MISSION GRAMMAR SCHOOL - RECTORY ADAPTIVE REUSE

BOSTON LANDMARKS COMMISSION

PREPARED BY:
MKC | ARCHITECTS

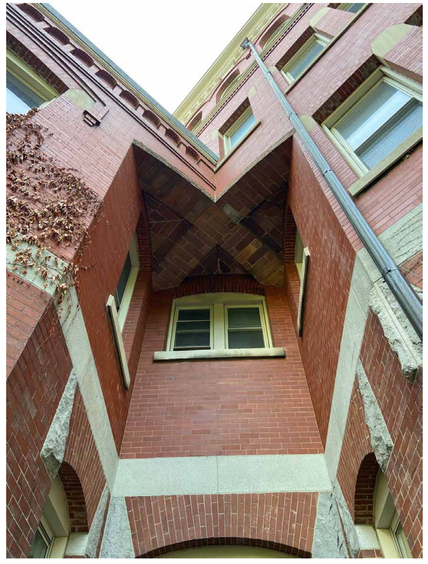
Mission Grammar School
OUR LADY OF PERPETUAL HELP

RECTORY - ADAPTIVE REUSE

PROJECT NARRATIVE

This project adapts the underutilized portions of the rectory for Mission Grammar School while maintaining the parish and residential uses within the building.

The design approach for this project is rooted in preservation and limited intervention. Virtually no street-facing changes are proposed, with the exception of infill at the existing service garage door along St. Alphonsus Street. Exterior alterations are concentrated primarily within the courtyard and are limited to those required for school access, code-compliant egress, and the new fire stair. **Existing windows will be salvaged and reused wherever feasible**, and new masonry infill will be toothed into the existing construction to match the façade. Roof work includes removal of obsolete equipment, a new skylight above the school lobby, and removal of the existing chimney where it conflicts with the code-required fire stair.



PROJECT SCOPE

+ Roof Work

Remove obsolete rooftop equipment, add a new skylight above the school lobby, and remove the chimney where it conflicts with the code-required fire stair.

+ New Doors and Windows Installed

Install new doors and salvaged windows as noted at select openings to provide code-compliant egress and improved courtyard access.

+ Infill Masonry Openings

Infill 11 courtyard-facing openings with masonry toothed into and finished to match the existing façade, or doors and windows as noted.

+ Garage Door Infill

Remove the existing garage door and infill the opening with masonry matching the surrounding construction.

RECTORY - ADAPTIVE REUSE

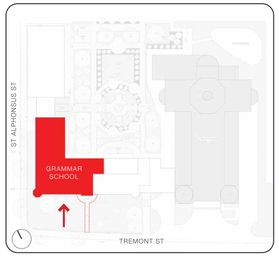
SOUTH ELEVATION [FROM TREMONT ST]

+ Preserve the south facade with no new exterior openings, maintaining the street-facing character of the rectory.

+ Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.

EXISTING ELEVATION

PROPOSED ELEVATION



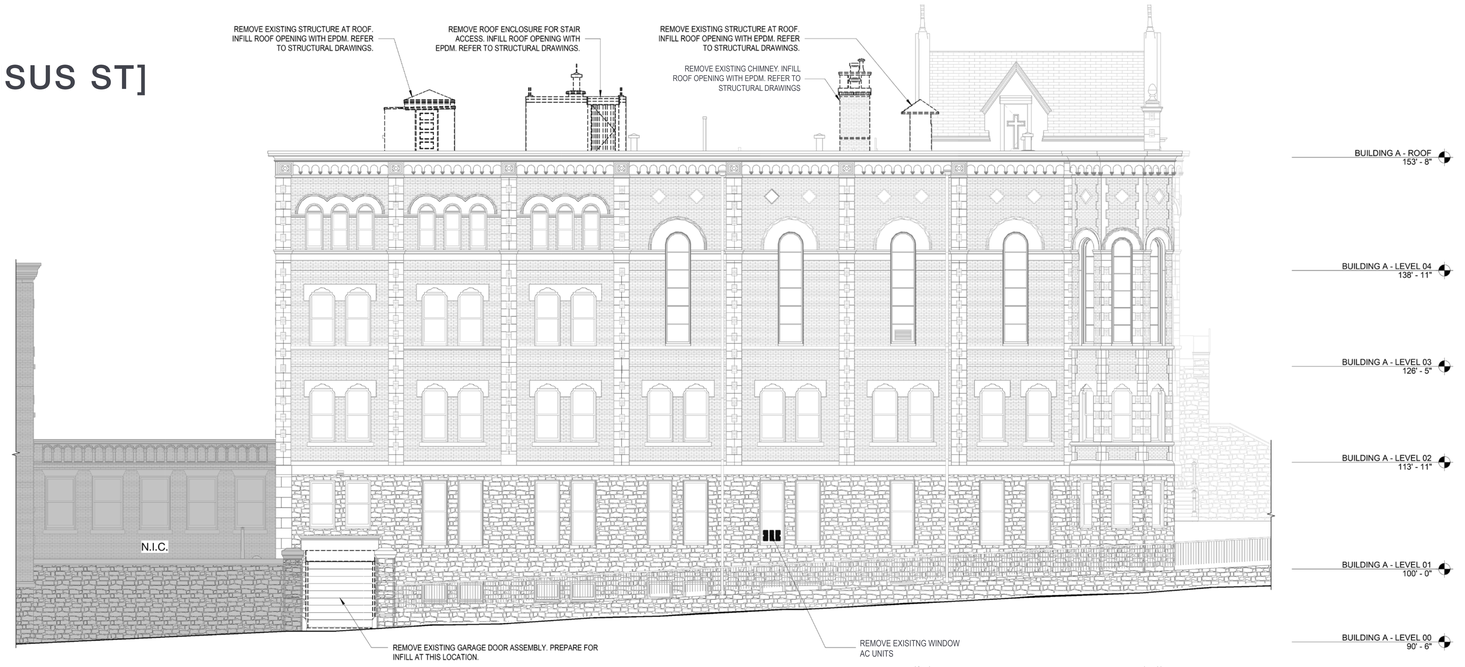
RECTORY - ADAPTIVE REUSE

WEST ELEVATION [FROM ST ALPHONSUS ST]

+ Preserve the west facade with limited exterior changes, maintaining its street-facing character.

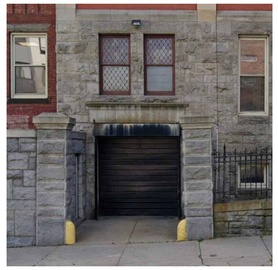
+ Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.

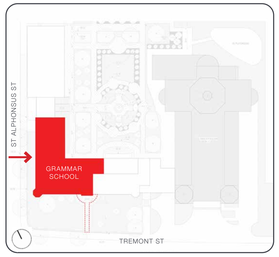
+ Remove existing garage door and tooth in masonry infill while retaining the existing header.



EXISTING ELEVATION

PROPOSED ELEVATION





RECTORY - ADAPTIVE REUSE

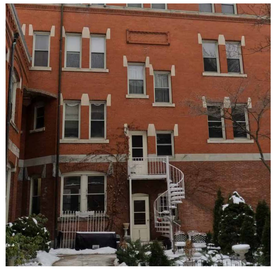
EAST & INSIDE CORNER ELEVATION [FROM COURTYARD]

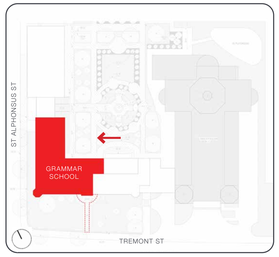
+ Courtyard-facing elevation only; proposed window and door changes are not visible from the public street.

