's future is the outcome of the Park Plaza Urban Renewal Plan. Although not located within the project area, the Armory could be indirectly but positively affected by the substantial public and private investments which are scheduled. The revised plan includes a State Transportation Building, apartment tower, a 450 room hotel and a low-rise office building, all of which generate a potential market for activities located in the Armory. The expansion of the Motor Mart garage along Stuart Street is another potentially complimentary use.

The major benefit of Park Plaza to the Armory will be the strengthening of its locational advantages. Despite its central access to mass transportation, to parking and the Massachusetts Turnpike and, for the time being, major bus terminals, the Armory suffers from a negatively perceived environment. Three actions, in particular, will draw the Armory into a more commercially dynamic arena. First, the renewal plan calls for the creation of a pedestrian path to link the spine of Bay Village, Church Street, with the Boston Public Garden. Second, a plaza will be developed on Columbus Avenue between Arlington and New Charles Streets; the plaza's alignment highlights the visual relationship of the Armory's tower to the State House dome. Third, retail uses are to be distributed at grade throughout the project and oriented to either street or plaza. Particular emphasis will be given to upgrading the economically depressed Stuart Street.

The principal link between the Armory and Park Plaza is the former Statler Hilton Hotel. Although not a parcel to be acquired by any public action, the Statler has been included in the Urban Renewal plan. The overall plan allows for future expansion, through a tower with a 300' height limitation. It is felt that this height and restricted setbacks will create a peripheral bulk more or less conforming to the scale of the surrounding neighborhood.

However, the future of this proposed addition to the hotel is uncertain. Closed recently, the hotel has experienced a change in ownership and is expected to reopen presently.

## 7.0 ALTERNATIVE APPROACHES

### 7.1 Alternatives:

Both the significance of the structure and the language of the Commission's enabling statute, exempting all but Landmark designations within the central city, limits the designation category to that of Landmark.

The only other available protective designation would be through inclusion in an historic district created under Chapter 40C of the General Laws. Activity of this sort is under consideration by the Bay Village Association which serves the adjacent residential community.

The Armory now receives some protection by the fact that it is listed in the National Register of Historic Places. National Register listing does not prevent a private owner from demolishing his or her building. However, the Tax Reform Act of 1976 does impose penalties to a developer demolishing a National Register property for the purpose of new development. Included in these penalties are the restriction that the costs of demolition cannot be deducted for Federal Income Tax purposes, and an owner cannot use accelerated depreciation methods for depreciating the value of a new structure built on the site of a National Register property.

The Commission also has the option of not designating the Armory as a Landmark.

## 7.2 Impact of Alternatives

Assessing the impact of the Landmark or historic district approach, there appears to be similar potential with one major exception which favors the Landmark designation. The historic district does not provide the immediate review power over demolition or alteration which can be initiated by the Commission for properties under consideration for Landmark designation. Instead, review power under an historic district is not operative and enforceable until the district is created by city ordinance a process of indeterminate duration.

## 8.0 RECOMMENDATIONS

- 8.1 It is recommended that the Boston Landmarks Commission designate as a Landmark under Chapter 772 of the General Laws of 1975 the Armory of the First Corps of Cadets, at Arlington Street and Columbus Avenue, Boston.
- 8.2 The designation should include the entire property as outlined in the attached map.
- 8.3 The recommended standards and criteria are as attached.

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9.0

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.

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.

BOSTON LANDMARKS COMMISSION

Specific Standards and Criteria

Armory of the First Corps of Cadets  
Corner of Arlington Street and Columbus Avenue

A. GENERAL

1. The exterior of this building has been modified in only the slightest degree since its completion in 1897. Thus, the intent is to preserve its overall character, its use of materials and colors and its treatment in detail.
2. It is recognized that in order for this building to extend its useful life, its use must be changed from that originally intended. Expression of a new function is encouraged provided that it does not abuse the building's integrity.
3. As the primary public views of the building are from Columbus Avenue and Arlington Street, the northeast and northwest elevations on these streets shall have the least alterations. Some alterations will be allowed on the southeast elevation, and more on the southwest end of the building.
4. The "dry moat" and ironwork shall be retained on Columbus Avenue and Arlington Street.
5. If practical, the existing cobblestone alley at the rear of the building shall be uncovered and restored as necessary.

B. WALLS

1. No new openings shall be allowed in the granite walls, nor existing openings removed.

2. If new exits are required to meet the building code, they shall be treated in a manner similar to existing openings.
3. The two service openings on the southeast elevation were not original and may be removed or altered. In either case, the treatment of the stonework shall correspond to the original.

C. ROOF

1. The slate roof shall be retained and repaired with identical materials as necessary.
2. No additional openings, dormers, skylights, stacks, etc. will be allowed in the place of the pitched roofs, except that consideration will be given to new openings in the roof to the southeast to satisfy mechanical requirements. if their placement and forms are well integrated into the existing pattern of roof elements.

