

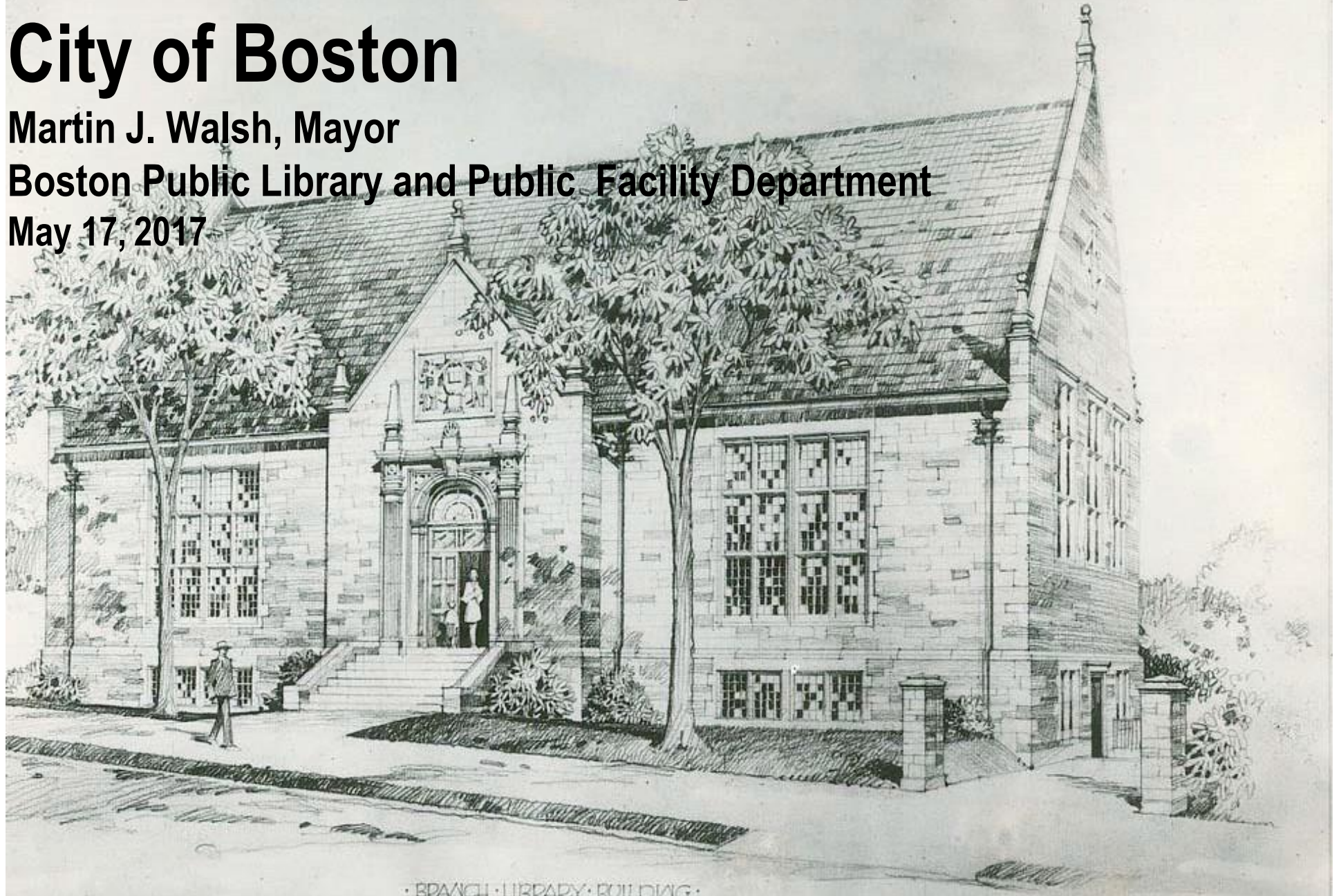
Parker Hill Branch Improvements

City of Boston

Martin J. Walsh, Mayor

Boston Public Library and Public Facility Department

May 17, 2017



Meeting Agenda:

- Introductions
- Project Overview
- Schedule
- Questions

Project Team:

Public Facilities Department: Director, Tricia Lyons

Brian McLaughlin, Tom Leahy, James Sessum

Boston Public Library: President, David Leonard

Eamon Shelton, Michael Colford, Alison Ford

Architect: Bargmann Hendrie + Archetype, Inc.



