

Lower Basin  
Barracks Building

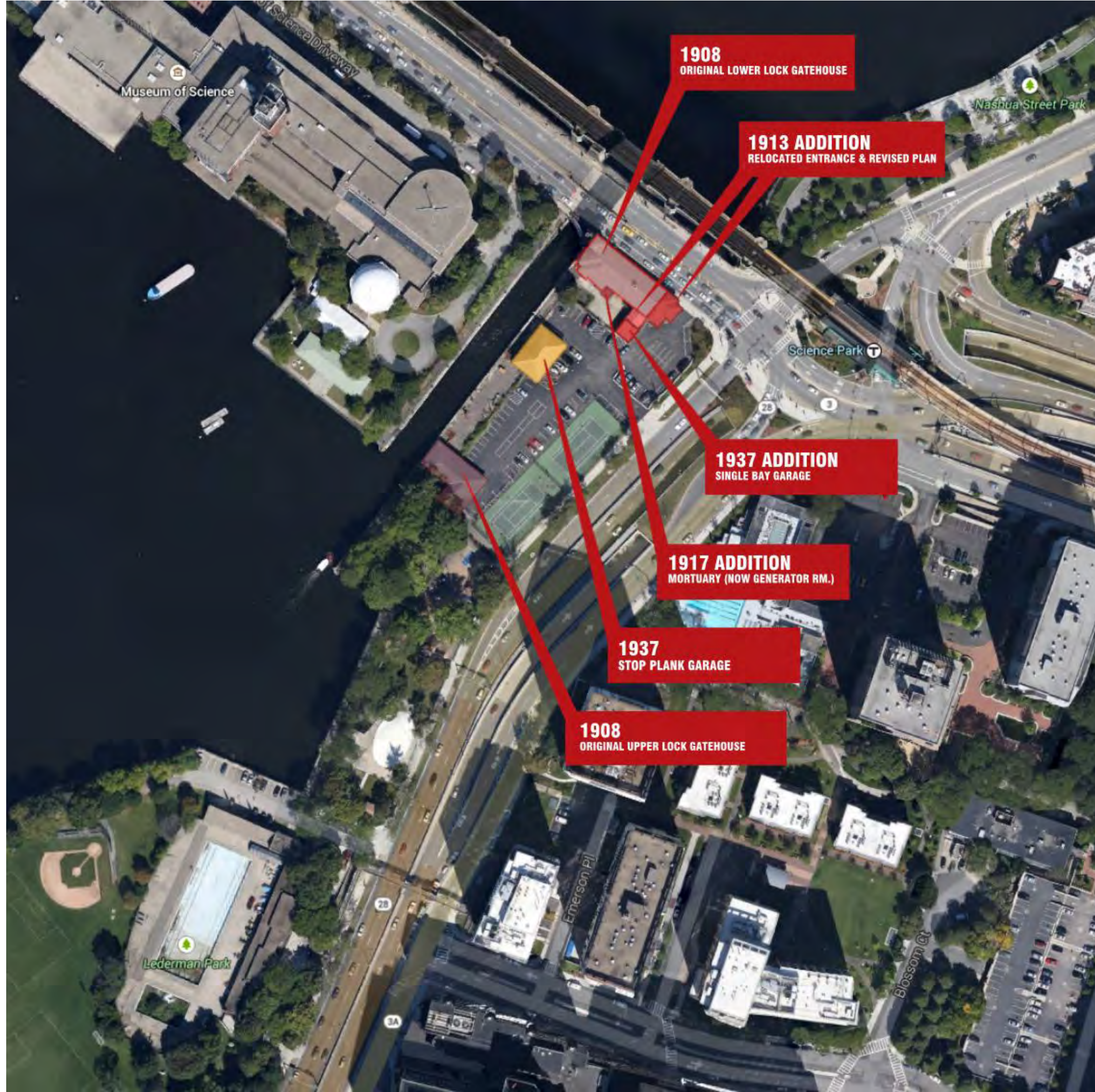
Site Boundary

Upper Locks Gate House  
N.I.C.

PROJECT SITE

# Lower Basin Barracks Modernization

March 24 2020  
Design Development Phase



**1908**  
ORIGINAL LOWER LOCK GATEHOUSE

**1913 ADDITION**  
RELOCATED ENTRANCE & REVISED PLAN

**1937 ADDITION**  
SINGLE BAY GARAGE

**1917 ADDITION**  
MORTUARY (NOW GENERATOR RM.)

**1937**  
STOP PLANK GARAGE

**1908**  
ORIGINAL UPPER LOCK GATEHOUSE



# Agenda

## Building Design Comments

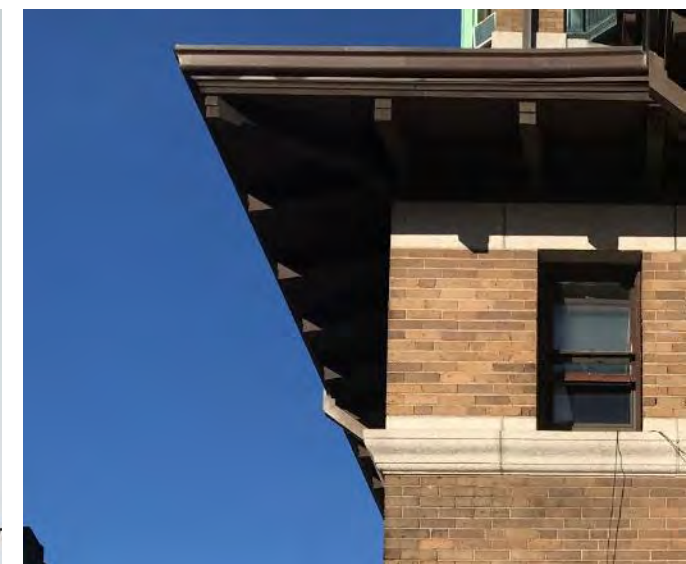
- Commissioners asked that primary material of the additions (currently shown in brick matching the existing building) be reconsidered and selected to contrast with the historic building.
- Commissioners asked that the base planters of the addition be clad in granite, or at least granite veneer or material other than concrete, in keeping with base of the historic building.
- Commission would like to see the design for the garage doors, since they are a dominant feature of that facade.

## Landscape Comments

- Commissioners asked that the low, metal fence running in front of the parking lot be similar in nature, but not exactly identical, to the fence running along the river.
- Commissioners expressed concern that the bio-swale shown in the rendering would be problematic to maintain, and they asked that the parking lot be masked in another manner, perhaps with a landscape mound.
- Commissioners asked to see the final design for the gateway marker.







