

Arlington Street Church

Boston Landmarks Commission
Design Review Hearing

August 25, 2020



ARLINGTON
STREET CHURCH
Unitarian Universalist

Bruner/Cott
ARCHITECTS

SIMPSON
GUMPERTZ
& HEGER

Building and
Monument
Conservation

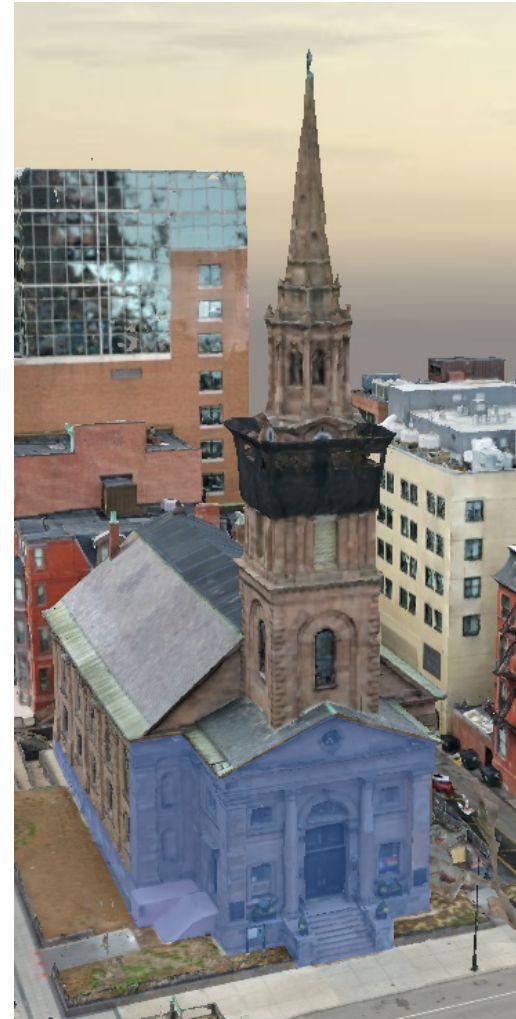


Masterplan Phasing

Phase 1 – Portico + Accessibility

Phase 1

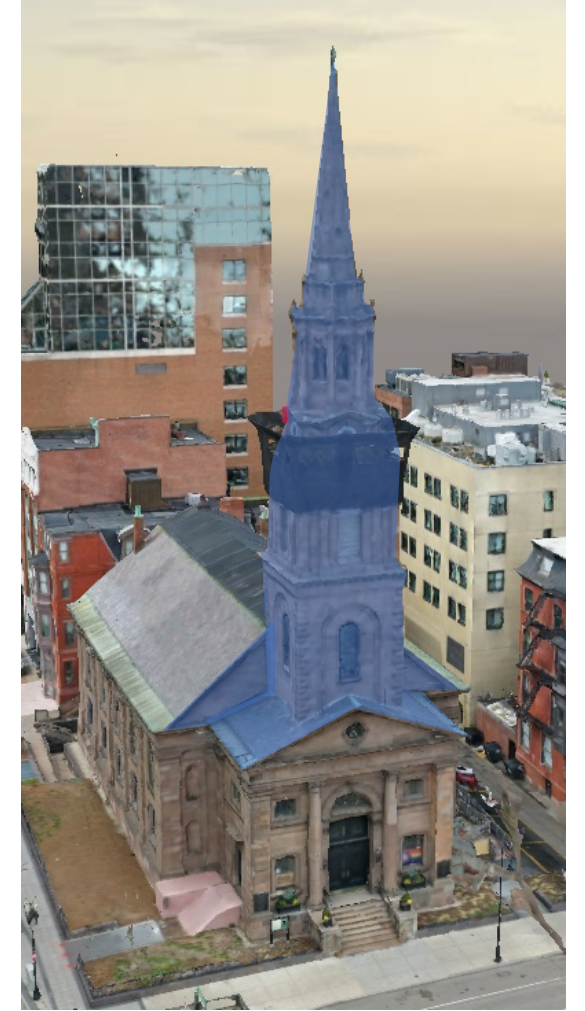
- Restore the Portico, focusing on cornices, stairs, ramp, entrances and pilaster corners
- South and north stair rebuild with new brownstone
- North ramp and basement stair enclosure
- Wood window, door and cornice restoration – sanctuary + parish house. New hardware at Portico entrances
- Gutter, flashing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