- 1931** Building constructed.
- 1989** Mission Hill Triangle Historic District added to National Register
MHC review required.
- 2003** Petition to Boston Landmarks Commission for listing as an individual landmark accepted. Petition still 'Pending'.
BLC review required.
- 2005** Accessibility upgrades (exterior ramp, interior elevator) interior and exterior repairs.





Water damage at building interior.

Water damage at main reading room.



Water damage at east wall

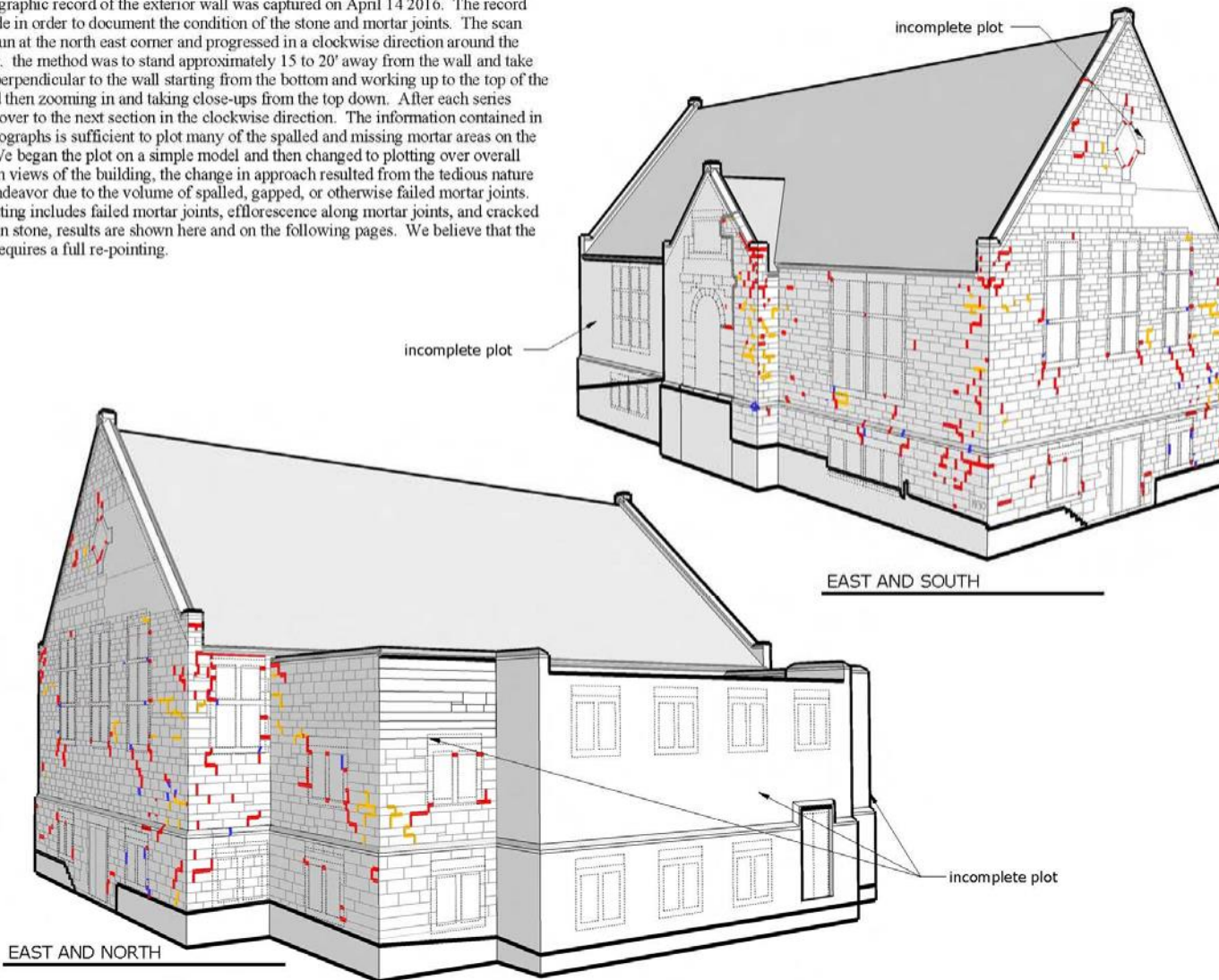




Damaged plaster at wall around window in Auditorium.