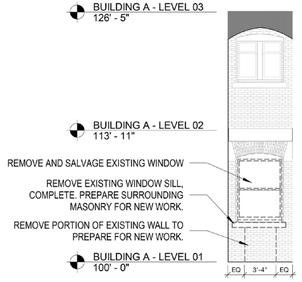
+ Remove half-level stair openings where new school floor plates intersect existing windows and doors.

+ Tooth in masonry infill, retain headers and sills where feasible, and salvage windows for reuse.

+ Replace one existing corner window with a code-required exit door for the new fire stair.







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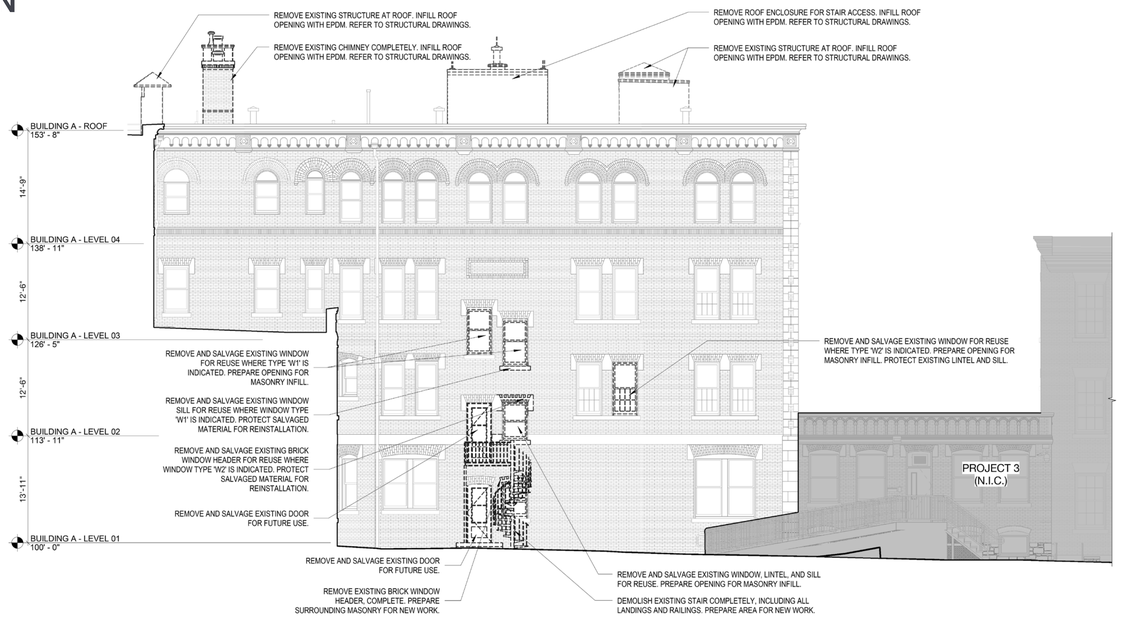

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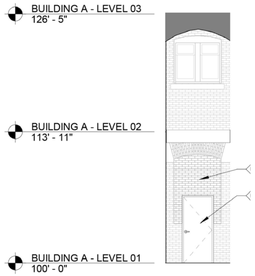
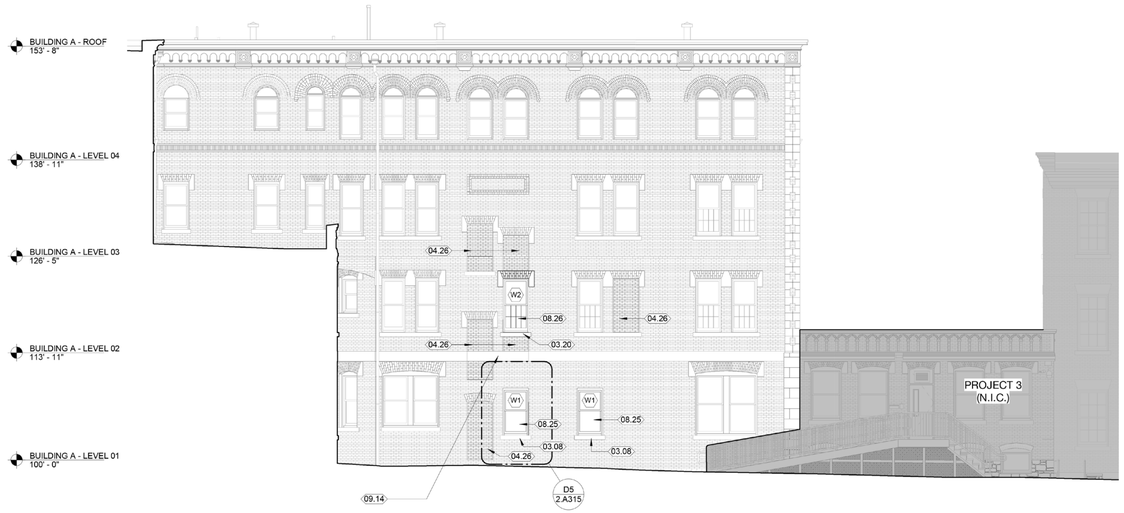


PROPOSED ELEVATION



PROPOSED ELEVATION

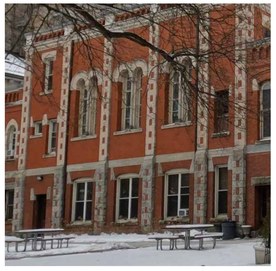
RECTORY - ADAPTIVE REUSE

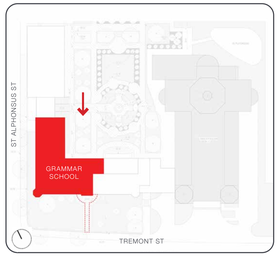
NORTH ELEVATION [FROM COURTYARD]

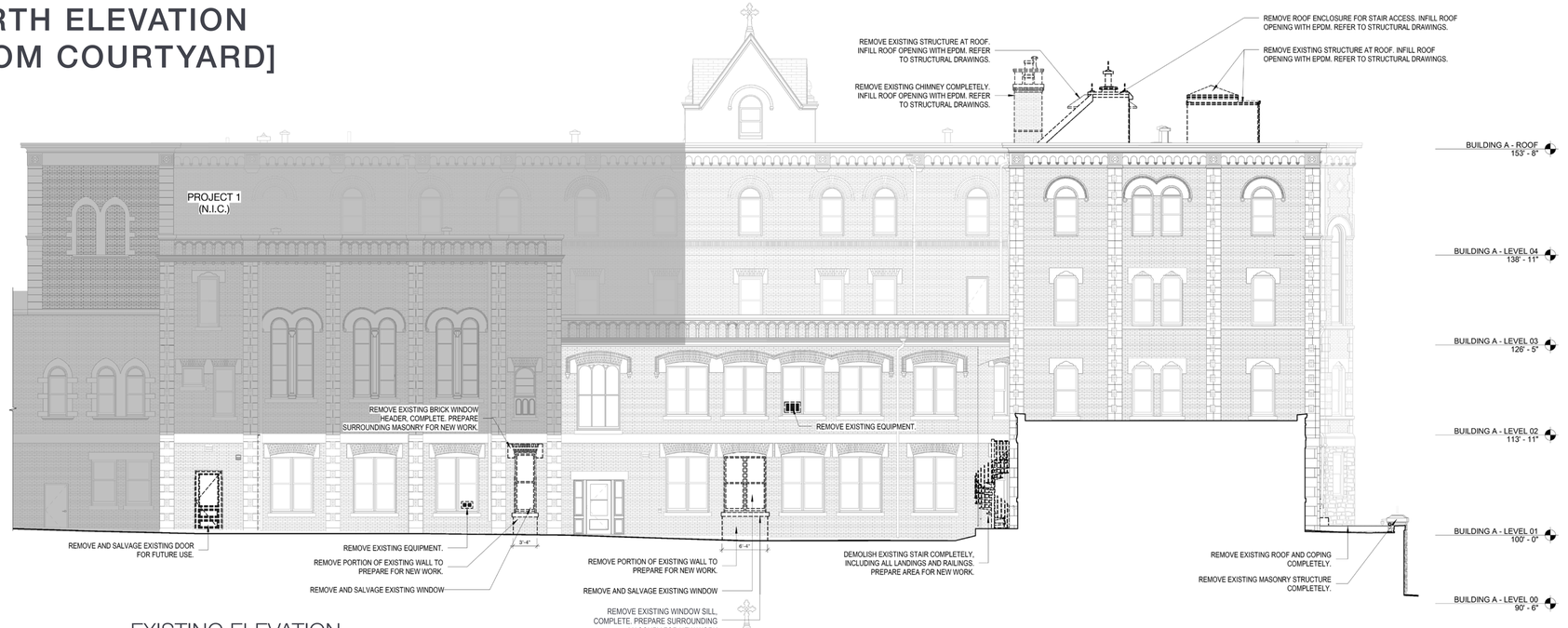
+Courtyard-facing elevation only; remove obsolete window AC units and rooftop mechanical equipment no longer required.

