



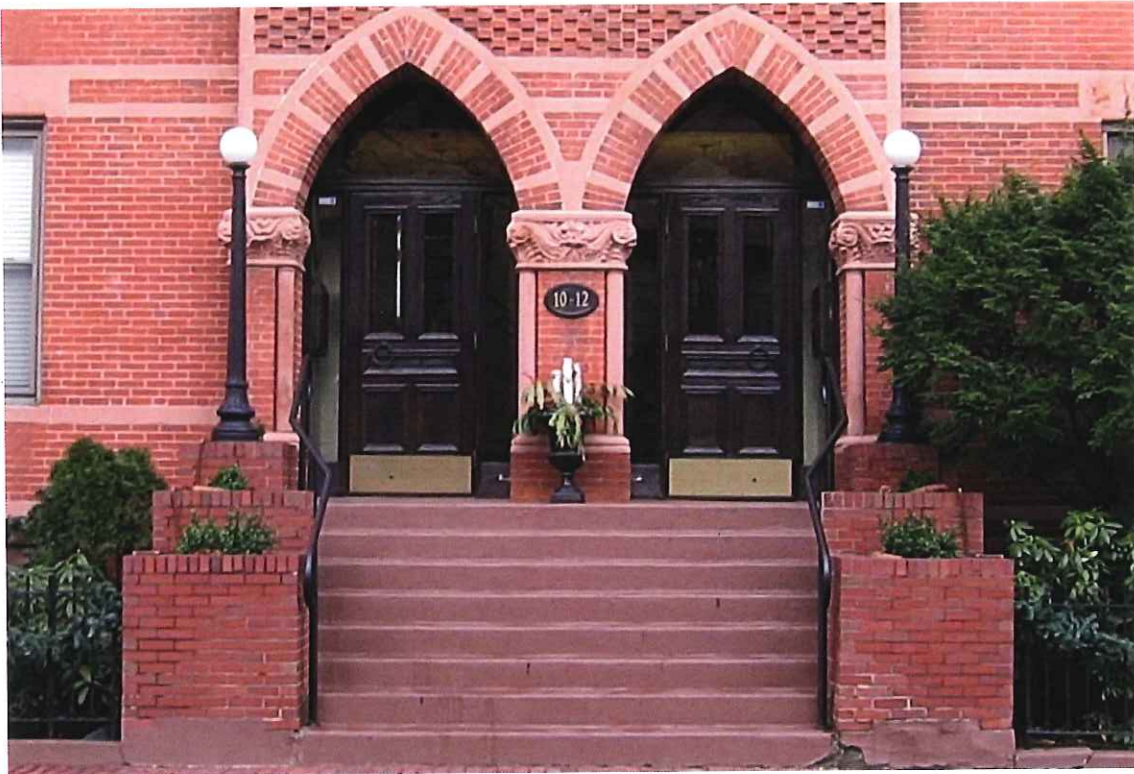
10-12 Cumberland Street Front and Side Façades

The building is a four-storey double-brownstone, built circa 1884. It is located on the northeast corner of Cumberland Street and St. Botolph Street. In this photo, Cumberland Street is on the left and St. Botolph Street is on the right. This photo was taken from the southwest corner of Cumberland and St. Botolph. The proposal is to repair and restore the circa-1981 staircase planters on each side of the main entrance on Cumberland Street, shown at left in this photo.



Main Entrance on Cumberland Street

The proposal is to repair and restore the planters on each side of the main staircase.



Detail of Cumberland Street Entrance

At right, this photo shows an example of the water damage caused by the poorly designed drainage system.



Existing Conditions

Enough moisture has accumulated behind the bases' brick veneer to allow moss to grow inside the structure.



Existing Conditions

We will need to discover how far into the bases the moss and other vegetation extends and to figure out the best way to either kill it or remove it completely before we seal the bases back up with new bricks.



Existing Conditions

The stucco facing on the lower front of the brick bases is disintegrating as a result of the moisture that's trapped inside the bases.