Exterior Masonry - open joints and cracks in stone.

A photographic record of the exterior wall was captured on April 14 2016. The record was made in order to document the condition of the stone and mortar joints. The scan was begun at the north east corner and progressed in a clockwise direction around the building. the method was to stand approximately 15 to 20' away from the wall and take photos perpendicular to the wall starting from the bottom and working up to the top of the wall and then zooming in and taking close-ups from the top down. After each series moving over to the next section in the clockwise direction. The information contained in the photographs is sufficient to plot many of the spalled and missing mortar areas on the wall. We began the plot on a simple model and then changed to plotting over overall elevation views of the building, the change in approach resulted from the tedious nature of the endeavor due to the volume of spalled, gapped, or otherwise failed mortar joints. The plotting includes failed mortar joints, efflorescence along mortar joints, and cracked or broken stone, results are shown here and on the following pages. We believe that the mortar requires a full re-pointing.



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P.O. Box 1748
72 Washington St.
Mainville, MA 02762-0748
Phone: (508) 695-1526
Fax: (508) 695-2898

Title:
Crack Survey Plot

Project:
**Q283 Parker Hill Library,
Roxbury, MA**

File Name:
/////// Q283 Appendix B

LEGEND
Cracked/Damaged Stone █
Spall or Gaps along Mortar Joint █
Efflorescence along Mortar Joint █

Detail #
CSP 01

Issue Date: Scale:

Drawn By: Checked By:

Revision Date: Approved by:

Detail of open mortar joints at granite.

