

the marc

27-29 Isabella Street
Landmarks Review
October 10, 2017

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27-29 Isabella St.



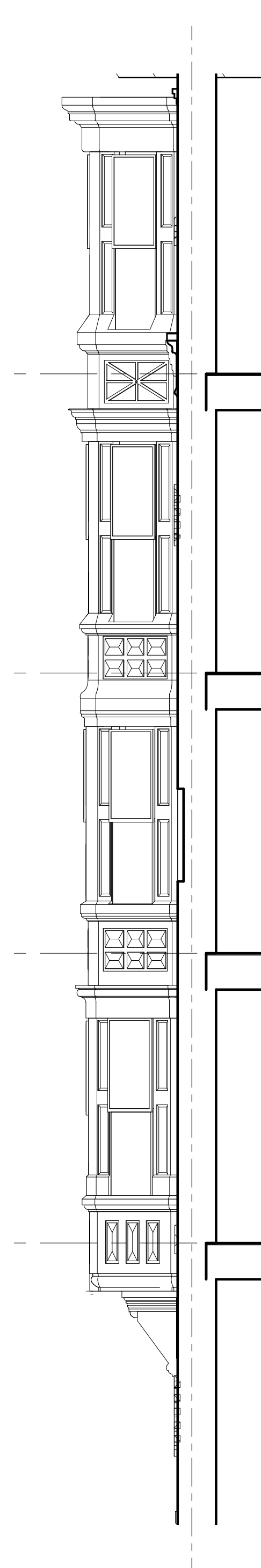
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27-29 Isabella St.

ALL METAL BAYS TO BE REPAIRED,
REPAINTED, AND RESTORED



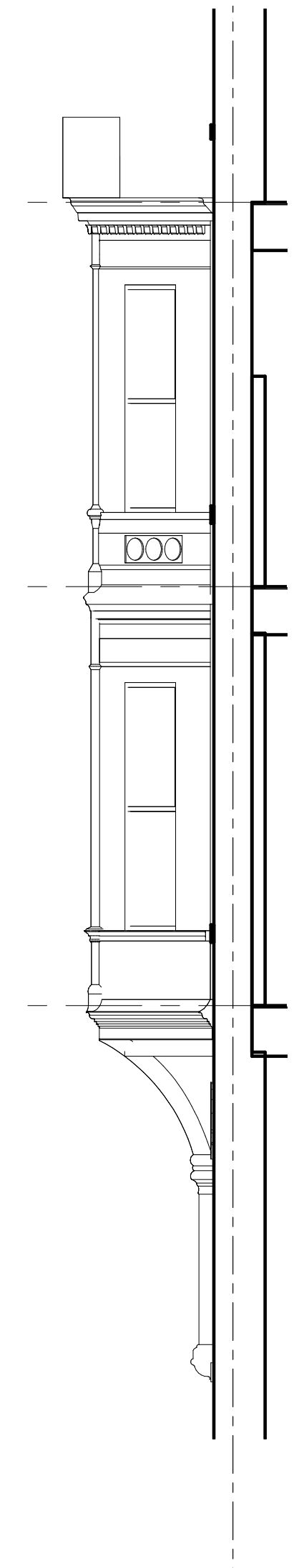
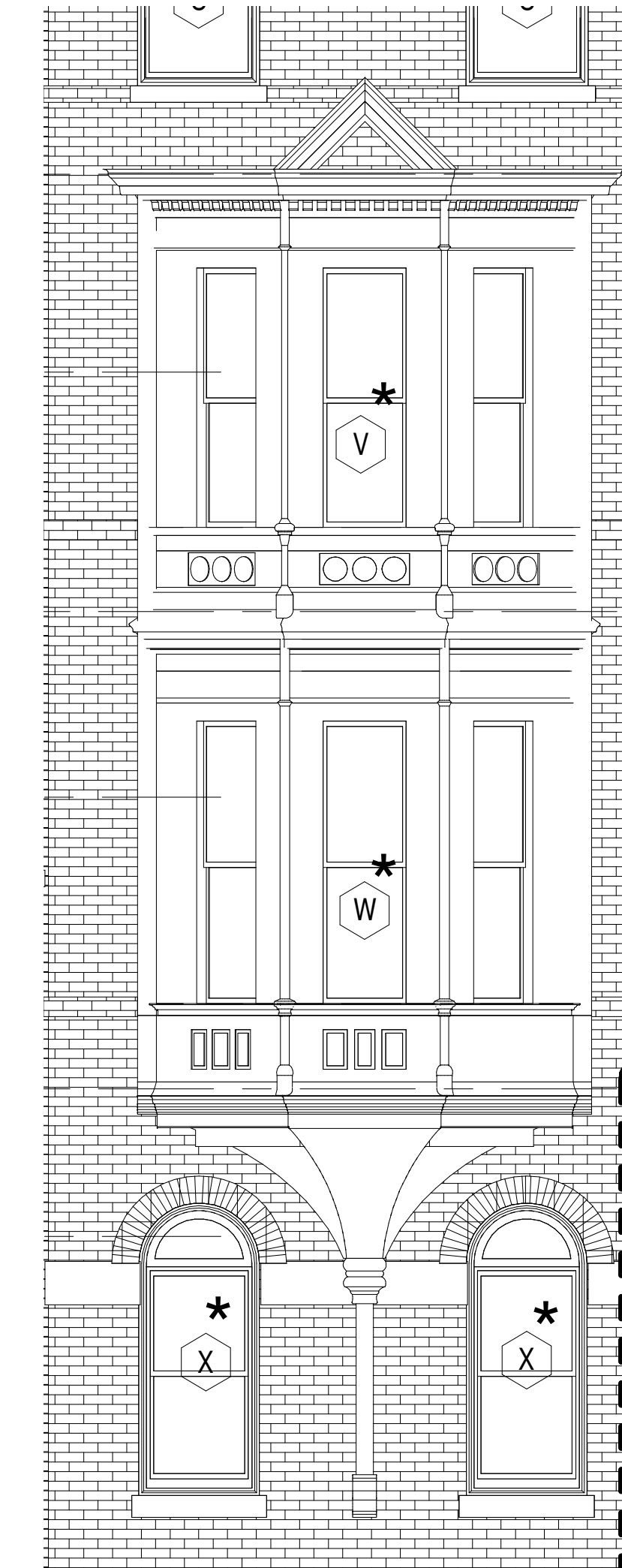
27-29 ISABELLA BAY



BLACK PAINT RESTORATION: 13 ISABELLA



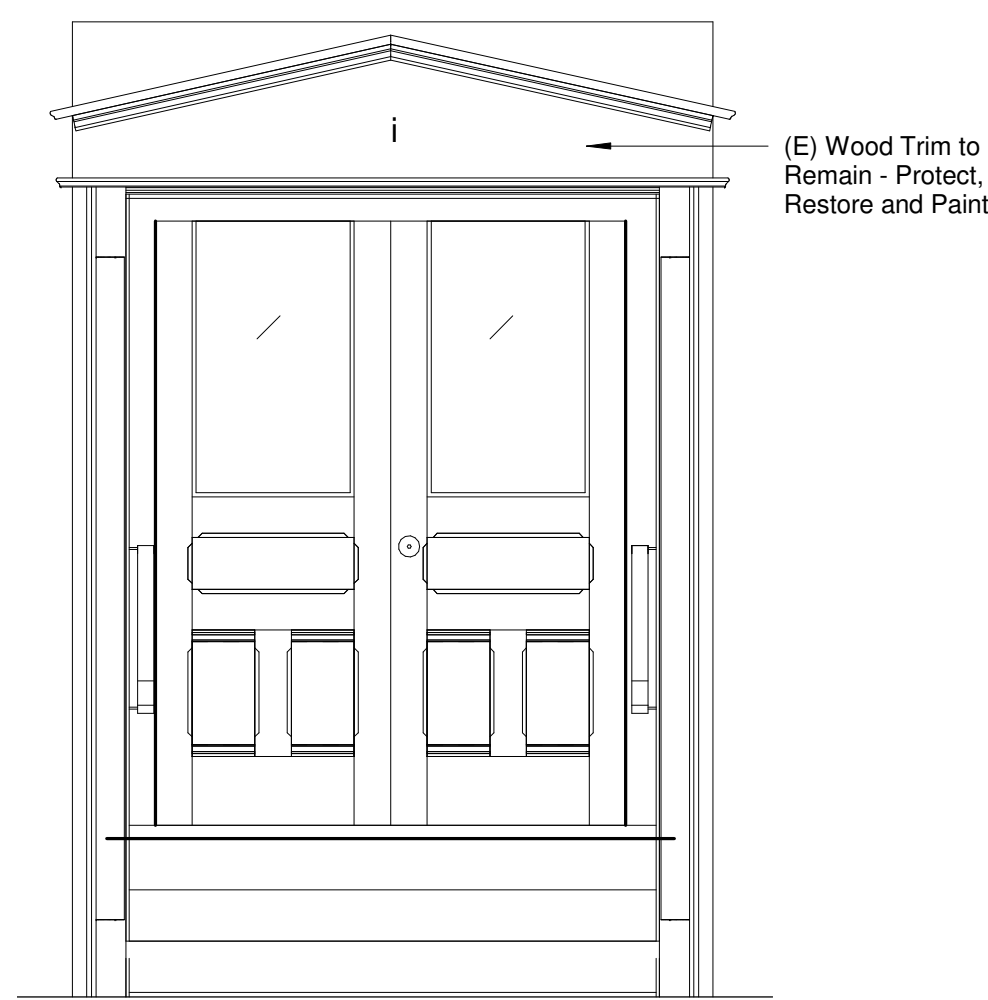
25 ISABELLA BAY



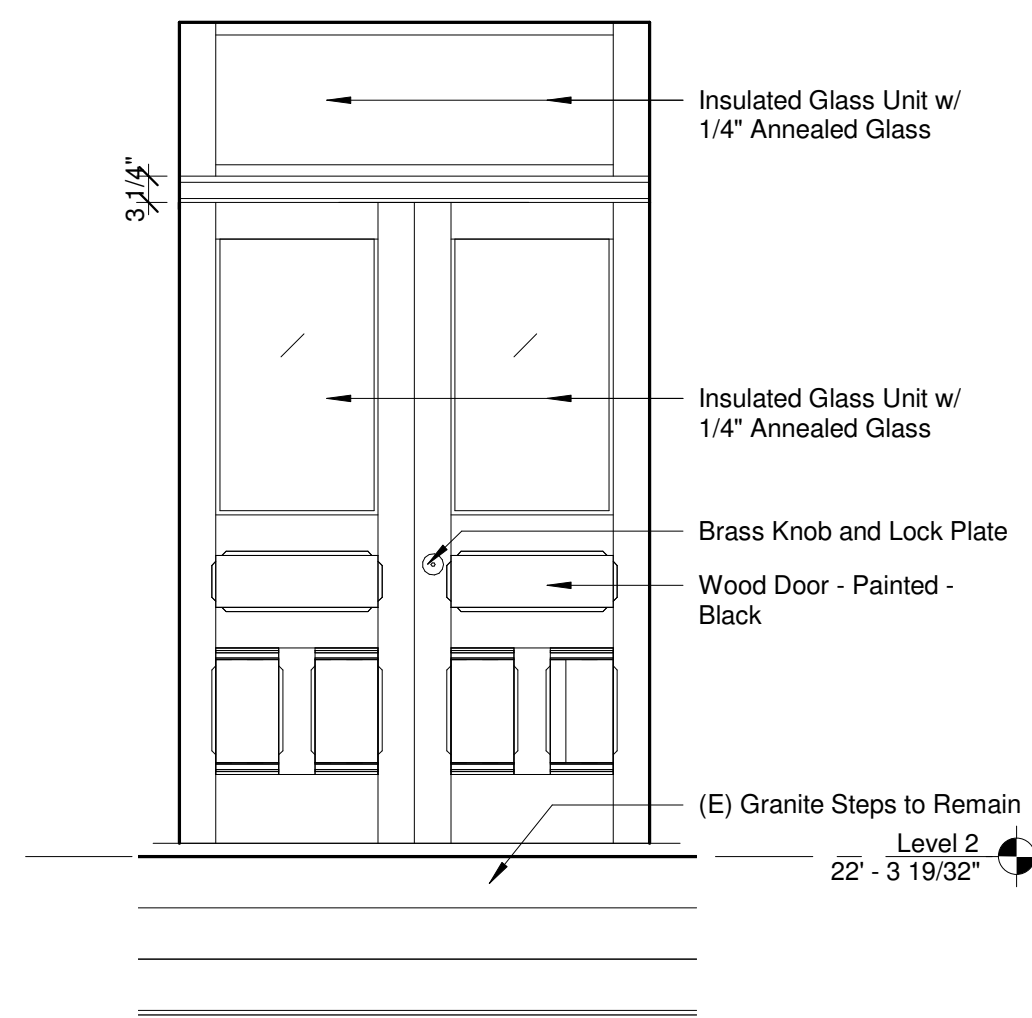
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27-29 Isabella St.