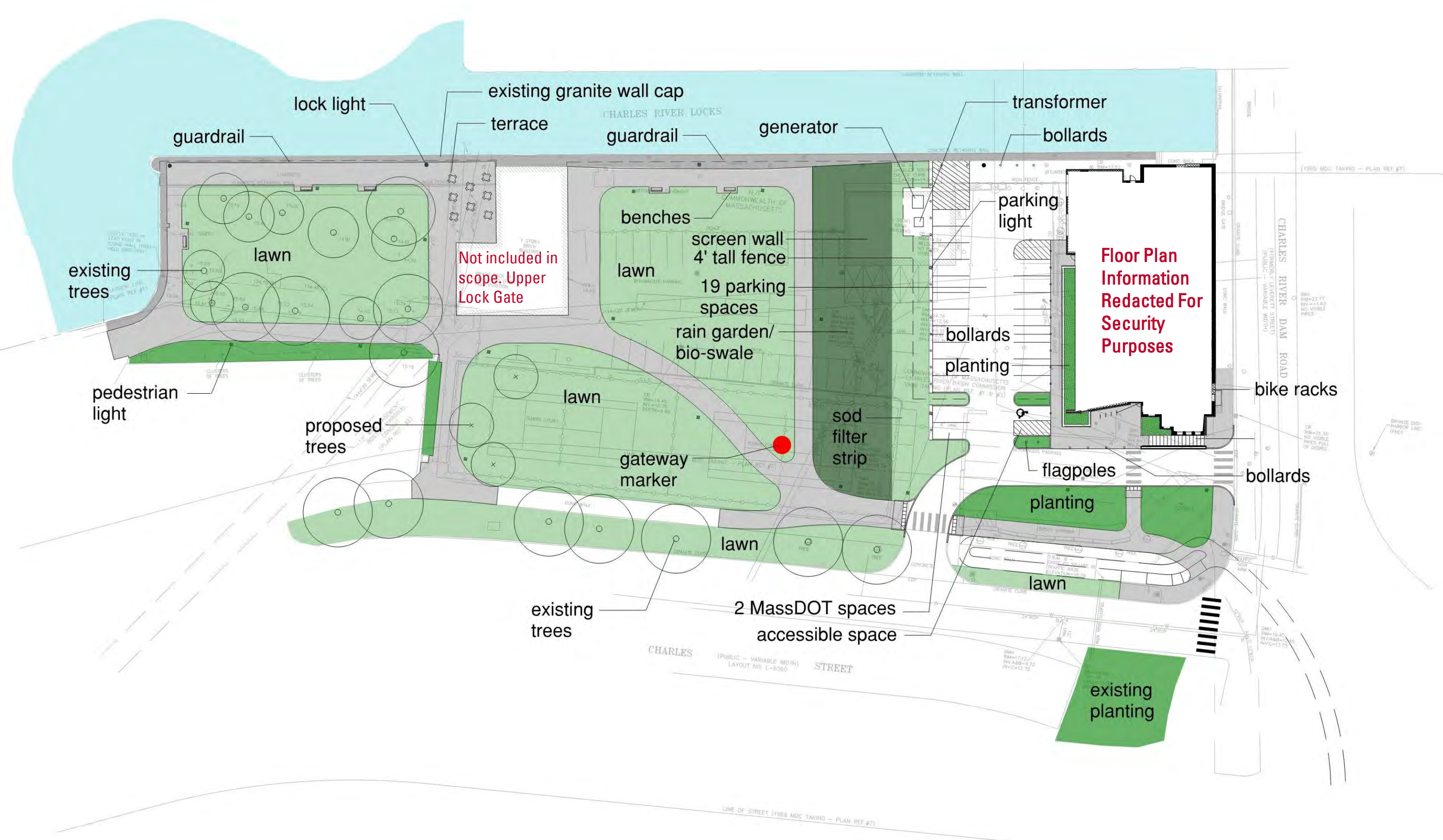


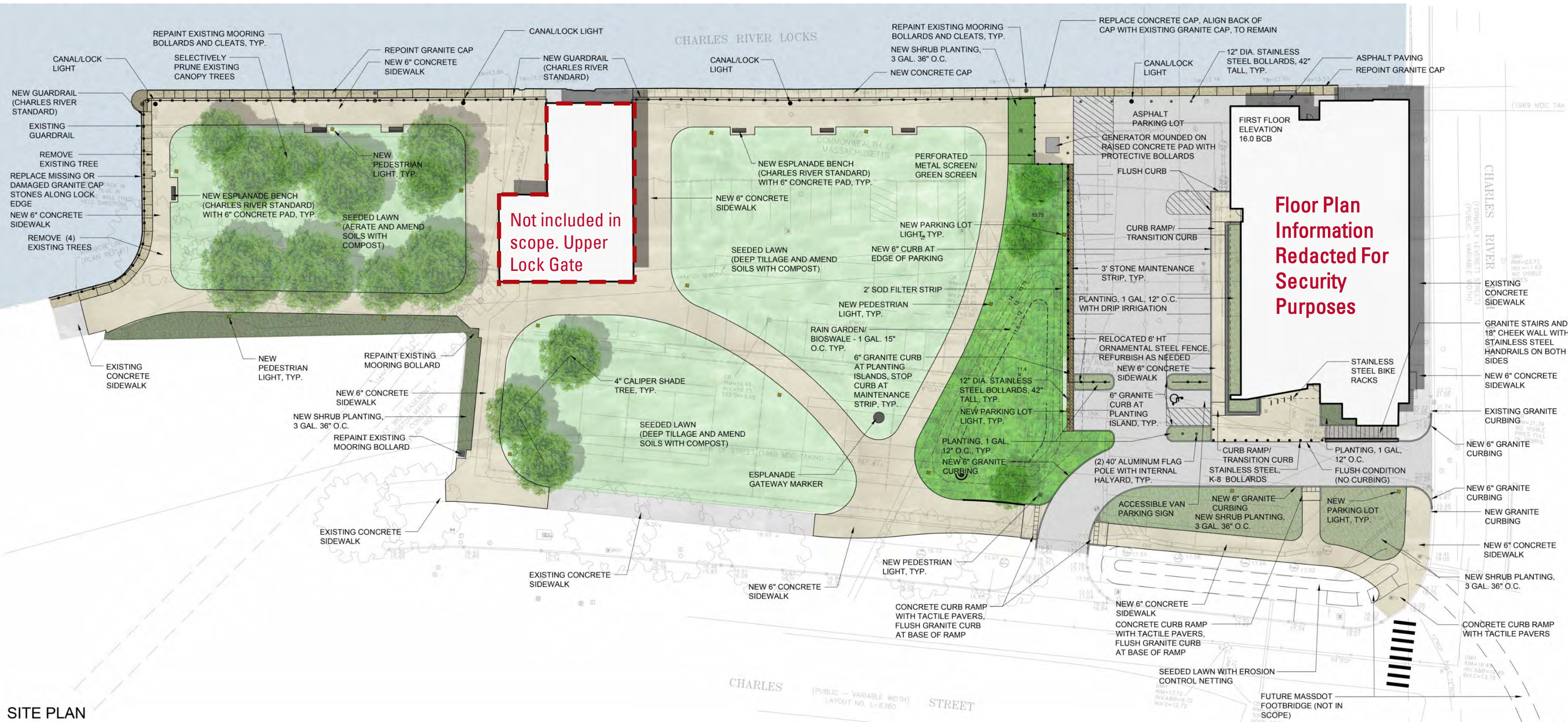










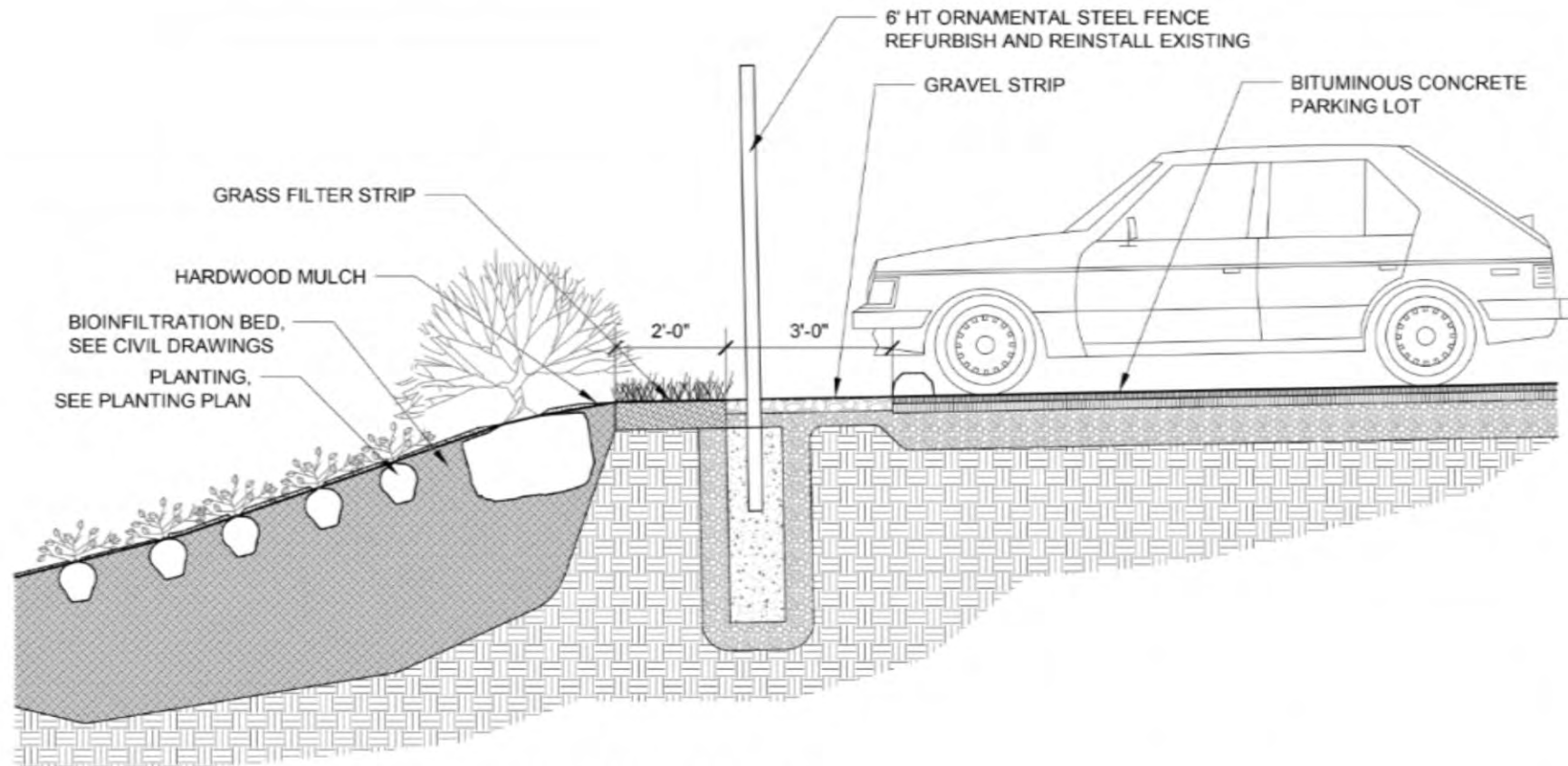


**Not included in scope. Upper Lock Gate**

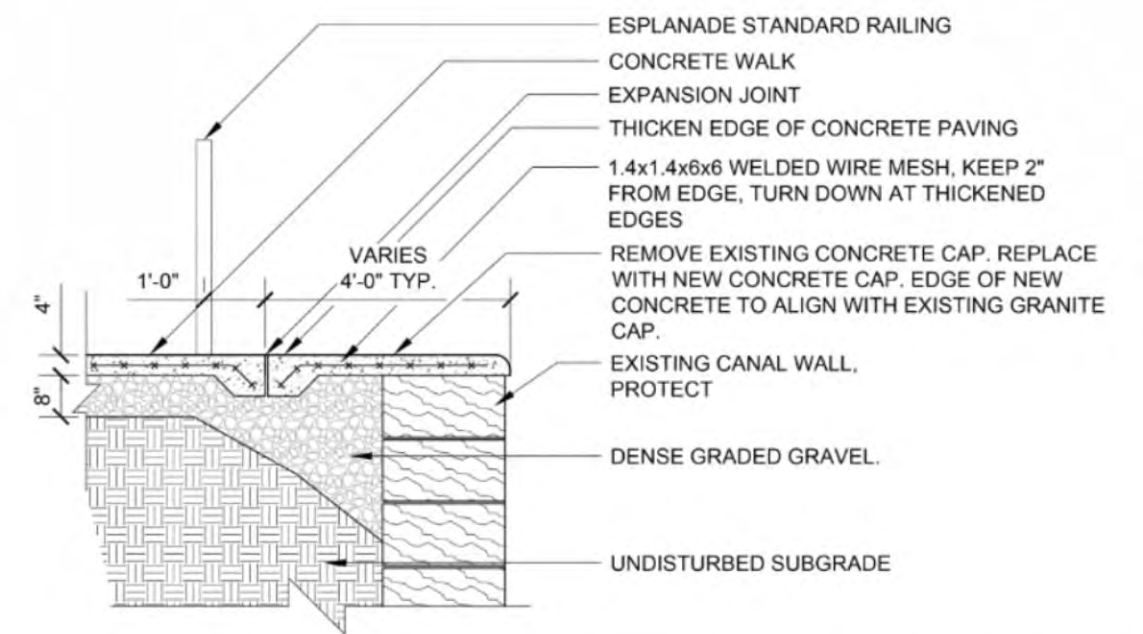
**Floor Plan Information Redacted For Security Purposes**

SITE PLAN





**1 SECTION: PARKING LOT AT BIOSWALE**  
SCALE: 1/2" = 1'-0"



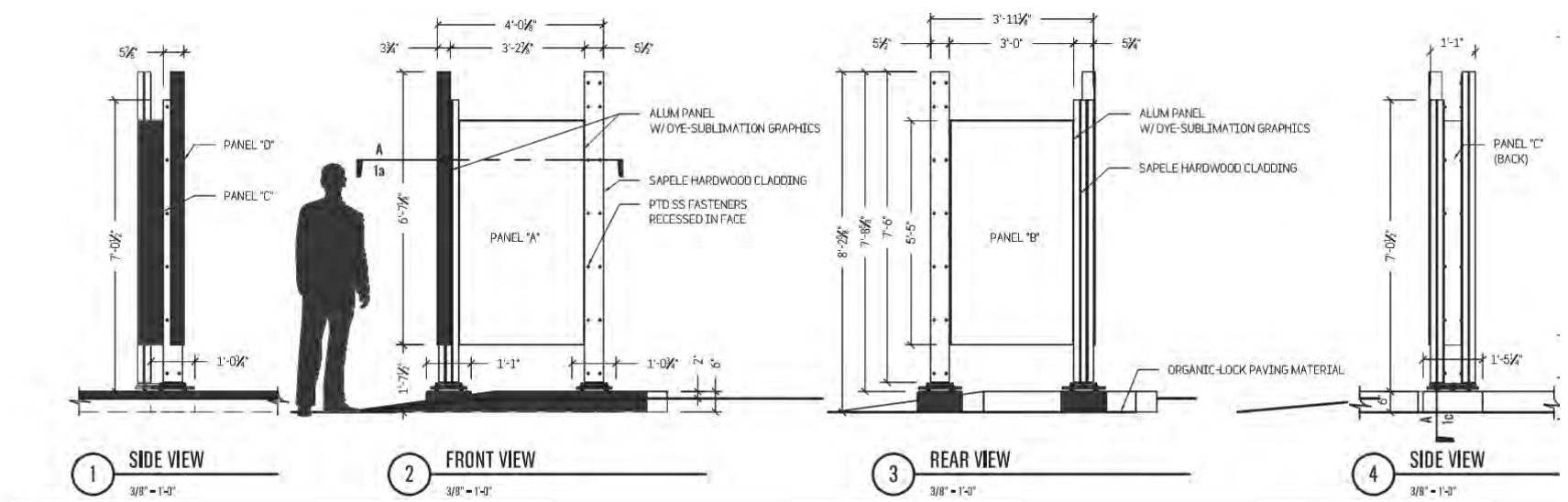