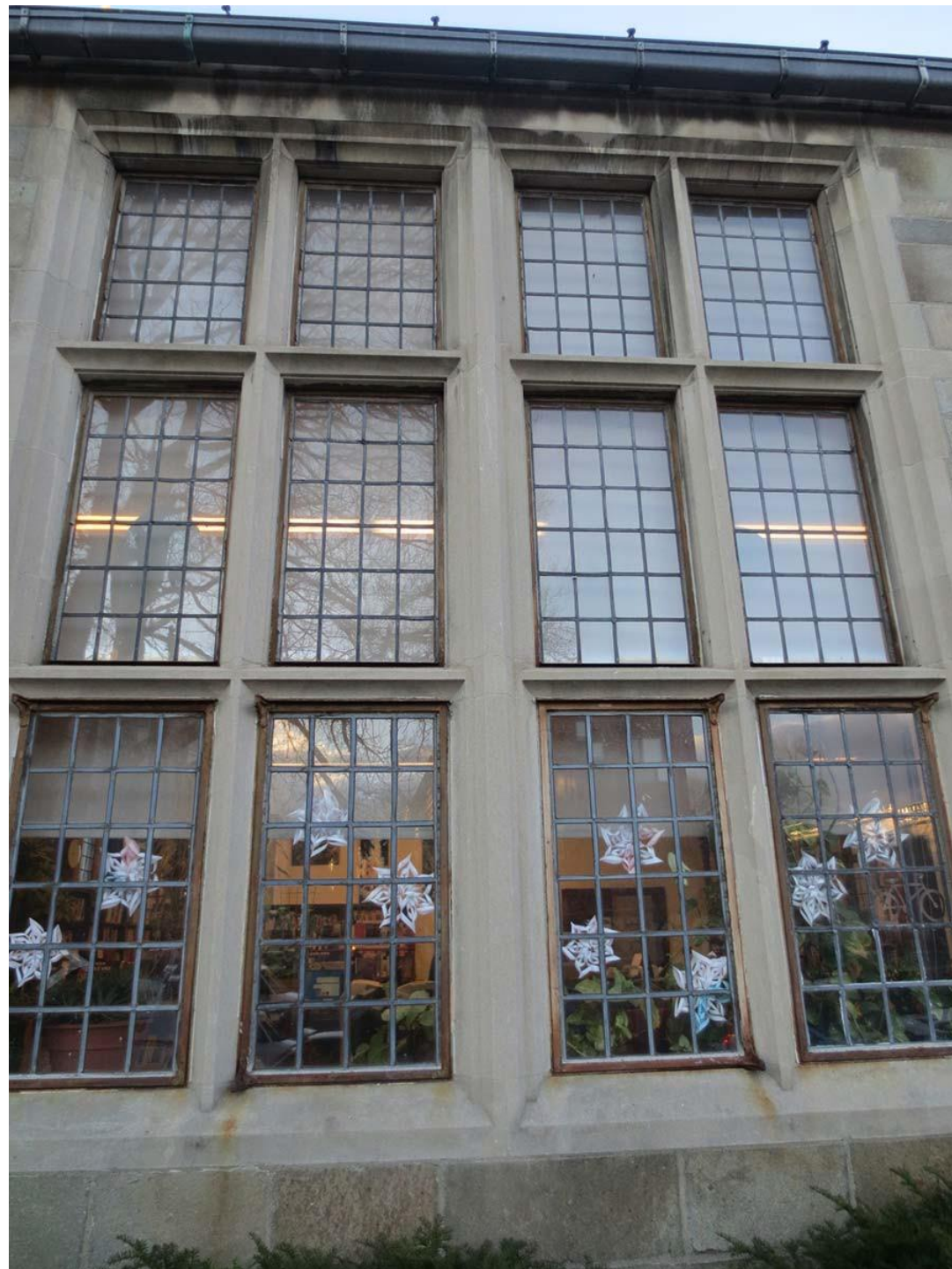




Patched treads and open joints at front steps.
Stone veneer not secured at sidewall.



Original steel windows remain.



Steel at windows is rusted throughout.



Investigations and water testing.

