

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date: June 24, 2020

To: Nicholas A. Armata, MRP / Senior Preservation Planner
Beacon Hill Architectural Commission

From: Donald W. Mills, RA, LEED AP (BD+C)
Mills Whitaker Architects LLC

Re: 2 Park Street / Selective Masonry Repairs and Window Restoration
Park Street Church

Park Street Church requests approval for selective masonry repairs and window restoration at the rear façade of 2 Park Street adjacent to the Granary Burying Grounds. All work will be coordinated with the Historic Burying Grounds Initiative for protection of gravestones. Work outline includes:

- Selective Repairs to Brickwork and Brownstone in Deteriorated Areas; Materials and Mortars to Match Existing; Structural Consultant is John Wathne of Structures North Consulting Engineers.
- Re-support Fire Escape Bracket Between Brownstone Lintel and Sill with Concealed Steel.
- Removal of Exit Doors to Fire Escape at First & Second Floors; Restoration of Windows in These Two Original Masonry Openings to Restore Integrity of the Façade.
- Removal of Extended Fire Escape Landing at Second Floor Due to Removal of Exit Door.

ATTACHMENTS & ENCLOSURES

The application, extension form and \$50 fee is enclosed. The following supporting information is attached:

- B.01: Locus Plan of 2 Park Street
- B.02: Photograph of Rear Facade
- B.03: Existing & Proposed First Floor Plan
- B.04: Existing & Proposed Second Floor Plan
- B.05: Existing & Proposed Third Floor Plan
- B.06: Existing & Proposed Rear Facade
- B.07: Photograph of First Floor Exit Door to Receive Restored Window
- B.08: Photograph of Second Floor Exit Door to Receive Restored Window;
View of Extended Fire Escape Balcony to be Removed
- B.09: Elevations and Details of Restored Windows at Exit Doors to be Removed
- B.10: Structural Drawing of Elevation with Masonry Restoration Notes
- B.11: Captioned Photographs of Masonry Conditions & Repairs
- B.12: Captioned Photographs of Masonry Conditions & Repairs
- B.13: Conceptual Drawings of Concealed Support for Fire Escape Bracket

If you require any additional information in reference to this application, please contact the architect Don Mills at 617-876-7611 ext. 2, or via email at donmills@millswhitaker.com

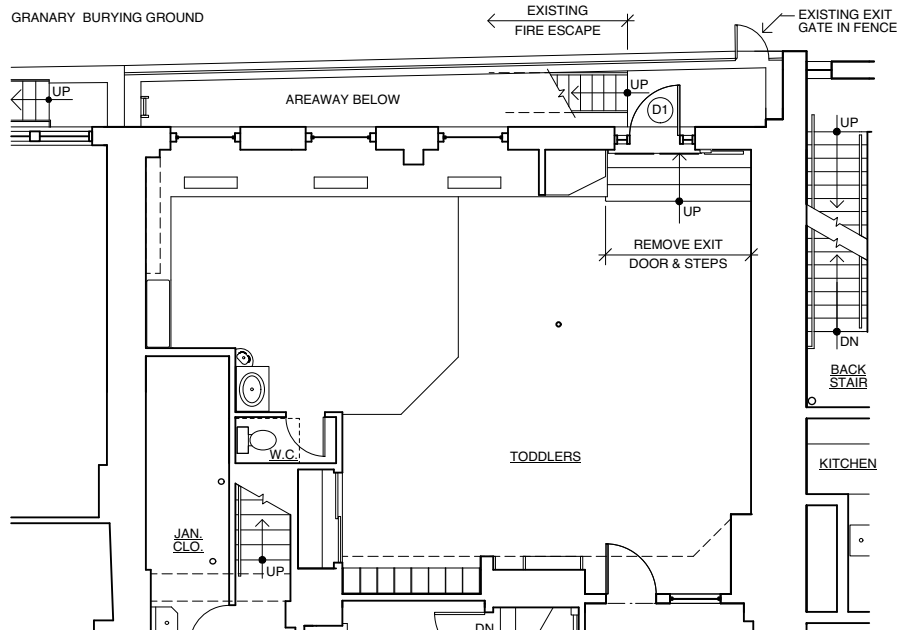
Copy: Rich Elliott, Director of Campus Operations / Park Street Church