**2 SECTION: NEW CONCRETE CAP AT CHARLES RIVER**  
SCALE: 1/2" = 1'-0"





Esplanade Example - Marker

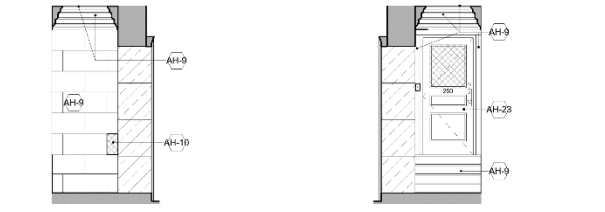
3'-11" WIDE BY 7'-7" HEIGHT



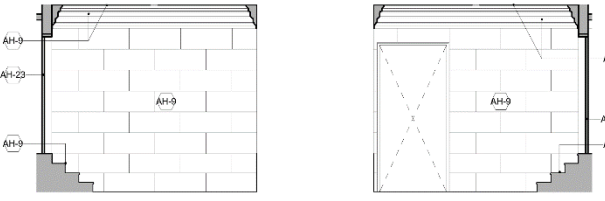




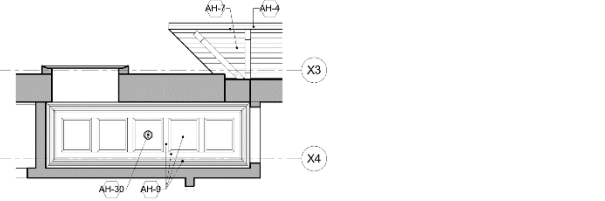




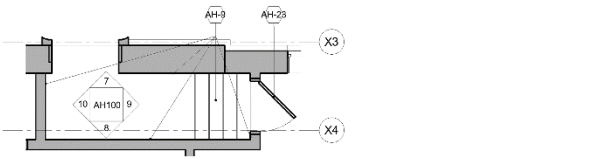
10 Vestibule Elevation - West  
9 Vestibule Elevation - East



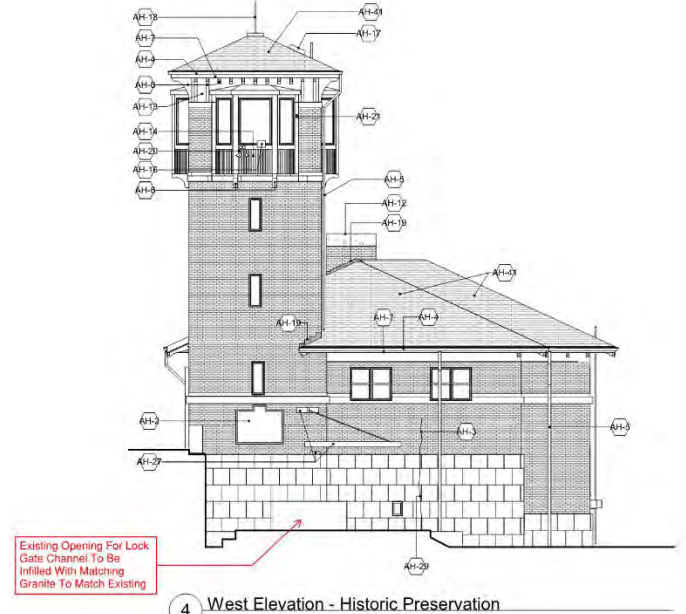
8 Vestibule Elevation - South  
7 Vestibule Elevation - North



