

ARLINGTON STREET CHURCH BROWNSTONE RESTORATION MASTER PLAN OVERVIEW



ARLINGTON
STREET CHURCH
Unitarian Universalist

Bruner/Cott
ARCHITECTS

SIMPSON
GUMPERTZ
& HEGER

Building and
Monument
Conservation

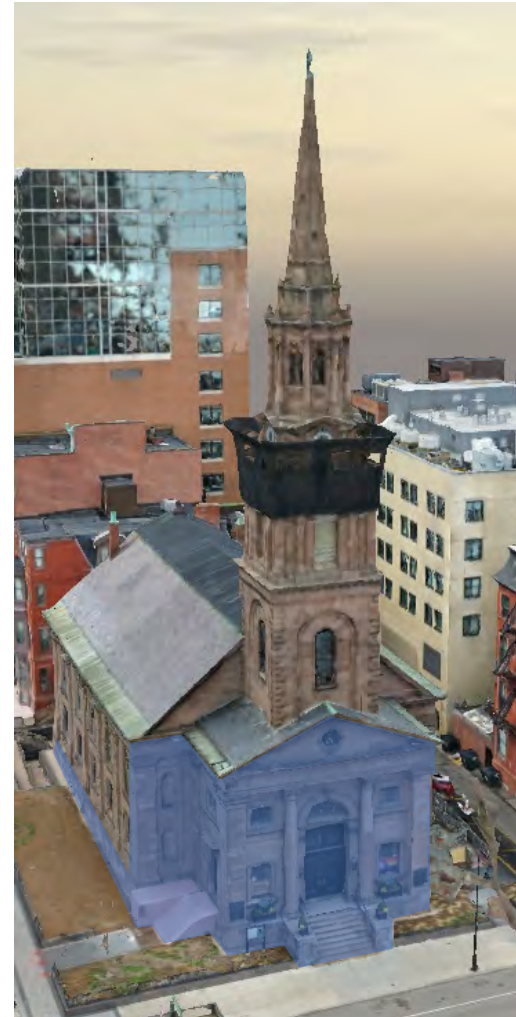


MASTER PLAN PHASING

Phase 1 – Portico + Accessibility

Phase 1

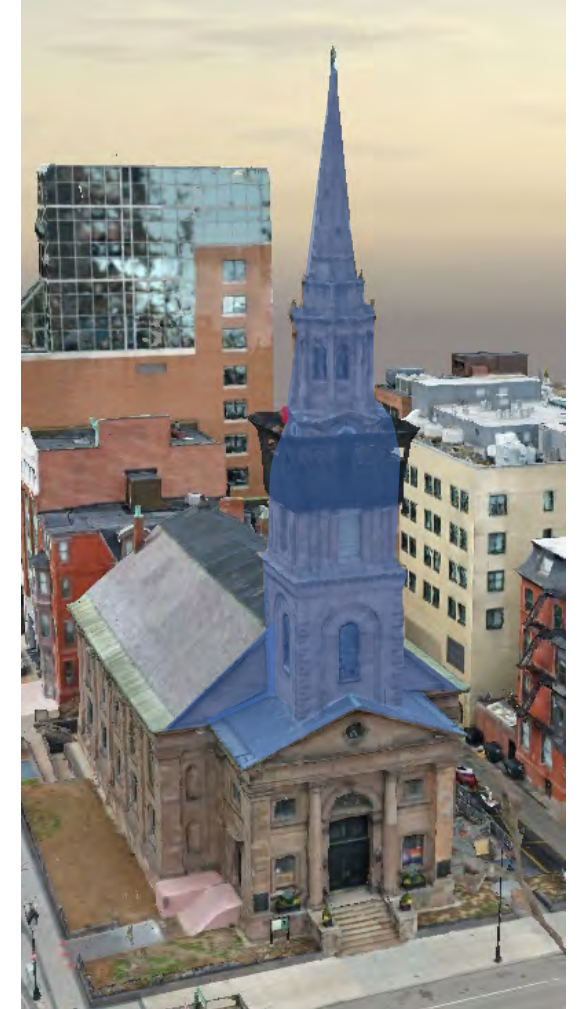
- Restore the Portico, focusing on cornices, stairs, ramp, entrances and pilaster corners
- South and north stair rebuild with new brownstone
- North ramp and basement stair enclosure
- Wood window, door and cornice restoration – sanctuary + parish house. New hardware at Portico entrances
- Gutter, flashing and downspout replacement at Portico
- Bird Control
- Wrought iron railing restoration at east stairs
- Iron sconce restoration at east entrance
- Make-safe at steeple, hands-on sounding, steeple investigation and mock-ups.