+ Replace select doors and windows for courtyard access and code-compliant egress, with masonry infill toothed in as needed.

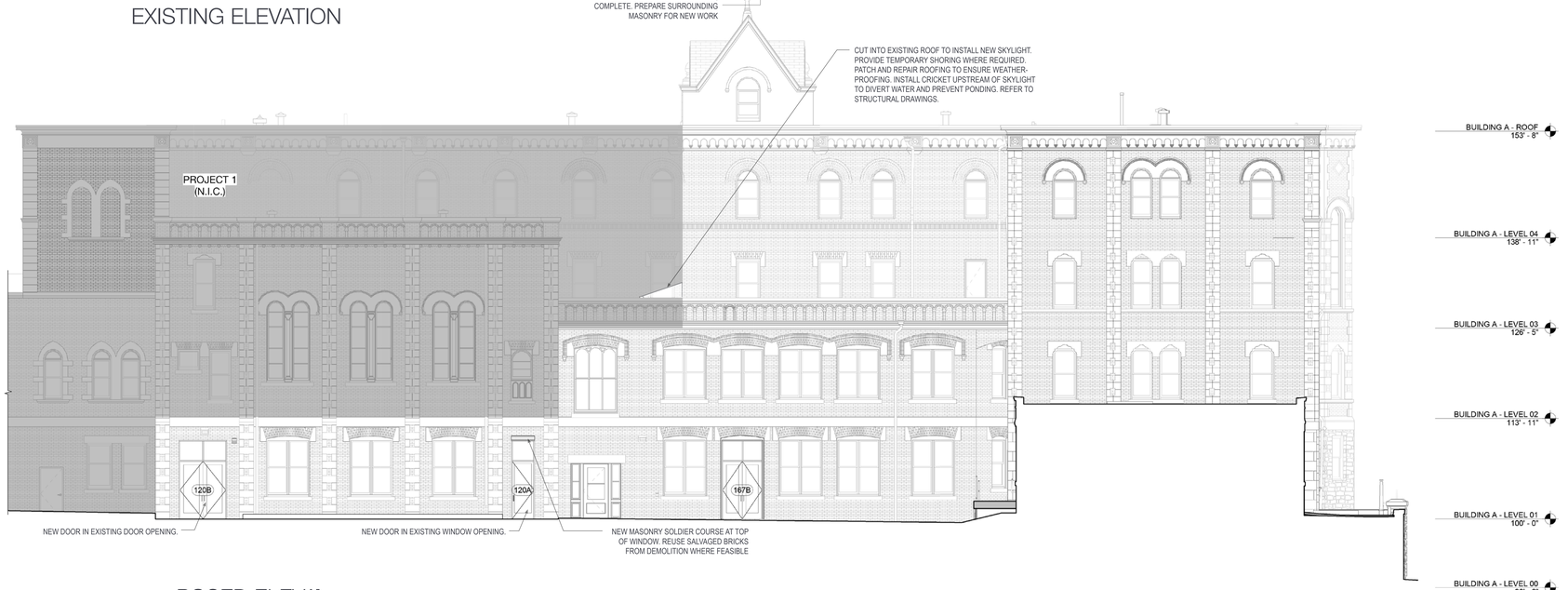
+ Add new skylight within existing roof above the school lobby to introduce natural light and create a more generous and welcoming arrival space.