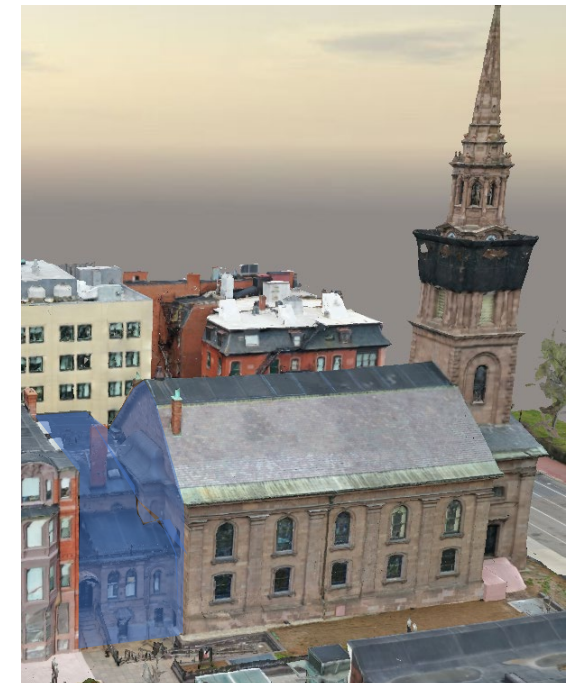
- Slate and membrane roof replacement at Sanctuary
- Brownstone cornice and body stone restoration of Sanctuary at north and south
- Lightning protection



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



Areas of Restoration : Portico



View of east façade with stains and failing composite repair mortar patches



View of portico projecting cornice with multiple spalls and large crack

Areas of Restoration : Foundation + Pilasters



Areas of Restoration

STONE REPAIR LEGEND

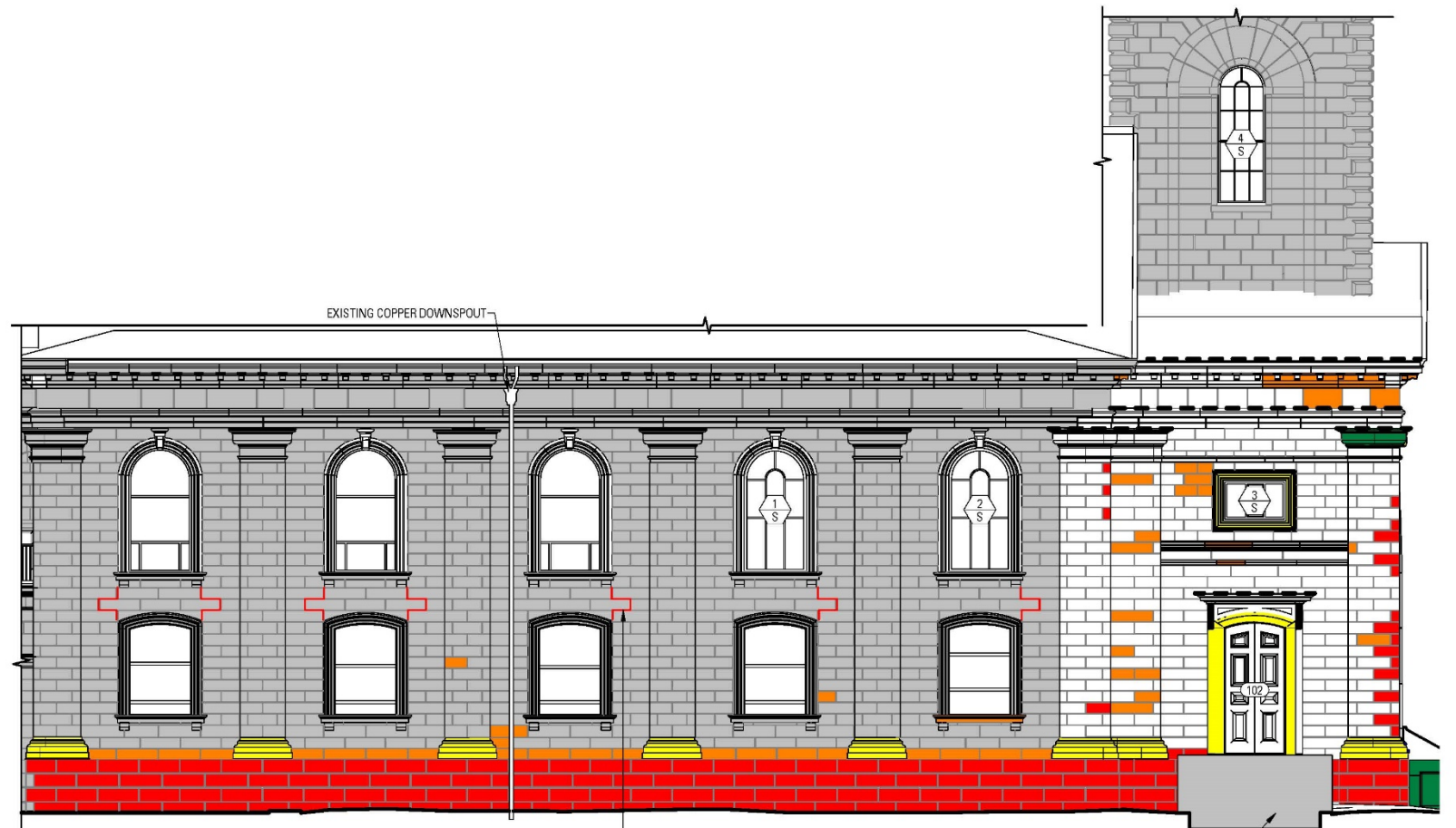
- FULL STONE REPLACEMENT
- FULL-FACE DUTCHMAN
- PARTIAL DUTCHMAN
- REDRESS
- REPAIR MORTAR
- CRACK REPAIR
- CLEAN STAINS/BIOLOGICAL GROWTH
- FLASHING
- CRACK REPAIR. INSTALL CRACK MONITOR