Phase 2 – Steeple

Phase 2

- Steeple restoration
- Portico roof and flashing
- Belfry louver replacement
- Clock face/mechanics
- Weathervane
- Interior steel repairs
- 100% repointing at interior and exterior of steeple
- Lightning protection



Phase 3 – Sanctuary stone, roof + gutters

Phase 3

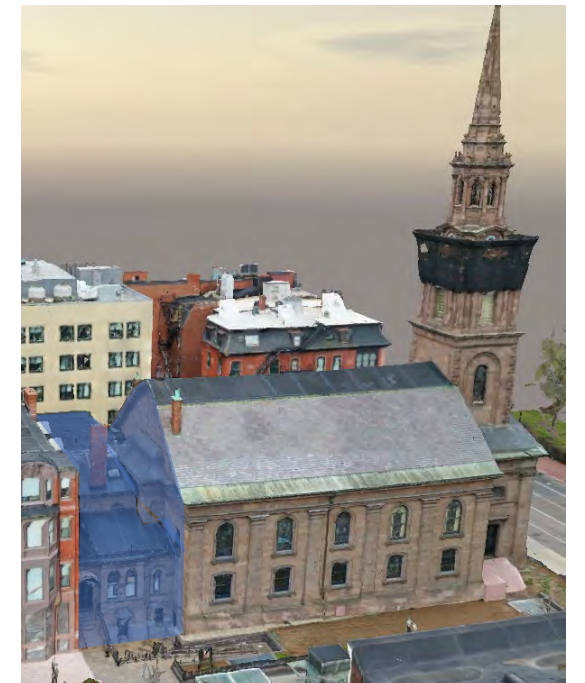
- Slate and membrane roof replacement at Sanctuary
- Brownstone cornice and body stone restoration of Sanctuary at north and south
- Lightning protection



Phase 4 – Parish House + West elevation

Phase 4

- Parish House brownstone and brick façades and chimney
- Sanctuary west facade
- Parish House membrane roof replacement
- Lightning protection



PHASE 1: PORTICO RESTORATION

During this phase, we restore all stonework as well as woodwork trim, windows and doors. We replace side stairs with code-compliant steps in matching stone and replace the accessible ramp with a redesigned one.



View of east façade with stain on north pilaster and failing composite repair mortar patches throughout facade. Composite repair mortar will be removed and repaired with harvested stone. Stains at north pilaster will be removed by resurfacing the stone.



View of portico projecting cornice with multiple spalls and large crack. Deteriorated cornices will be replaced with new stone.

AREAS OF RESTORATION: WATER TABLE & PILASTERS



South elevation brownstone water table

The Church's brownstone water table has been a continuously delaminating and spalling over the years. Previous repairs installed a composite mortar patch over the spalled face of stones, but now those patches are failings as well as additional stone units. This area around the base of the entire building will be addressed by installing new stone. In an effort to use the stone that is removed, it will be "harvested" from the building and cut to be used on façade repairs at the front of the Church.



New stone sourced from India to be used at water table



Water table zone indicated in read to be reused or "harvested" from the building. The carefully removed stone will be recut for front facade repairs