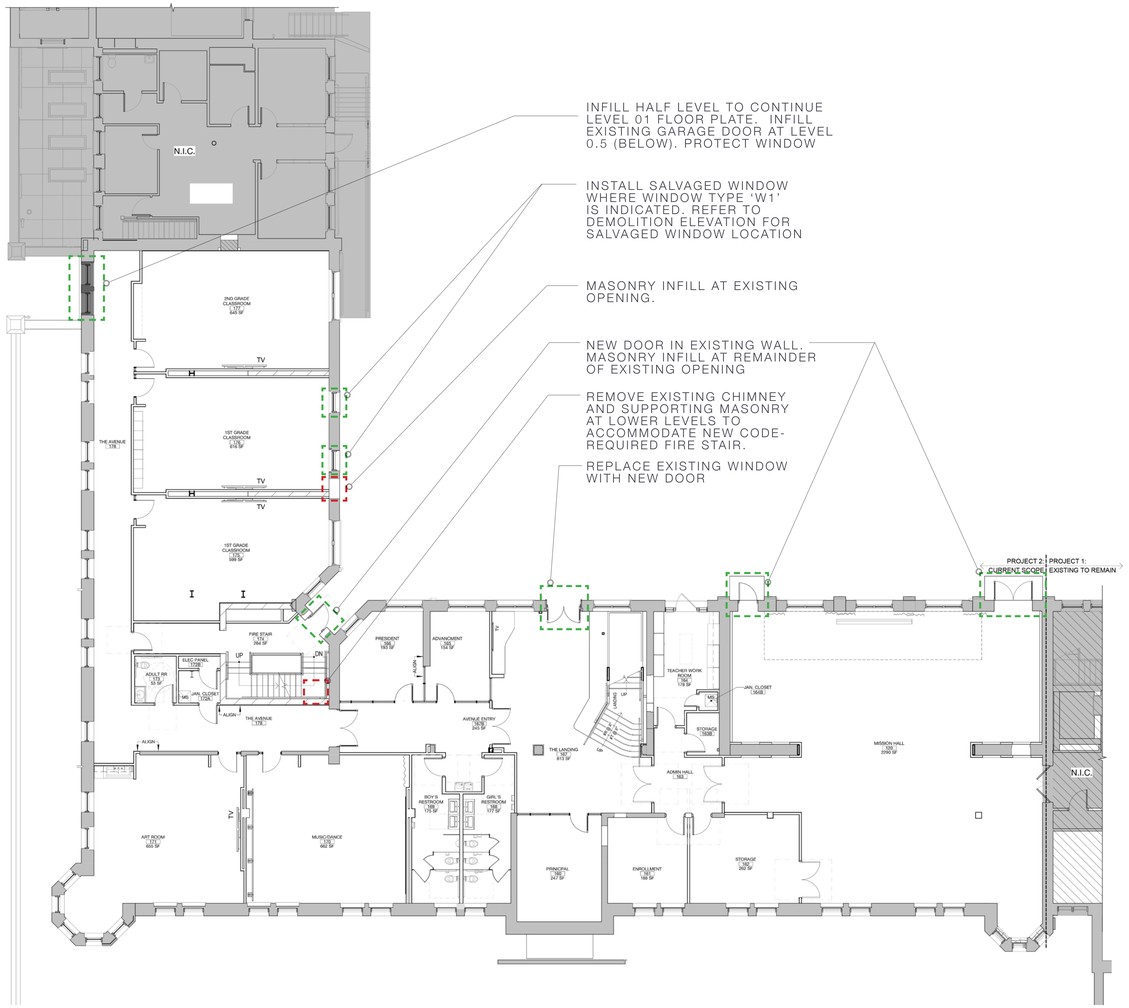
EXISTING ELEVATION



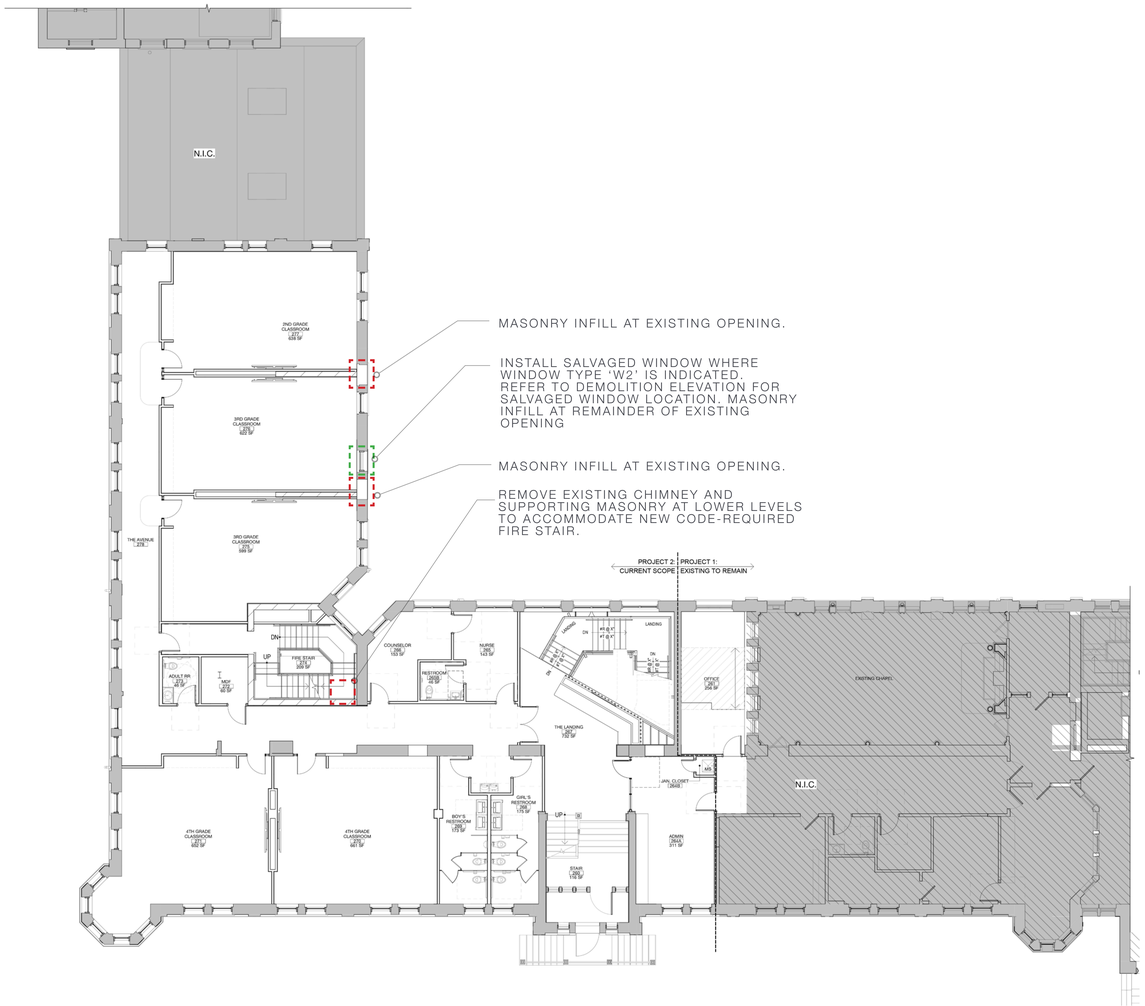
PROPOSED ELEVATION

RECTORY - ADAPTIVE REUSE

PROPOSED PLANS



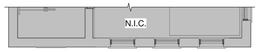
LEVEL 01 FLOOR PLAN

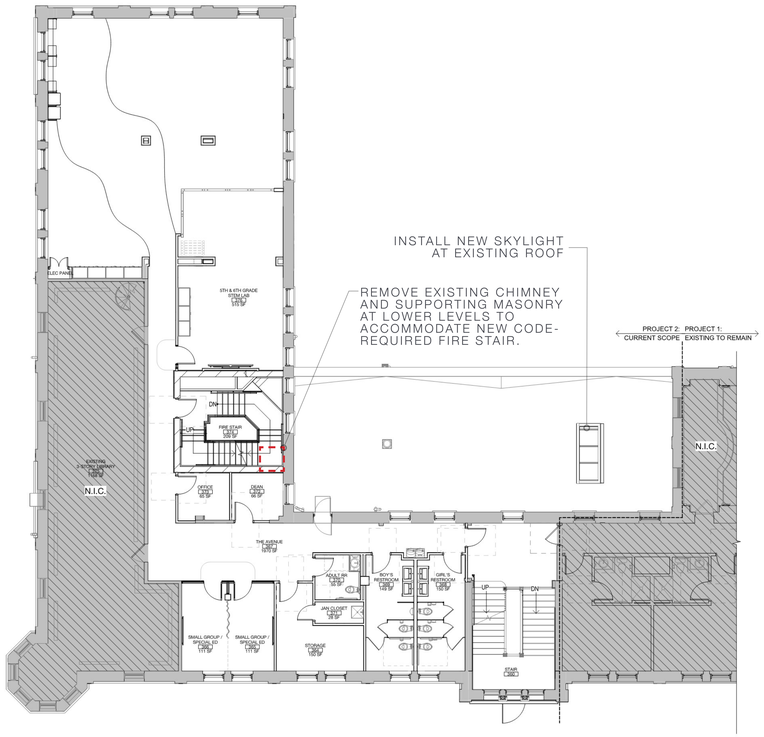


LEVEL 02 FLOOR PLAN

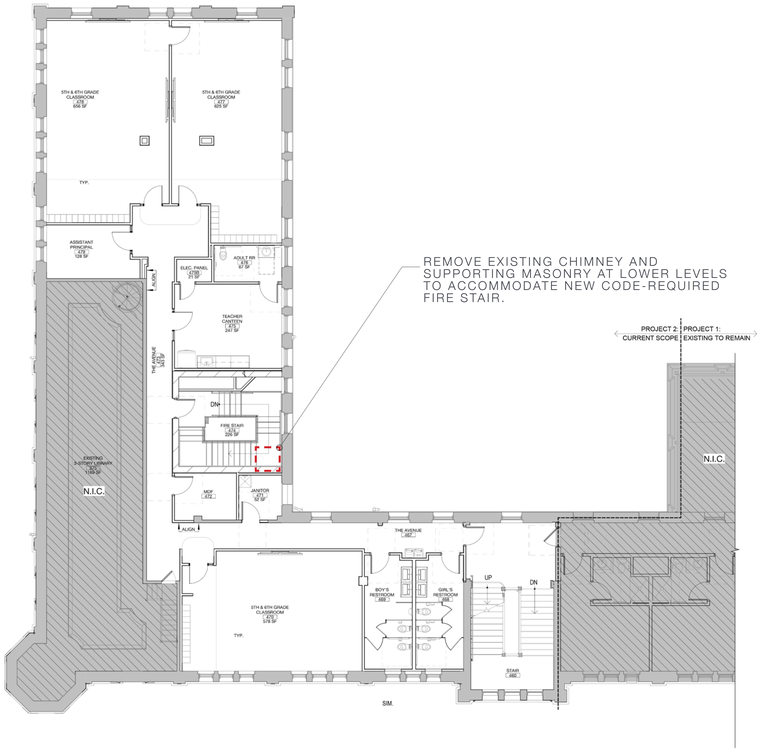
RECTORY - ADAPTIVE REUSE

PROPOSED PLANS





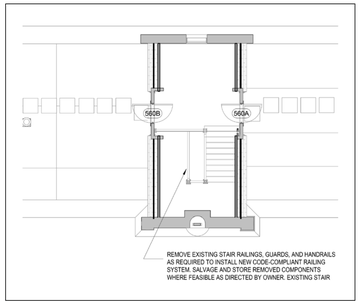
LEVEL 03 FLOOR PLAN



LEVEL 04 FLOOR PLAN

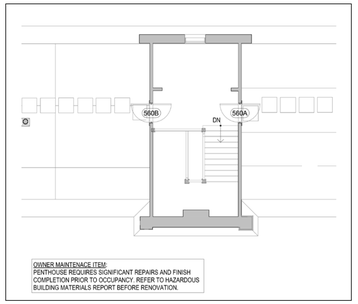
RECTORY - ADAPTIVE REUSE

ROOF PLAN



LEVEL 05 DEMO PLAN

DEMO ROOF PLAN



LEVEL 05 PROPOSED PLAN

PROPOSED ROOF PLAN

EXISTING CHIMNEY: STRUCTURAL BASIS FOR REMOVAL

STRUCTURAL ENGINEER'S EVALUATION OF CHIMNEY RETENTION

"The existing brick chimney is a full height load bearing masonry structure extending continuously from the roof to the footings. The proposed stair occupies the chimney footprint, requiring removal of the chimney bearing walls at the lower levels and the introduction of a transfer system at the roof level. Although the transfer can be designed to support gravity loads, the remaining chimney above the transfer will lack a continuous lateral load path and will be susceptible to wind-induced overturning. Providing adequate lateral stability will require extending the supporting steel framing couple floors below the transfer level, resulting in significant impacts to the architectural layout and floor framing.