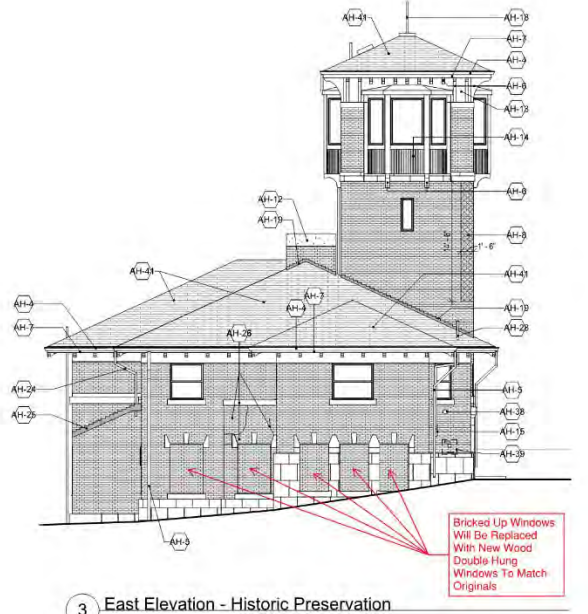
6 Vestibule - Historic Preservation RCP



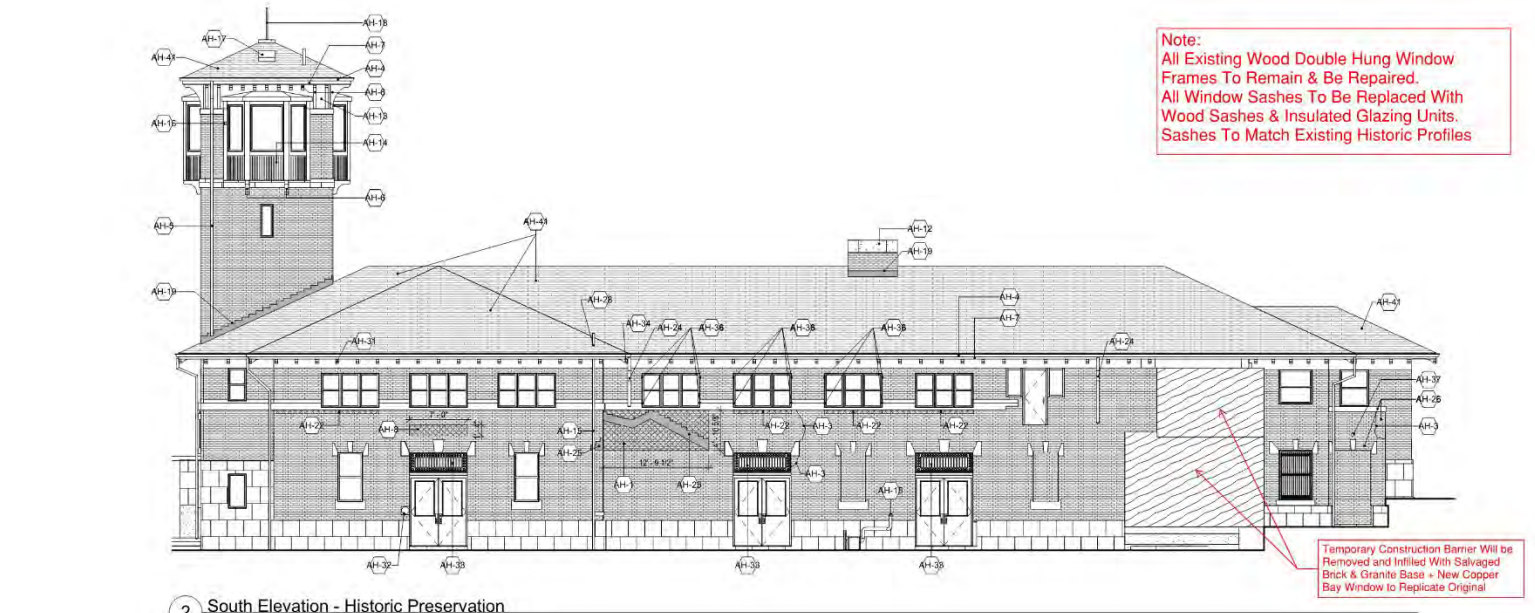
5 Vestibule - Historic Preservation Plan



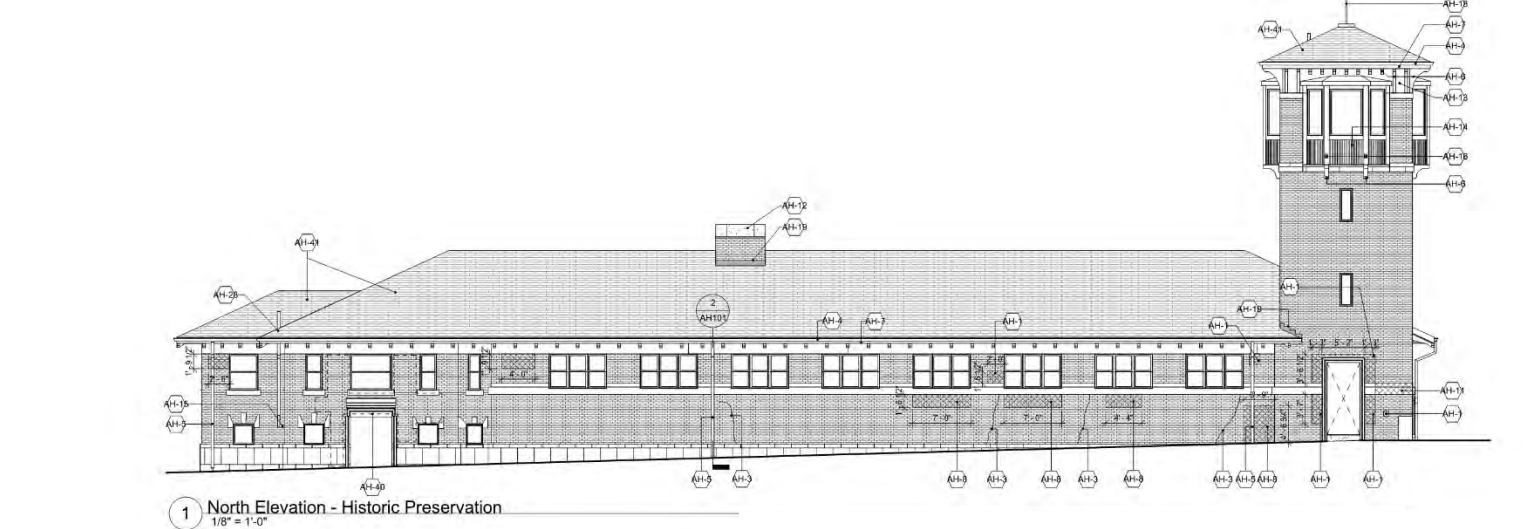
4 West Elevation - Historic Preservation