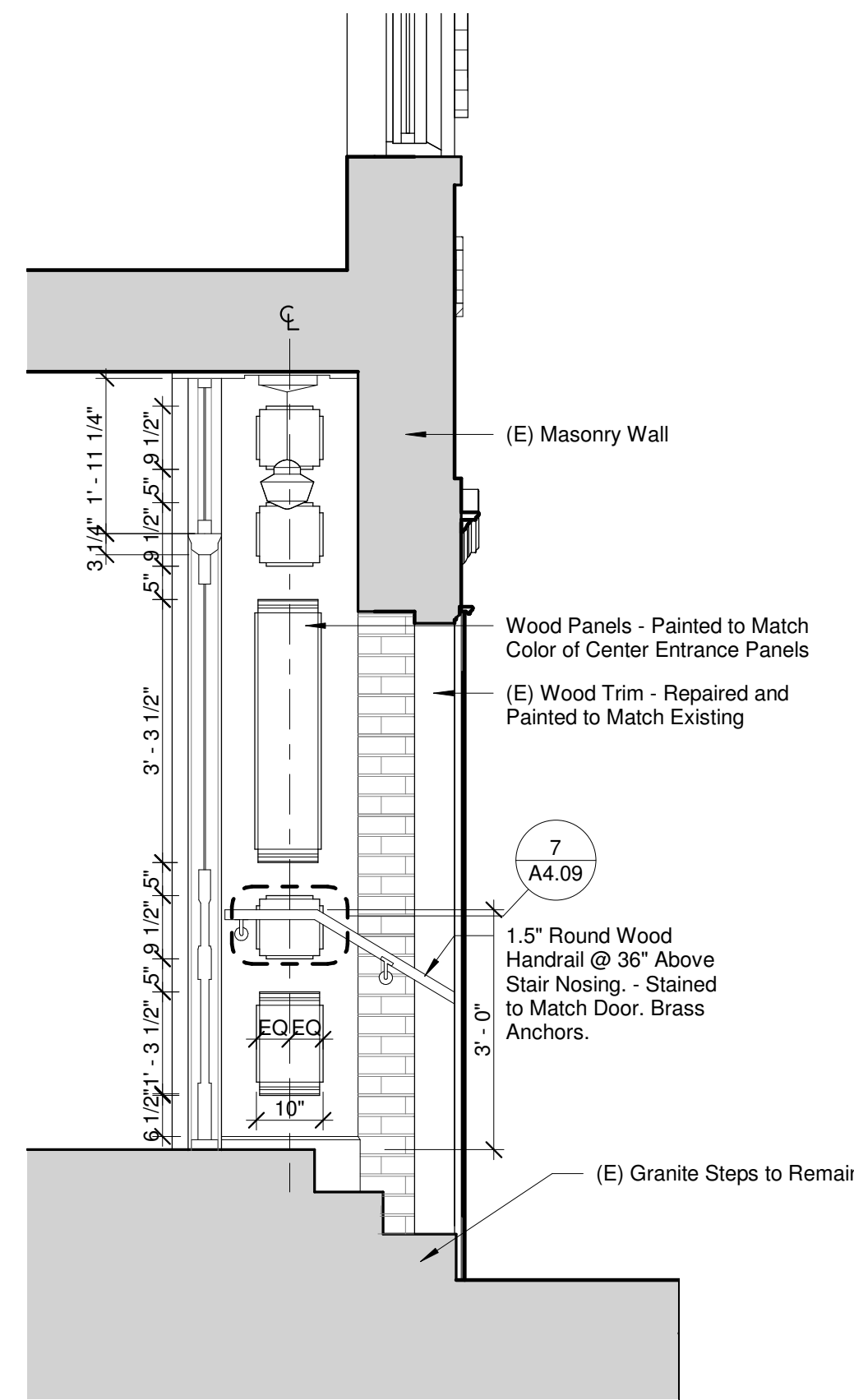
REPAIR AND REPAINT WOOD ENTRY ELEMENTS, NEW PERIOD CORRECT PAINTED WOOD DOORS WITH TRANSOM, VICTORIAN PENDANT LIGHT, AND PORTICO PANELS AND CEILING TO MATCH ORIGINAL AT 27 ISABELLA ENTRY



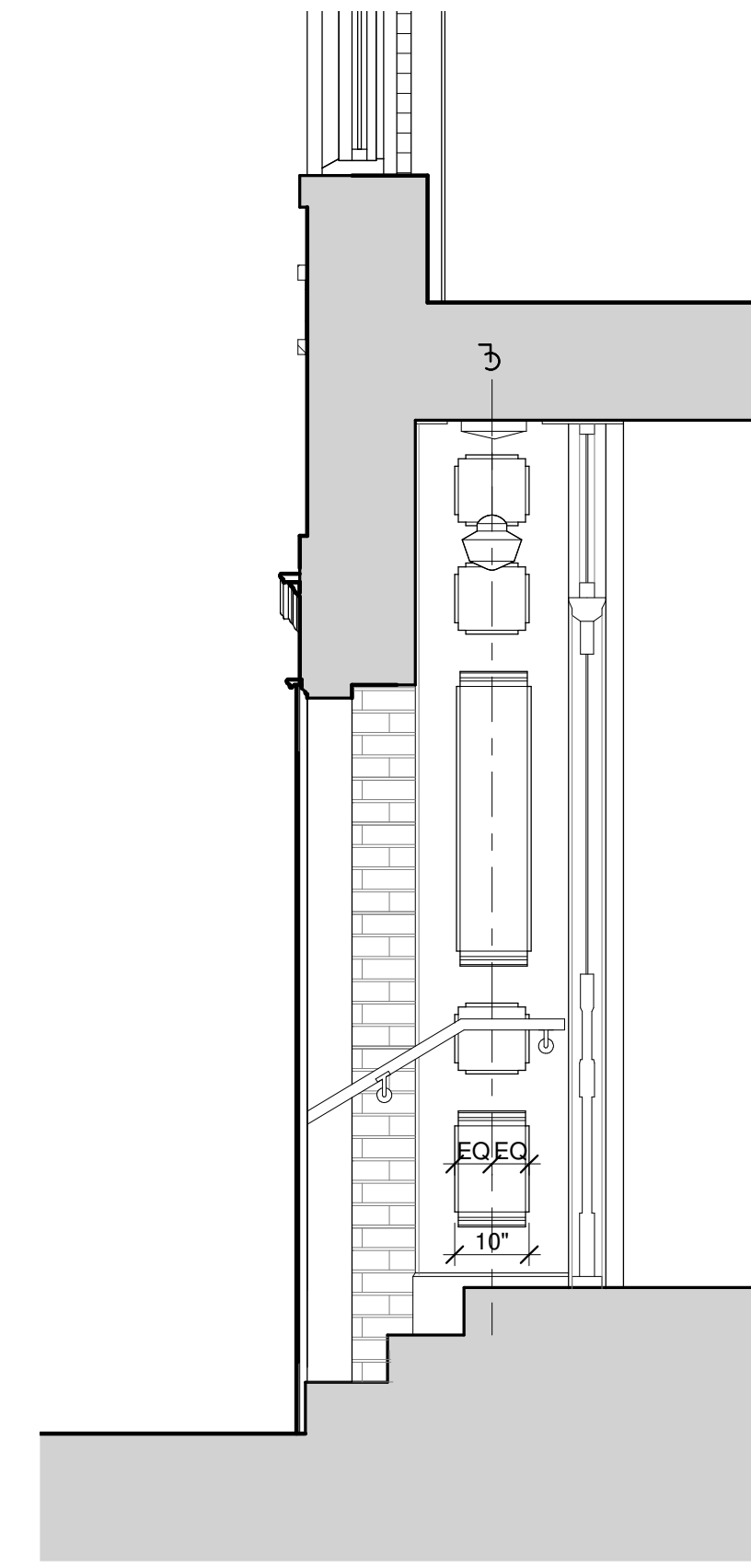
1 South Elevation - 29 Entry - Street View
1/2" = 1'-0"



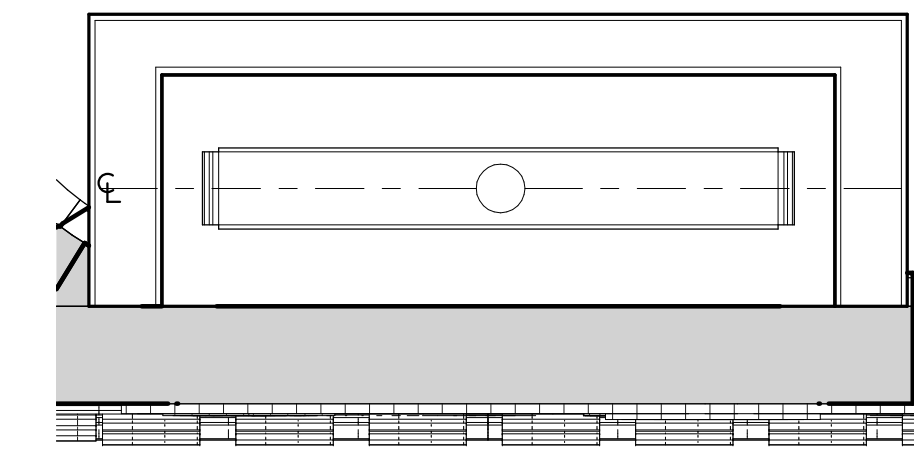
2 South Elevation - 29 Entry - Vestibule View
1/2" = 1'-0"



