

223 West Newton St.
Head House Re-Siding

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Amended Submission – October 26, 2022

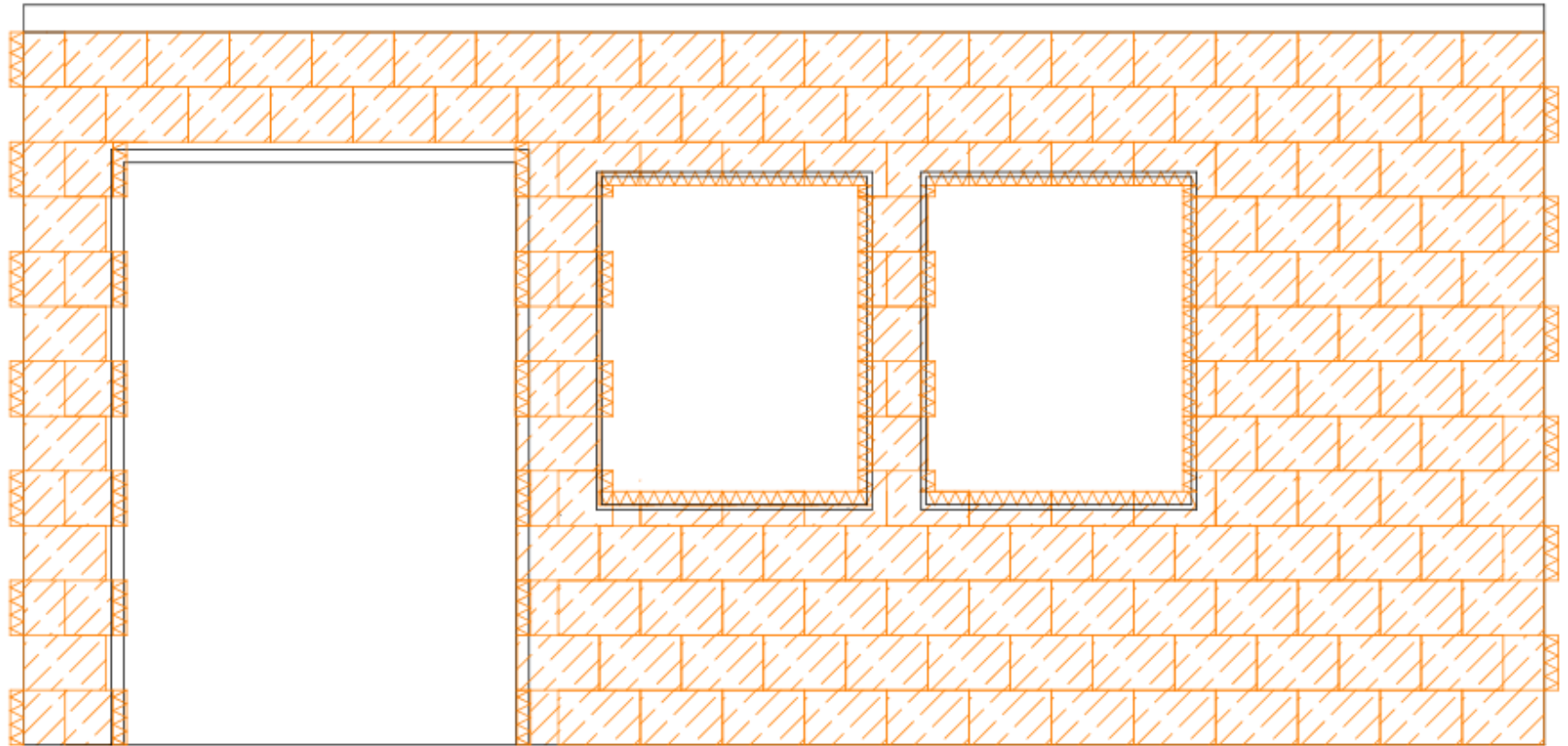
Information Requested by South End Landmark District Commission

- [Q&A](#)
- CAD drawings showing tile placement and unit dimensions
 - [Tile placement](#)
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Q&A