North Elevation



East Elevation



South Elevation

Areas of Restoration – North and South Facades



Existing stair and ramp at north



North elevation of stair and ramp with basement enclosure in the back



Historic photograph of South elevation



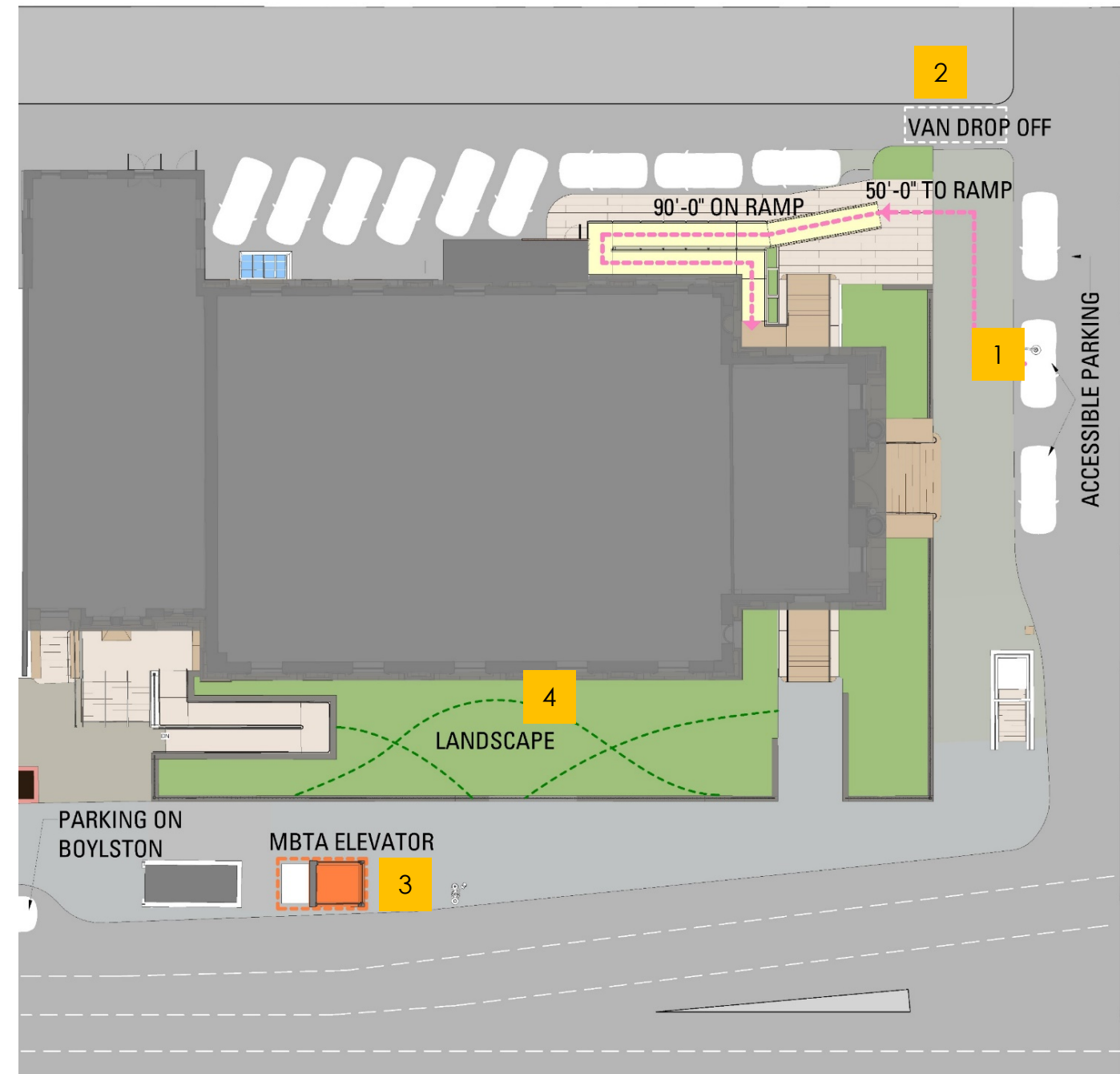
South elevation of Sanctuary

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 and 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.