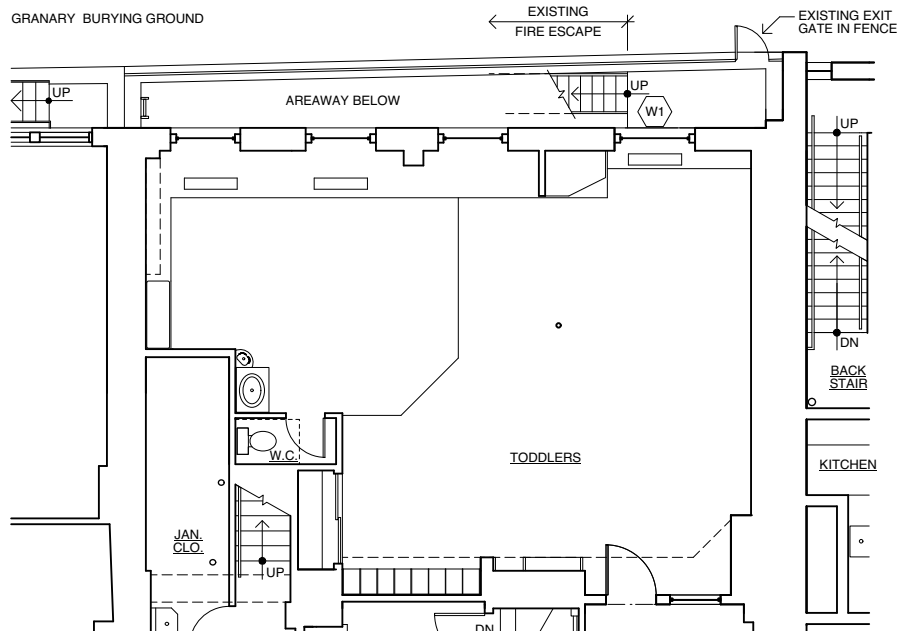
*LOCUS PLAN OF TWO PARK STREET:
REAR FACADE OF BUILDING ADJACENT TO GRANARY BURYING GROUND (BY ARROW)*



