



238 Marlborough Street

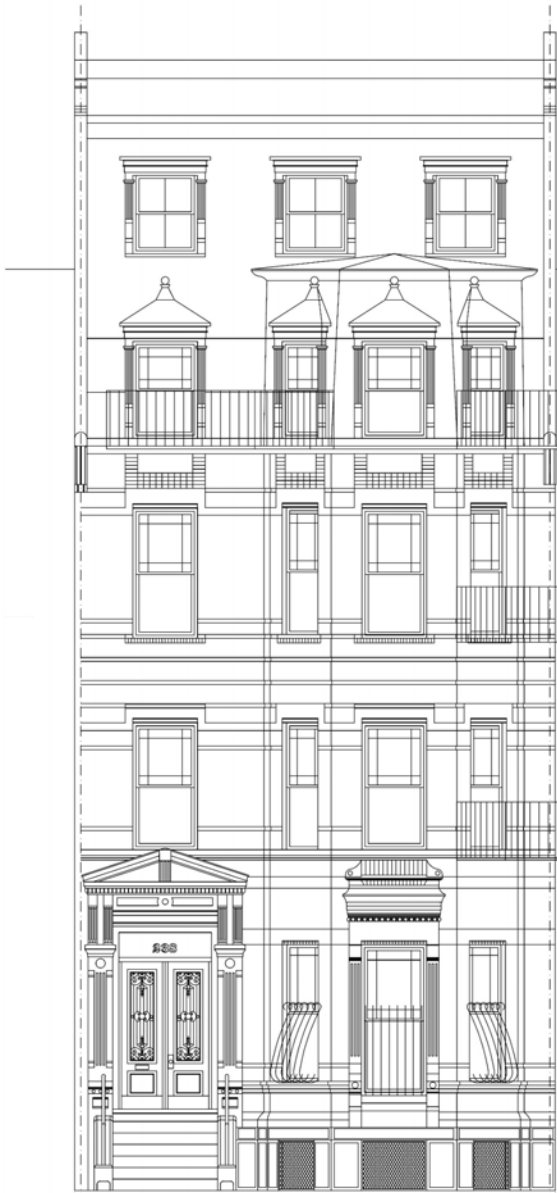
Façade Restoration

Landmarks Hearing
June 14th, 2023

Springer Architects

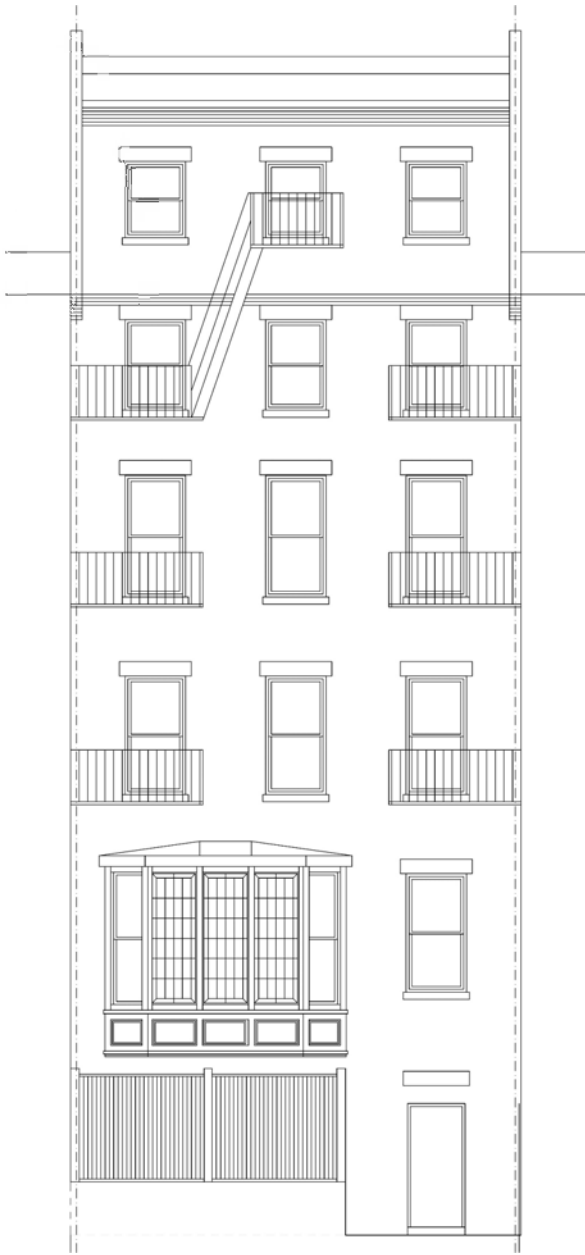
Project Description:

- Restoration of the North and South Facades in kind.
- Repoint brickwork on North and South facades as well as 5th floor East and West facades.
- Remove brick staining and efflorescence.
- Repair all damaged brownstone and paint with Tammscoat waterproof paint, HC69.
- Restore metal mansard window surrounds in kind and paint with Tammscoat color HC69.
- Restore and make weather tight front door in kind.
- Repair any rotted window trim.
- Remove redundant fire escape on the fourth floor east side.
- Remove pipe rail handrail at front steps and install new wrought iron handrail and garden surround.
- Repair front garden granite curb surround.
- Install front path lighting to the main entrance stairs.
- Plant a new tree centrally in the front garden, either a flowering magnolia or a Japanese Maple.
- Install tree up-lights
- Re-paint and re-certify all fire escapes.
- Remove wooden stairs from the rear of the building to the alley level and replace with new masonry stairs and wrought iron railing to match the Marlborough Street façade.

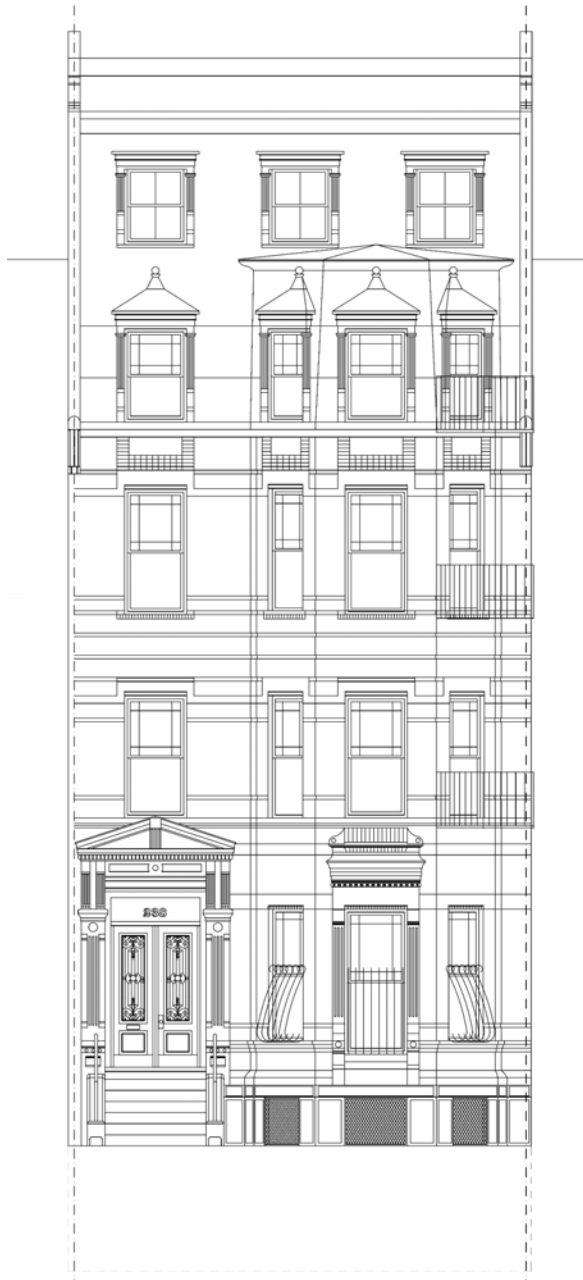


North Façade existing

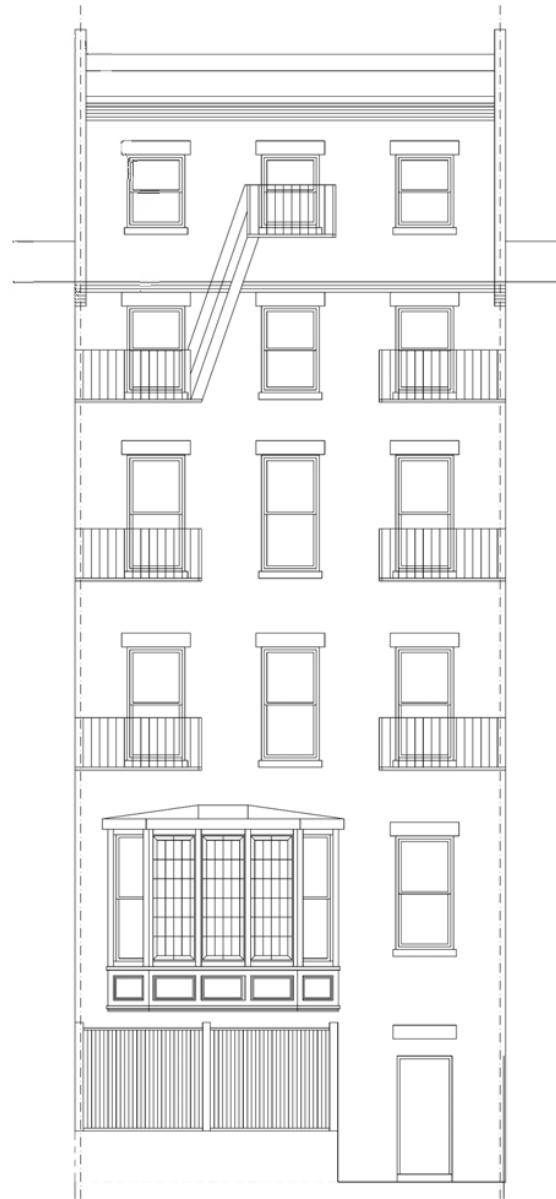




South Façade existing



North Façade proposed



South Façade proposed



Front Door



Damaged brownstone



Front stair detail



Damaged brownstone and efflorescence



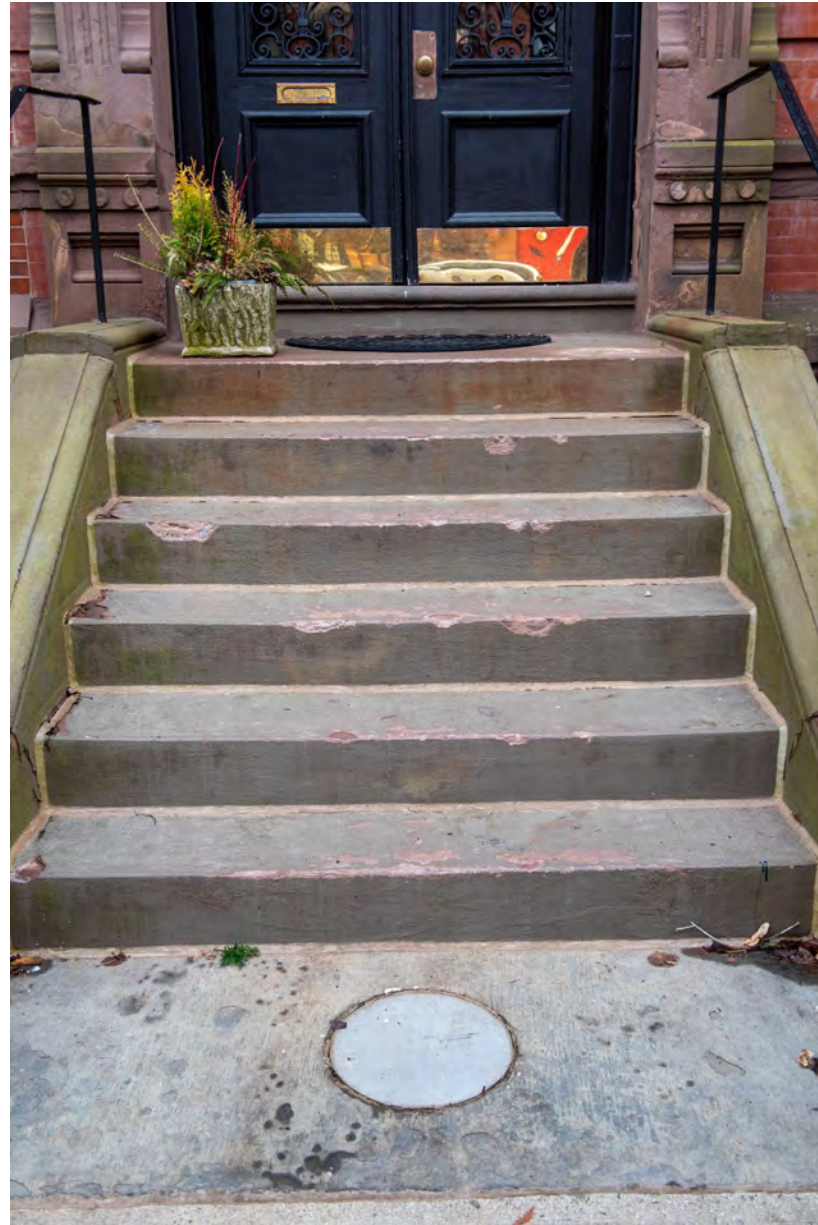
Front bay window



Bay window brownstone base



Front Door