3 East Elevation - Historic Preservation



2 South Elevation - Historic Preservation

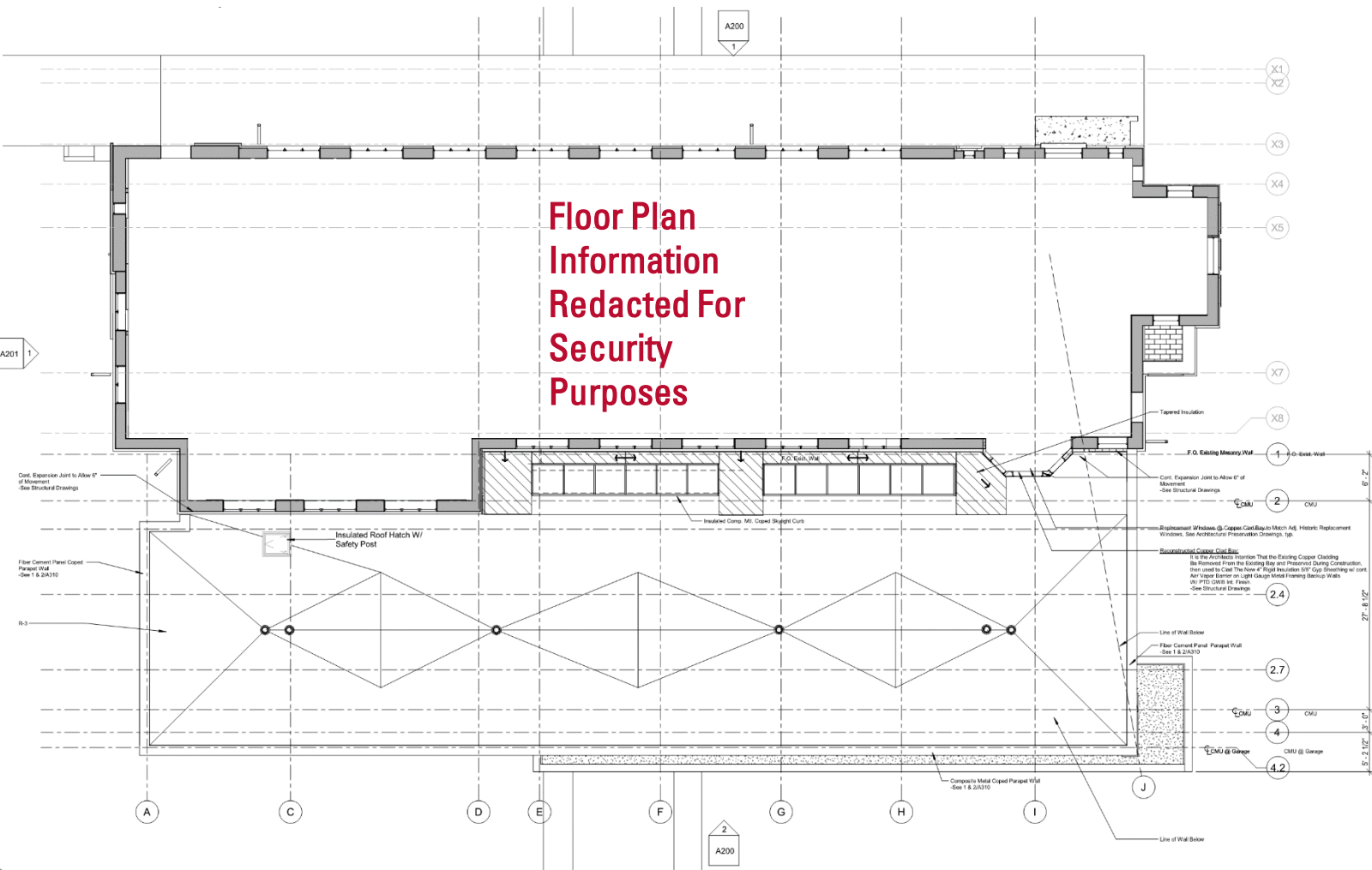


1 North Elevation - Historic Preservation  
1/8" = 1'-0"

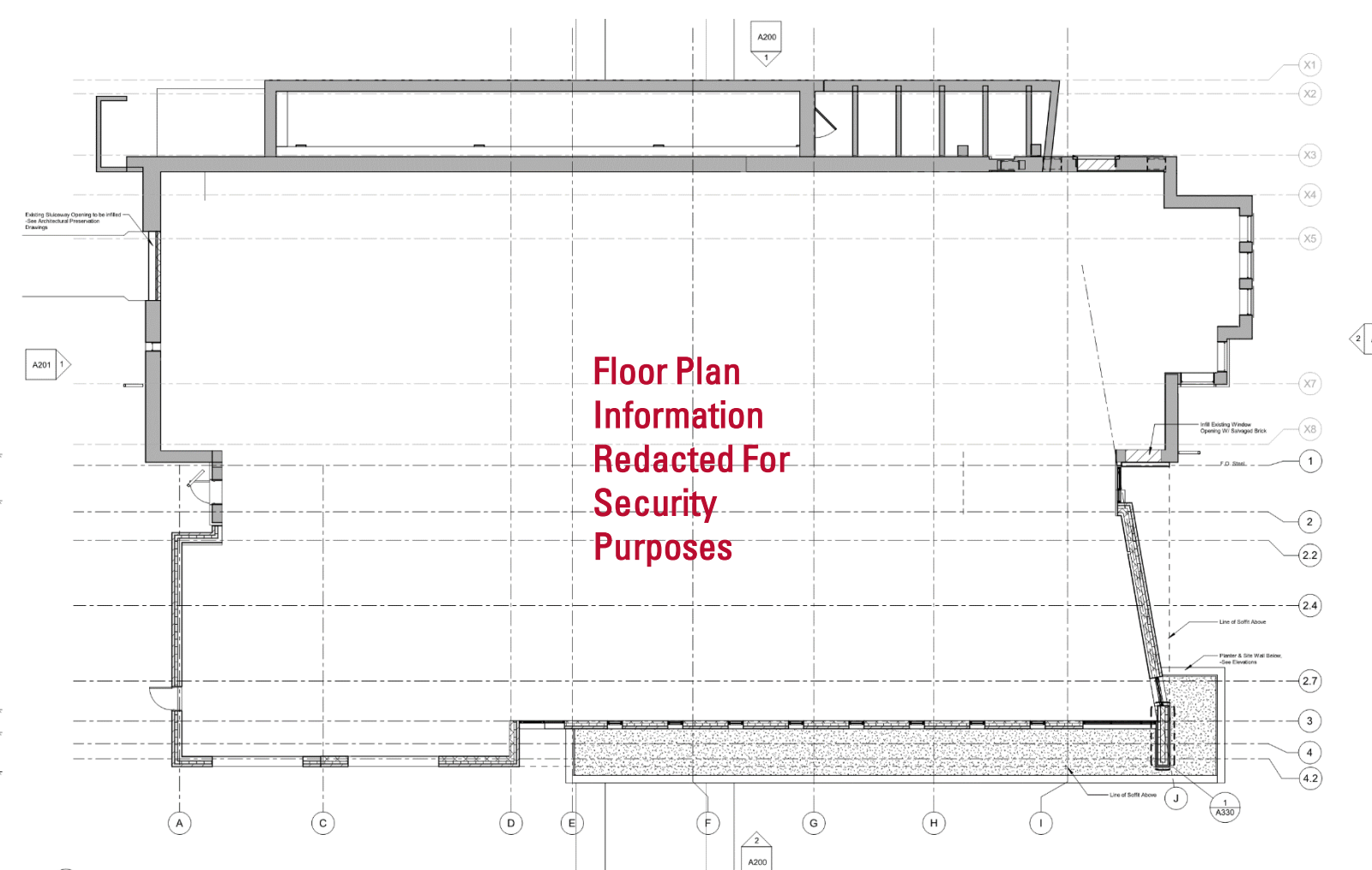
**Notes - Keyed Historic Preservation**

- AH-1 Replace Damaged and/or Mismatched Brick W/ Salvaged Brick. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-2 Remove, Refurbish & Re-Install Existing Bronze Wall Plaque. Provide New Masonry Anchors as Required
- AH-3 Remove and Replace Cracked Brick and Mortar. Remove Any Sealants or Mortar For Crack Infills. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-4 Remove and Replace All Existing Copper Gutters, Brackets and Mounting Hardware W/ Copper Gutters, Brackets & Fasteners. Refer to Copper Gutter Details For Profile
- AH-5 Remove and Replace Existing Copper Downspouts, Brackets and All Associated Fasteners W/ Copper Downspouts. Refer to Copper Downspout Details for Profile. Coordinate New Downspouts W/ Sidewalk Receptor Boots Per Civil Dwgs. Mason to Repair All Damaged, Cracked or Cored Bricks From Bracket Fastener Removal.
- AH-6 Painter to Remediate All Wood Eave Brackets of Lead Paint. Scrape All Brackets to Sound Painted Substrate, Wire Brush Clean Loose Debris, Wash Down W/ Hose, Dry Thoroughly and Apply 2 Coats of Oil Based Primer in 24 Hour Interval & Apply 2 Finish Coats of Exterior Latex Paint. Color To Be Selected By Architect
- AH-7 Painter to Remediate All Wood Plank Soffits of Lead Paint. Scrape All Planks to Sound Painted Substrate, Wire Brush Clean Loose Debris, Wash Down W/ Hose, Dry Thoroughly and Apply 2 Coats of Oil Based Primer in 24 Hour Interval & Apply 2 Finish Coats of Exterior Latex Paint. Color To Be Selected By Architect. Contractor to Remove All Existing Wood Fascia & Under Gutter Wood Molding Trim and Replace as Detailed
- AH-8 Repoint Brick Area as Indicated, See Specifications.
- AH-9 Clean 100% Marble Walls, Marble Coffered Ceiling & Marble Steps Inside Vestibule Area
- AH-10 Replace Missing Marble Wall Panel in Vestibule Area. Match Existing Marble in Color, Texture, Finish and Thickness
- AH-11 Replace Broken Section of Granite Banding W/ Matching Deer Isle Granite To Match Existing Profile, Texture & Finish. Refer to Detail for Granite Band Profile and VIF To Match
- AH-12 Re-build Granite Chimney Cap and Top Four Courses of Brick
- AH-13 Painter to Remediate All Wood Frieze Trim and Under Eave Moldings of Lead Paint. Scrape All Trim & Moldings to Sound Painted Substrate, Wire Brush Clean Loose Debris, Wash Down W/ Hose, Dry Thoroughly and Apply 2 Coats of Oil Based Primer in 24 Hour Interval & Apply 2 Finish Coats of Exterior Latex Paint. Color To Be Selected By Architect
- AH-14 Copper Bay, Roof and Underside Soffit Repair Scope - Confirm W/ DOC
- AH-15 Remove All Damaged, Cracked and Cored Bricks for Demolished Pipe Penetration. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-16 Remove, Store and Re-Install Existing Exterior Lighting Fixture In Order to Refurbish Copper Bay at Tower
- AH-17 Remove, Store and Re-Install Existing Copper Off-Ridge Roof Vent. Coordinate Re-Installation W/ Slate Roof Installation
- AH-18 Remove, Store and Re-Install Existing Copper Roof Finial. Coordinate Re-Installation W/ Slate Roof Installation
- AH-19 Remove All Existing Copper Roof-To-Wall & Step Flashings. Rake Out Existing Sealant at Copper Step Flashing Reglets and Provide New Copper Flashings & Reglets as Specified & New Sealant.
- AH-20 Remove, Store and Re-Install Existing Horns and Attachment Hardware In Order to Refurbish Copper Bay at Tower
- AH-21 Remove, Store and Re-Install Existing Whistle and Bracket Arm In Order to Refurbish Copper Bay at Tower
- AH-22 Repoint (2) Courses of Brick Beneath Existing Granite Window Sill
- AH-23 At Existing MassDOT Office Door, Remove Security Grill, Address Numbers, Lockset & Handle Hardware, Sand, Prime & Paint Door on Interior & Exterior. Re-Install Security Grill, Address Numbers, Lockset and Handle Hardware
- AH-24 Remove Existing Metal Downspouts, Brackets and All Associated Fasteners & Hardware. Provide & Install Copper Downspouts and Stone Splash Block at New Addition Membrane Roof. Coord. W/ Roofer For Downspout Locations & Lengths of Downspouts at Each Location
- AH-25 Remove Existing Copper Step Flashing, Reglets, Sealant and Mortar and Repoint Brick at Area of Flashing Removal
- AH-26 Re-Build Existing Brick Corner in Area Shown. Remove and Re-Build Brick Lintel and Displaced Brick at Both Sides of Corner. Remove and Re-Install Existing Granite Coping Cap
- AH-27 Remove Existing Stl. Swing Arm, Mounting Brackets and Plates, Wood Supports and All Attachment Hardware. Replace All Damaged, Cracked, or Cored Bricks. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-28 After Plumbing Vent Pipe Removed, Infill Cored Wood Soffit Boards With Flush Wood Patch. Match Thickness of Soffit and Prime and Paint to Match Existing
- AH-29 Rake out Existing Sealant at Granite Wall and Provide New Sealant
- AH-30 Replace Existing Surface Mounted Motion Detector Flood Light Fixture. See Elec. Dwgs.
- AH-31 Remove Eyelet Screw and Fill Hole With Exterior Wood Putty, Sand and Prep For Paint
- AH-32 After Generator Plug Removal, Replace All Missing, Damaged, Cracked or Cored Bricks. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-33 Carefully Remove and Refurbish Sandblast, Prime and Paint Existing Decorative Cast Iron Transom Grating & Mounting Brackets. Mason to Carefully Remove Grating Brackets From Masonry and Re-Build and Re-Install Grating. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-34 Remove Bird Screening and Fasteners. Fill Holes in Eave Brackets With Exterior Wood Putty, Sand and Prep For Paint
- AH-35 Not Used
- AH-36 Mason to Carefully Remove All Embedded Security Screen Brackets and Repair Any Damaged, Cracked or Cored Bricks
- AH-37 Mason to Remove Wall Mounted Metal Escutcheon Plate and Repair Any Damaged, Cracked or Cored Bricks
- AH-38 Mason to Remove Existing Light Beacon and Replace All Damaged, Cracked, or Cored Bricks. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-39 Mason to Remove Existing Brackets, Fasteners and Dryer Vent. Replace All Damaged, Cracked, or Cored Bricks. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install
- AH-40 Remove all Vine Growth on Building in Area Indicated
- AH-41 Remove all Existing Asphalt Shingles, Flashings, Fasteners and Underlayments Down to Solid Wood Roof Substrate. Contractor to Carry 1,000 SF of Wood Decking Replacement. Install Slate Shingle Roof & Copper Flashings as Detailed