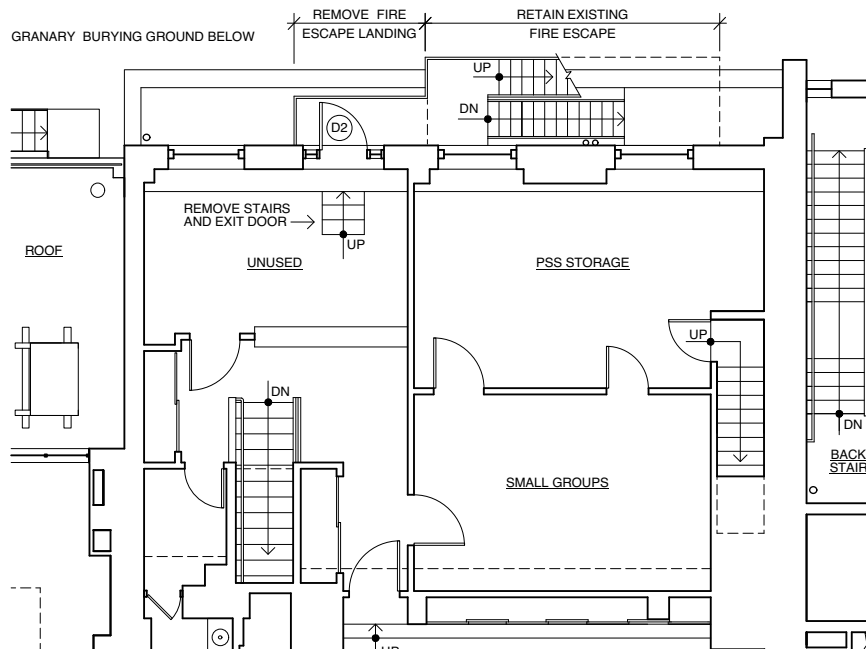
REAR FACADE OF 2 PARK STREET FROM GRANARY BURYING GROUND



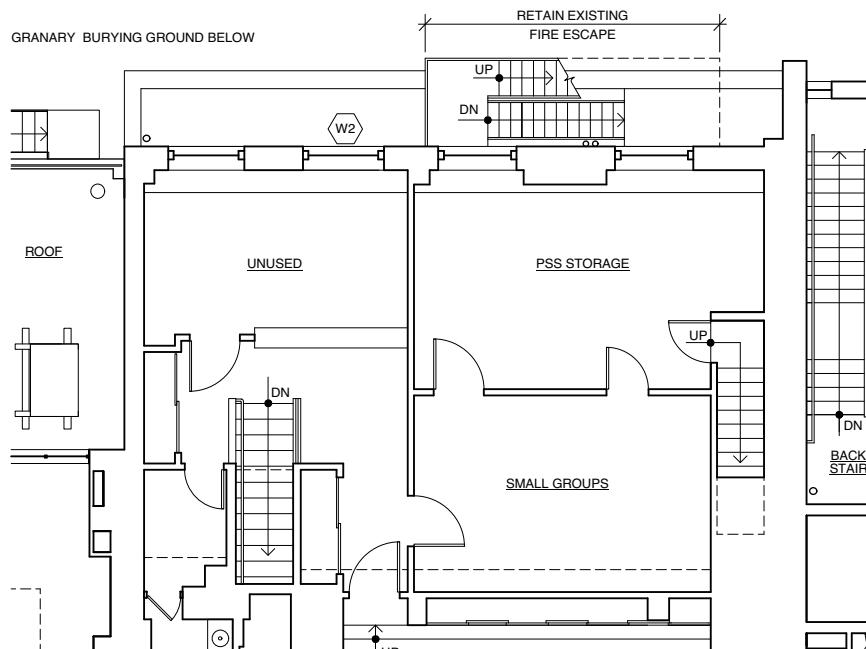
EXISTING PARTIAL FIRST FLOOR PLAN WITH EXIT DOOR TO FIRE ESCAPE IN ORIGINAL WINDOW OPENING



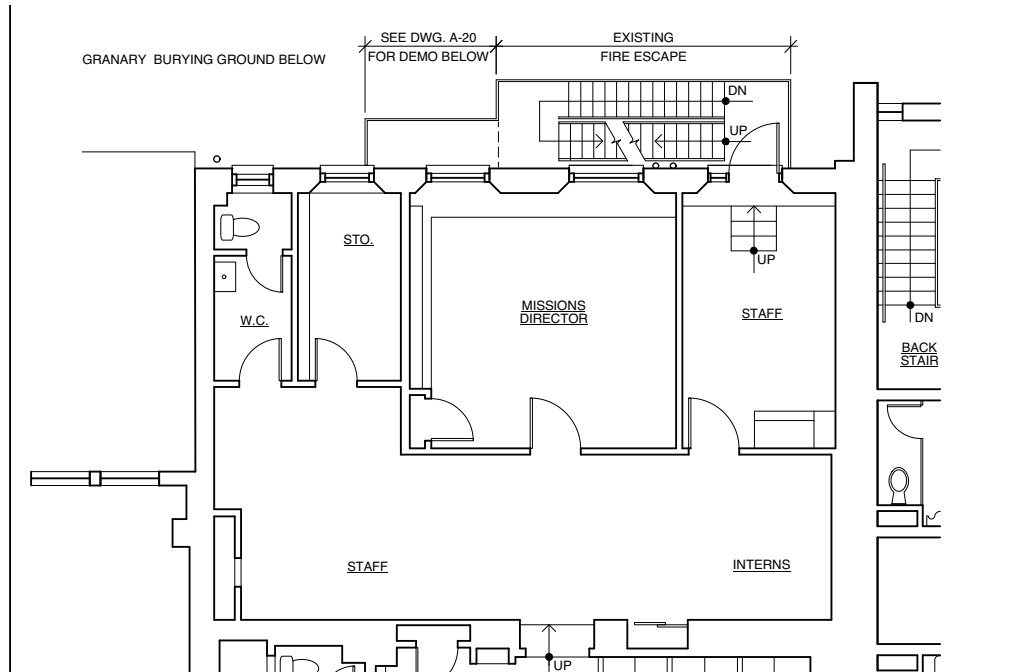
PROPOSED REMOVAL OF EXIT DOOR & REPLICATION OF MISSING WINDOW IN ORIGINAL OPENING