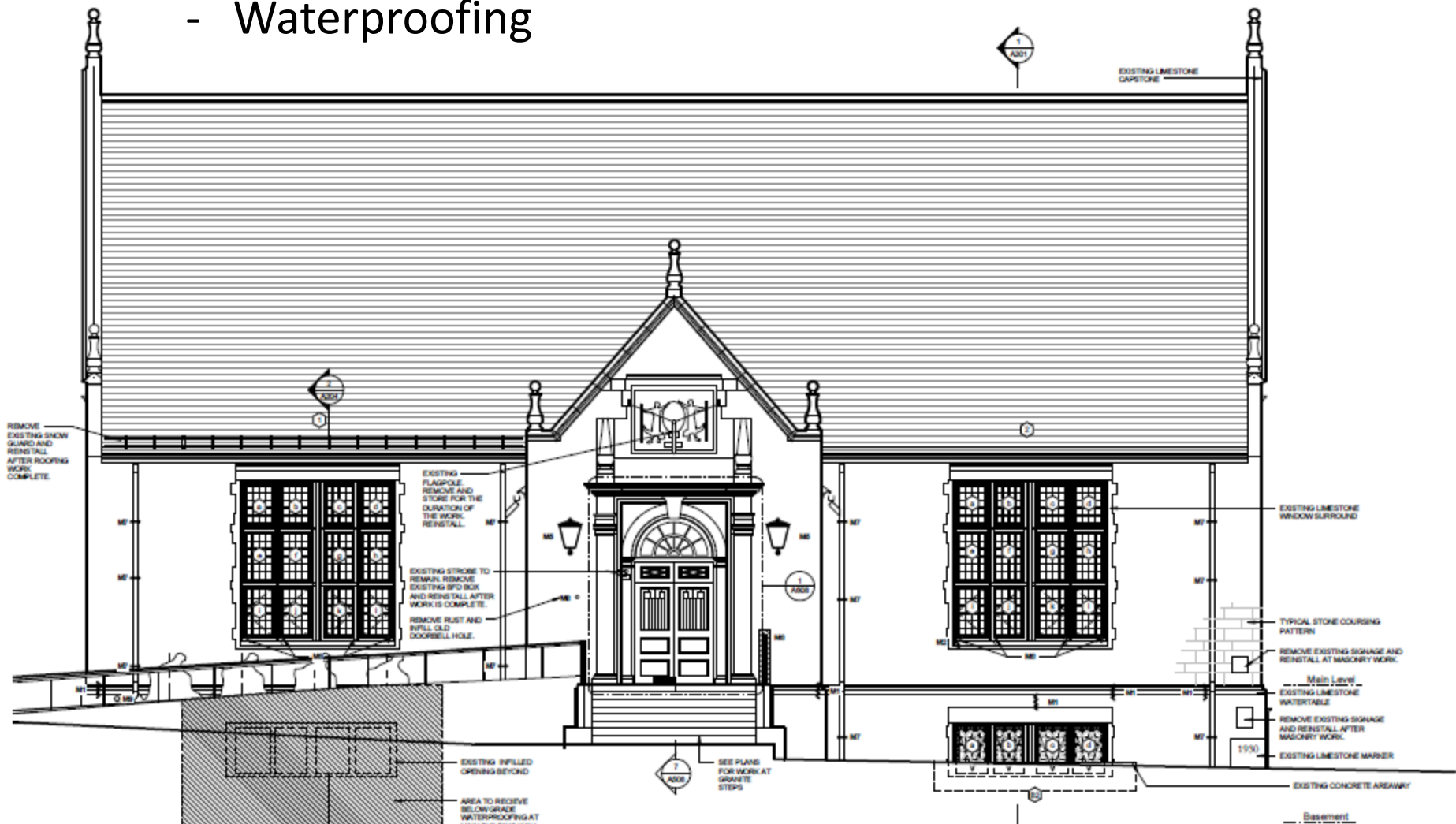


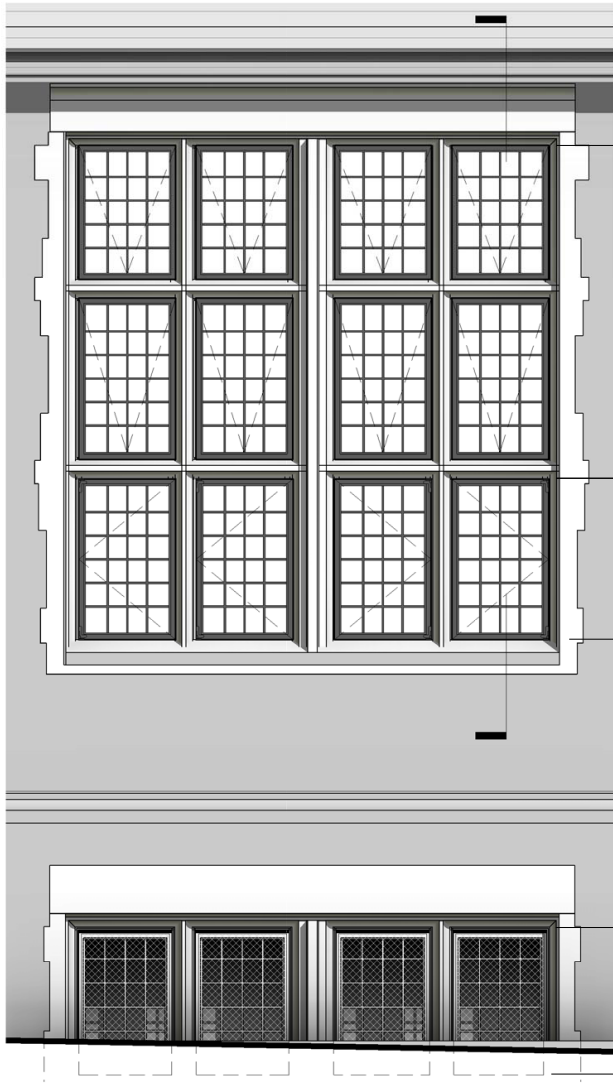
Test 3



Project Overview

- Window Replacement
- Interior Painting
- Plaster Repair
- Masonry Repairs
- Stair Repair
- Waterproofing

