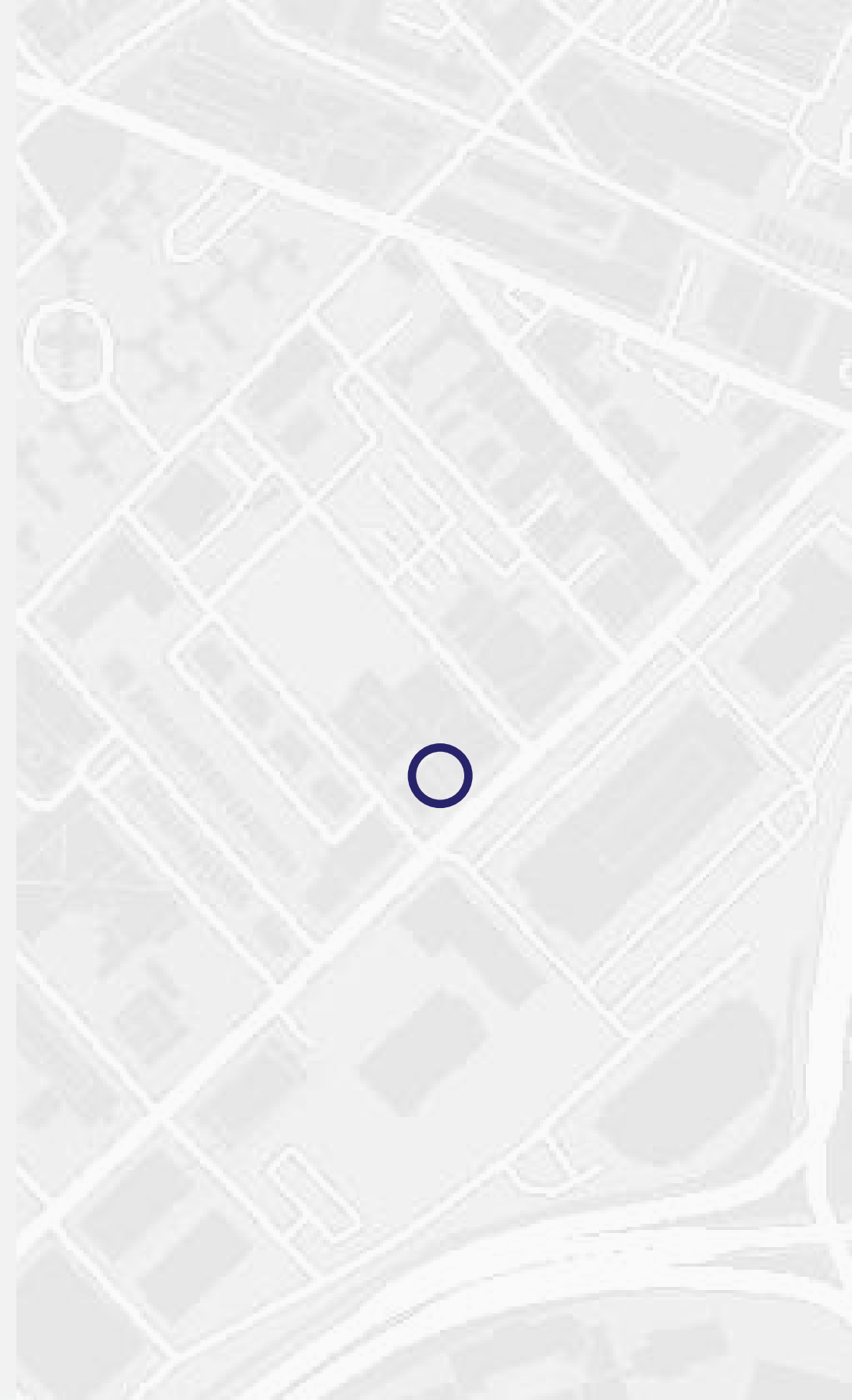


CITY REALTY

SOUTH END LANDMARKS COMMISSION

587 ALBANY STREET

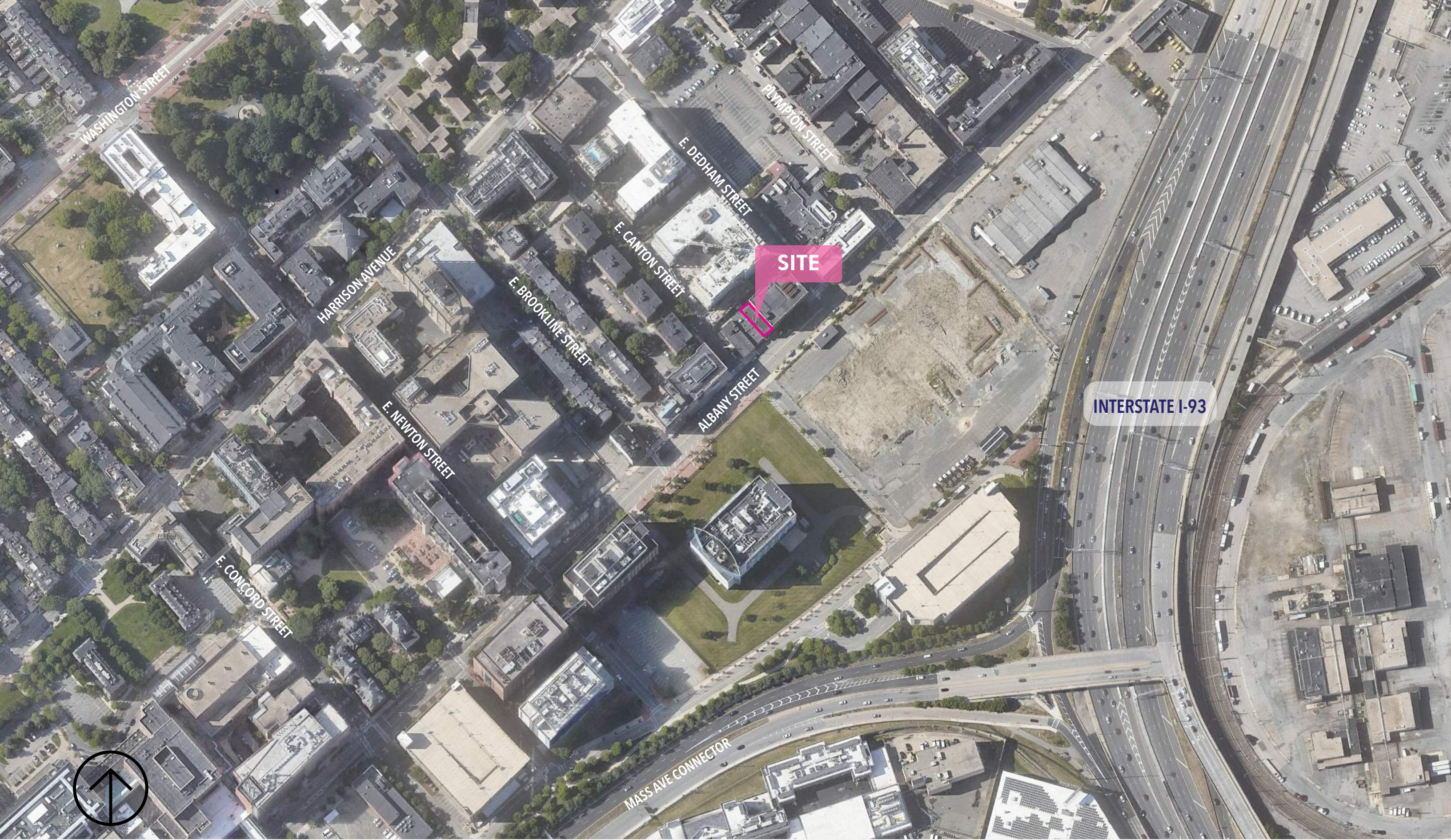