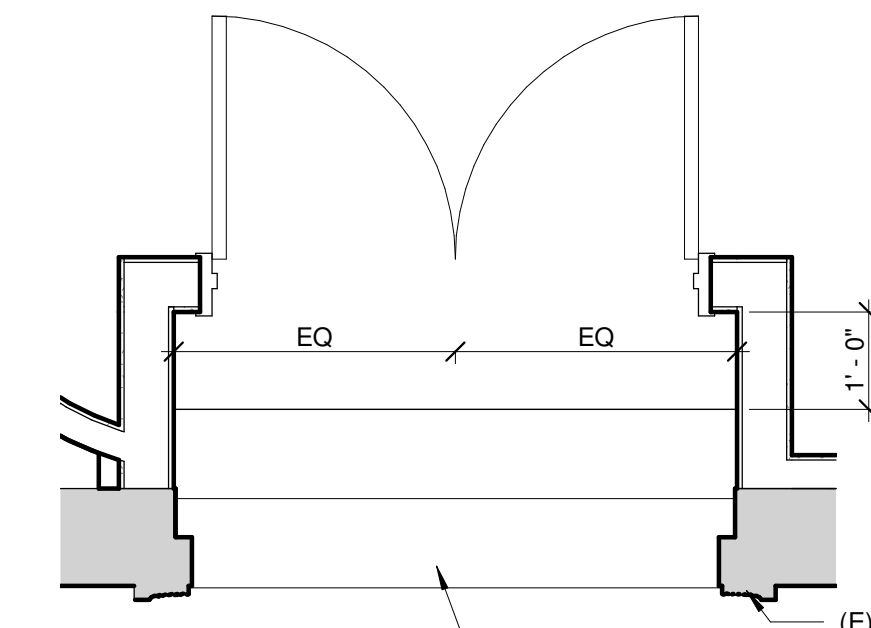
3 29 Entry Elevation - West
1/2" = 1'-0"



4 29 Entry Elevation - East
1/2" = 1'-0"

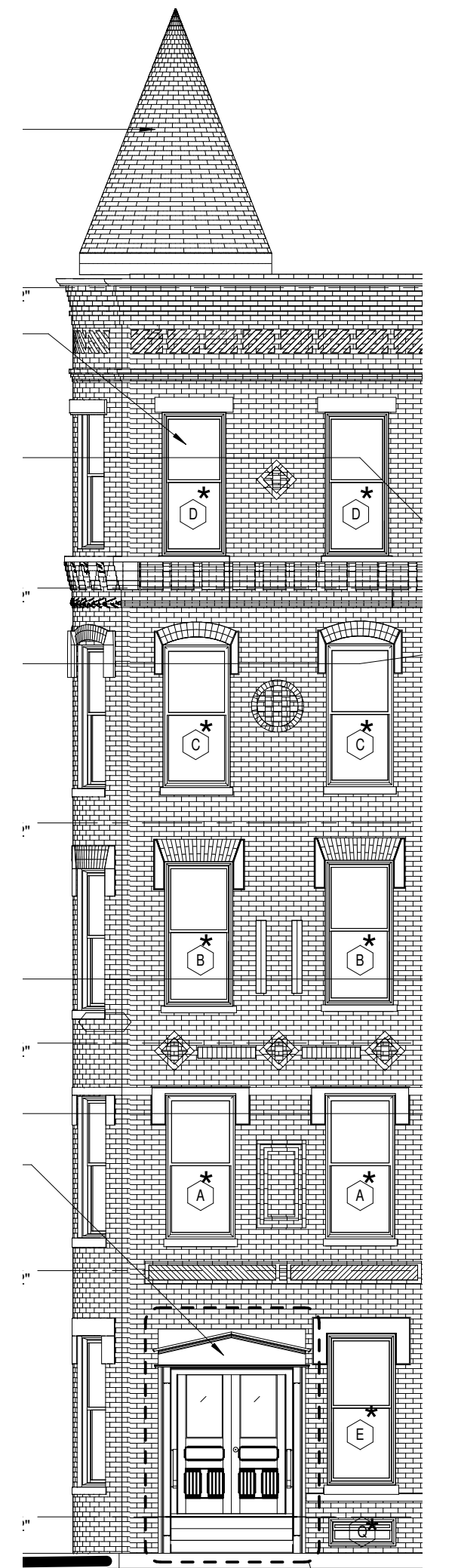


5 RCP 29 Entry
1/2" = 1'-0"

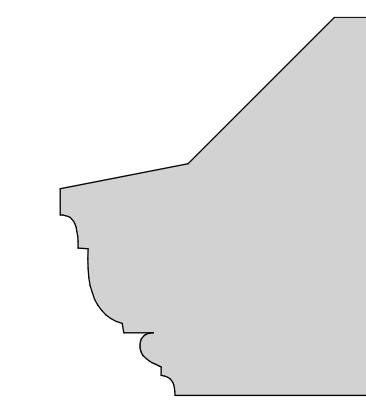


6 29 Entry Floor Plan
1/2" = 1'-0"

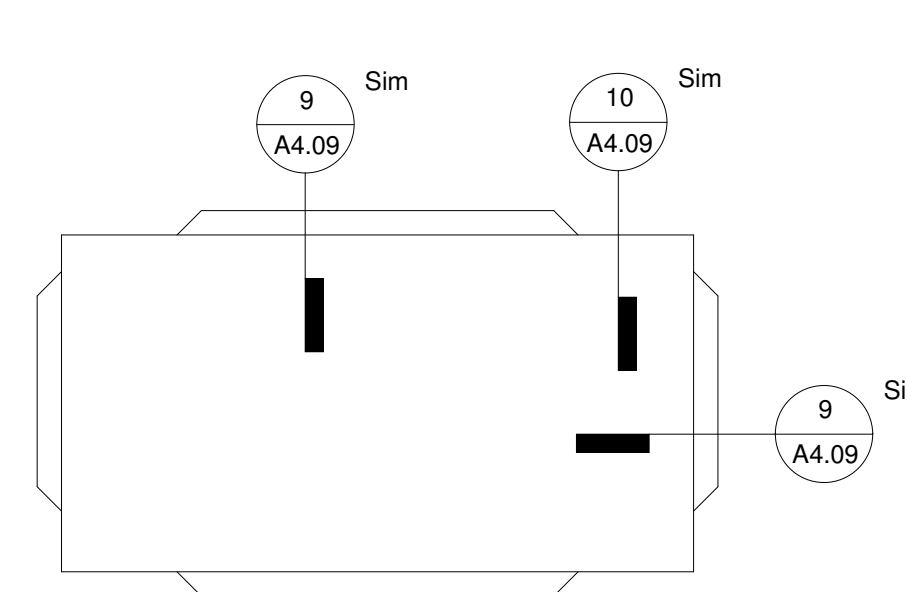
(E) Wood Work to Remain - Protect During Construction as Required



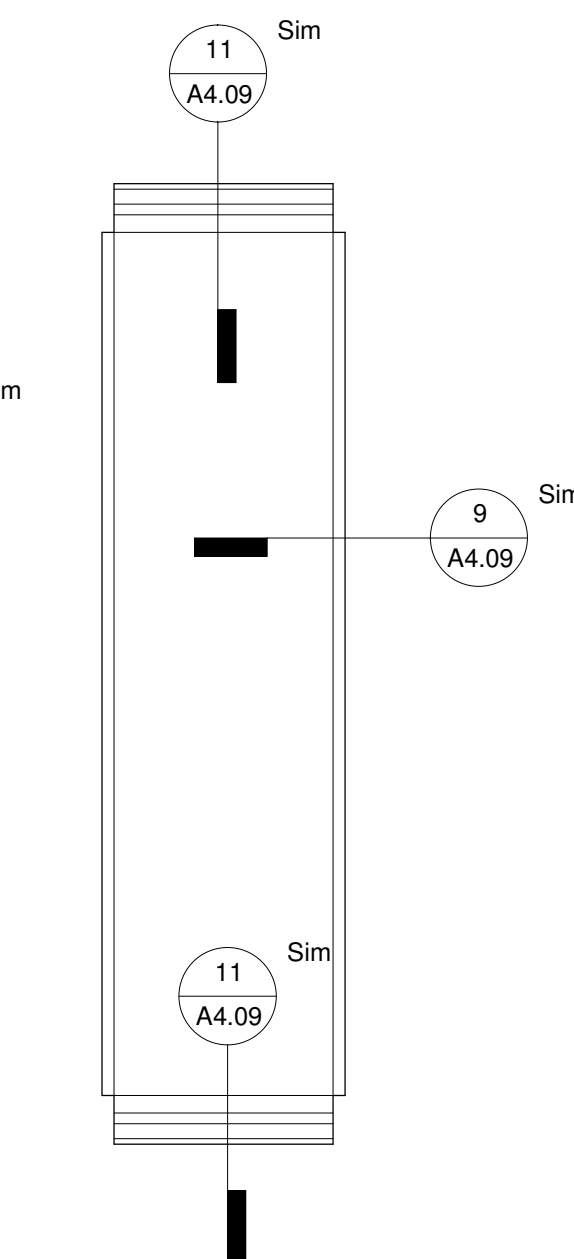
B.V. EXAMPLE DOOR



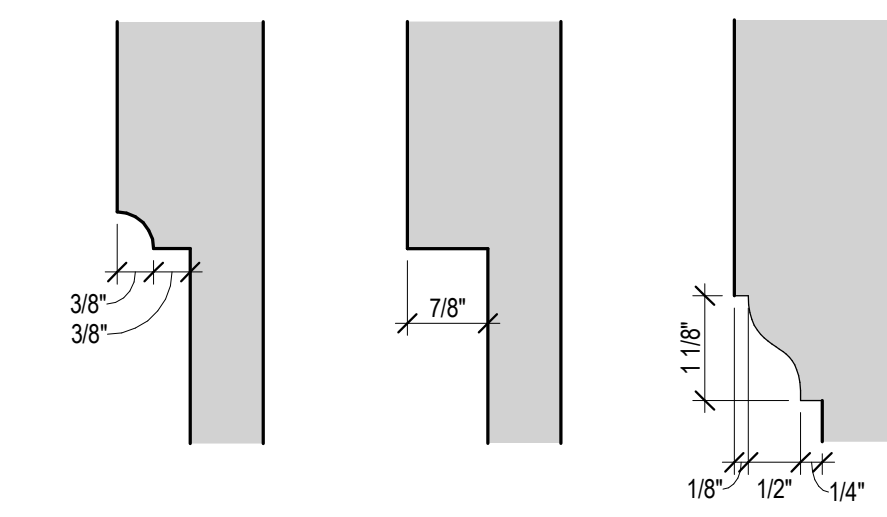
6 Panel Profile 5
6" = 1'-0"