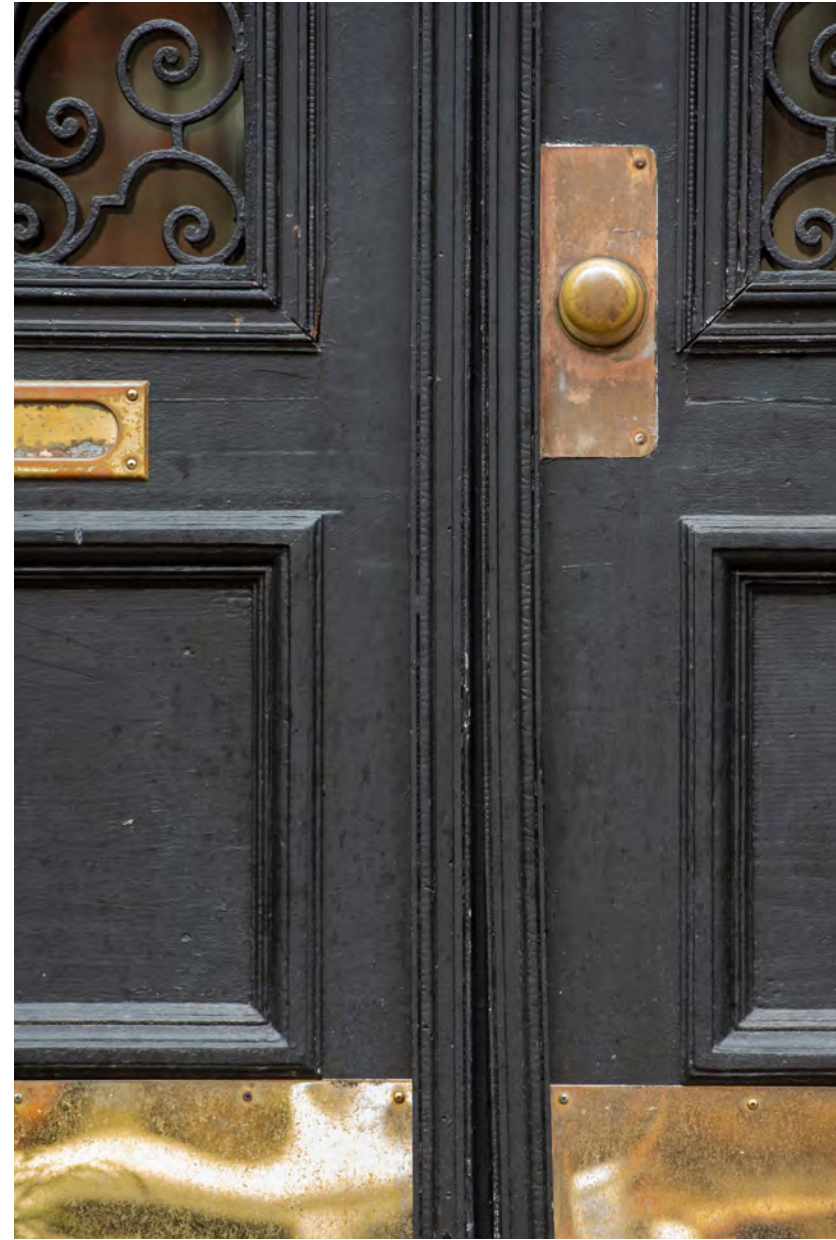
Front steps and railings



Front entrance staining and damage detail



Front Door detail



Front Door detail



Bay window detail



Third floor window with staining



Curb detail



Stair detail



3rd, 4th and 5th floor windows



3rd, 4th and 5th floor windows



East Façade on 5th Floor



West Façade on 5th Floor



Brown stone and brick damage and staining detail



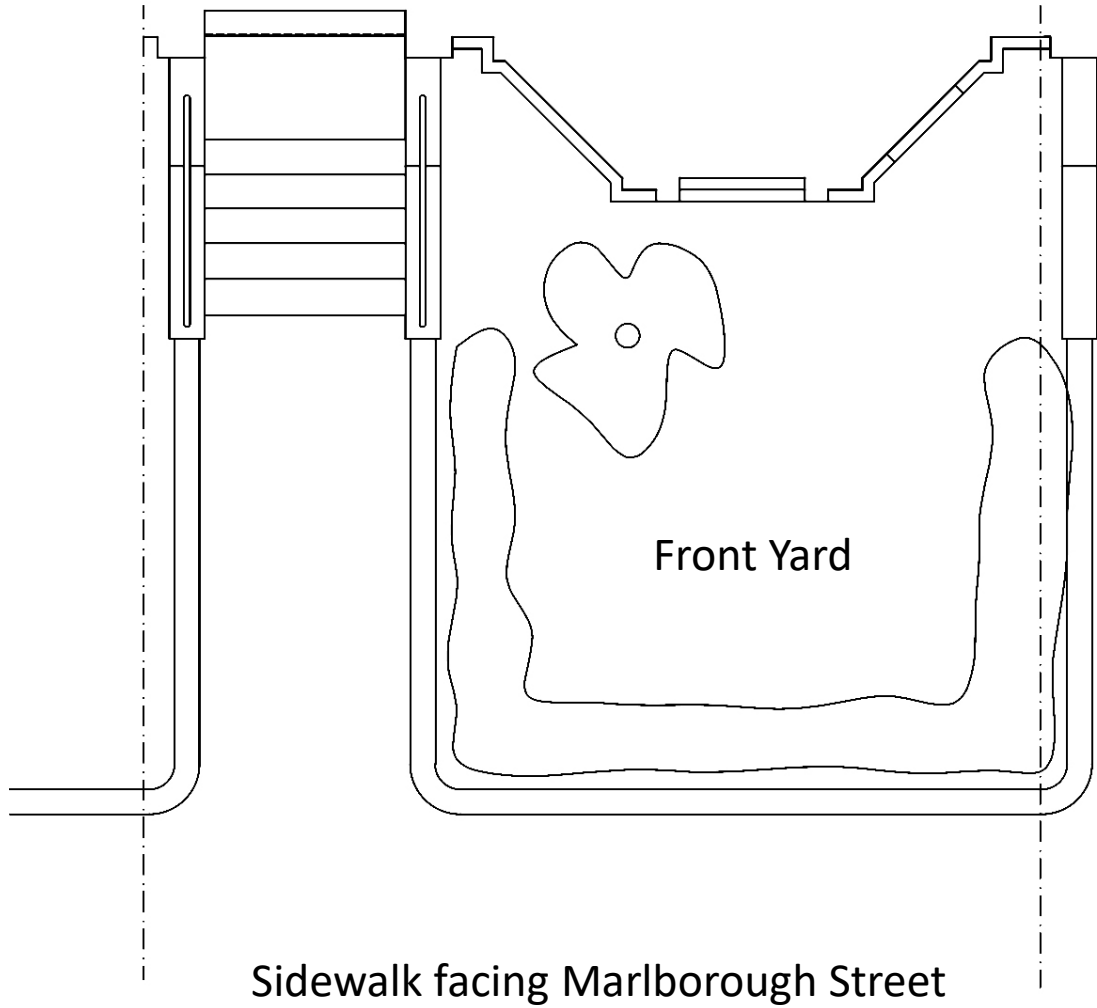
Brick efflorescence and staining