The proposed transfer system will require extensive temporary shoring during construction. Shoring towers must remain in place until the permanent transfer framing is fully installed and capable of supporting the chimney loads. The shoring loads will likely need to be carried to new temporary or permanent footings, introducing additional foundation work, construction sequencing constraints, and potential schedule impacts.

The proximity of the chimney to the CMU shear wall may affect the wall's structural integrity and lateral force-resisting capacity. Removal of the existing chimney and installation of the transfer framing should be evaluated for impacts on the shear wall, including detailing, load path continuity, and constructability."

+ Impacts on the code required fire stair

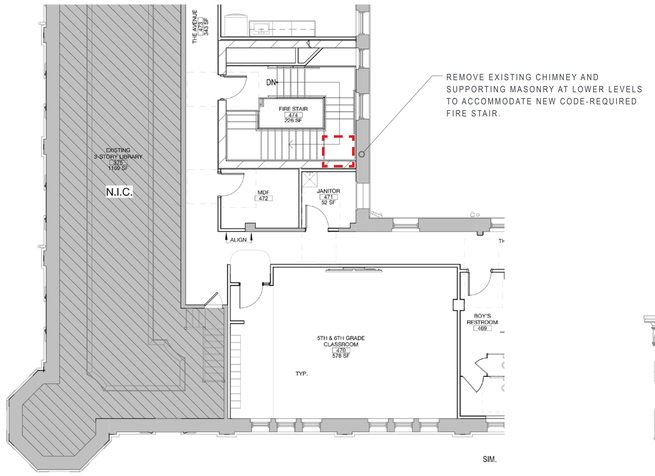
The structure needed to support the chimney above would extend into the floor plan below, interfering with the stair layout and surrounding floor framing.

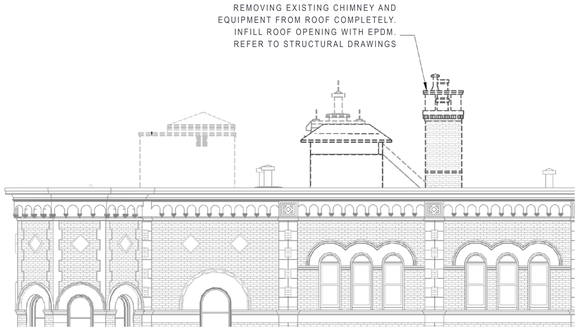
+ Extensive shoring required

Temporary supports may require new footings and must remain until the permanent framing is complete, adding construction complexity and potential schedule impacts.

+ Close proximity to shear wall

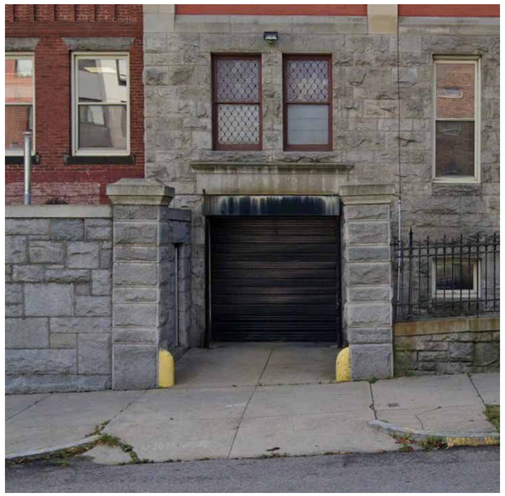
The chimney work may affect the nearby wall that helps stabilize the building, requiring additional structural evaluation and careful coordination.



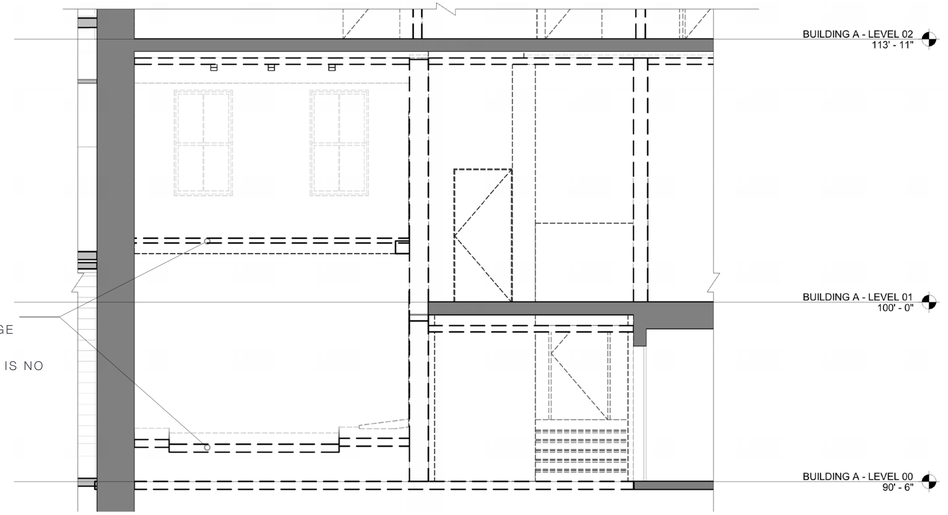


As shown in the photos to the right, the chimney is not very visible from the street level, and visibility is limited to certain vantage points within the interior courtyard.