7 Typical Wide Wood Panel Detail
3" = 1'-0"



8 Typical Tall Panel
1 1/2" = 1'-0"



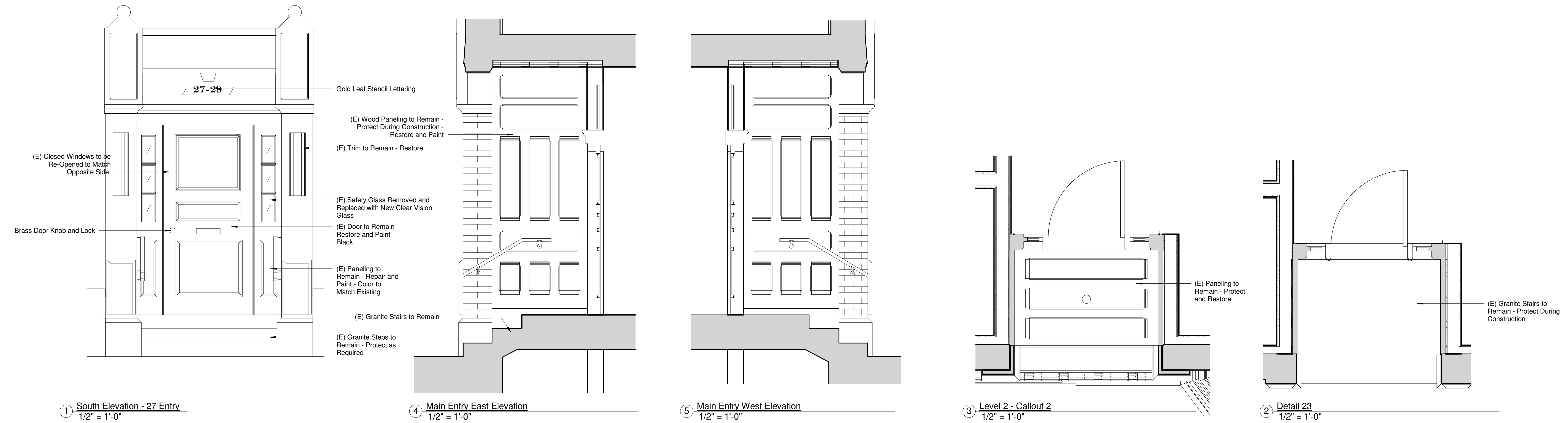
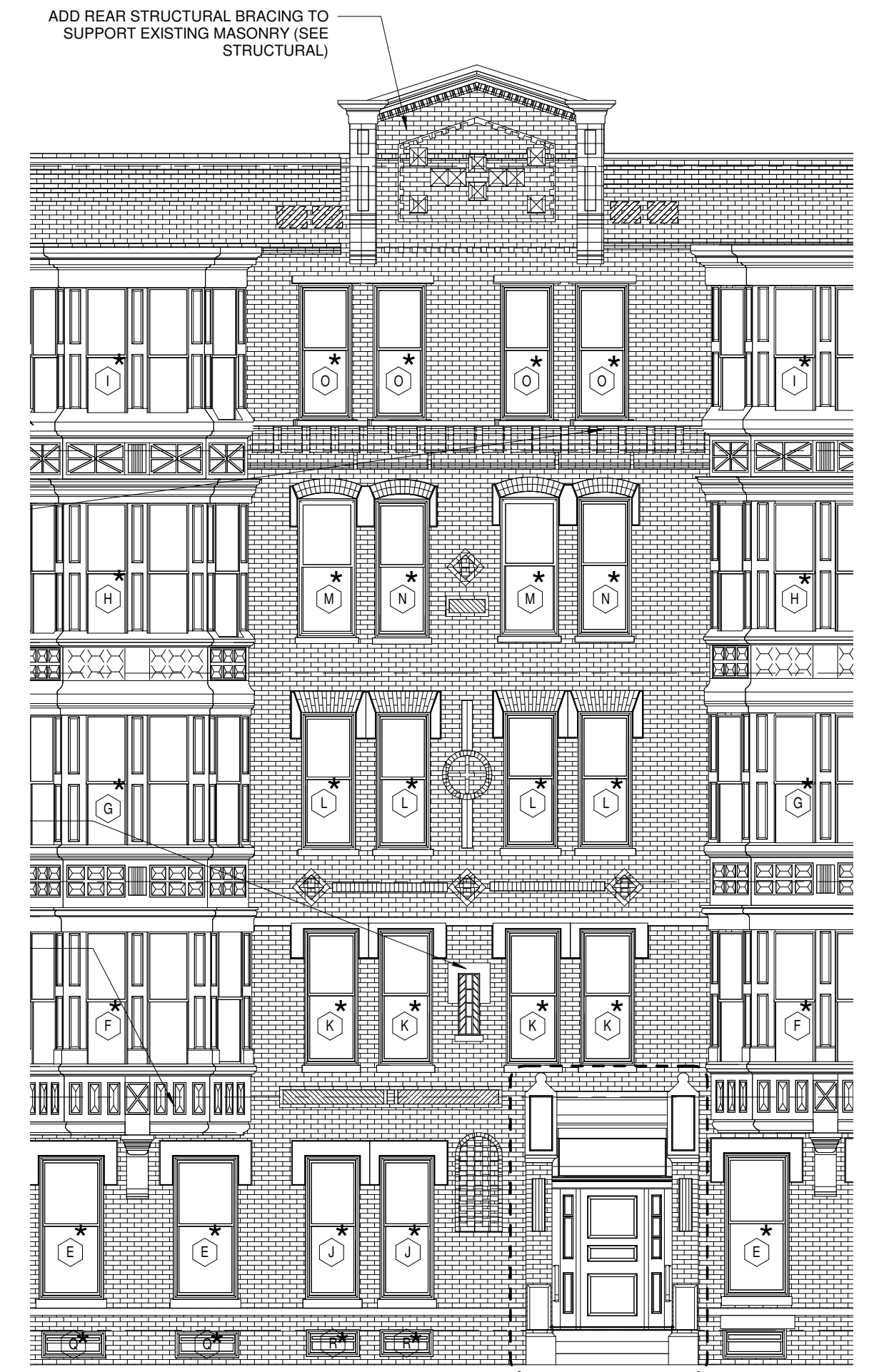
9 Panel Profile 1 6" = 1'-0" 10 Panel Profile 2 6" = 1'-0" 11 Panel Profile 4 6" = 1'-0"



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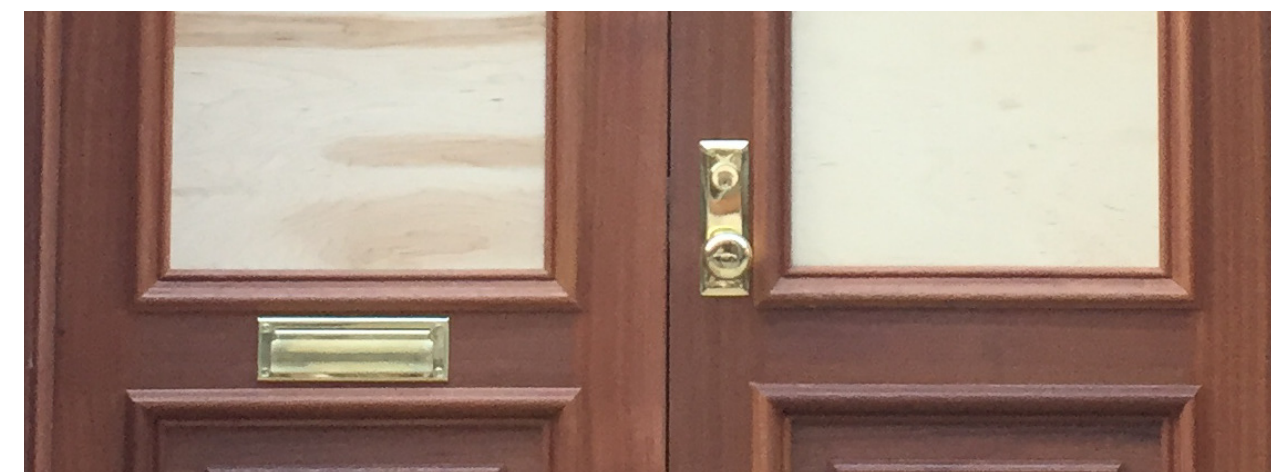
27-29 Isabella St.

REPAIR AND REPAINT WOOD ENTRY ELEMENTS, REPAIR AND RE-PAINT EXISTING WOOD DOORS WITH TRANSOM, VICTORIAN PENDANT LIGHT, AND PORTICO PANELS AND CEILING (LIKELY ORIGINAL PANELLING). REPLICATE PANELS IN 29 AND 25 PORTICOES. ADDRESS TRANSOM WITH GOLD LEAF STENCIL "27-29"



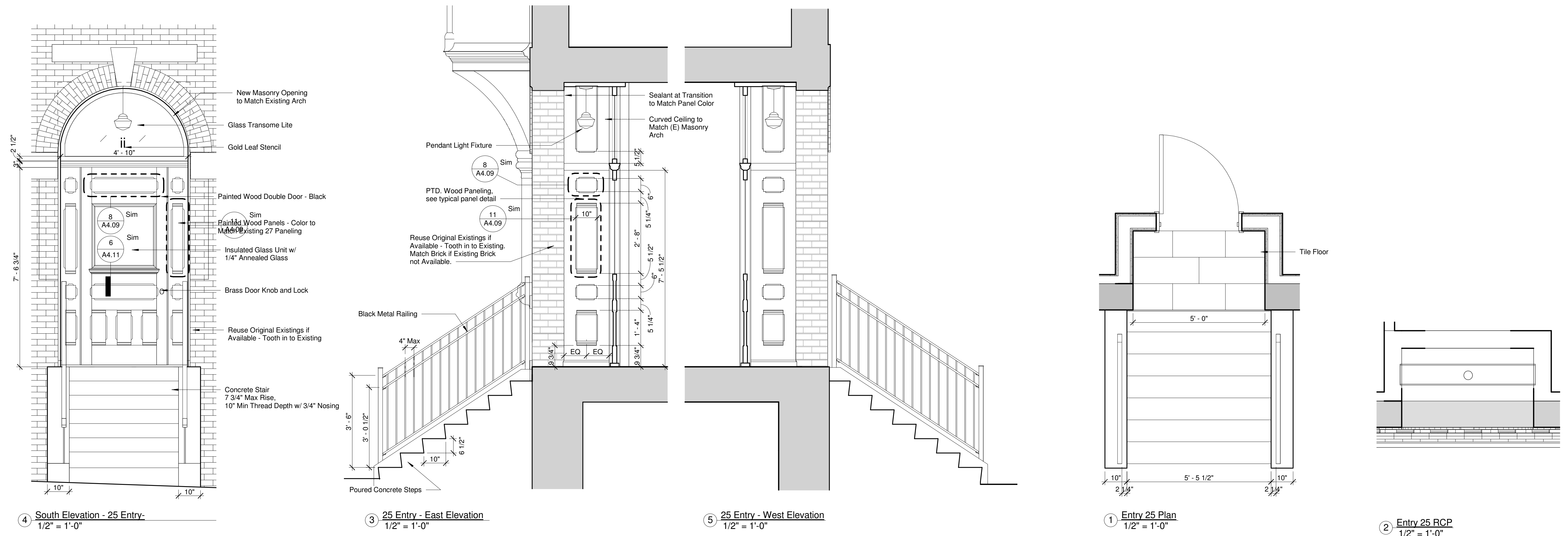
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27-29 Isabella St.