Deteriorated stone at pilaster corners require full stone replacement

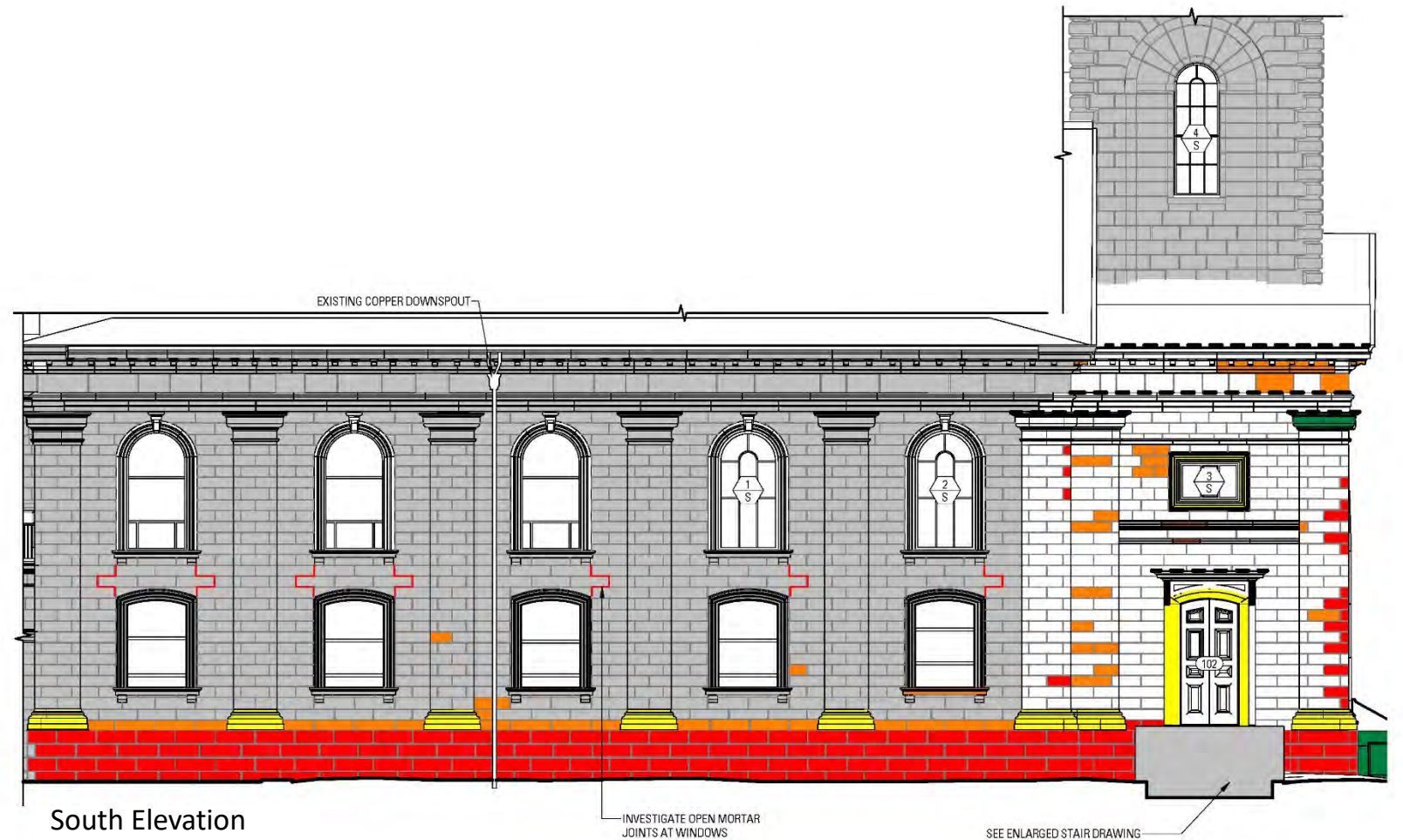


Install harvested stone at pilasters

AREAS OF RESTORATION

Stone Repair Legend

- Full Stone Replacement
- Full-face Dutchman
- Partial Dutchman
- Redress
- Composite Repair Mortar
- Crack Repair
- Clean stain
- Flashing
- Crack, Install crack monitor