EXISTING GARAGE DOOR: PROPOSED INFILL

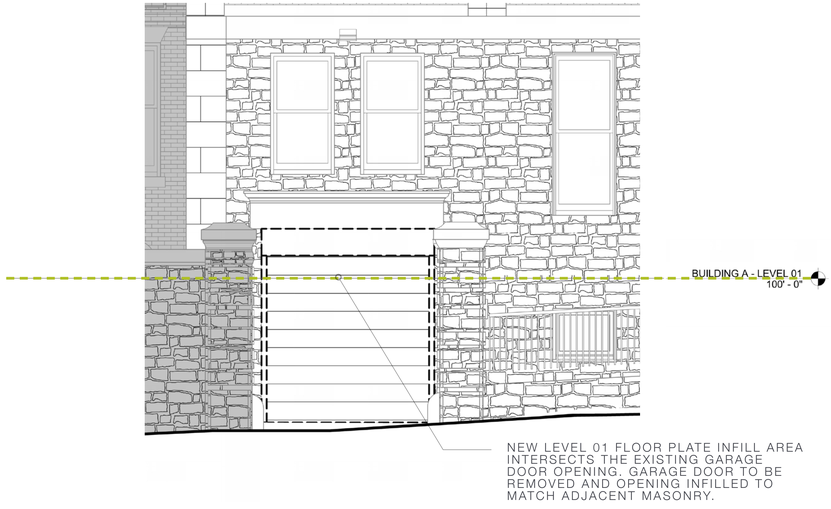


GARAGE DOOR



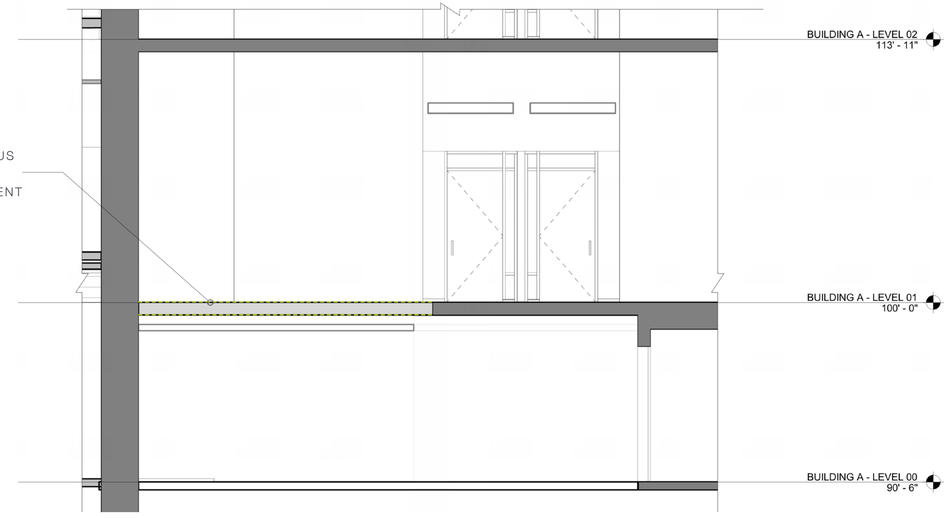
EXISTING HALF-LEVEL FLOOR CONSTRUCTION AT FORMER GARAGE AREA TO BE REMOVED. EXISTING GARAGE DOOR SERVES THIS NON-STANDARD FLOOR CONDITION AND IS NO LONGER REQUIRED.

SECTION THRU EXISTING GARAGE



NEW LEVEL 01 FLOOR PLATE INFILL AREA INTERSECTS THE EXISTING GARAGE DOOR OPENING. GARAGE DOOR TO BE REMOVED AND OPENING INFILLED TO MATCH ADJACENT MASONRY.

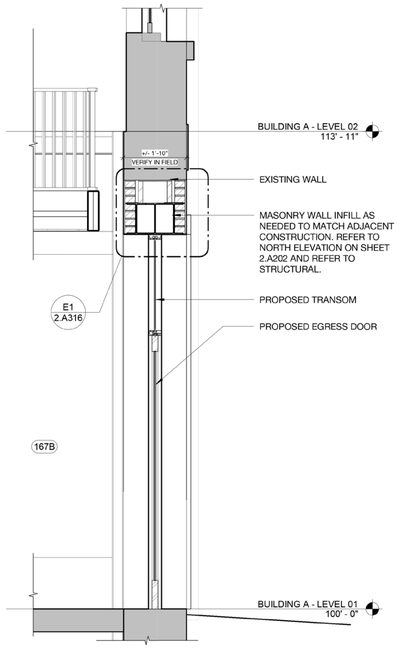
EXISTING GARAGE ELEVATION



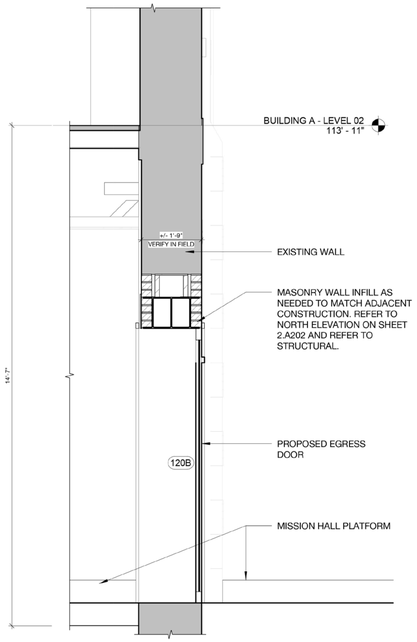
FORMER HALF-LEVEL FLOOR AREA INFILLED TO CREATE A CONTINUOUS FLOOR PLATE FOR SCHOOL USE. EXISTING GARAGE DOOR OPENING TO BE INFILLED TO MATCH ADJACENT MASONRY.

SECTION THRU PROPOSED INFILLED GARAGE

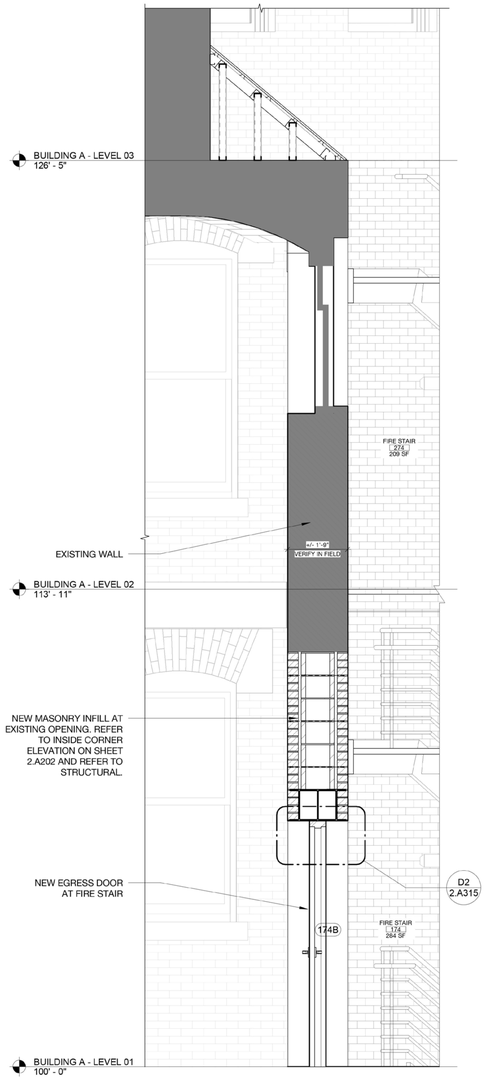
WALL SECTIONS AND INFILL DETAILS



NORTH ELEVATION LOBBY
WALL SECTION
[FROM COURTYARD]