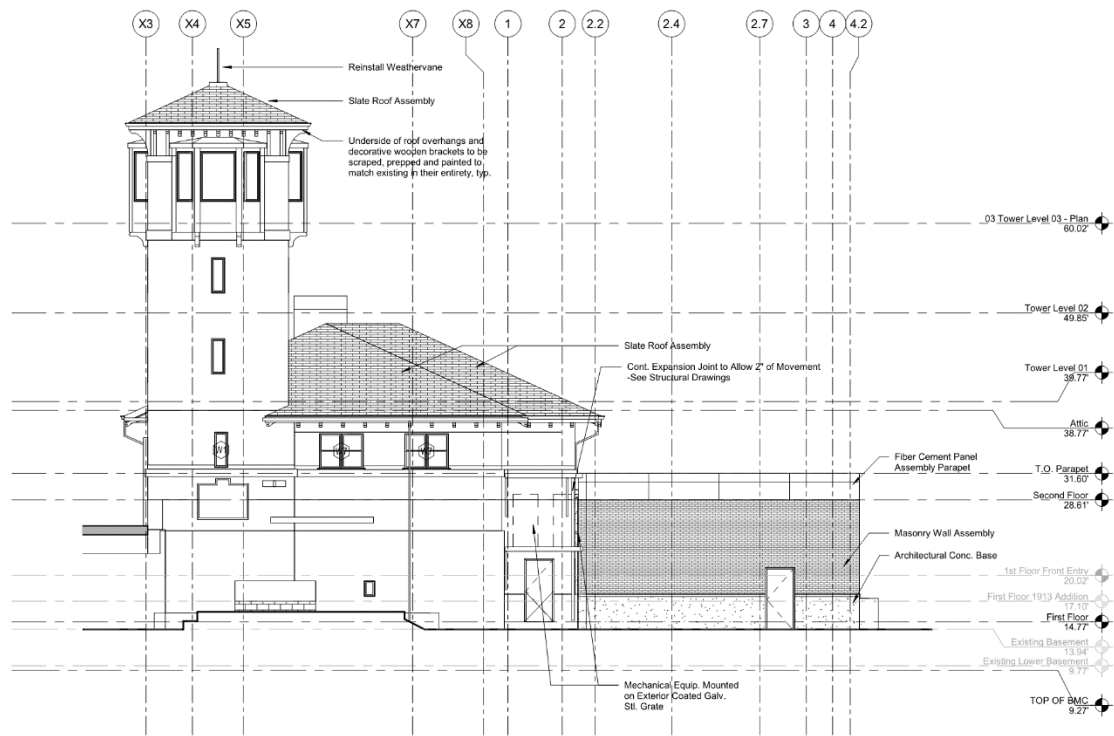
Notes - General - Historic Preservation	
Key Value	Keynote Text
H1	Clean 100% of All Existing Masonry
H2	Repoint Brick in Locations Indicated on Drawing
H3	Mason to Carry 1,000 SF of Repointing of Masonry In Addition to Locations Indicated on Drawing
H4	Remove All Exterior Signs, Conduits, Lighting Fixtures and Boxes, Antennae, Hangers, Fasteners, Supports, Anchors, Pipes, and Misc. Fittings. Replace All Damaged, Cracked, or Cored Bricks. Mason to Take Salvaged Bricks From On-Site Stockpile, Clean Brick & Re-Install



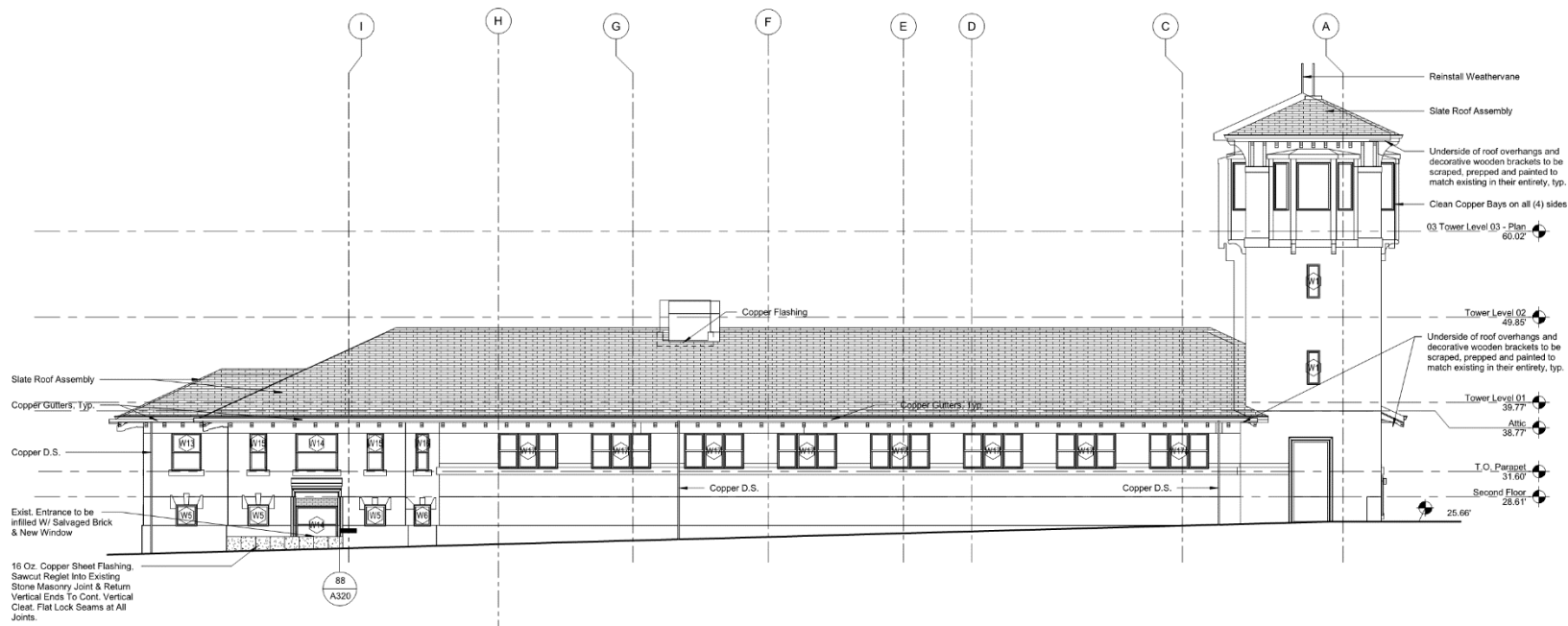
02 Second Floor Plan  
1/8" = 1'-0"



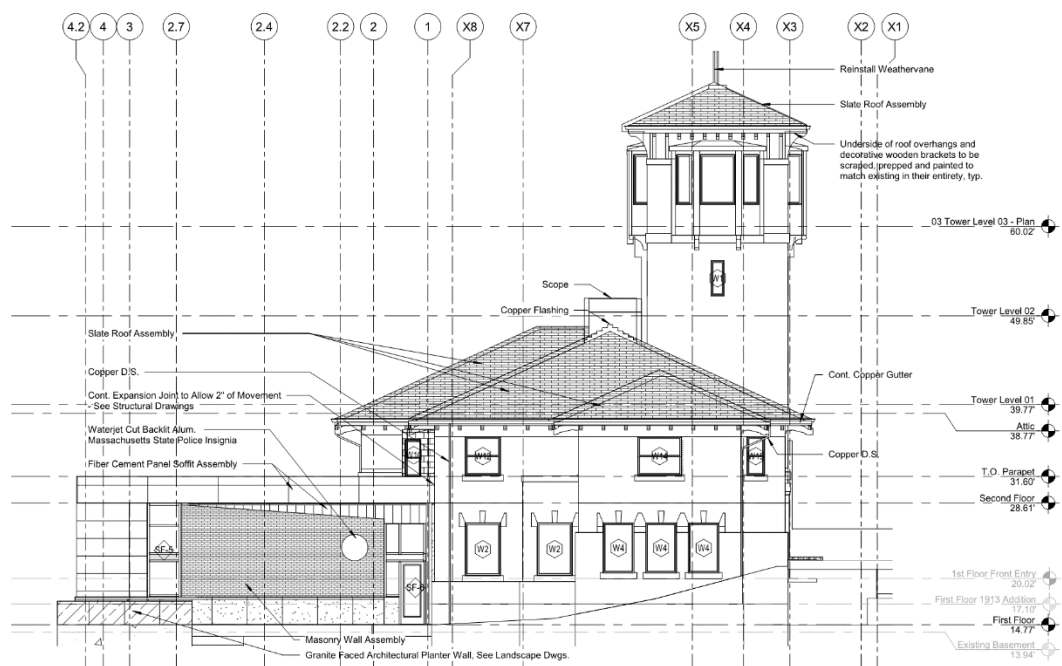
01 First Floor Plan  
1/8" = 1'-0"