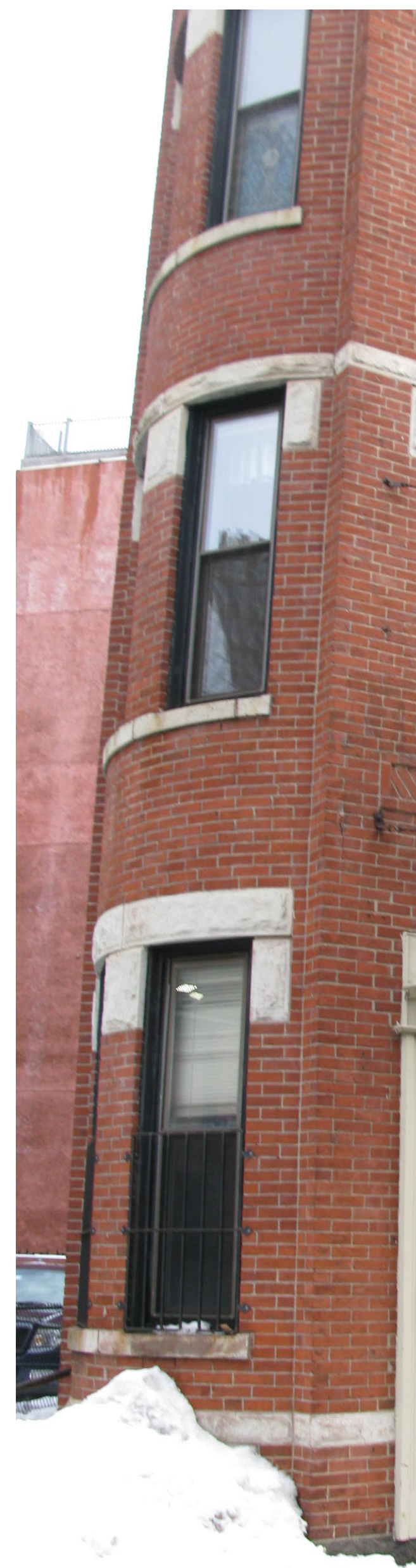
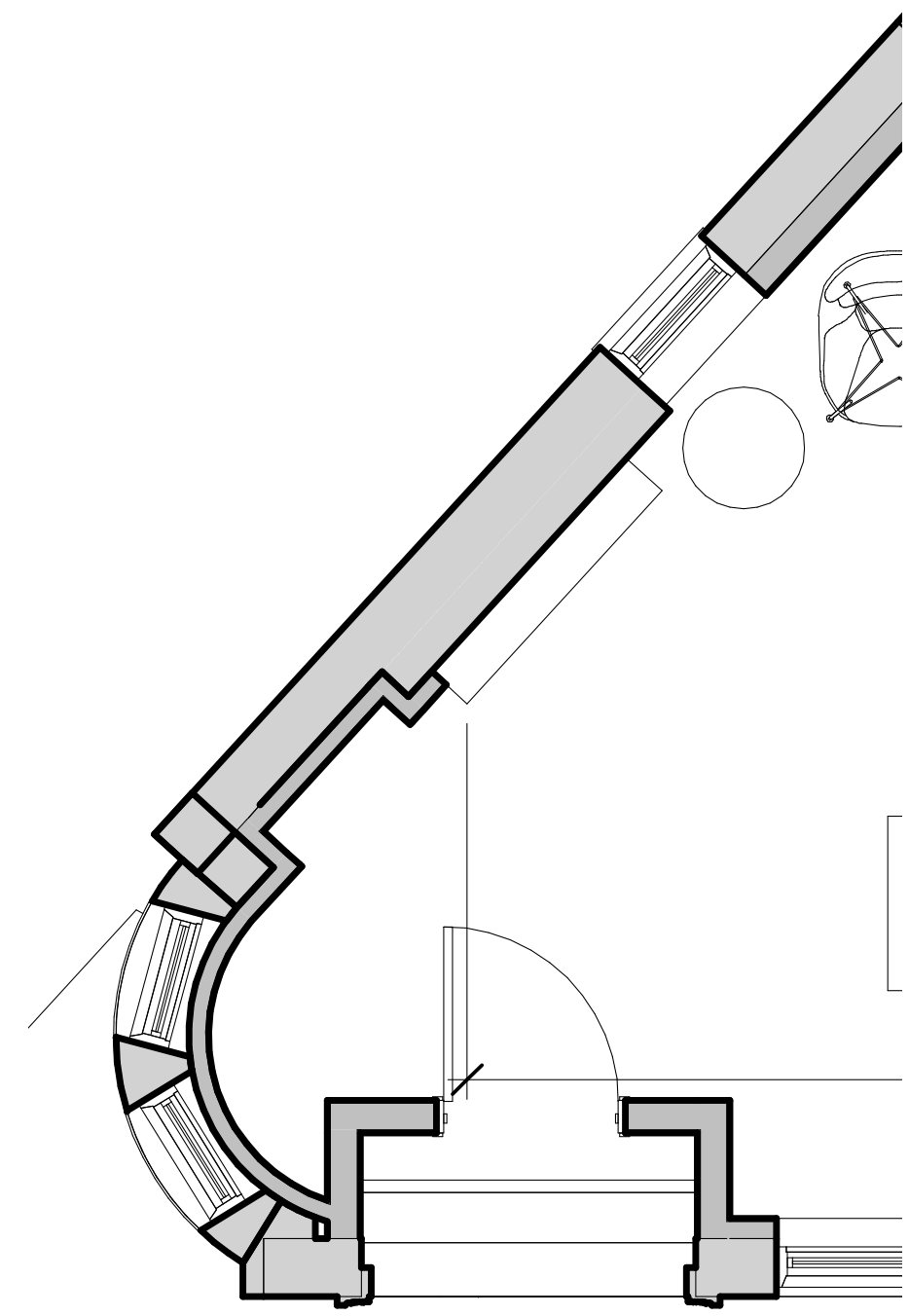
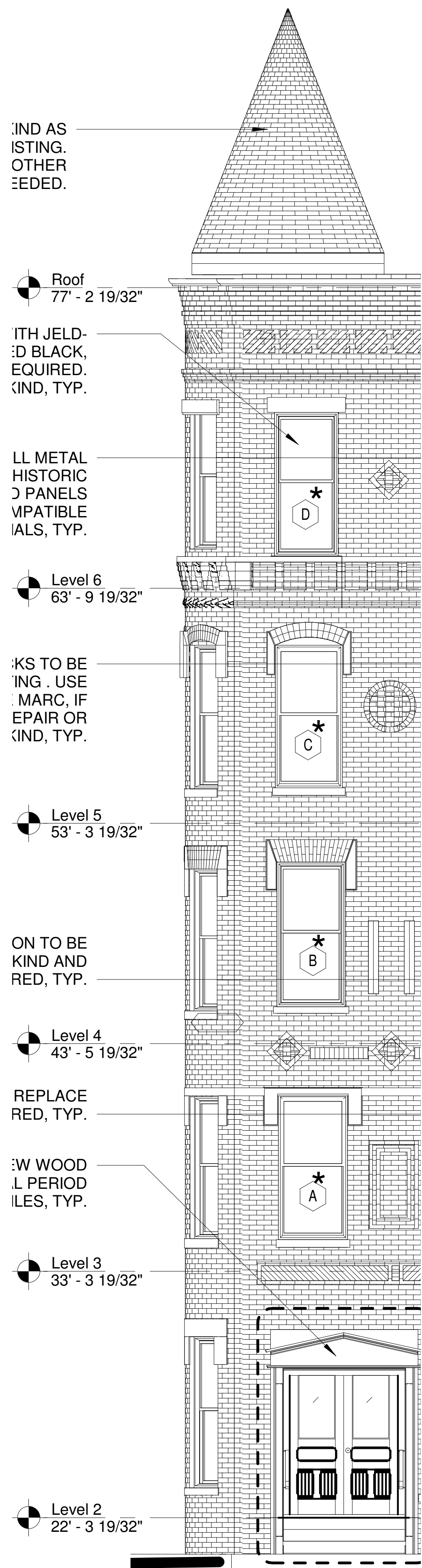
25 ISABELLA ENTRY

B.V. EXAMPLE DOOR & RAIL



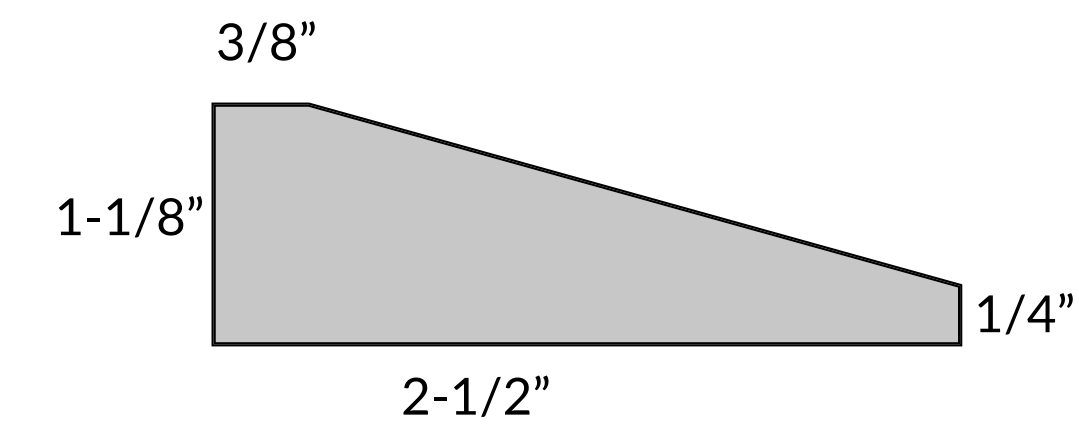
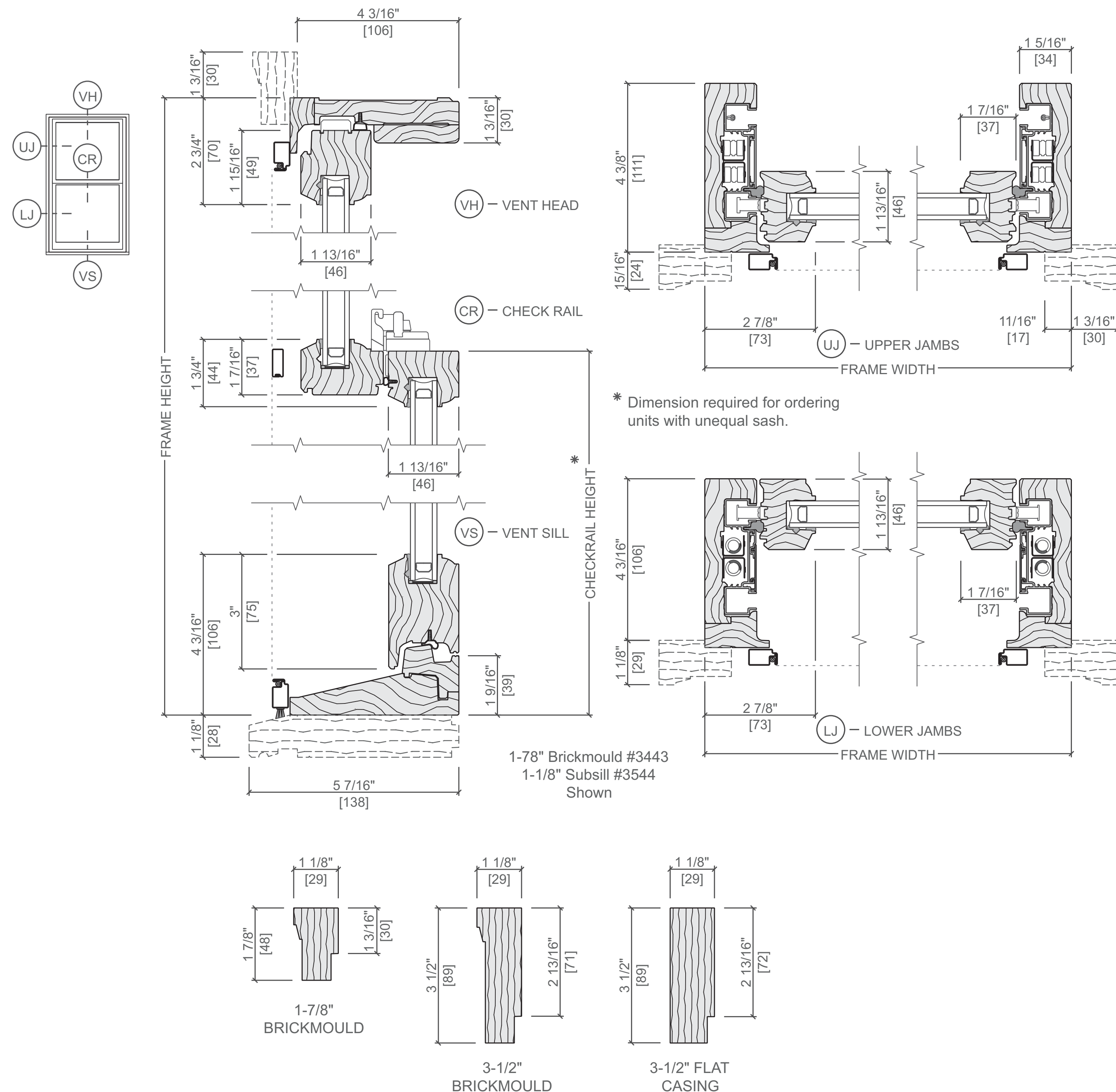
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TYP WINDOW CASING /
BRICK MOULDING



WINDOWS AND JAMBS TO BE REPLACED IN KIND,
PAINTED BLACK, TYP.

