

attic; clay plaster at the east room of the attic and the northeast room of the first storey may not be painted or repaired except as may be needed to conserve it with prior written approval from SPNEA (Exhibit B 45198-A to 45208-A and 45216-A to 45232-A);

(e) all woodwork in the south rooms of the first and second storeys and both stairhalls at all storeys including but not limited to cornices, mantel pieces, paneling, baseboards, stairs, railings, balusters, newels, doors, door casings, windows, window sash, window casing and other decorative elements. Paint removal is expressly forbidden unless undertaken with advance written approval from SPNEA of the methods and materials to be used in such removal (Exhibit B 45198-A to 451208-A, 45219-A to 45227-A, 45229-A and 45230-A);

(f) all fireplaces in their entirety; restoration of the former kitchen fireplace in the center north rooms of the first storey may be carried out subject to SPNEA written approval of a plan that bases such restoration on documentary evidence, that records existing materials photographically and in measured drawings to SPNEA standards, that retains the maximum amount of existing original materials and that specifies replacement materials which SPNEA judges to be historically accurate (Exhibit B 45201-A, 45206-A, 45213-A, 45214-A, 45221-A, 45222-A, 45225-A and 45231-A);

(g) the cellar's existing masonry partitions, chimney arch and clay pargetting at the north wall of the main cellar shall not be disturbed;

(h) all protected materials, architectural elements and arrangements of the first and second storeys and the attic identified in these restrictions, including but not limited to woodwork, interior beams and framing, floors, fireplaces and plaster shall not be enclosed, covered or hidden from view without the prior written permission of SPNEA.

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3. EXCEPTIONS. For the purposes of these restrictions, redecorating or refurbishing work identified below shall not constitute construction, alteration or remodelling requiring the prior written permission of SPNEA subject to the following limitations:

(a) interior wall papering provided such papering shall not disturb, damage or destroy protected woodwork as identified in paragraph 2(a) and (b) above;