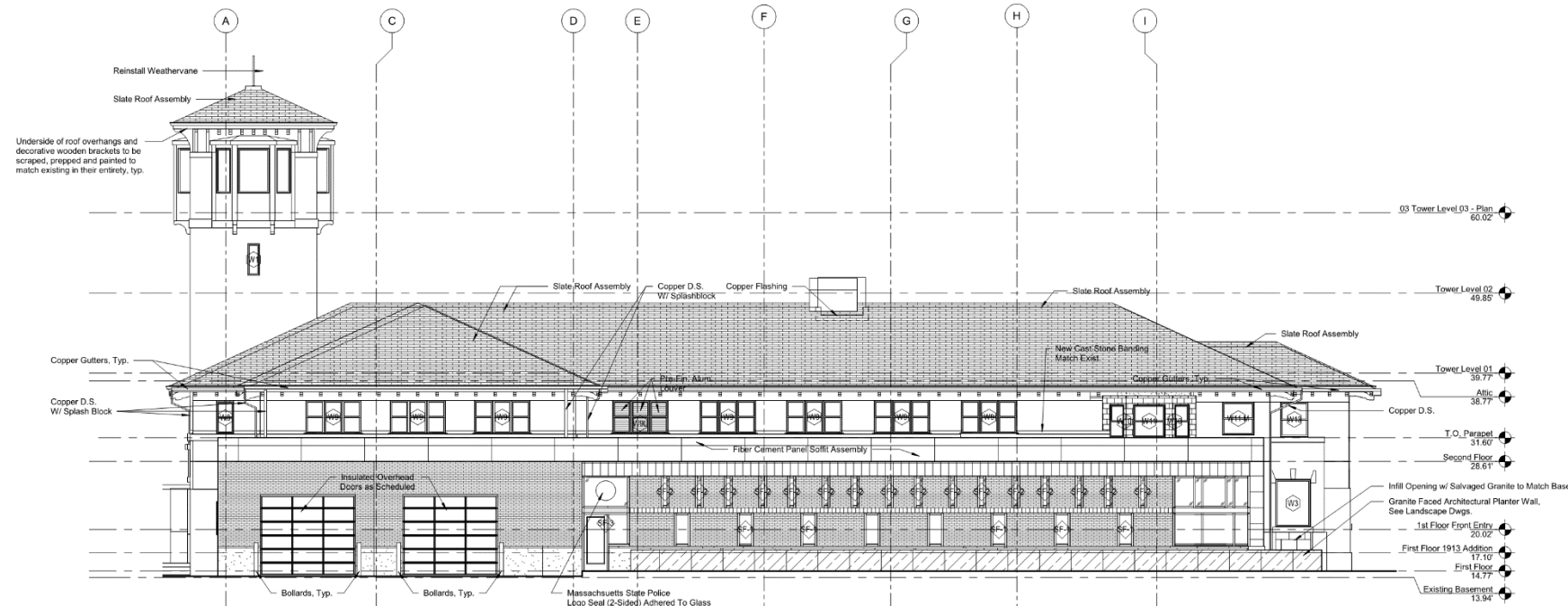
West Elevation  
1/8" = 1'-0"



North Elevation  
1/8" = 1'-0"

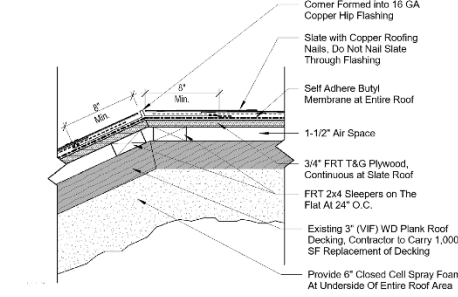


East Elevation  
1/8" = 1'-0"

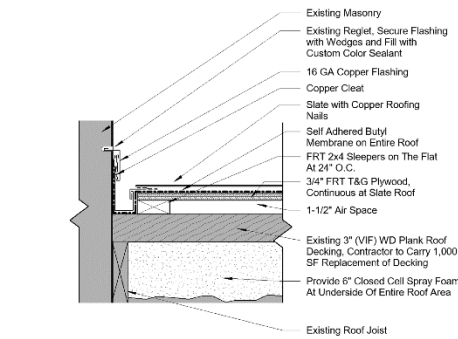


South Elevation  
1/8" = 1'-0"