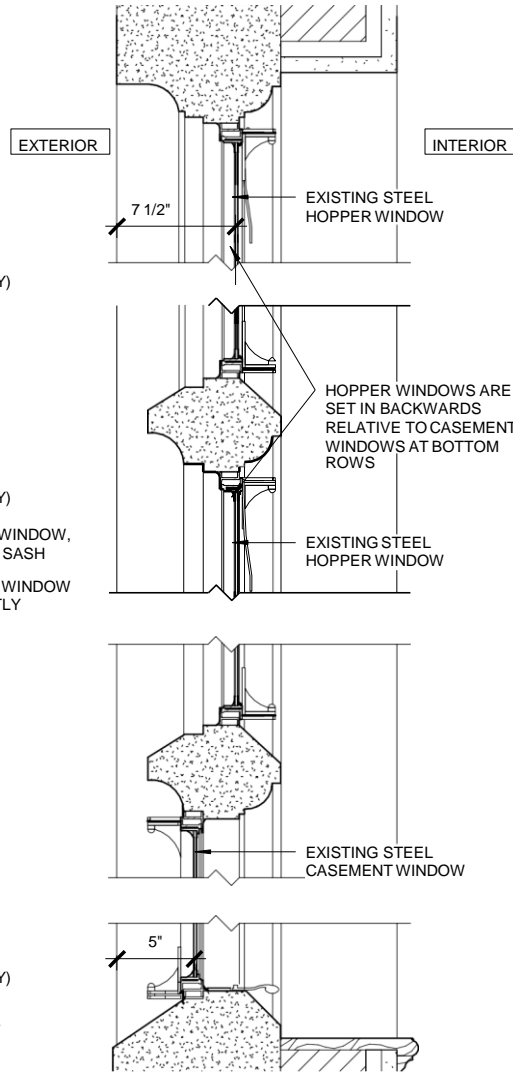




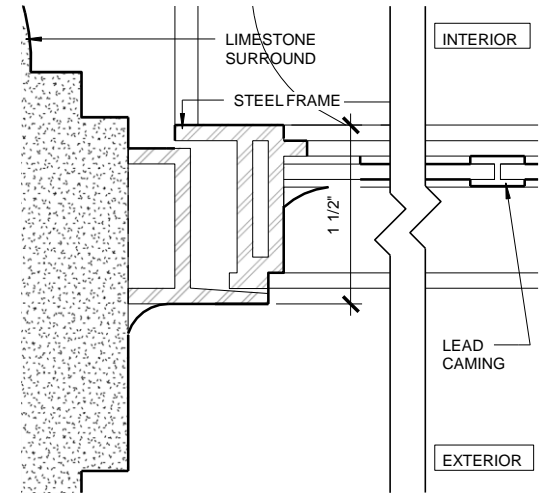
ELEVATION OF EXISTING STEEL WINDOWS
3/8" = 1'-0"

EXISTING STEEL WINDOWS

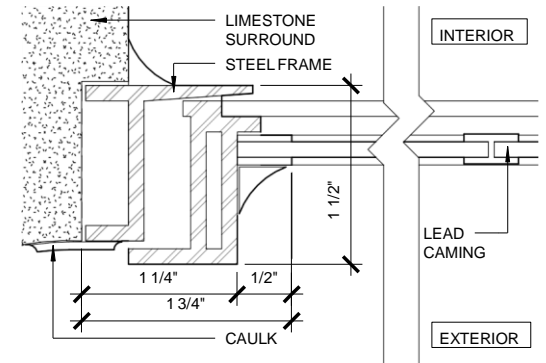
DECEMBER 07, 2016



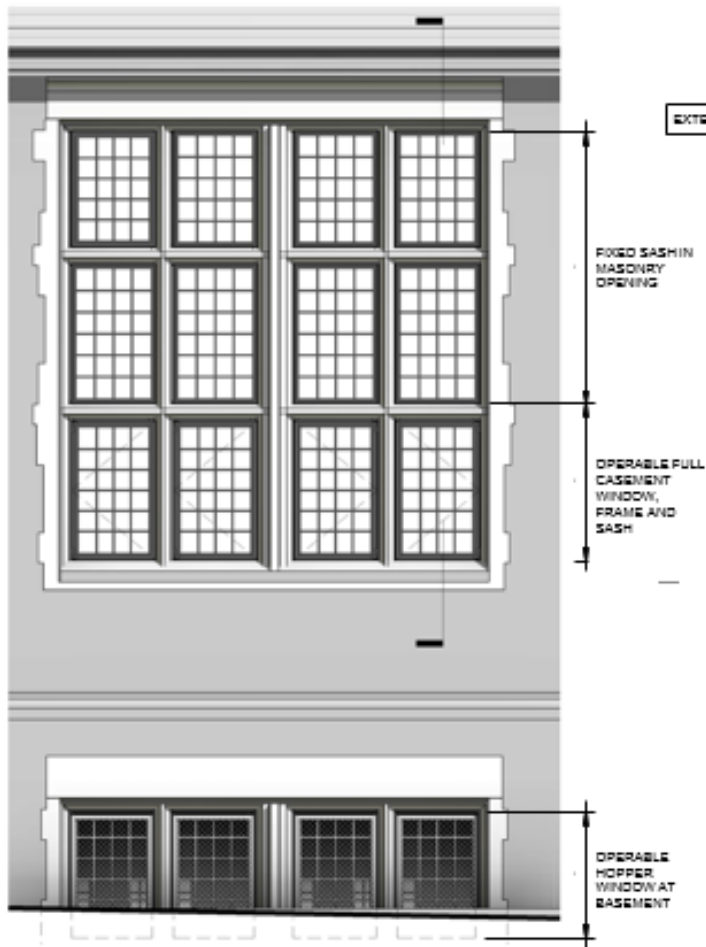
SECTION THROUGH EXISTING STEEL WINDOWS
1 1/2" = 1'-0"



