

532 Massachusetts Avenue  
South End Landmark District Presentation  
August 2, 2022

# Overview

- Rebuild/Repair the rear oriel in kind
- Clean, patch, and reset garden curbing
- Remove the balcony balustrade, repair, paint black, and reinstall it with a new attachment system
- Clean and strip original cast iron, repair damage, re-cast pieces as necessary, sand paint, and re-install garden fence and stoop balustrades and handrail
- Replace deteriorating brownstone sills and lintels with cast stone to match undamaged details, patch deteriorated brownstone to restore original details, stabilize deteriorated brownstone



# Building





# Rebuild/Repair the Rear Oriel



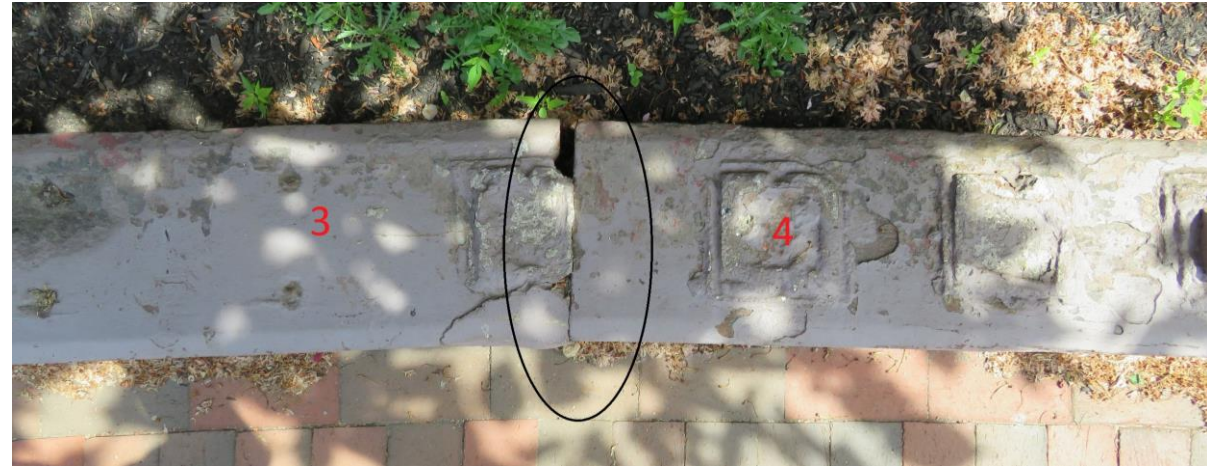


# Clean, Patch, and Reset Garden Curbing





# Clean, Patch, and Reset Garden Curbing





# Clean and Reset Garden Curbing



# Cast Iron Balcony Work

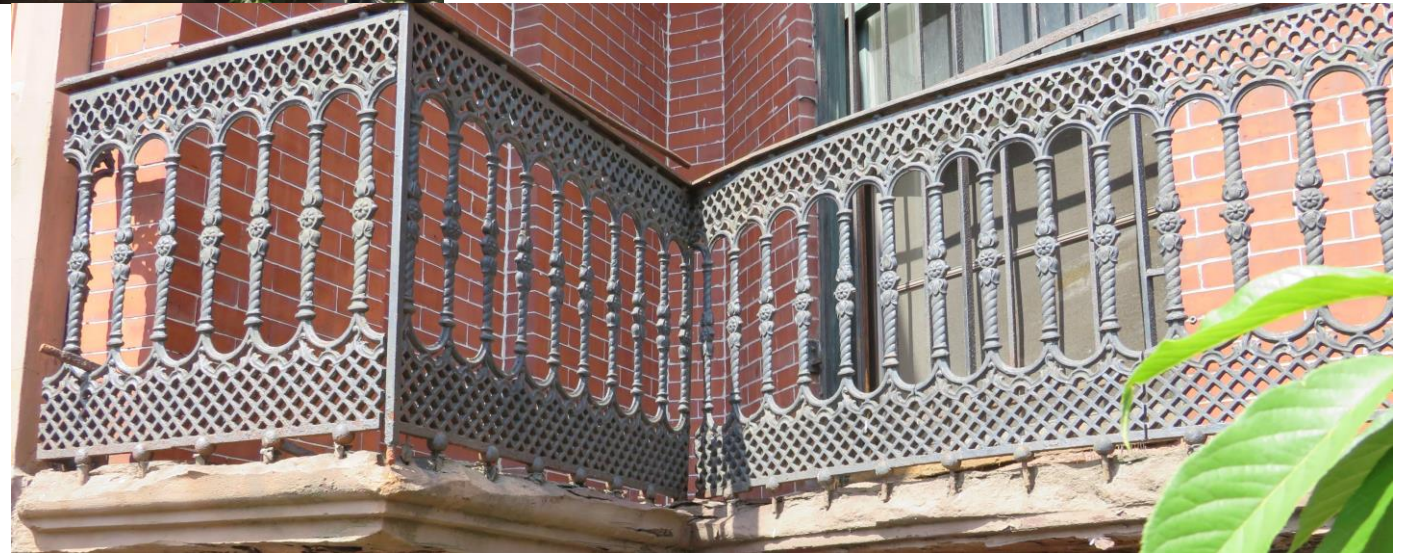


## Scope of Work

Remove the balcony balustrade, repair, replace top rail, paint, and reinstall with a new attachment system directly to the brick wall