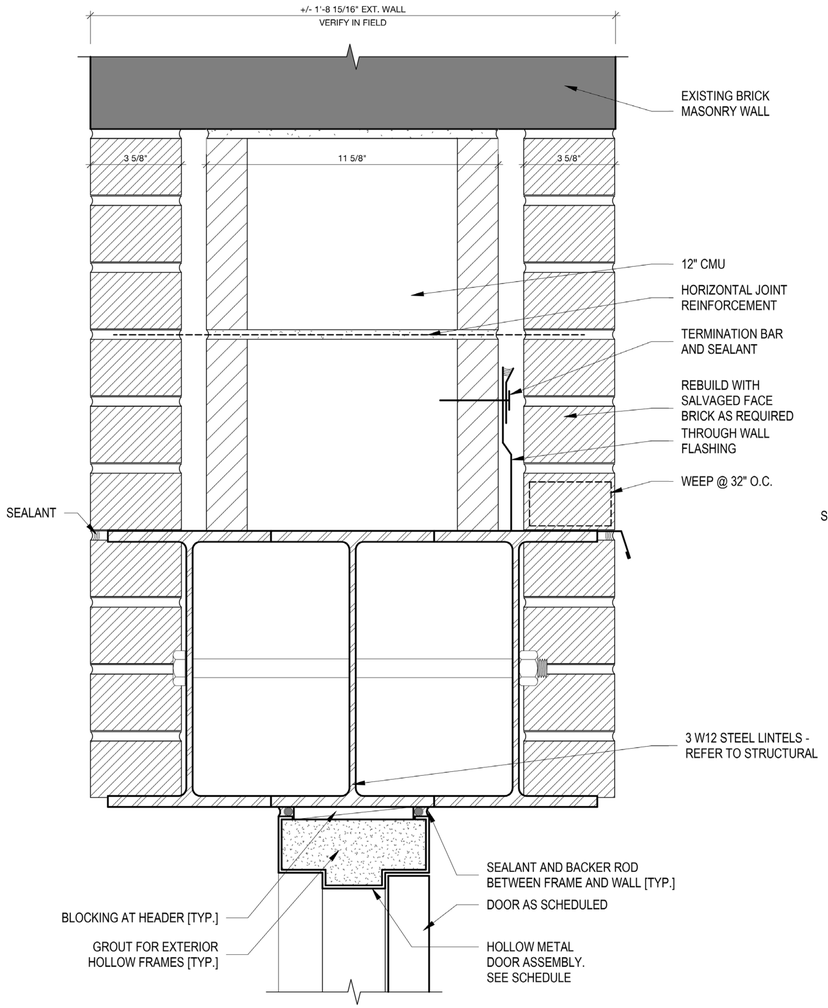


NORTH ELEVATION MISSION HALL
WALL SECTION
[FROM COURTYARD]

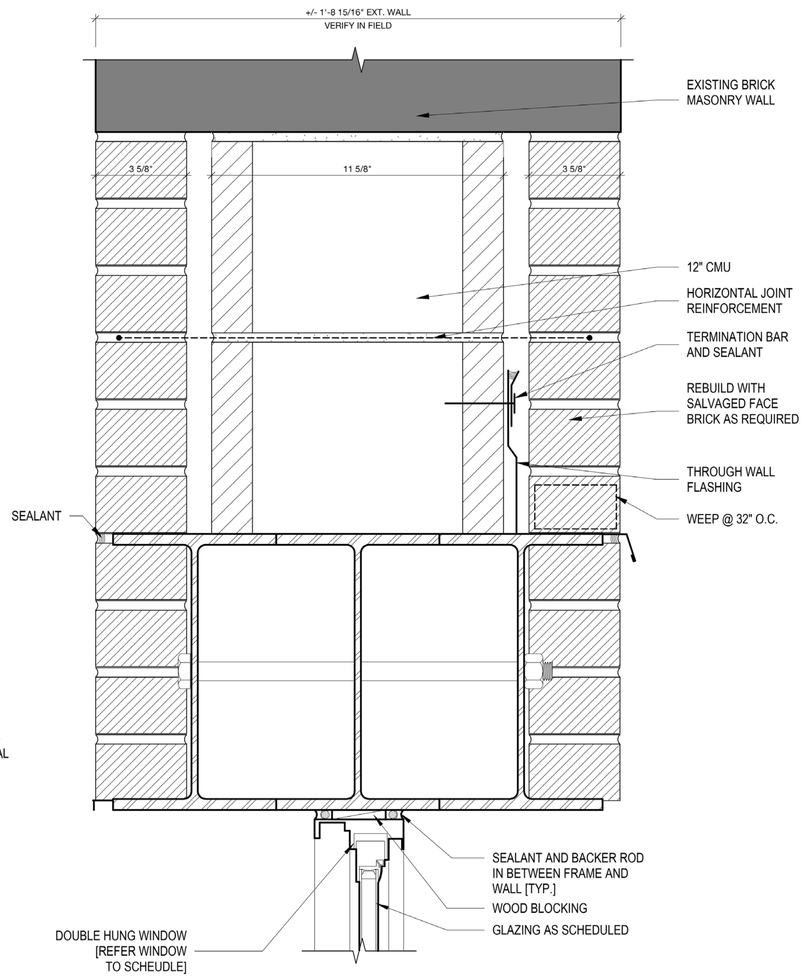


INSIDE CORNER
WALL SECTION
[FROM COURTYARD]