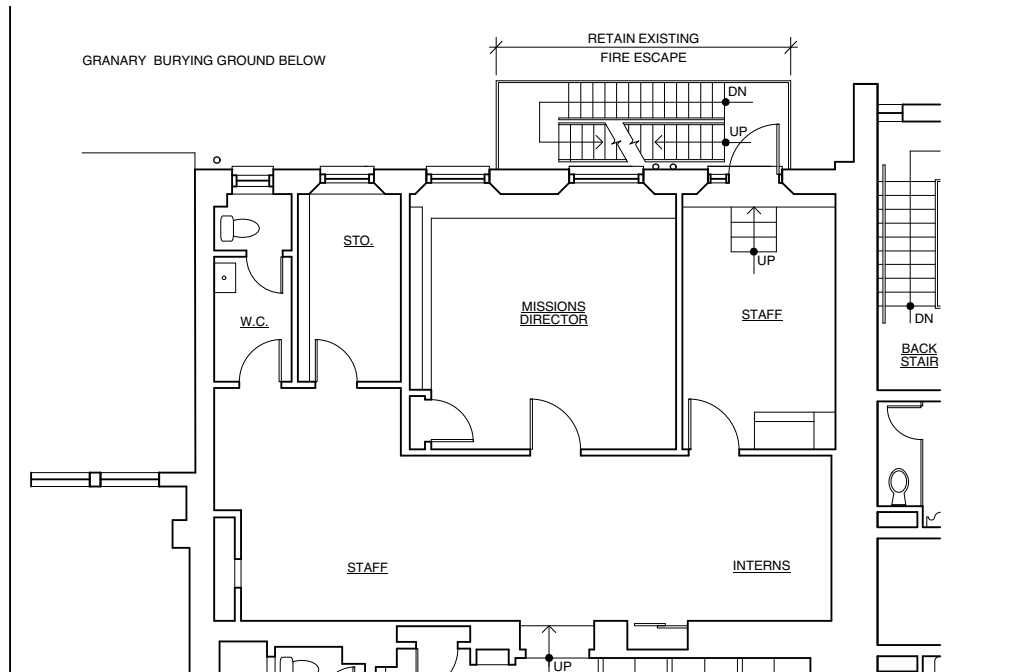
EXISTING PARTIAL FIRST FLOOR PLAN WITH EXIT DOOR TO FIRE ESCAPE IN ORIGINAL WINDOW OPENING