# Cast Iron Balcony Work





# Cast Iron Balcony Work





# Cast Iron Balusters and Handrail

## Scope of Work

1. Cast missing parts for the stair rail.
2. Cast new stair handrails and garden handrail.
3. Repair existing balusters.
4. Sand paint and reinstall the railings and balusters at the steps and garden.

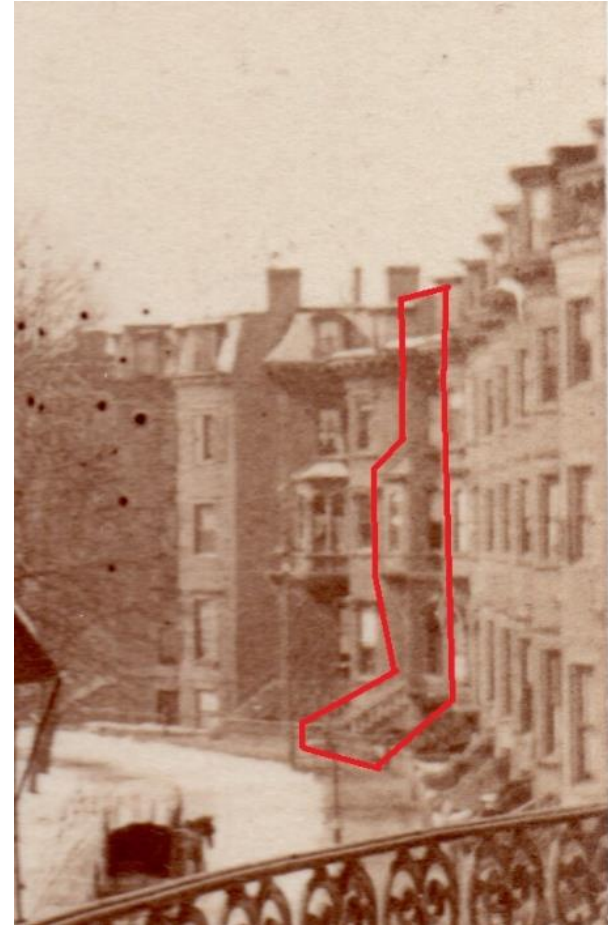




# Historical Evidence



— Chester Square —  
and Massachusetts Ave.





# Cast Iron Balusters and Handrail





# Brownstone



## Scope

1. Replace deteriorated brownstone sills and lintels with cast stone matching to the original undamaged detail.
2. Patch deteriorated brownstone to restore original details.
3. Stabilize deteriorated brownstone by honing surface to remove loose, friable, delaminated stone
4. Cut out and repoint all brownstone to brownstone and brownstone to brick joints at stone to remain.
5. Compatible color-matching coating to blend areas of previously painted with natural stone color.

## Specifications as called for by Historic Preservation Consultant

1. Brownstone patching material shall be Jahn M70, Cathedral Stone Products.
2. Mortar shall be Type O and match the color and profile of the existing as identified by the Preservation Consultant.
3. Masonry color coating shall be supplied by ProSoCo, Conproco, Kiem or approved equal. Masonry coating shall be breathable and compatible with existing surface coatings.



# Brownstone (Sills and Lintels) 4<sup>th</sup> Floor





# Brownstone (Sills and Lintels) 3rd Floor



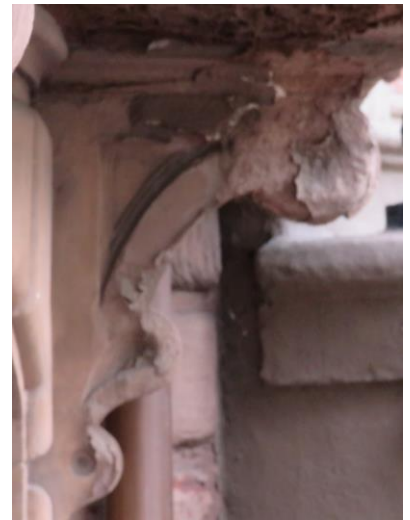


# Brownstone (Sills and Lintels) Parlor





# Brownstone (Balcony)





# Brownstone (Facade)



# Brownstone (Doorway)