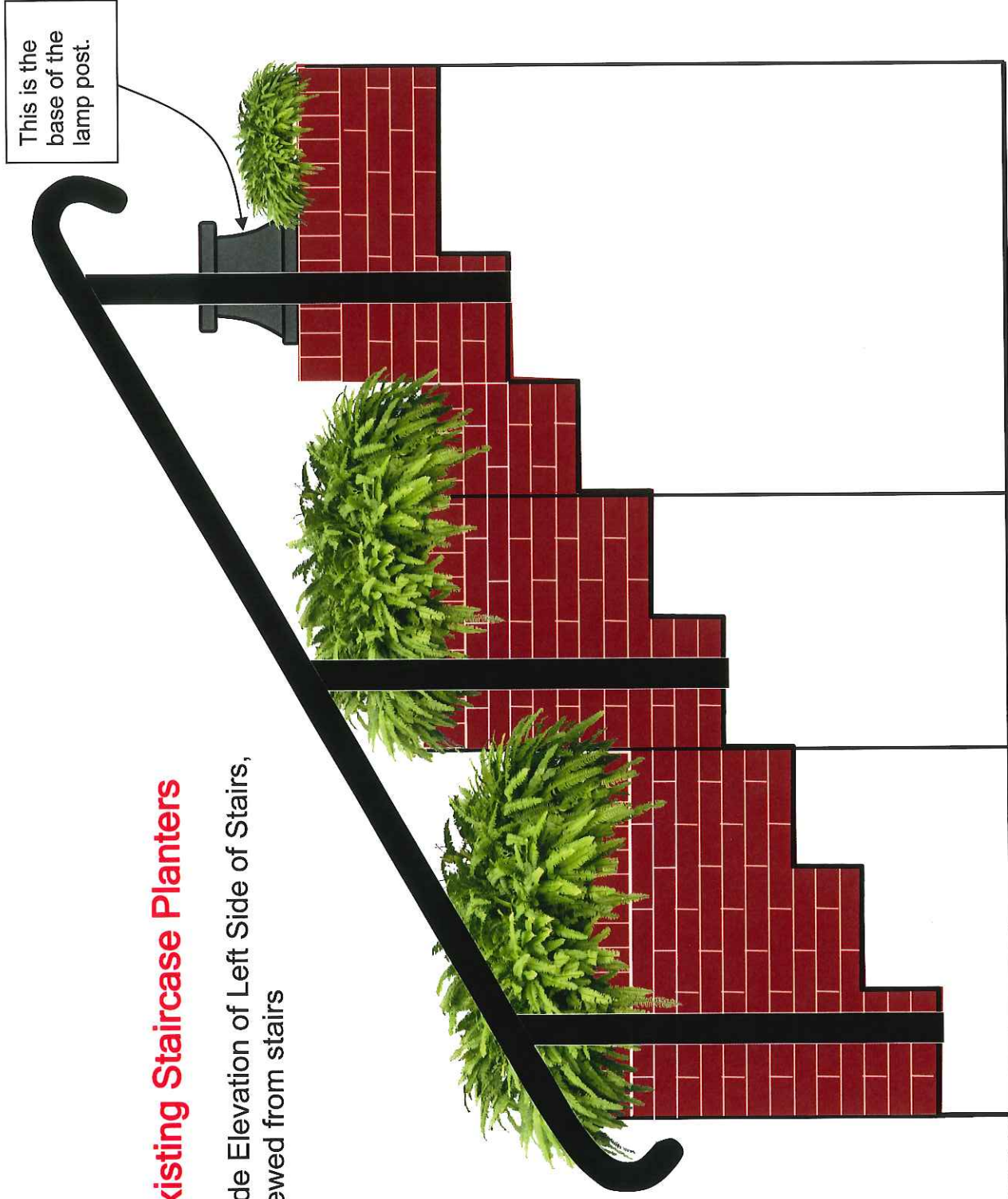


Existing Conditions

The primary cause of this water damage is the recessed planting basins, whose liners are easily punctured and whose weep holes (not shown here) are not tightly sealed.