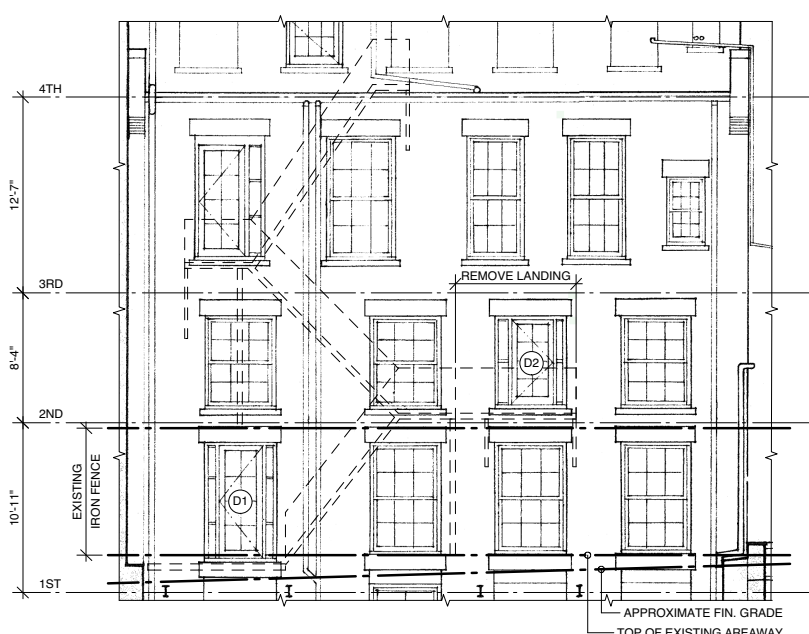
PROPOSED REMOVAL OF EXIT DOOR & REPLICATION OF MISSING WINDOW IN ORIGINAL OPENING;
REMOVE FIRE ESCAPE LANDING EXTENSION TO EXIT DOOR



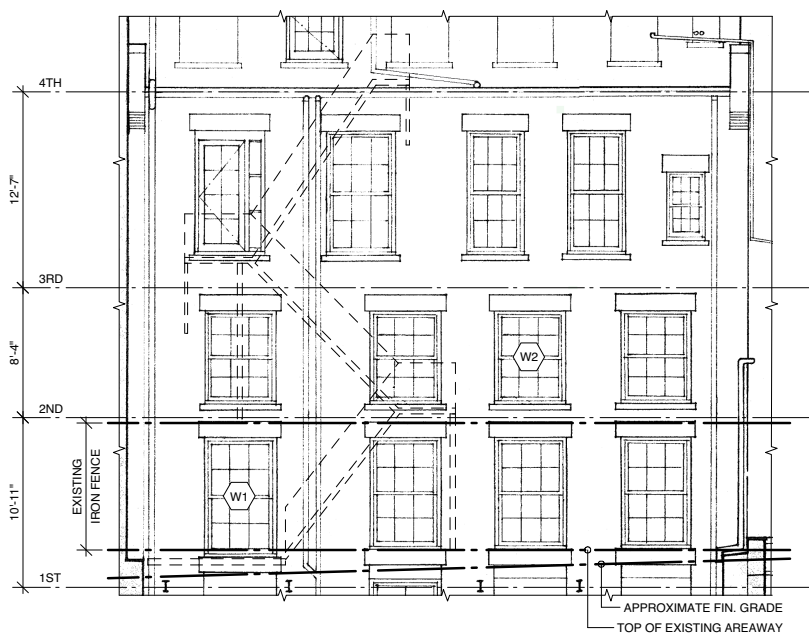
EXISTING PARTIAL THIRD FLOOR PLAN WITH EXIT DOOR TO FIRE ESCAPE IN ORIGINAL WINDOW OPENING



NO CHANGE TO FIRE ESCAPE EXIT DOOR AT THIRD FLOOR



1.0 EXISTING PARTIAL EAST FACADE AT GRANARY
 A-50 Scale: 1/8" = 1'-0"



1.1 PROPOSED PARTIAL EAST FACADE AT GRANARY
 A-50 Scale: 1/8" = 1'-0"

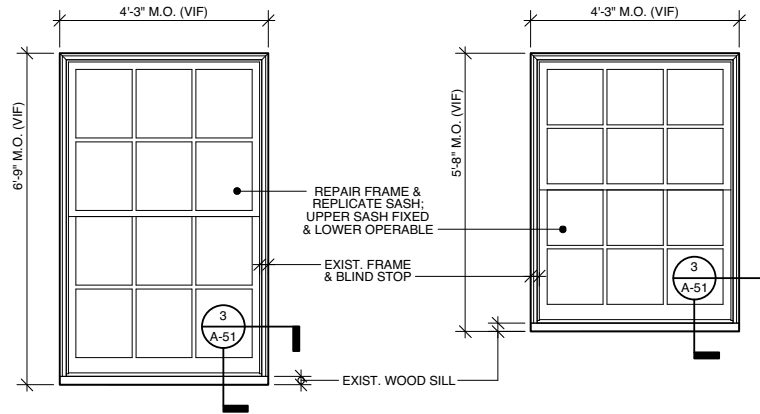
EXISTING FACADE: Remove Exit Doors D1 & D2; Remove Fire Escape Landing @ Second Floor Exit
PROPOSED FACADE: Replicate Missing Windows in W1 and D1 to Match Adjacent Sash