- **Cutting Tiles to Size:**
 - Contractor does not have concerns about sizing the tiles to fit in between the windows. They come in a variety of sizes and can be cut cleanly as needed.
 - Footprint of where the tiles will be placed vs. brick will be the same as current material.
 - See Image 1 on [slide 8 \(Additional Images of Slate Shingles\)](#) for example of custom sizing.
- **Flashing Type, Color:**
 - Contractor will use step flashing, which is available in copper. This will replace the current condition, where there is only wood above windows and doors and there is consequent wood rot.
 - See Image 2 on [slide 8 \(Additional Images of Slate Shingles\)](#) for example of step flashing.
- **Window Molding:**
 - There will be no change to molding. Windows will remain the same dark gray color and the frames are only $\frac{3}{4}$ inch wide.
 - For awareness, the windows are on the fourth floor and offset from the street by the width of both decks, so the frames are not clearly visible from the street.
- **Ice and Water Shield, Material:**
 - The ice and water shield will be used at full wall height. This will replace current material, which is only one third wall height, allowing water damage through gaps in current siding.
- **Evaluate Copper or Metal Siding:**
 - We are very wary of using metal siding. The decks are right up against the siding; in other cases where we have seen copper used, the surface is significantly less accessible. We are concerned about the risk of extremely hot temperatures burning a child. On many days this past summer, even wood was too hot to touch with a bare hand.

CAD Image – Example Shingle Placement



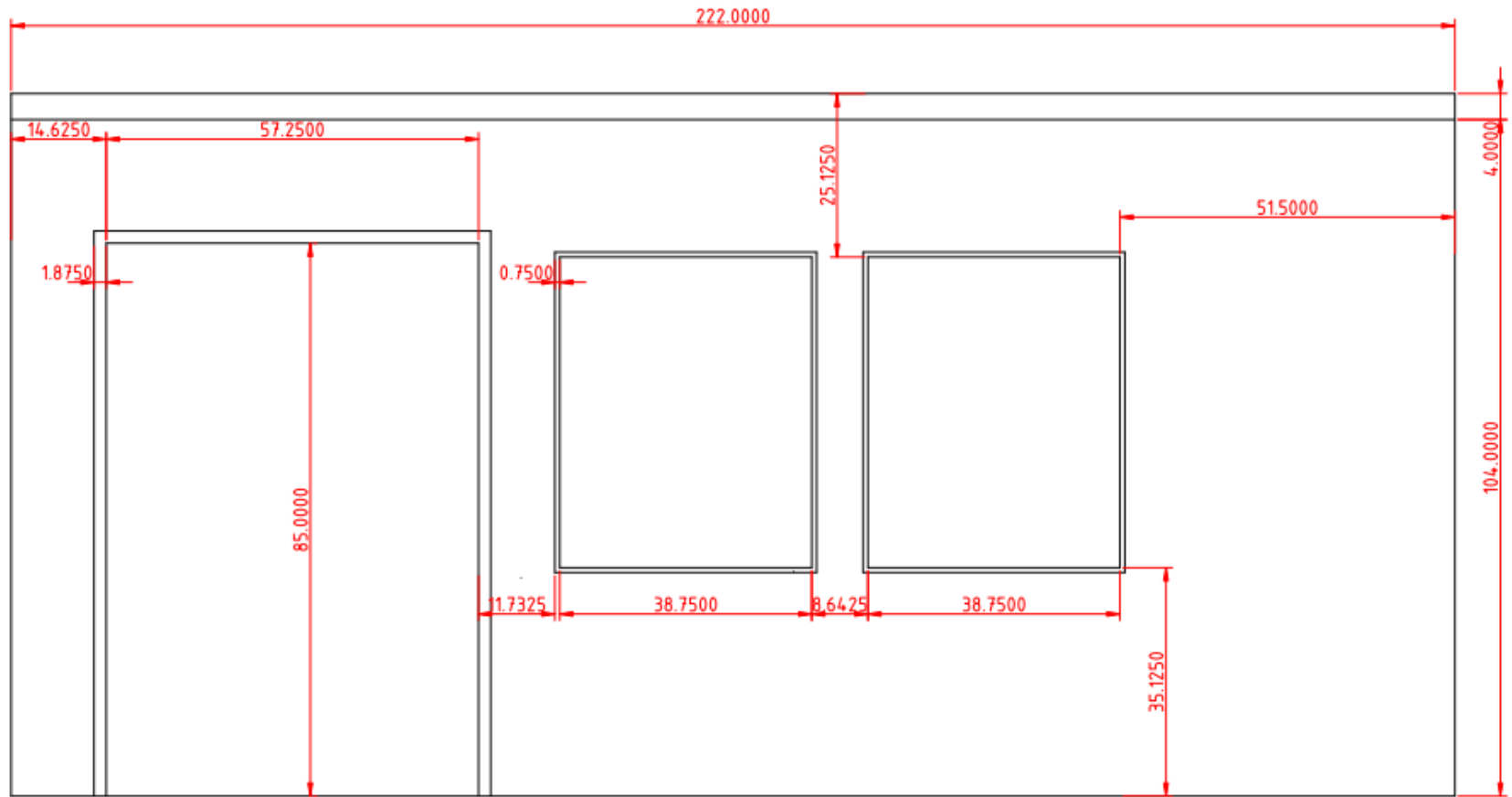
-  EcoStar Majestic Slate 12" Traditional
-  Edge Cut

