



Date: October 4, 2022

To: Steven Werst
Director of Capital Projects
Certified Property Management
1195 Beacon Street
Brookline, MA 02446

Re: **123 Saint Botolph Street, Façade Repair Recommendation, Boston, MA**

Dear Steve,

As you are aware, Building Envelope Analysis, LLC (BEA) performed a visual façade inspection at the above referenced property on September 5th, of 2019. The purposes of the inspection was to assess the current condition of the buildings (front elevation) exterior wall and associated waterproofing components. During the inspection the following masonry and waterproofing deficiencies were observed and noted:

- Random deterioration of brick masonry mortar joints
- Moderate deterioration of fenestration sealant joints and subsequent leakage
- Dormer copper flashing deficiencies
- Dome copper roof coating deficiencies, improper repairs, and subsequent leakage
- Deterioration of exterior stairway paint/coating
- Deteriorated and/or damaged concrete steps leading to below grade unit
- Deteriorated concrete curb along sidewalk
- Wrought iron railing damage

Upon conclusion of our findings, BEA provide repair recommendations for the following scopes of work:

- Perform random repairs to defective masonry and deteriorated window sealant joints
- Perform masonry repairs to entrance concrete steps and recoat steps to match existing
- Partial reconstruction of below grade concrete steps and recoat adjacent sidewalls
- Remove improper repairs, recoat existing copper dome roof, and repair flashings

In response, the owners retained the services of a qualified waterproofing contractor to perform the recommended repairs. However, the contractor was recently issued a stop work order from Boston Inspection Services Department. It is our understanding, the stop work order was issued by the Landmarks Commission, because standard procedures for project review and building permit pre-approval were not followed. In addition, the current repair method performed on the existing dome copper roof is not approved and/or acceptable.

During BEA's initial inspection the following pre-existing conditions were observed, and repair recommendations were provided and/or taken into consideration:



Photo 1: Deterioration of existing paint on concrete band, recommend repainting with compatible material.



Photo 2: Seal open joint between brick veneer and window frame with approved bronze colored sealant.



Photo 3: Replace cracked/deteriorated concrete steps leading to low level unit.



Photo 4: Perform random masonry repairs to defective concrete at front entrance stairway.



Photo 5: This photo shows existing coating and repairs to dome roof utilizing asphalt cement.



Photo 6: Photo shows close-up of incompatible asphalt repair and existing paint/coating on dome roof.



Photo 7: incompatible repair material (asphalt cement) on copper dome and flashings.



Photo 8: Improper flashing installation and repair, at copper dome roof flashing.



Photo 9: During prep work, loose sections of coating and asphalt required removal.



Photo 10: Contractor removing loose sections of coating and asphalt.



Photo 11: New coating application on dome roof.

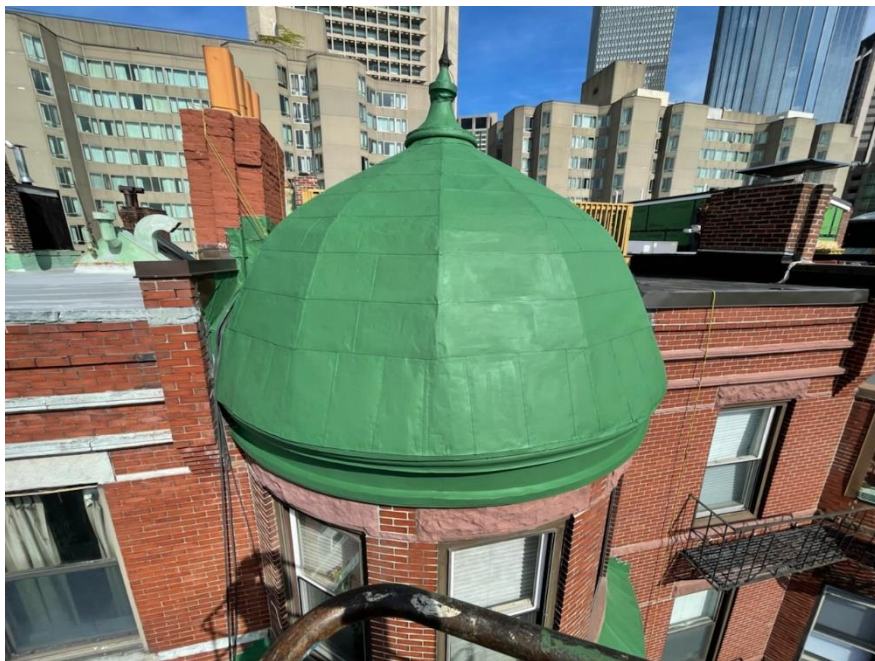


Photo 12: Another view of recoated dome roof.



When providing recommendations for exterior repairs, BEA assumed the existing coating deficiencies on the copper dome roof could be repaired by applying a new application of a liquid-applied roofing membrane system, directly over the pre-coated/pre-painted roof substrate. However, it is my understanding, Landmarks Commission does not approve of the above-mentioned repair method used at 123 St. Botolph Street, in Boston, MA. In an effort to rectify the problem, we ask that Landmarks considered the following option:

- Most Viable Repair Option: Recoat and/or paint the new dome coating a lighter patina green, to better match its original appearance and color of adjacent dome roofs.

It is our opinion the remaining options as listed below, would be detrimental to the existing dome roof and/or be a financial burden to the owners.

- Remediation Option: The process of removing the new coating by scraping and grinding the coating off the surface of the dome roof, and down to the original roof substrate will cause substantial damage to the underlaying copper roof.
- Roof Replacement Option: The only remaining option available, would include complete removal and reconstruction of the dome roof with like and kind materials. The estimated costs for the dome roof replacement is \$95,000.00 to \$110,000.00.

Please feel free to contact us should you have any questions or require additional information.

Respectfully Submitted,
Building Envelope Analysis, LLC

Kevin Chassie

Kevin Chassie, Vice President

CC: Stephen Healy, BEA, President
Steve Werst, CPM