*REAR FACADE AT FIRST FLOOR EXIT DOOR TO FIRE ESCAPE;
REMOVE FIRST FLOOR EXIT DOOR & RESTORE MISSING WINDOW*

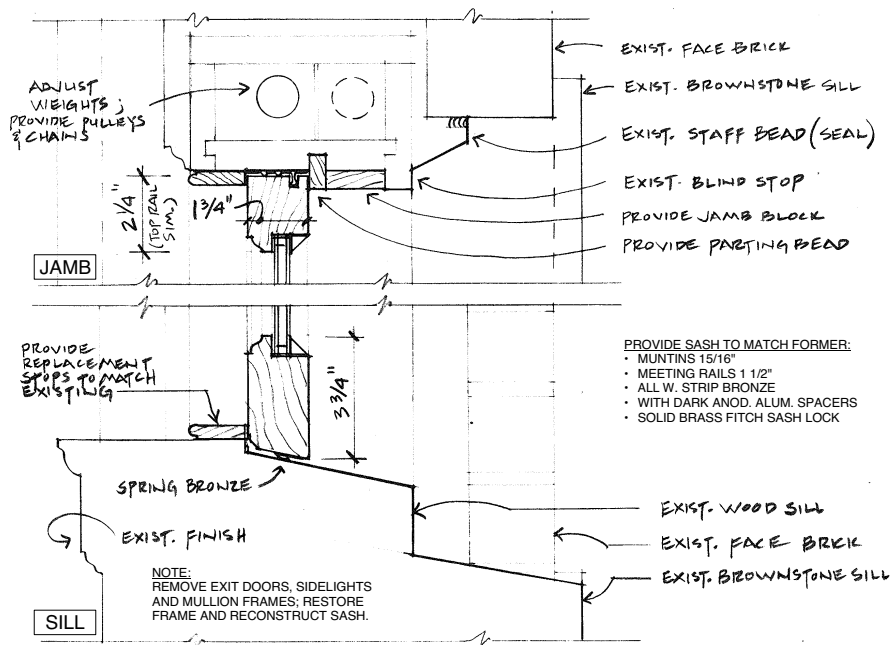


*REAR FACADE AT SECOND FLOOR EXIT DOOR TO FIRE ESCAPE;
REMOVE EXTENDED FIRE ESCAPE LANDING; REMOVE EXIT DOOR & RESTORE MISSING WINDOW*