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



Proposed north stair, ramp and basement enclosure

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

Areas of Restoration North Ramp

north view



Existing north wood ramp with solid guardrail blocks view of façade.



Existing basement stair enclosure wood structure is deteriorating and plexi-glass window film is cracking

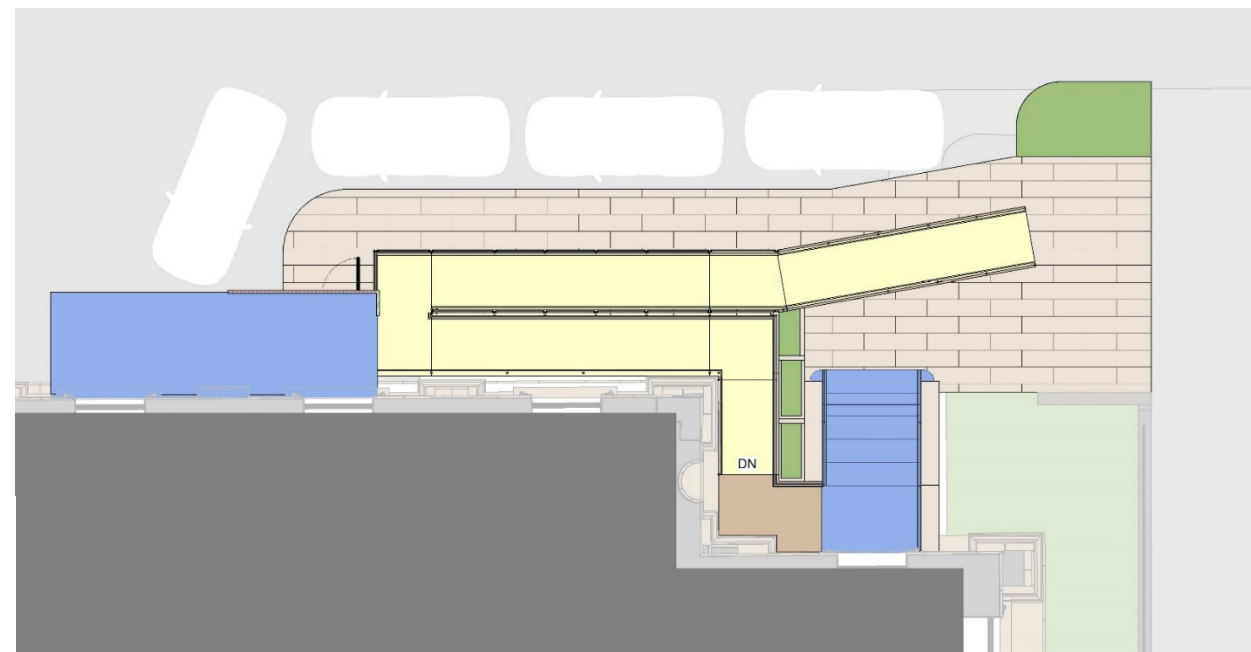


Proposed ramp with steel balusters allow for view of façade.



Proposed basement stair enclosure with c-channel steel structure, picture windows and signage.

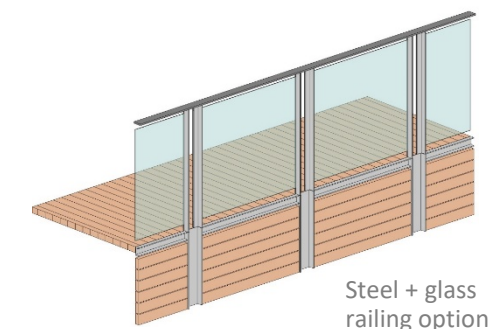
plan



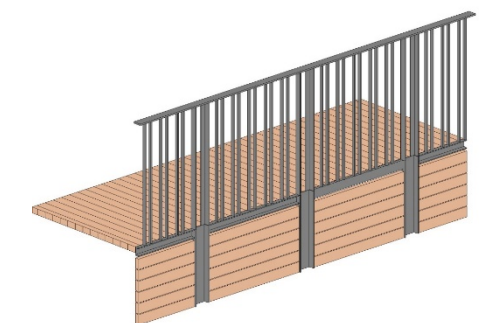
east view



existing paired baluster railing at front entry



Steel + glass railing option



Preferred option for Steel baluster railings.