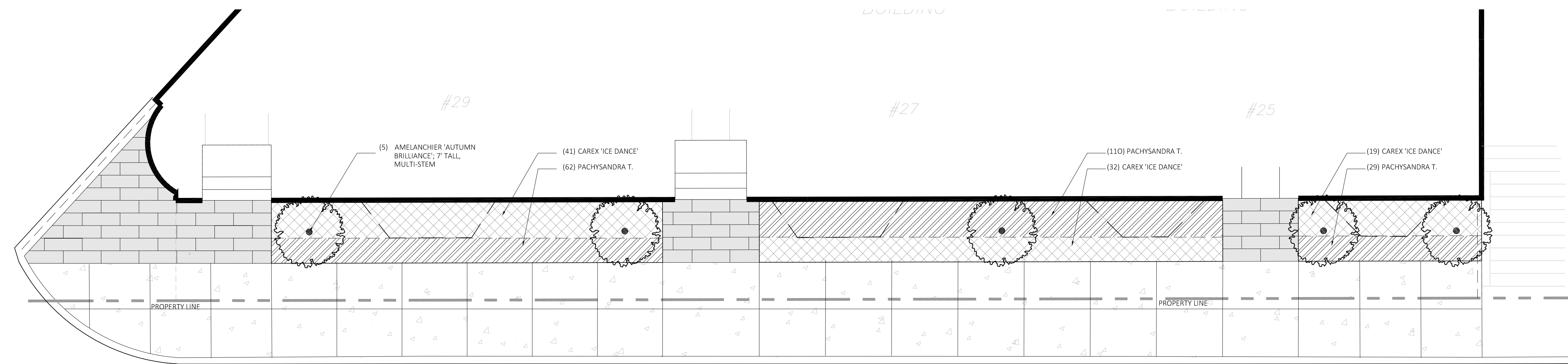
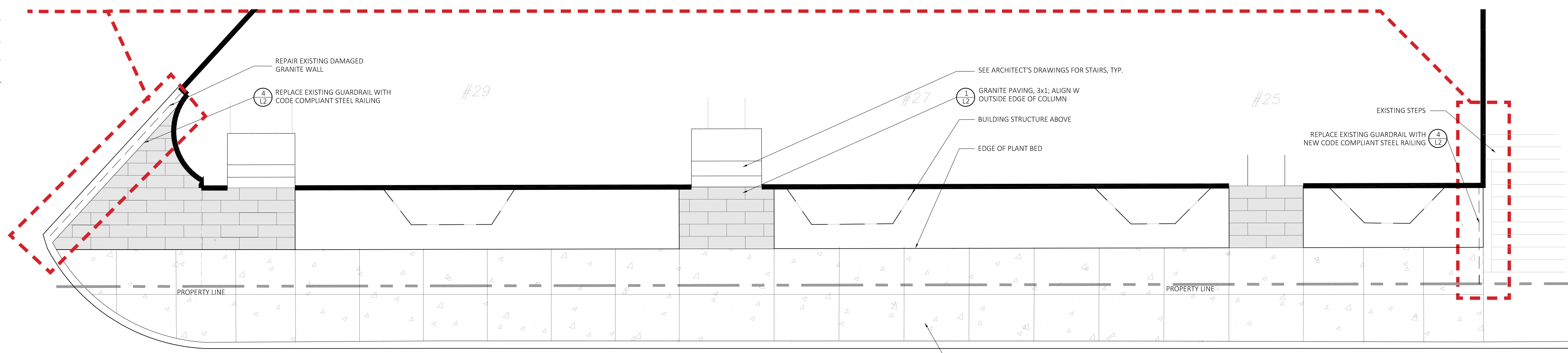
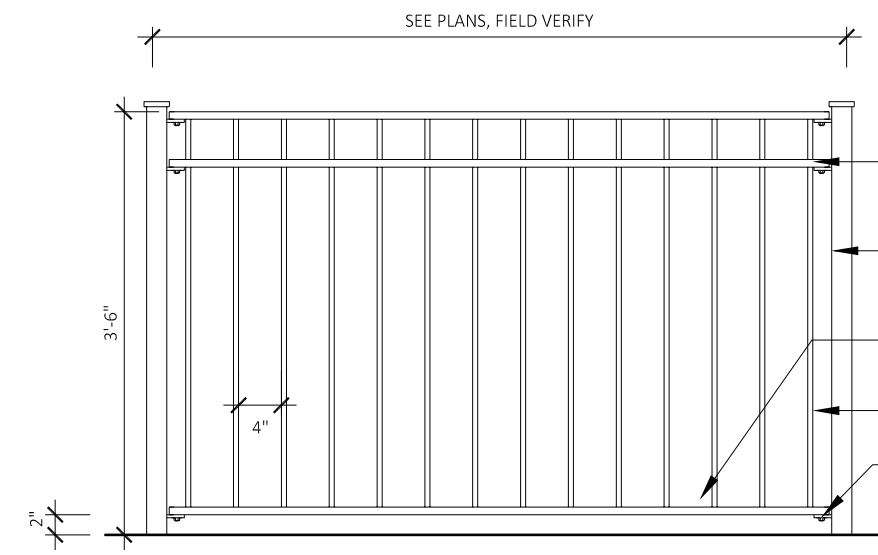
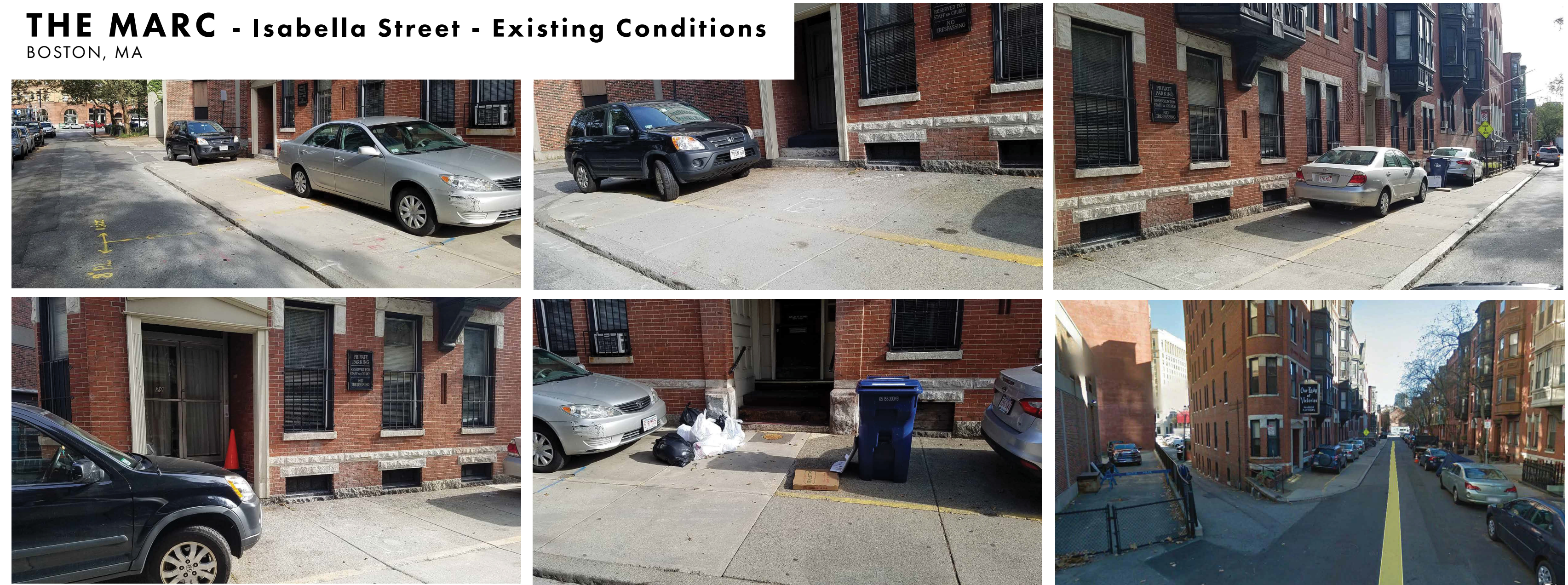
DIVIDED LIGHT WINDOWS AT BASEMENT REPRESENT
UNDER 10% OF OVERALL WINDOW COUNT

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27-29 Isabella St.