PLAN DETAIL @ OPERABLE HOPPER WINDOW
FULL SCALE



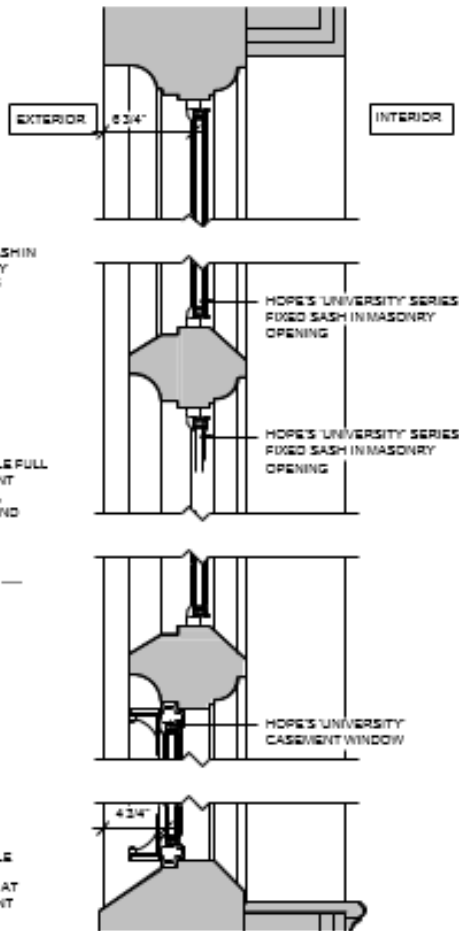
PLAN DETAIL @ OPERABLE CASEMENT WINDOW
FULL SCALE



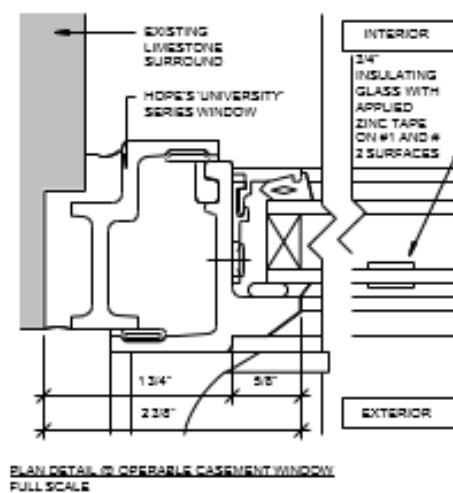
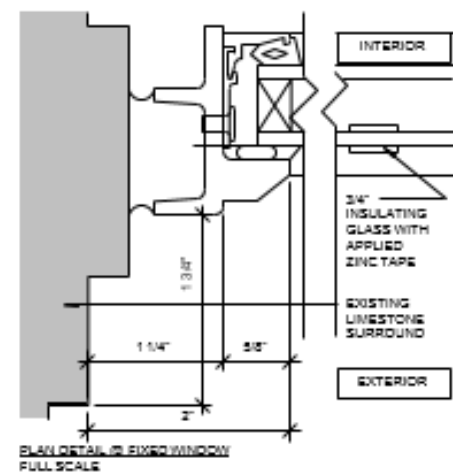
ELEVATION OF HOPE'S UNIVERSITY REPLACEMENT STEEL WINDOWS
3/8" = 1'-0"

HOPE'S 'UNIVERSITY' SERIES REPLACEMENT STEEL WINDOWS

DECEMBER 07, 2018



SECTION THROUGH HOPE'S UNIVERSITY REPLACEMENT STEEL WINDOWS
1 1/2" = 1'-0"



Schedule:

- Bid Release: May 2017
- Bid Award: June 2017
- Close branch/pack up collection: July 2017
- Start construction July 2017
- Complete construction May 2018
- BPL move in May – June 2018
- Open to the public – June 2018

Questions?