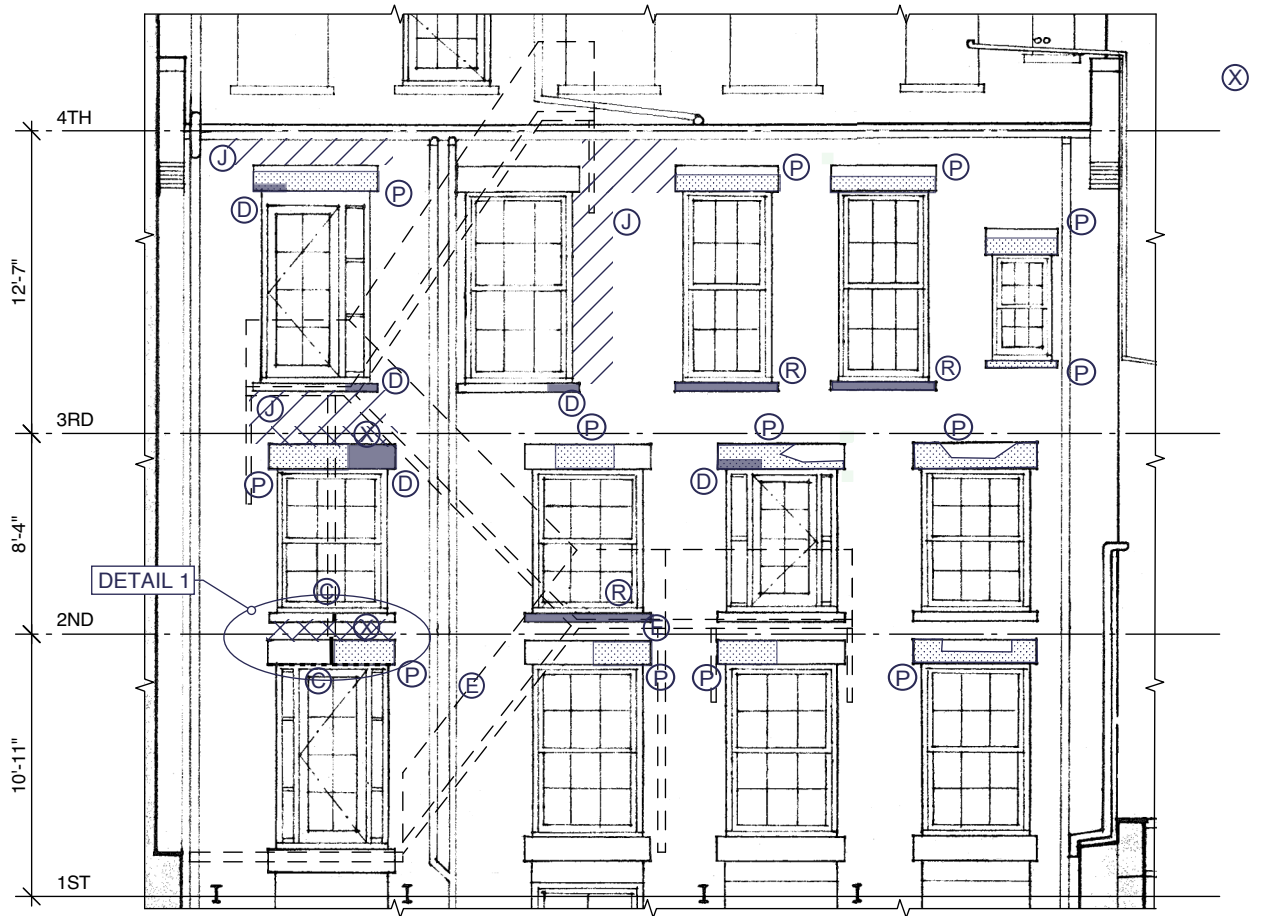
1 ELEVATION @ W1
A-51 Scale: 3/8" = 1'-0"

2 ELEVATION @ W2
A-51 Scale: 3/8" = 1'-0"



3 SILL & JAMB @ W1 & W2
A-51 Scale: 3" = 1'-0"

PROPOSED RESTORATION OF WINDOWS AFTER REMOVAL OF EXIT DOORS;
EXTERIOR ELEVATIONS and SILL/JAMB DETAILS



- Ⓒ ADHESIVE-INJECT CRACK IN BROWN SANDSTONE UNIT.
- Ⓓ SAWCUT DEEPLY ERODED PORTION OF STONE UNIT AND REPLACE WITH FITTED, BONDED DUTCHMAN.
- Ⓔ REMOVE BRICKWORK AROUND RUSTING METAL EMBEDMENT, CLEAN, REPAIR, PAINT STEEL AND REATTACH EMBEDMENT, RE-SET/ REPLACE MASORNY.
- Ⓙ CUT AND POINT ERODED MORTAR JOINTS.
- Ⓟ SCABBLE OFF ALL FRIABLE STONE MATERIAL AND APPLY MATCHING REPAIR MORTAR PATCH TO RESTORE SURFACE PROFILE.
- Ⓡ REPLACE IRREPARABLY DAMAGED STONE UNIT.
- Ⓧ EXCAVATE SHIFTED OR LOOSENED BRICKWORK AND REBUILD OR REPLACE.