D. WINDOWS

1. Existing window locations, details, colors, shutters, etc. shall be preserved in all openings. Consideration will, however, be given the conversion of multiple light sash such as single light sash if done in a consistent, architecturally acceptable manner.
2. Windows can only be converted to louvers when generally hidden from the street or if all the sash in the dormers on the southeast roof are all so converted.

E. PENTHOUSES

1. Adding mechanical penthouses will only be considered if kept minimally visible from Columbus Avenue and Arlington Street.
2. The only locations that will be considered will be on top of the two rusticated towers at the north corner of the building.
3. The intent in allowing the addition of penthouses will be to minimize their visual effect from the street. To this end the following guidelines shall be followed:

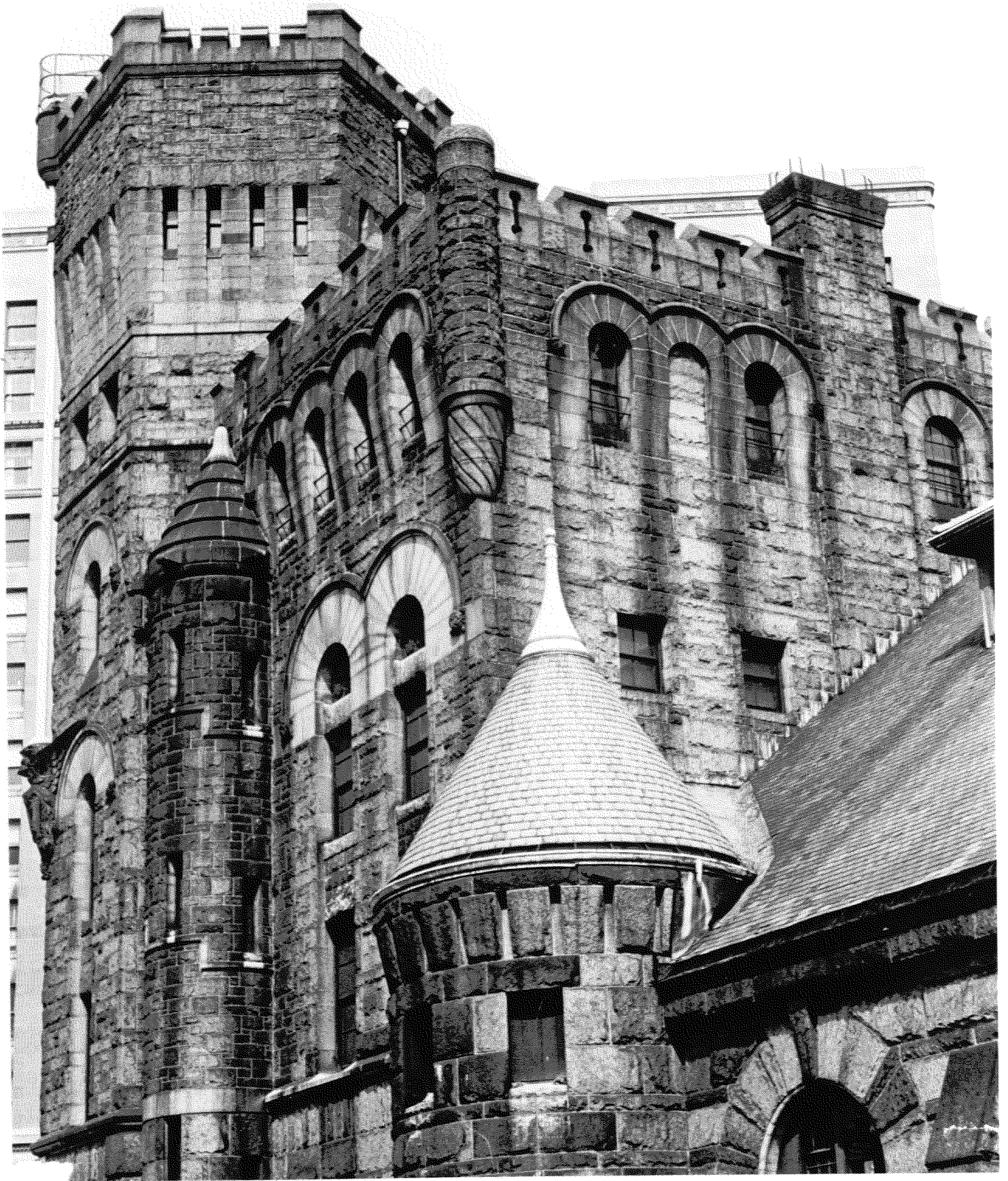
- a. Their overall height shall be kept to a minimum.
- b. They shall be set as far as possible from the parapet, at least 6 feet.
- c. Their exterior treatment shall be made as neutral as possible in relation to the granite wall, by colors, surface texture and possibly battering the walls.