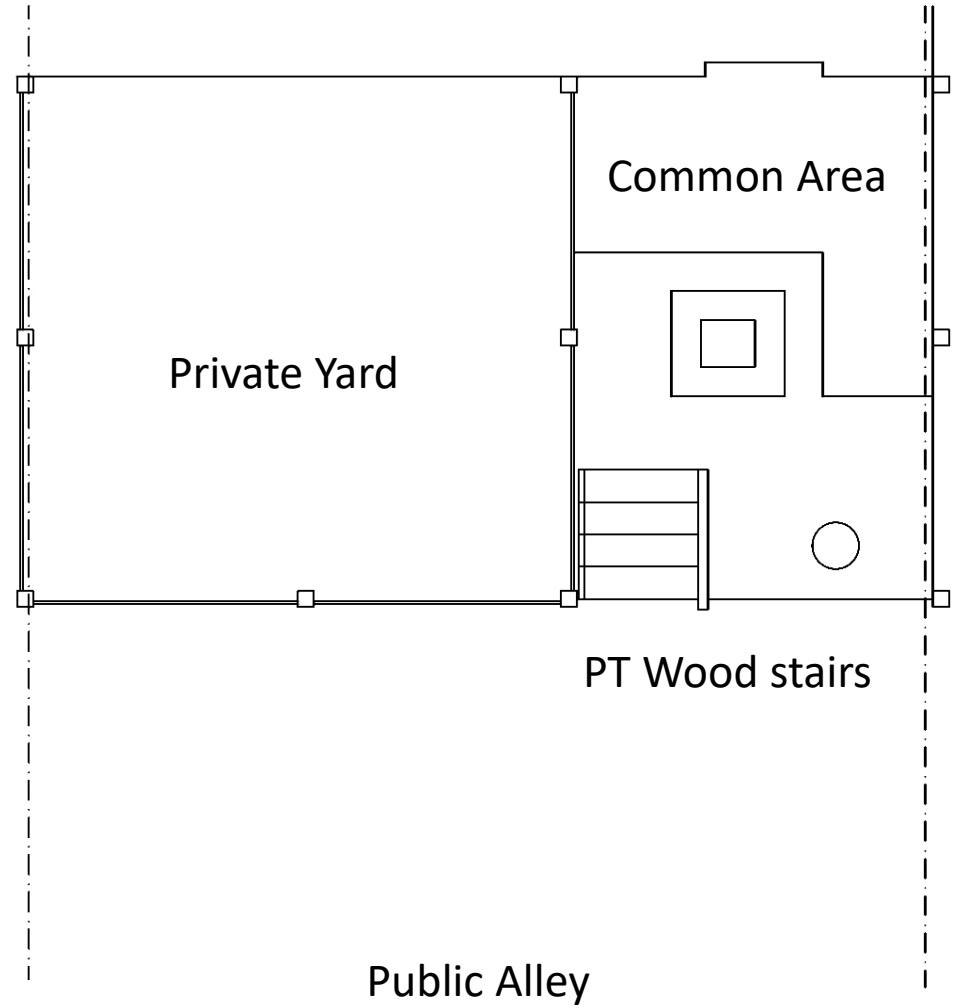
Mansard window detail



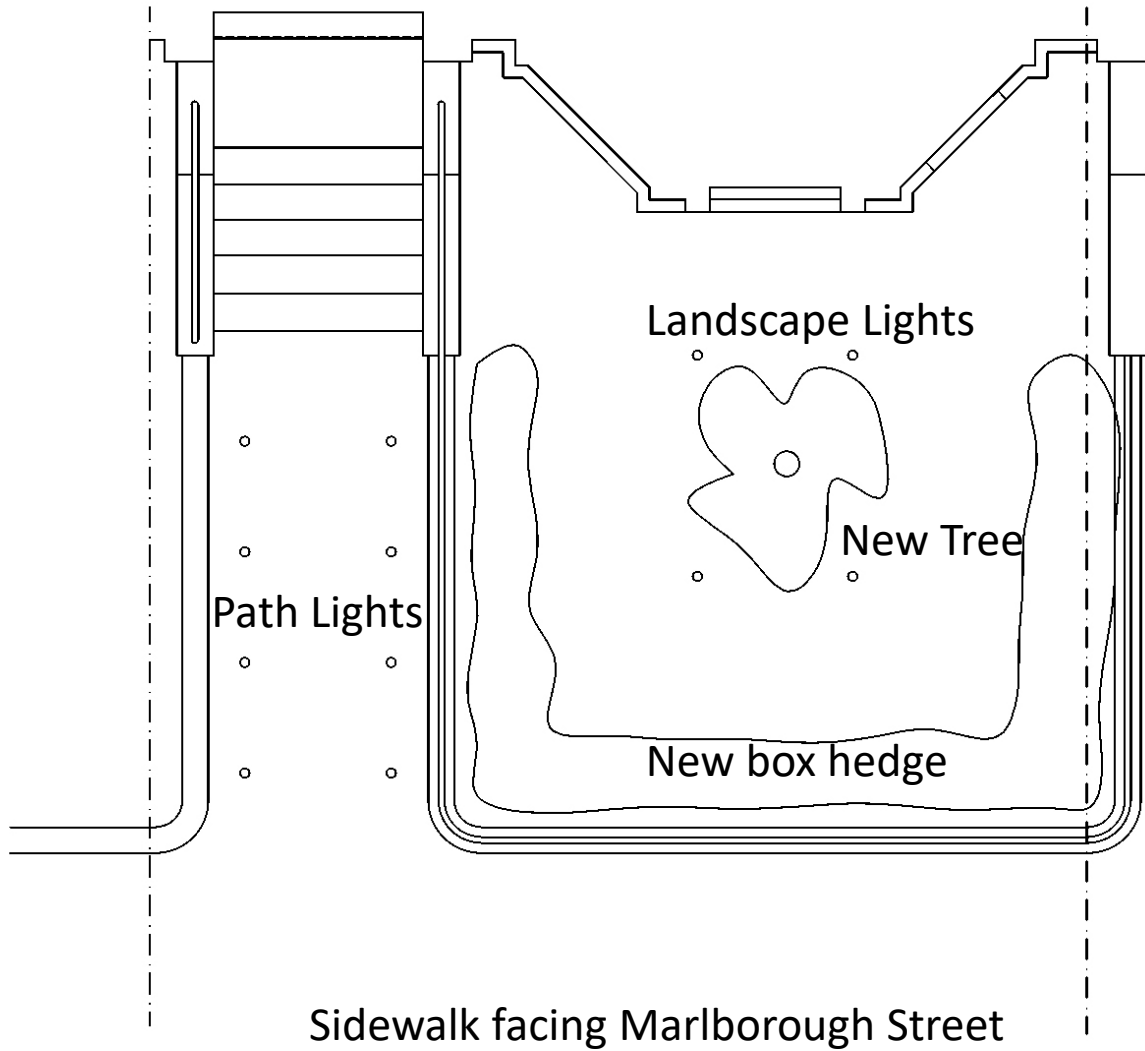
Rear facade detail



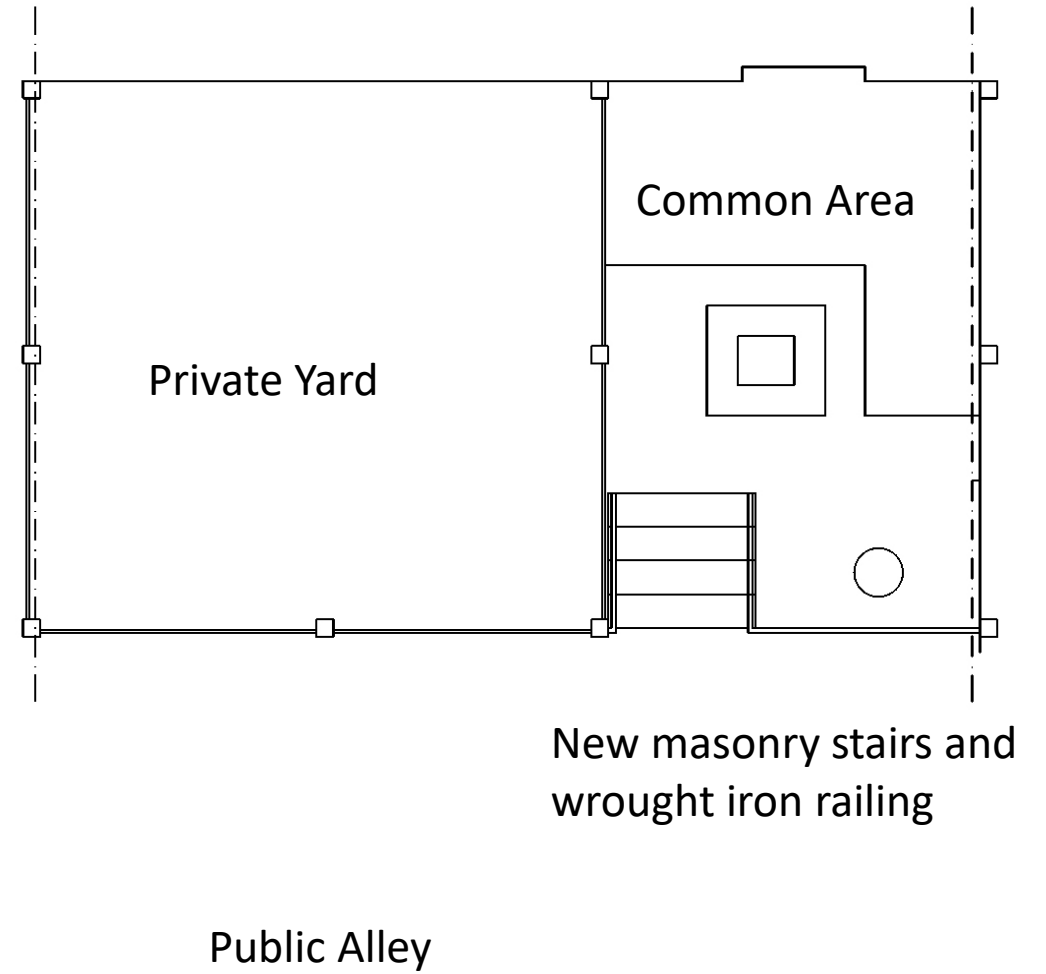
Front Yard existing



Rear Yard existing



Front Yard proposed



Rear Yard proposed



Existing Hedge



Proposed Hedge and Rail



Jane Magnolia
Proposed Central Tree



Japanese Maple

Landscape Lighting LED 3 In. Inground Light
By WAC Lighting



Landscape Lighting LED 3 In. Inground Light
By WAC Lighting

Product Options

Material: Bronze on Aluminum,
Light Temperature: 2700

Details

- Tiltable and adjustable beam angle
- Integral dimmer
- Protected from temporary immersion under water
- Rated life: 70,000 hours
- Maintains constant lumen output against voltage drop
- Drive over up to 4500 lbs
- Available concrete pour kit (sold separately)
- Designed in 2016
- Finish: Bronze
- UL Listed Wet
- Warranty: 5 Years, 10 years on finish
- Made in China

Dimensions

Fixture: Height 6.25", Diameter 4.62"

Lighting

2700

Lamp Type	LED Built-in
Total Lumens	505
Total Watts	12.00
Volts	12
Color Temp	2700 (Warm)
CRI	85
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/landscape-lighting-led-3-inch-inground-light-by-wac-lighting-WAC615330.html>
Rating: UL Listed Wet

ITEM#: WAC615330



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:



Landscape Lighting

Wrought iron railing and garden fence. Example at 245 Marlborough Street