Existing Staircase Planters

Side Elevation of Left Side of Stairs,
viewed from stairs



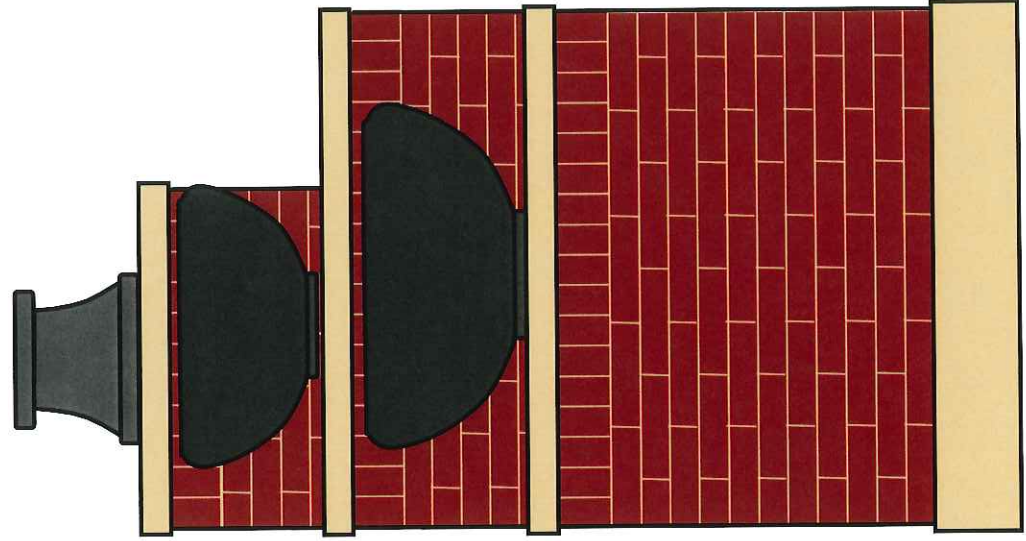
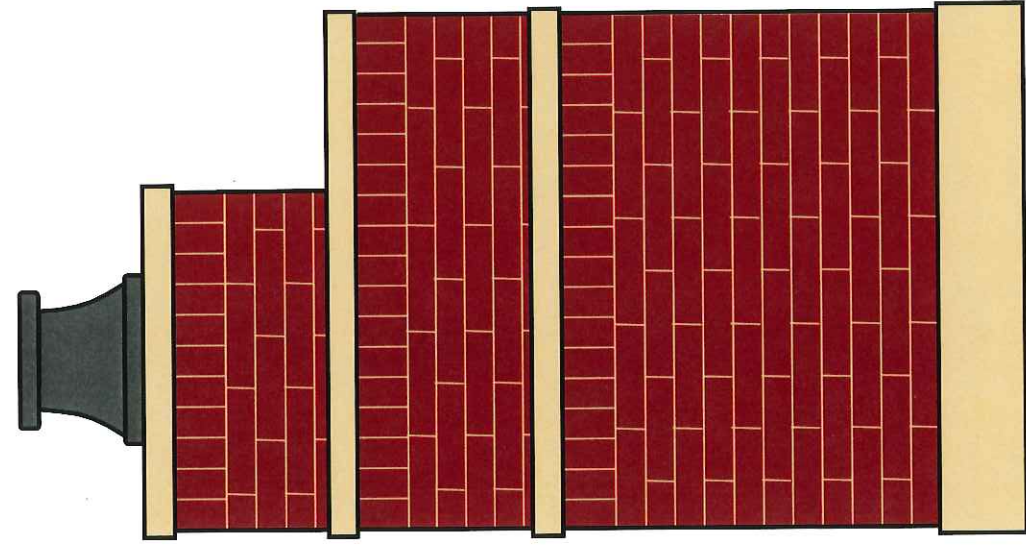
Proposed Staircase Planters

Side Elevation of Left Side of Stairs,
viewed from stairs



Proposed Staircase Planters

Front Elevation of Left Side of Stairs,
shown without and with urns and plants



Specification Changes

Features	Existing Planters	Redesigned Planters
Brick	8" x 2-1/4" x 3-1/2"	No change
Footprint	As shown on orthographic drawing	No change
Upper base height*	73.5"	71"
Center base height*	61"	56"
Lower base height*	46"	38.5"
Base tops	Brick soldier courses surrounding planting cavities	2" brownstone caps on top of brick soldier courses
Number of planters	6 (3 per side)	4 (2 per side)
Planting cavities	Recessed into masonry bases	Stand-alone stone urns on top of masonry bases and brownstone caps
Drainage	Slightly pitched PVC pipes draining to sides of bases	Water to drain onto brownstone caps, then to run off the edges

*Height to top of soldier course.

Campania's Giulia

These are the urns that we will be placing on top of the masonry bases: two large and two medium urns. The finish will be the NEW Terra Nera shown on the next page.

From Campania's literature: "Campania cast stone pieces are manufactured with a high-density cast stone mix with a PSI (pounds per square inch) strength of approximately 7,500. While this high-density mixture is designed to produce a strong and durable product, proper maintenance is recommended to protect the product from the freeze-thaw cycles that occur in winter. Any piece that can hold water, snow, or ice, such as a planter, birdbath/ fountain top, or shell, and any piece that is placed directly on the ground surface, such as a statue, birdbath/fountain base, planter, or bench leg, can be damaged by the winter freeze-thaw cycles. To minimize any possible winter damage, these pieces should be raised slightly above ground level, without obstructing the drainage hole."



3 Giulia Medium Planter (GS)
88 lbs
22.00"W x 11.00"H

5 Giulia Large Planter (GS)
152 lbs
27.00"W x 13.00"H

Campania's Terra Nera Finish



The **OLD** Terra Nera



The **OLD** Terra Nera



The **OLD** Terra Nera

From Campania's literature: "Terra Nera has changed from our original interpretation of this color. Many factors are involved in creating an original hand-applied patina, which can affect the end result. Due to pigment variations and customer requests for a more black color look, our Terra Nera has evolved to a darker finish."