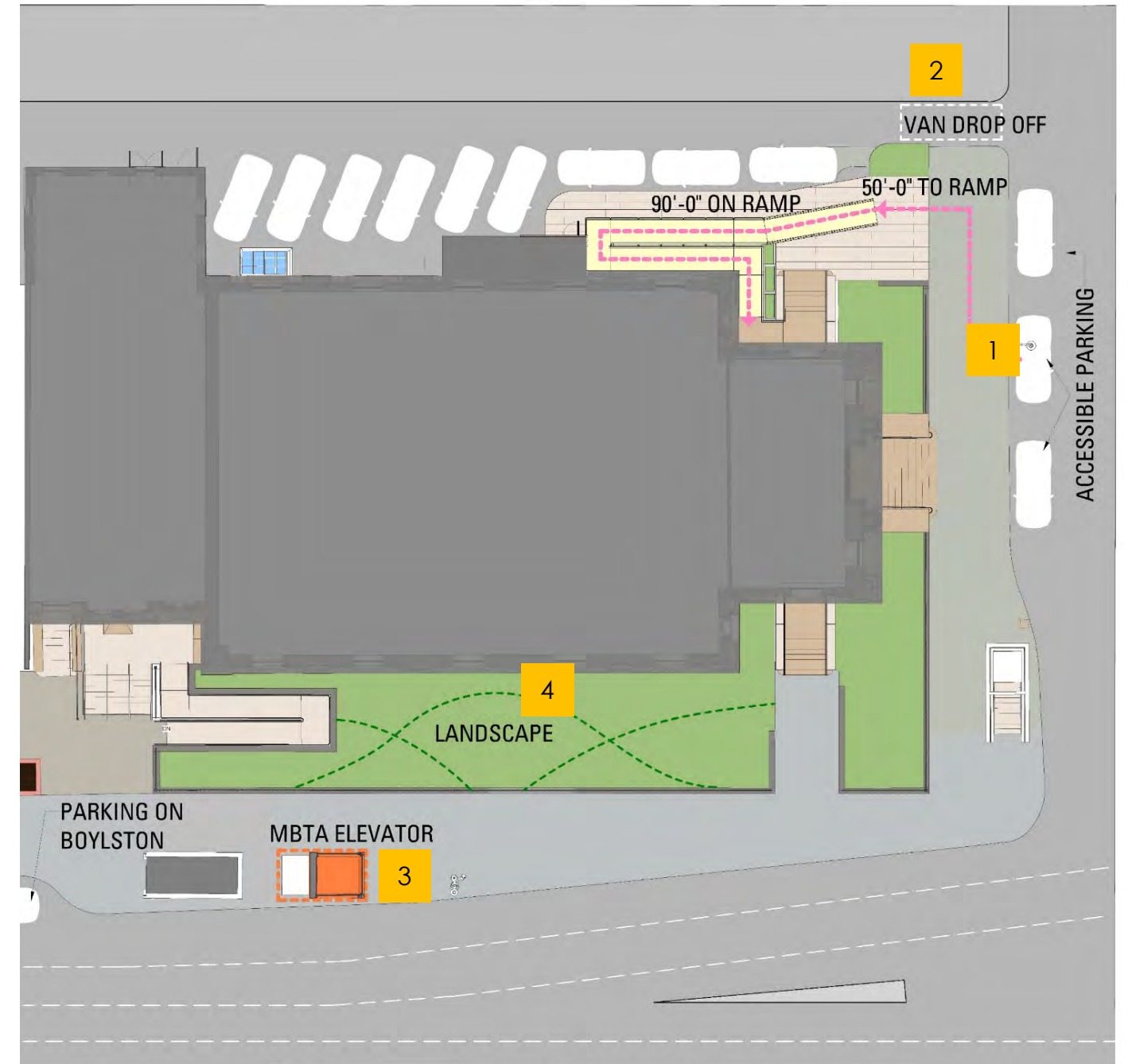


NEW NORTH RAMP DESIGN

- North ramp is only 50 feet from accessible parking spaces on Arlington Street.
- Wood and steel ramp construction can be explored because the length of the ramp is obscured from view.
- Ramp can be incorporated into a new design for the north basement stair enclosure.
- North and south stairs will be constructed out of brownstone to match the original design with code-compliant landings, guardrail and handrails.



Existing north stair, ramp and basement enclosure



1. Designated accessibility parking spaces
2. Vans typically drop off in the alley entrance

3. MBTA elevator is rarely used by parishioners
4. Landscaped area on the South

AREAS OF RESTORATION: SOUTH & NORTH STAIR



Stair and ramp intervention on north façade extends to Arlington Street where accessible parking and van drop-off make this ramp location convenient.



Proposed north stair, ramp and basement enclosure

Reconstruction of south stair



Photograph of existing south stairs before removal. Note step at door and shallow landing



Plywood boxes at south contain the dismantled stairs and stringer



Proposed construction of new brownstone stairs with code-compliant landing at door

Reconstruction of north stair



Existing north wood stairs constructed on top of original stone stairs



Proposed new brownstone stairs reconstructs the details of the stair but has a compliant top landing