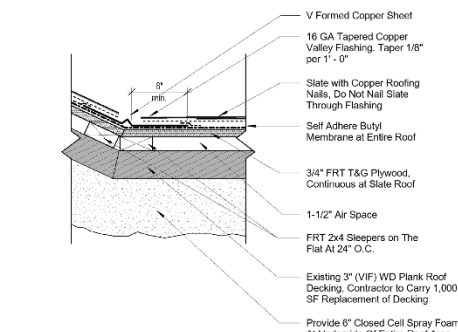
6 Slate Roof Corner Detail



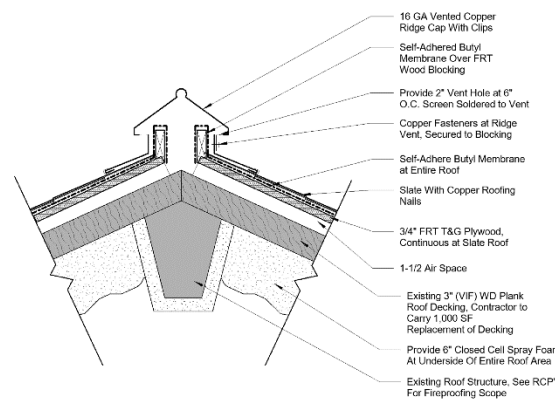
5 Slate Roof at Ex. Masonry Wall



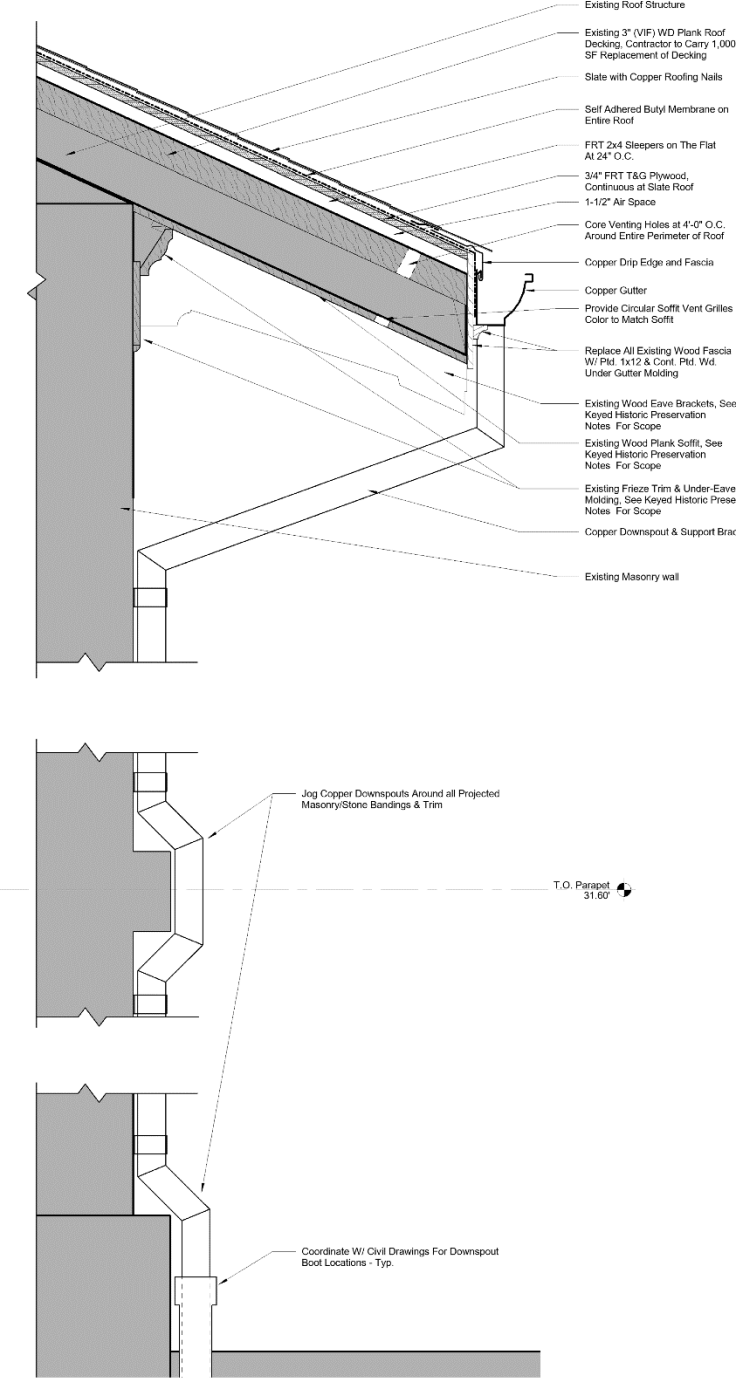
4 Slate Roof Valley



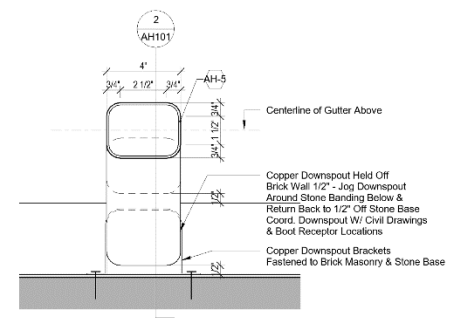
3 Slate Roof Ridge



2 Slate Roof Eave Typical

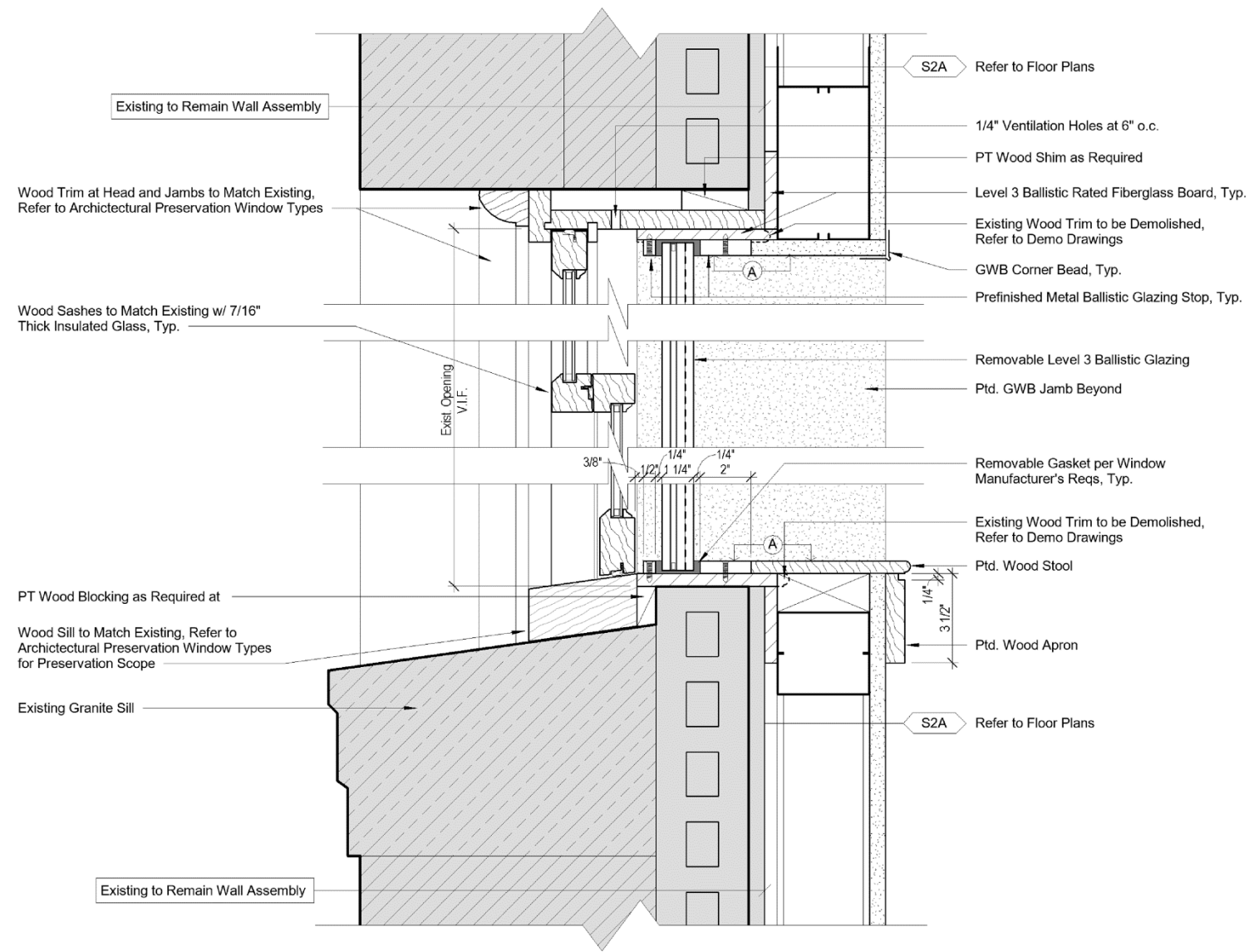


1 Typical Downspout Detail

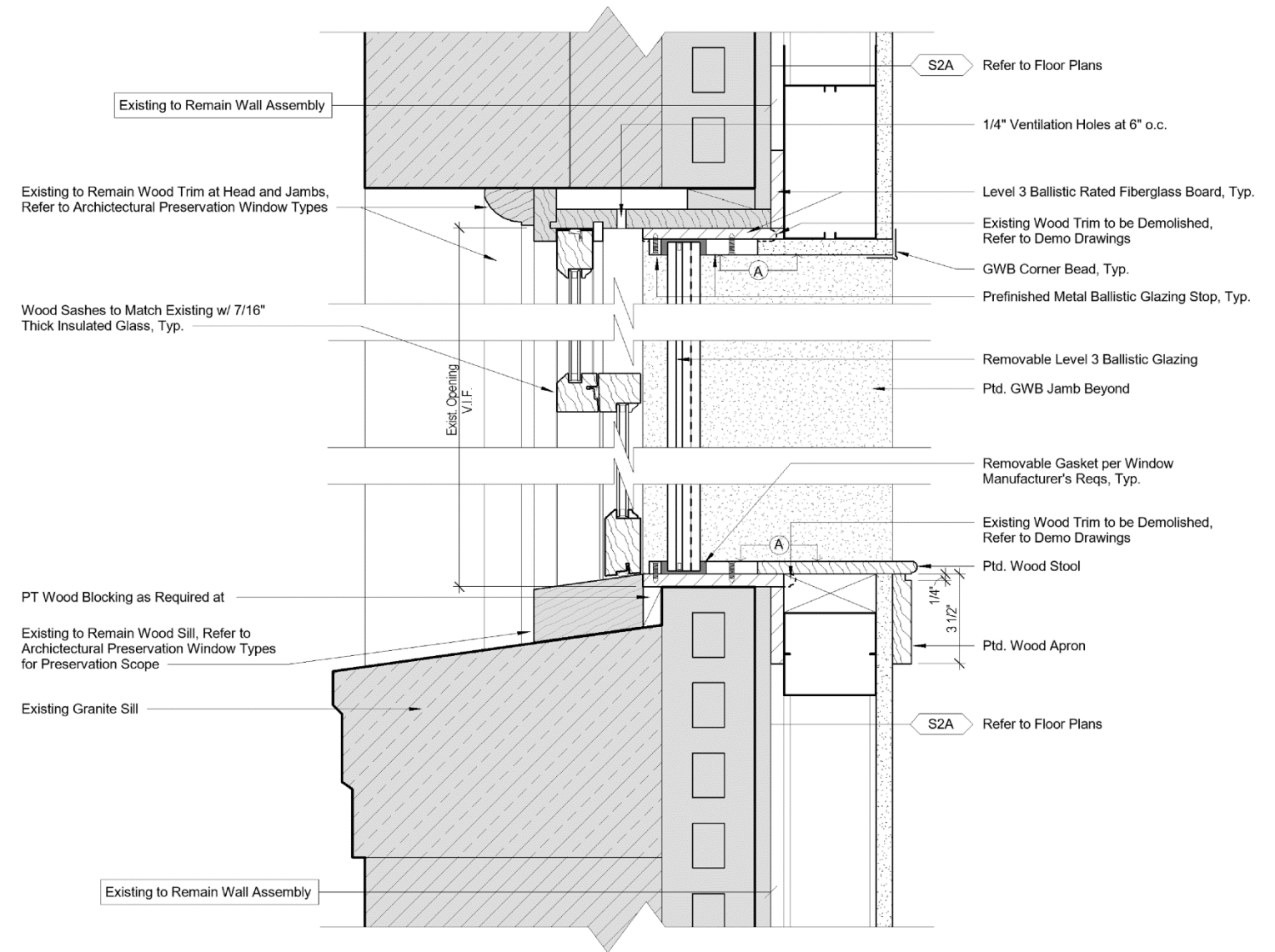


T.O. Parapet 31.60





2 Section Detail at New Window and Trim to Match Existing



1 Section Detail at Existing Window Replacement

**Client / Owner**

Massachusetts State Police  
DCR  
DCAMM

**Project Partners**

MassDOT  
MWRA  
Esplanade Association  
West End Civic Assoc.  
Beacon Hill Civic Assoc.  
Back Bay Neighborhood Assoc.  
New Charles River Basin Citizens  
Charles River Conservancy  
Charles River Watershed  
Association  
2020 Work Group

**Design Team**

Finegold Alexander Architects  
STV Incorporated  
The Green Engineer  
RSE Associates, Inc.  
Samiotes Consultants, Inc.  
Copley Wolff Design Group  
Epsilon Associates, Inc.  
R.W. Sullivan Engineering (Code)  
Fennessy Consultants  
Kalin Associates  
Howard Stein Hudson  
EFI Global



**Lower Basin Barracks  
Modernization**