F. ADDITIONS

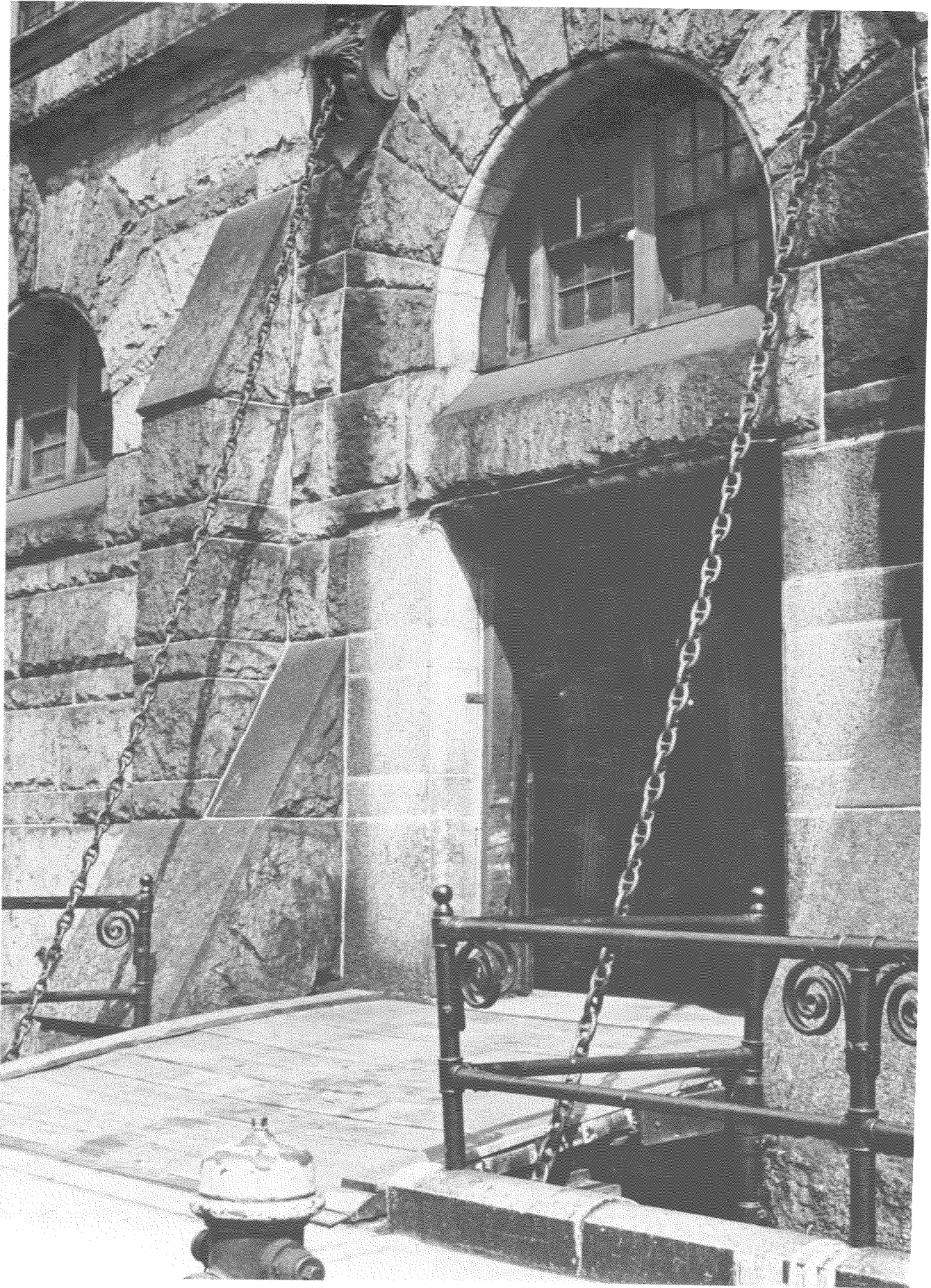
1. Any proposed additions to the building must not harm its overall integrity nor detract from its scale and massing.
2. It will be permitted to connect the building to the existing Hale Building to the southwest of the Armory. However, such a link shall be held at least 30 feet back from the Columbus Avenue elevation, and shall only connect at the lower floors.
3. If other additions are proposed to the southeast of the building, their mass shall be kept free of the granite wall by at least 20 feet and the connecting link shall be kept in height at least four feet below the existing cornice line. The link shall also be set at least 100 feet back from the Arlington Street elevation.







ARMORY OF THE FIRST CORPS OF CADETS . View of Headhouse.



ARMORY OF THE FIRST CORPS OF CADETS. Doors on Columbus Avenue