THE MARC - Isabella Street - Existing Conditions

BOSTON, MA



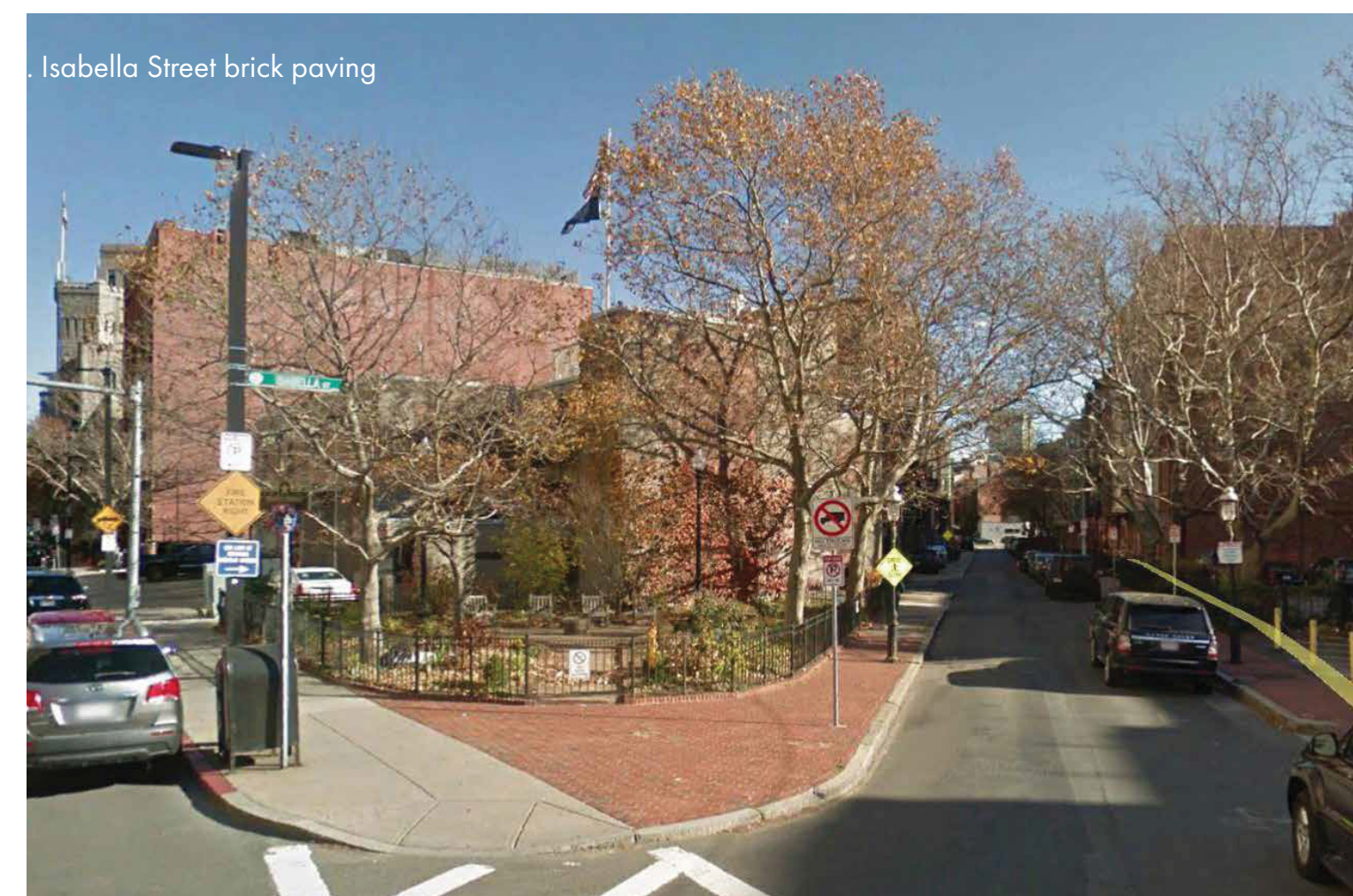
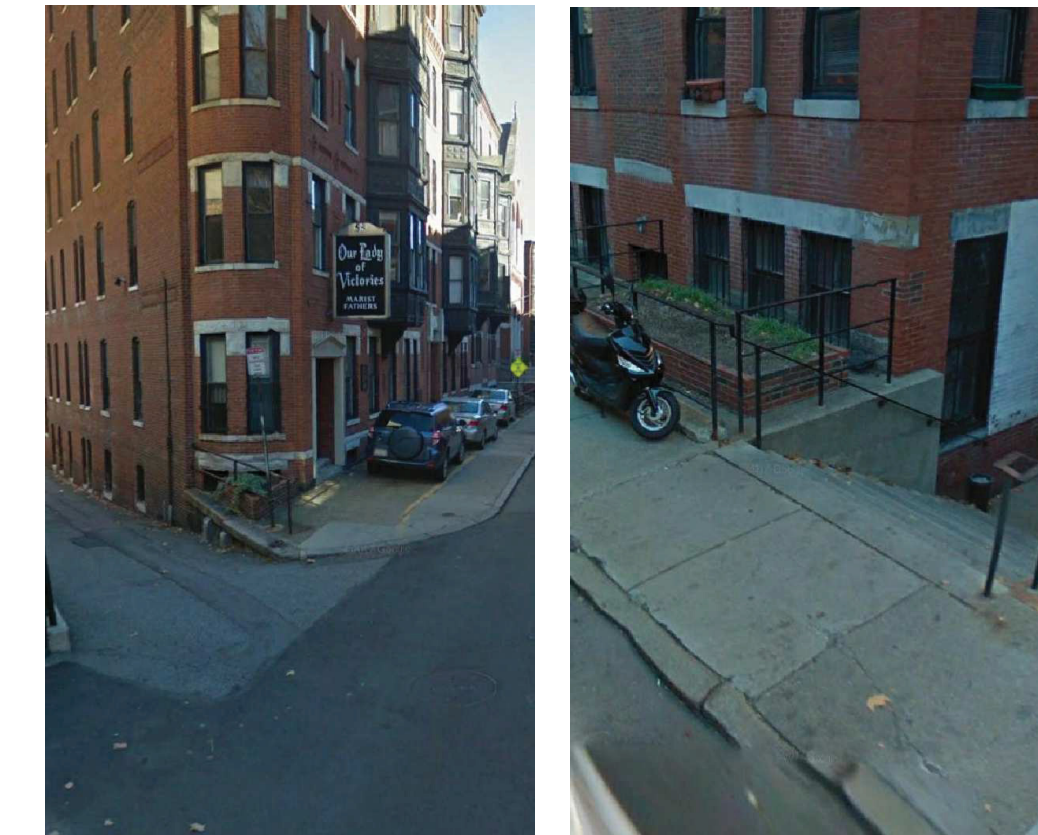
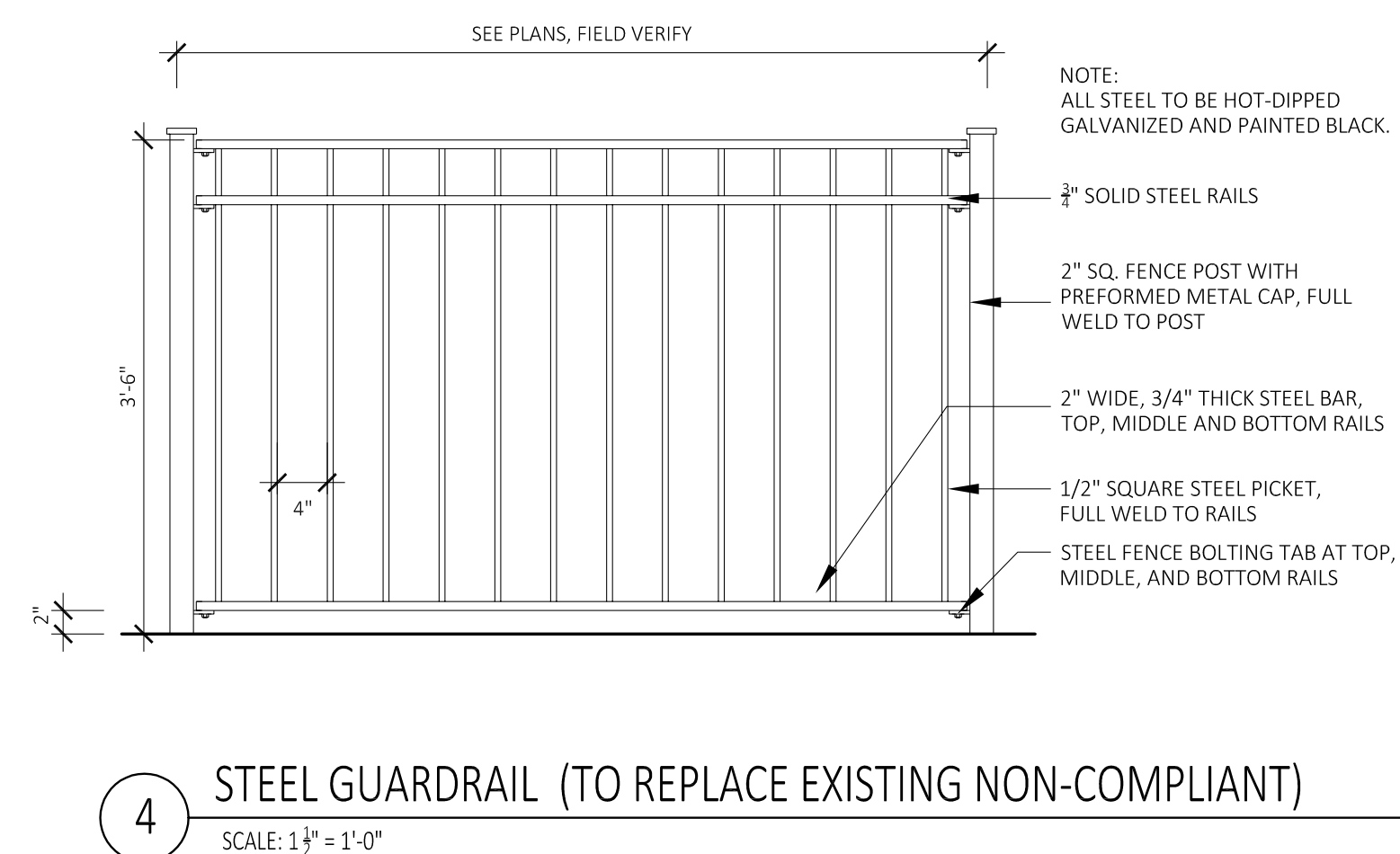
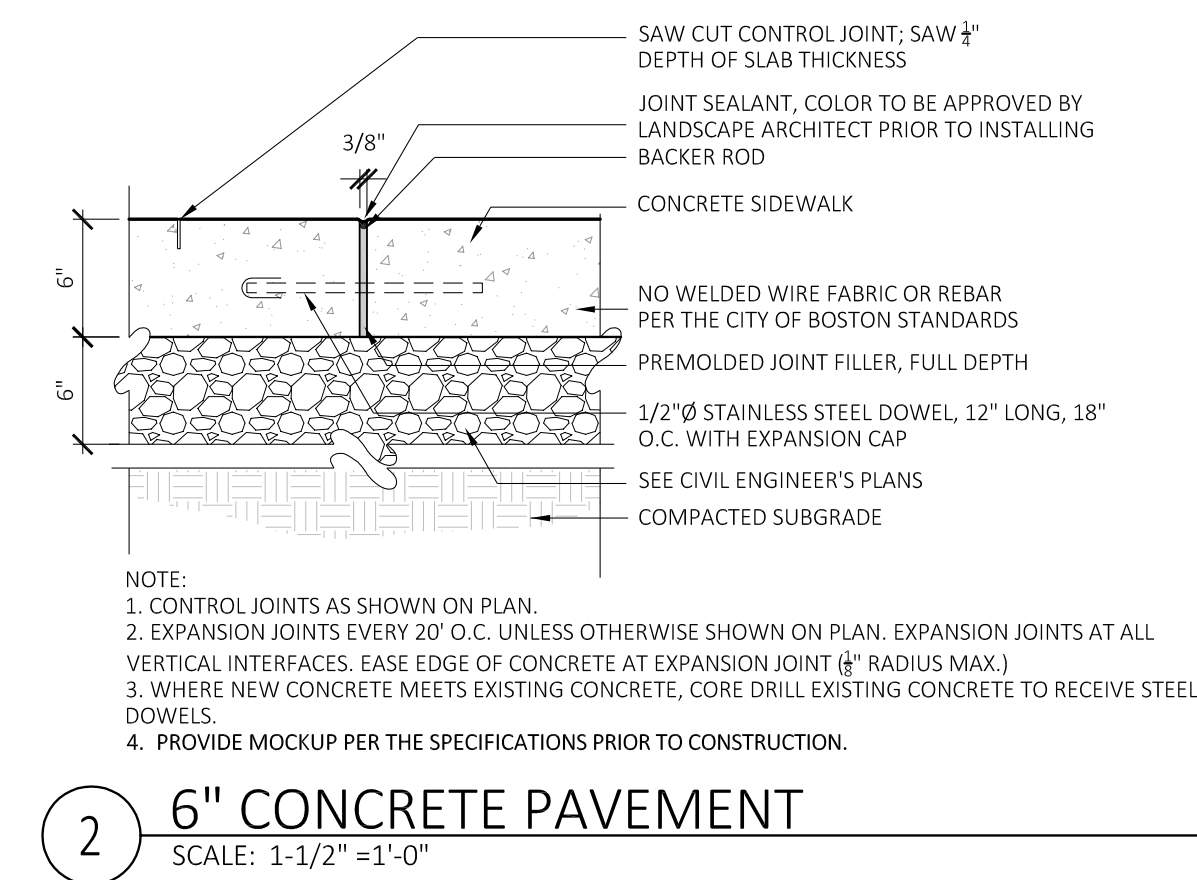
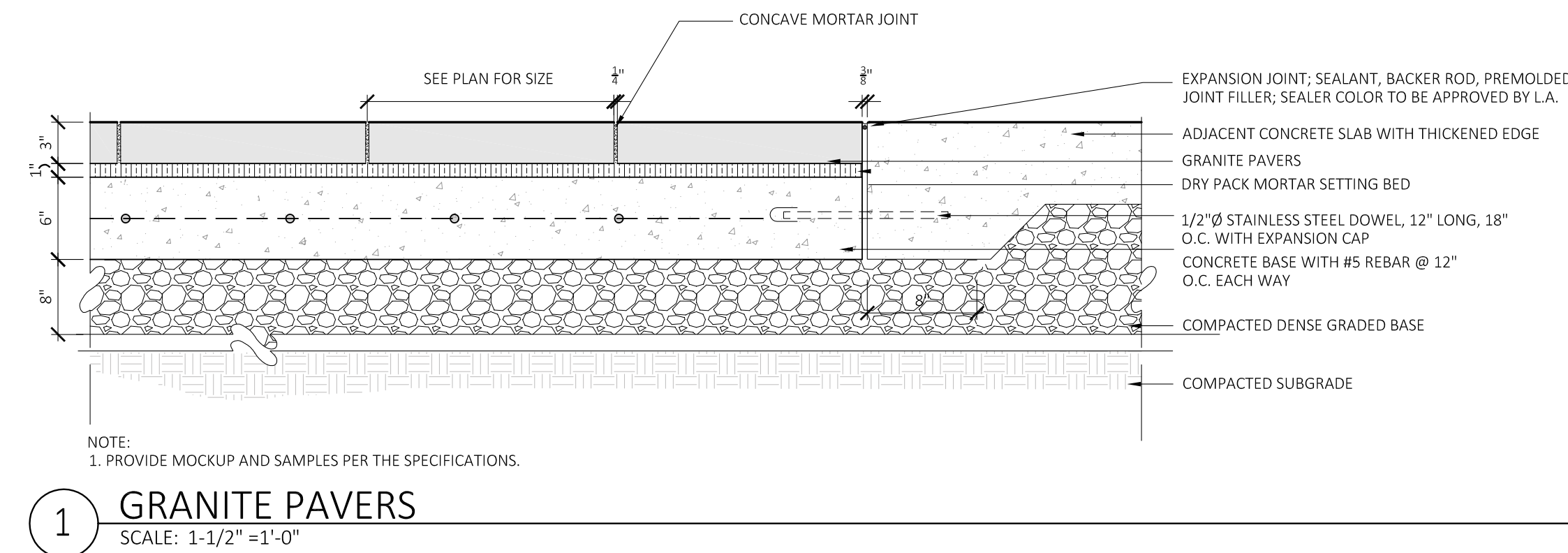
BOSTON BRICK AT BUILDING ENTRIES AND CORNER