PROPOSED TILE PLACEMENT PENTHOUSE FRONT WALL

223 WEST NEWTON ST
UNIT 4
BOSTON, MA 02116

2022/10/11

CAD Image – Dimensions



NOTE: ALL UNITS IN INCHES

FRONT WALL DIMENSIONS

PENTHOUSE FRONT WALL

223 WEST NEWTON ST
 UNIT 4
 BOSTON, MA 02116

2022/10/11

Additional Images of Slate Shingles

- EcoStar shingles installed by our contractor, Secure Roofing, on near-vertical surface in same pattern as traditional slate
- Step flashing can be sourced in copper, gray, or other preferred colors

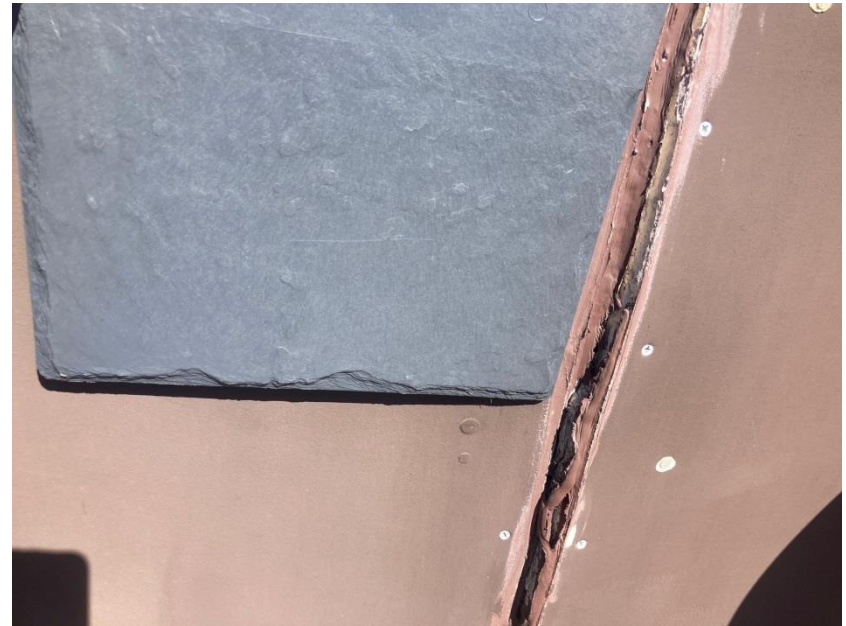
Image 1



Image 2



Other Images of EcoStar Shingles (Reference)



Source: Secure Roofing (Contractor)

Original Submission – September 12, 2022

Description of Work – Current Condition

- We would like to reside the front and back walls of a head house at 223 West Newton Street.
- The current siding is a composite board that is separating from the wall and delaminating.
- There are large gaps between sections of the siding letting water into the wall.
- There is also no flashing above the windows and doors letting water into the wall and rotting out the door and window frames.
- The current siding is unsightly.

Proposed Work

- We would like to replace the siding with synthetic slates, which will be much more in keeping with the surrounding buildings.
- We looked at using real stone, but the head house was not designed to support heavy siding material as the weight of the structure is supported by the roof and is inset from the front and back outside walls.
- We have engaged Secure Roofing at 141 Bayside Rd Quincy to complete the work.
- The estimated cost is \$21,000.

Current Condition – Front



Current Condition – Front Wall



Current Condition – Front Wall Panel Separation from Wall and Gap Between Sections



Current Condition – Front Panel Separation and Crack Between Sections



Current Condition – Front Sliding Door Frame Rot from Water Leaks



Current Condition – Back Wall



Current Condition – Rot Around Back Door Frame



Proposed Material for Replacing the Siding – Synthetic Slate

EcoStar Majestic Slate



EcoStar Compared to Current Siding