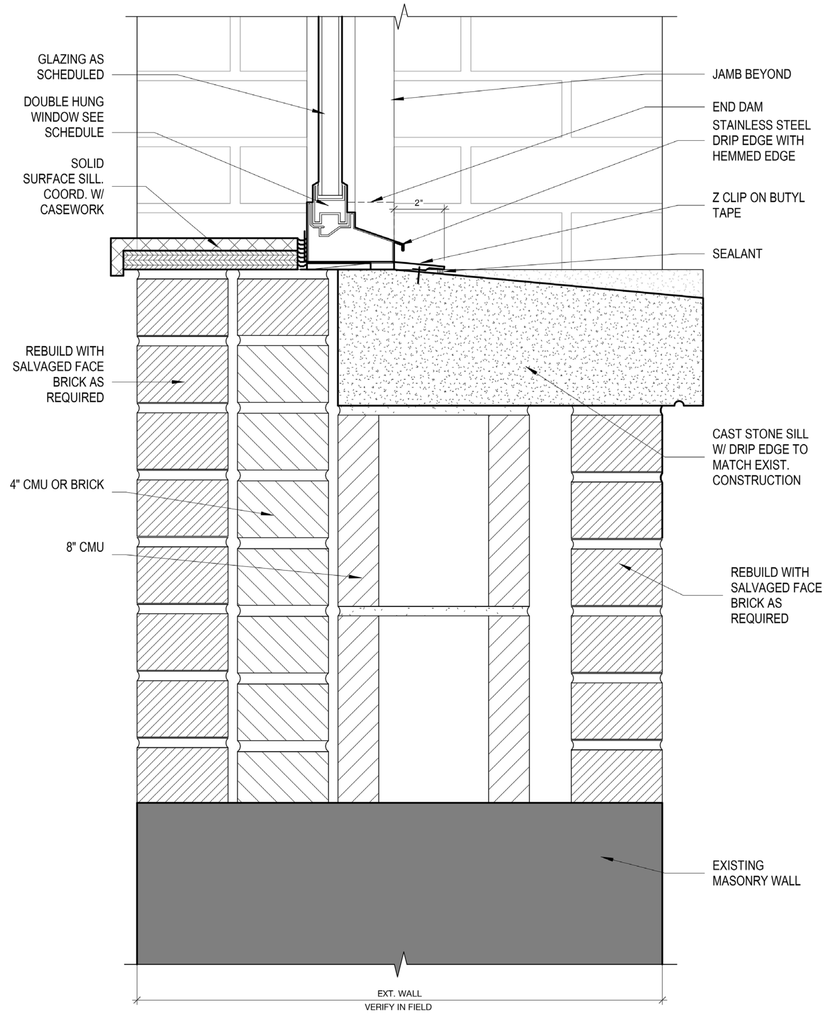
INFILL DETAILS



TYP. DOOR LINTEL @ EXISTING WALL

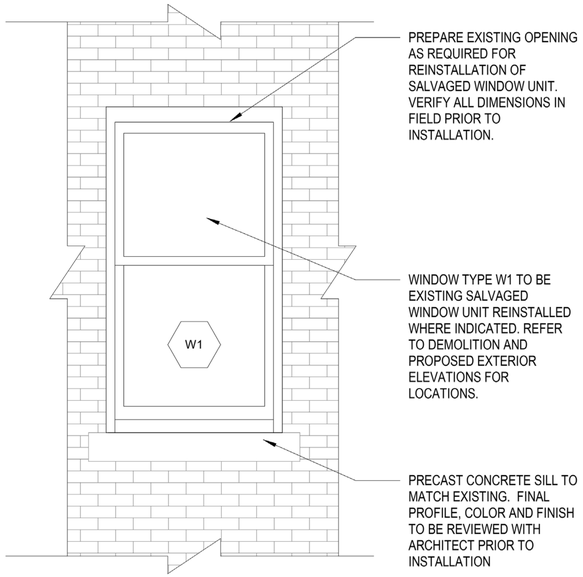


TYP. WINDOW LINTEL @ EXISTING WALL

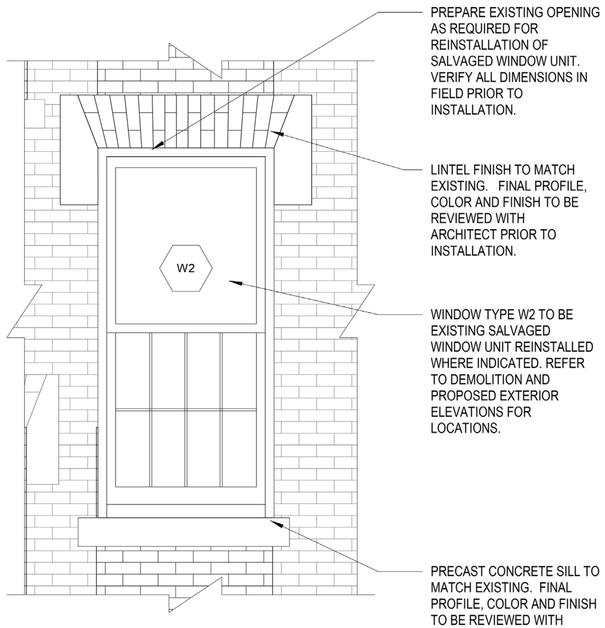


TYP. WINDOW SILL @ EXISTING WALL

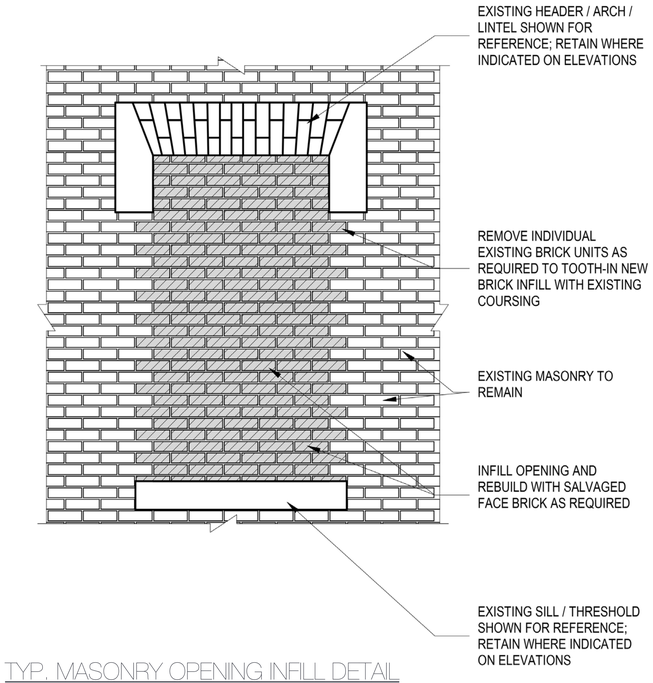
ENLARGED ELEVATIONS AND DETAILS



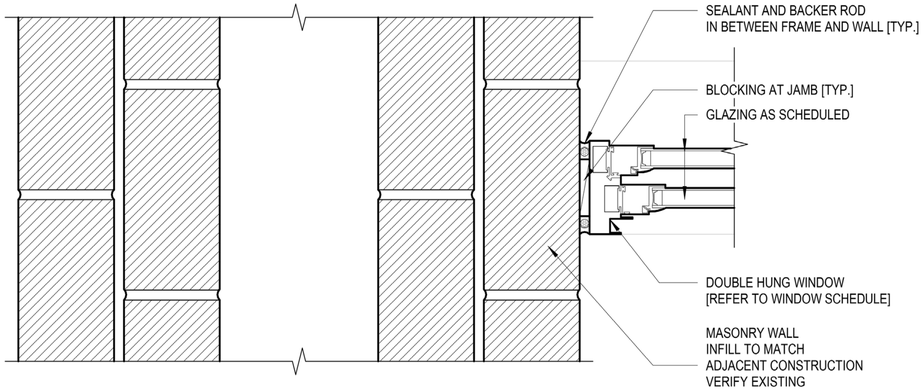
ENLARGED WINDOW ELEVATION 'W1'



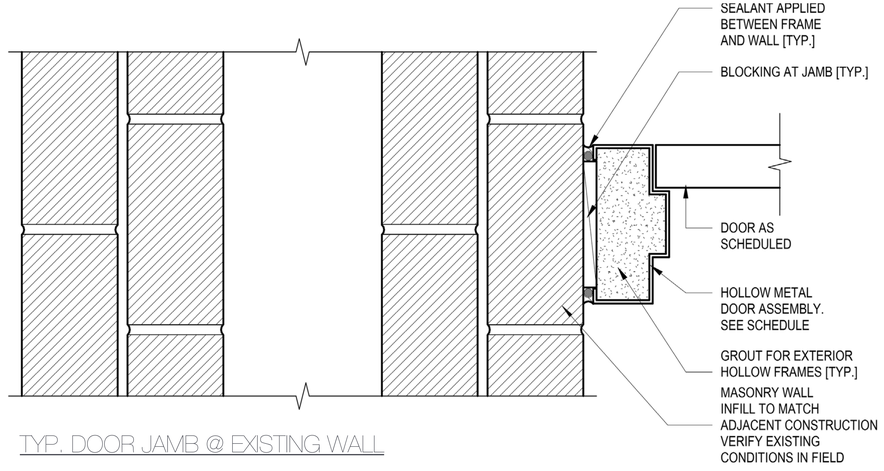
ENLARGED WINDOW ELEVATION 'W2'



TYP. MASONRY OPENING INFILL DETAIL



TYP. WINDOW JAMB @ EXISTING WALL



TYP. DOOR JAMB @ EXISTING WALL

MISSION GRAMMAR SCHOOL ADAPTIVE REUSE

BOSTON LANDMARKS COMMISSION
DESIGN REVIEW

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