The **NEW** Terra Nera



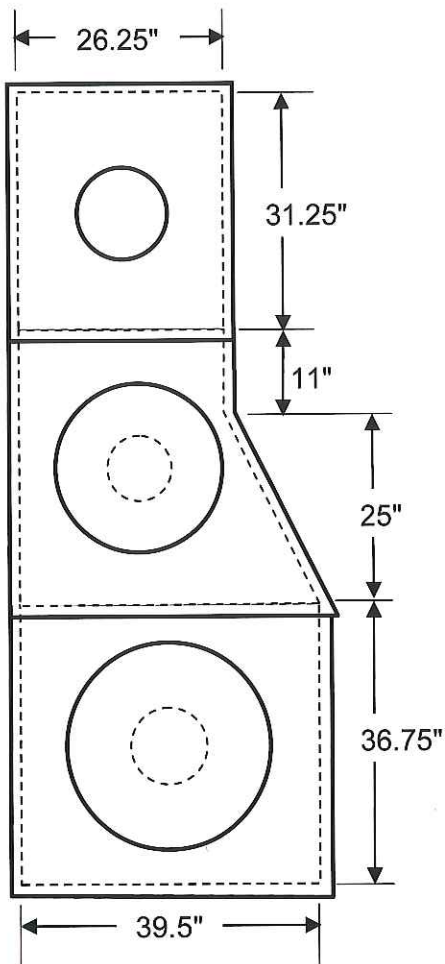
The **NEW** Terra Nera



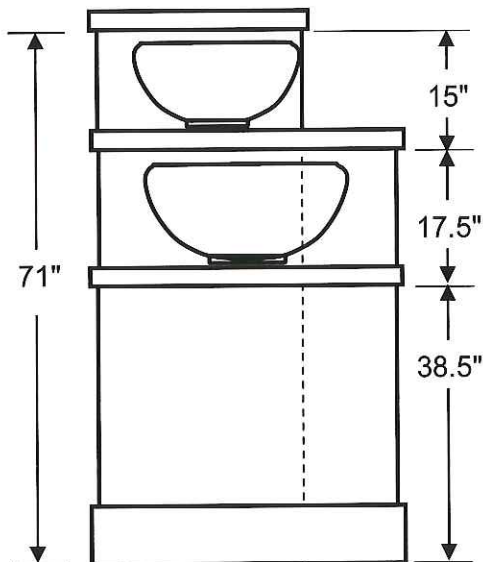
The **NEW** Terra Nera

**Orthographic Drawing of the
Brick Bases (on left side of the staircase),
with Stone Urns and Lamp
Posts on Top**

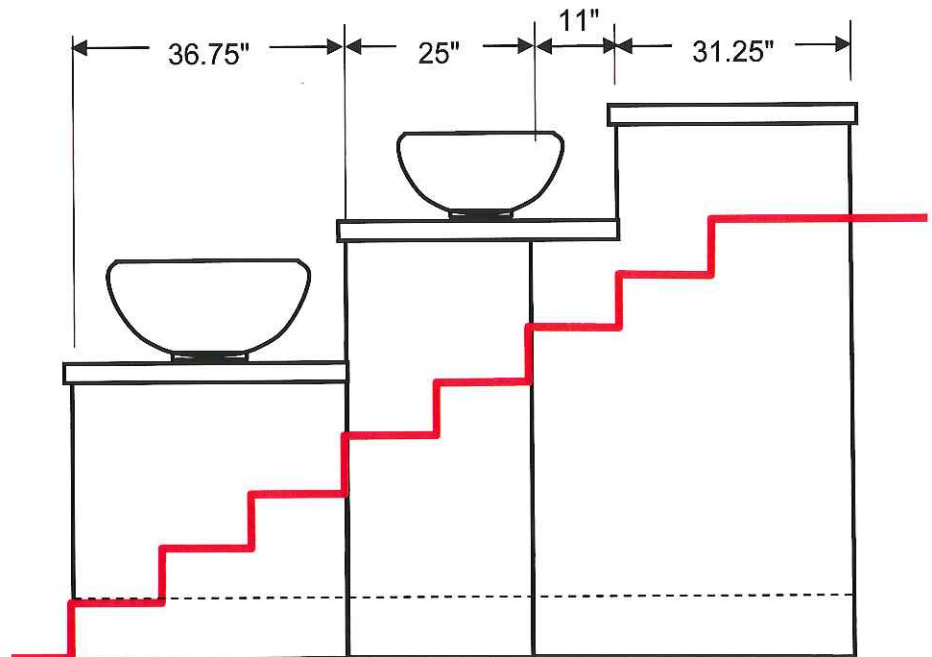
Large Planter: 27" diameter, 13" high
 Medium Planter: 22" diameter, 11" high
 Lamp Post Base: 12" diameter



Top Elevation



Front Elevation



Right Elevation (side that abuts stairs)