OUTLINE DRAWING AND NOTES FOR MASONRY RESTORATION AT BRICK & BROWNSTONE;

PREPARED BY JOHN WATHNE OF STRUCTURES NORTH CONSULTING ENGINEERS

200513-IMG_6892.JPG



SCABBLE OFF FRIABLE STONE LINTEL AND PROVIDE MATCHING REPAIR MORTAR TO RESTORE SURFACE

200513-IMG_6883.JPG



SCABBLE OFF FRIABLE STONE AND APPLY MATCHING REPAIR MORTAR TO RESTORE SURFACE OF LINTEL

200513-IMG_6882.JPG



SAWCUT DEEPLY ERODED PORTIONS OF STONE & FIT WITH BONDED DUTCHMAN; SCABBLE OFF FRIABLE SURFACE & RESTORE WITH MORTAR TO MATCH

200513-IMG_6884.JPG



RESTORE MISSING SURFACE WITH MATCHING REPAIR MORTAR

200513-IMG_6888.JPG



**PROVIDE DUTCHMAN REPAIR TO END OF SILL;
CUT & REPOINT DETERIORATED JOINTS AT STEEL**

200513-IMG_6898.JPG



**SAWCUT DEEPLY ERODED PORTION OF STONE &
PROVIDE FITTED, BONDED DUTCHMAN REPAIR**

200513-IMG_6875.JPG



**DIAGONAL FIRE ESCAPE BRACKET EMBEDDED IN
NARROW BRICKWORK BETWEEN BROWNSTONES;
PROVIDE CONCEALED STEEL ANGLE TO SUPPORT;
REPAIR BROWNSTONE AND RESET BRICKWORK**

200513-IMG_6917.JPG



**INTERIOR VIEW OF FIRST FLOOR EXIT DOOR WITH
SIDELIGHTS THAT WILL BE REMOVED FOR
RESTORATION OF ORIGINAL WINDOW**

View of Bracket.pdf



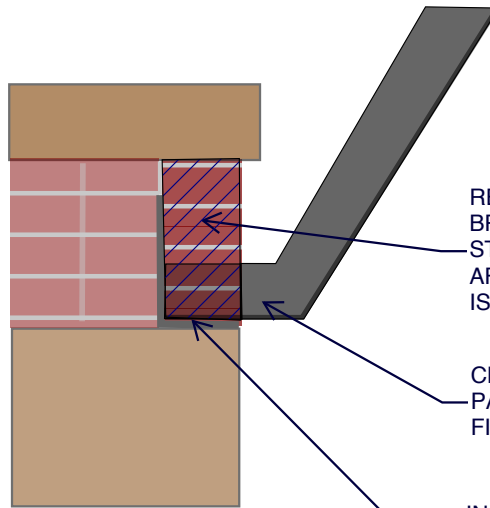
REMOVE AND RE-SET
BRICKWORK OVER
STONE LINTEL, RE-SET
AFTER HIDDEN WORK
IS DONE

CLEAN AND 3-COAT
PAINT END OF EXISTING
FIRE ESCAPE STRUT

INSTALL HIDDEN
GALVANIZED STEEL
SUPPORT ANGLE
TO CARRY FIRE
ESCAPE STRUT

EXISTING FIRE ESCAPE BRACKET BETWEEN BROWNSTONE LINTEL & SILL EMBEDDED IN BRICKWORK

Detail of Bracket.pdf



REMOVE AND RE-SET
BRICKWORK OVER
STONE LINTEL, RE-SET
AFTER HIDDEN WORK
IS DONE

CLEAN AND 3-COAT
PAINT END OF EXISTING
FIRE ESCAPE STRUT

INSTALL HIDDEN
GALVANIZED STEEL
SUPPORT ANGLE
TO CARRY FIRE
ESCAPE STRUT

PROPOSED CONCEALED STEEL ANGLE TO SUPPORT FIRE ESCAPE BRACKET & PRESERVE MASONRY