the MARC

27-29 Isabella St.

Any material and detailing we choose will be consistent with the Bay Village character

- The overall goal is to enhance the existing condition of the streetscape.
- New paving material will replace old, stained, and years of patchwork concrete.
- We will introduce shade tolerant plant material, either at the ground level or in movable planters.



Specific information about the methods and materials to be used to clean, repair and re-point exterior masonry (cleaning products and methods, and type of mortar to be used).

Masonry Cleaning

- Sample cleaning of discreet locations using various means and methods including different products to be completed and reviewed in advance.
- Typically use Prosoco family of cleaning products varying from mild to stronger cleaners depending on requirements of the project and results achieved.
- Building to be washed down with water only to wet surfaces initially. Diluted cleaning product (dilution rates to be determined during sample phase) to be applied to surface and scrubbed into wall. Wall to be rinsed with water.

Repointing

- Typically, we complete samples of repointing for review and approval of color and finish.
- Existing mortar joints to be cut out using a combination of mechanical grinders and hand tools to complete head joints.
- Mortar typically Type N for repointing or a custom mix to match existing.

Specific information about the methods and materials to be used to repair the metal bays (what type of metal is there now, and is it currently painted).

- In general the bay window projections are in good condition and not in need of repairs.
- If required we would be repairing with compatible materials and or replacing with similar materials (painted metal panel, dark green/black).
- It is undecided at this point as whether to leave the existing "aged" antique appearance, or whether to clean and paint the existing materials.

Please confirm the material of the existing windows and include information about the replacement windows. Will any exterior trim or moldings be replaced (if so, please confirm replacement will be in-kind).

- All new windows with new trim, new moulding where necessary. All to be in kind with existing existing size, style, color, and material where possible. Vendor to be determined in bidding.

Please provide more specific information about the new entry at 25 Isabella Street (specific information about the door, transom and sidelights, the railings, and the new staircase).

- Not yet specified, but to be in keeping with character of Bay Village and existing building in style, color, size, and materials.

At 25 Isabella Street the drawings indicate the subterranean pit will be retained; however the description of work indicates that it will infilled- please clarify what is being proposed for this area.

- Infill pit, incorporate into modest landscape to enhance public sidewalk and adjacent street edge (see example)
-window sills at 25 Isabella level 1 to be raised to match sill height at level 1 / 27 Isabella (see elevation)

Please provide specific information about the location and design of the new external light fixtures, as well as proposed signage.

- Modest address and signage will exist only at main entry door (25 and 27/29 Isabella), with accent lights to highlight existing masonry architectural features and provide public safety. No blade signs. (see elevation)

Regarding the proposed landscape changes, please clarify if the sidewalk paving will be changed and details (materials and dimensions) of the proposed curbing at the planting areas.

- Final landscape design not yet decided – modest improvements at building and street edges to enhance public realm and safety/walkability, including 5' concrete sidewalk, and plantings/pavings in spirit of Bay Village.

Please provide specific information about the proposed stair tower at 27-29 Isabella Street (what material will be used for the roof, walls and door?).

- Composite board and/or metal panel walls, to match aesthetic of Isabella street bays, with solid core fire rated door and rubber roofing

- Please provide details about the railings at the proposed roof decks (materials and dimensions).
- Black painted metal, 3/4" pickets, wood top rail.

Please provide more specific information about the new entry at 25 Isabella Street (specific information about the door, transom and sidelights, the railings, and the new staircase).

door: Solid core wood door with full or partial full lites

transom: frame material, shape, and treatment to match existing windows

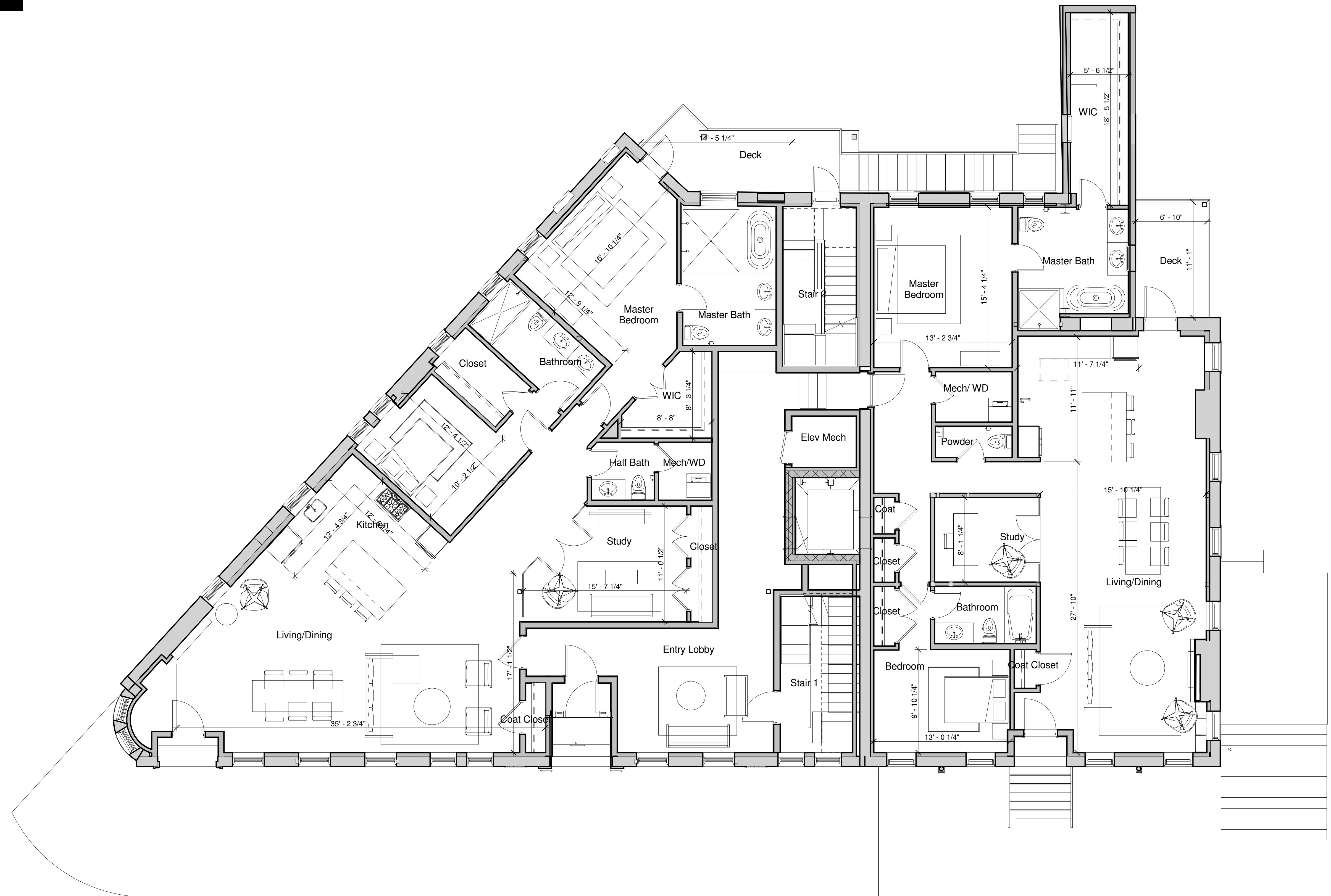
sidelights: frame material, shape, and treatment to match existing windows, set in painted wood frame wall to match transom frame

railings: black metal, 3/4" pickets, wood top rail

new staircase: concrete substructure with stone veneer (see elevation)

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27-29 Isabella St.



1 Level 2 Plan
3/16" = 1'-0"