BOSTON, MA 02118



EMBARC



OCTOBER 1, 2024



SITE

INTERSTATE I-93







ALBANY STREET PERSPECTIVE



STUCCO



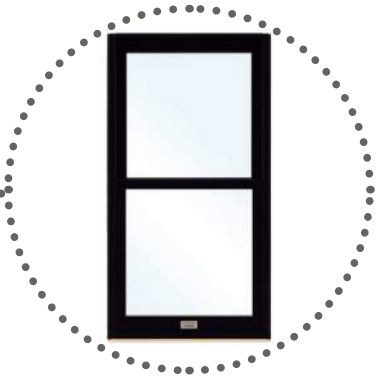
VBRICK



TERRACOTTA PANELS



ALUMINUM CLAD WOOD WINDOWS



ACM METAL PANEL CANOPY



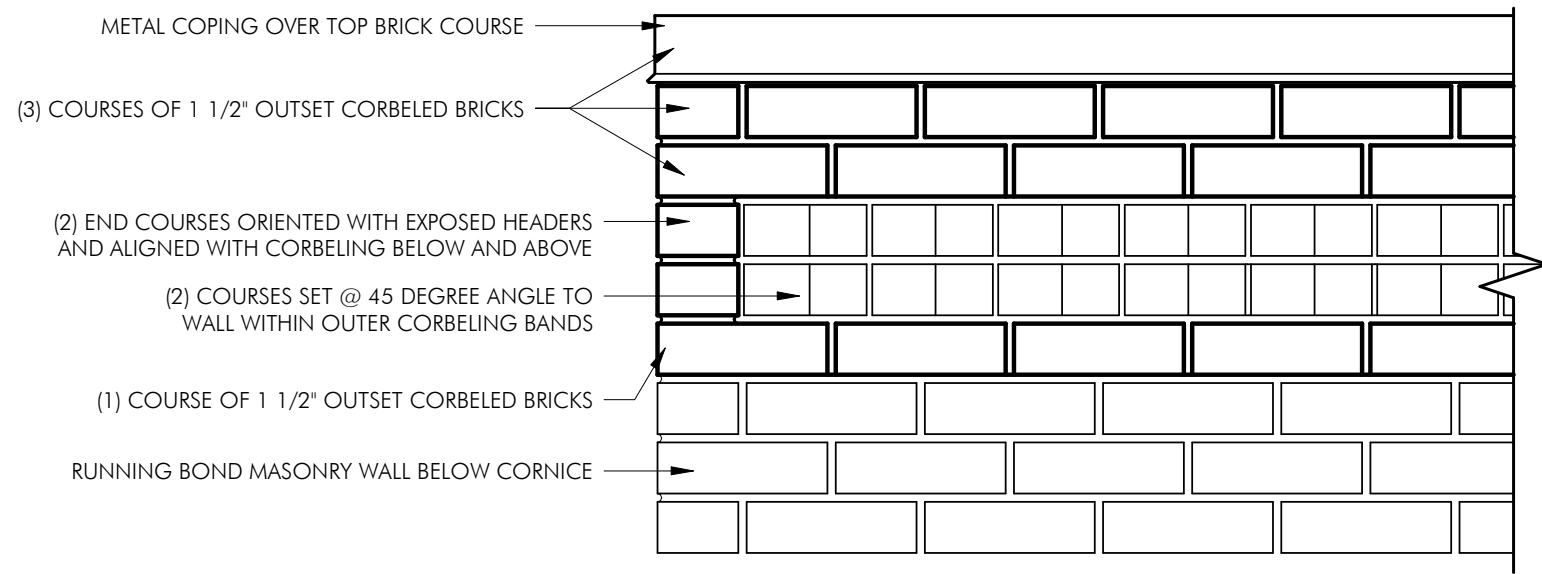


PROPOSED RENDERED ELEVATION

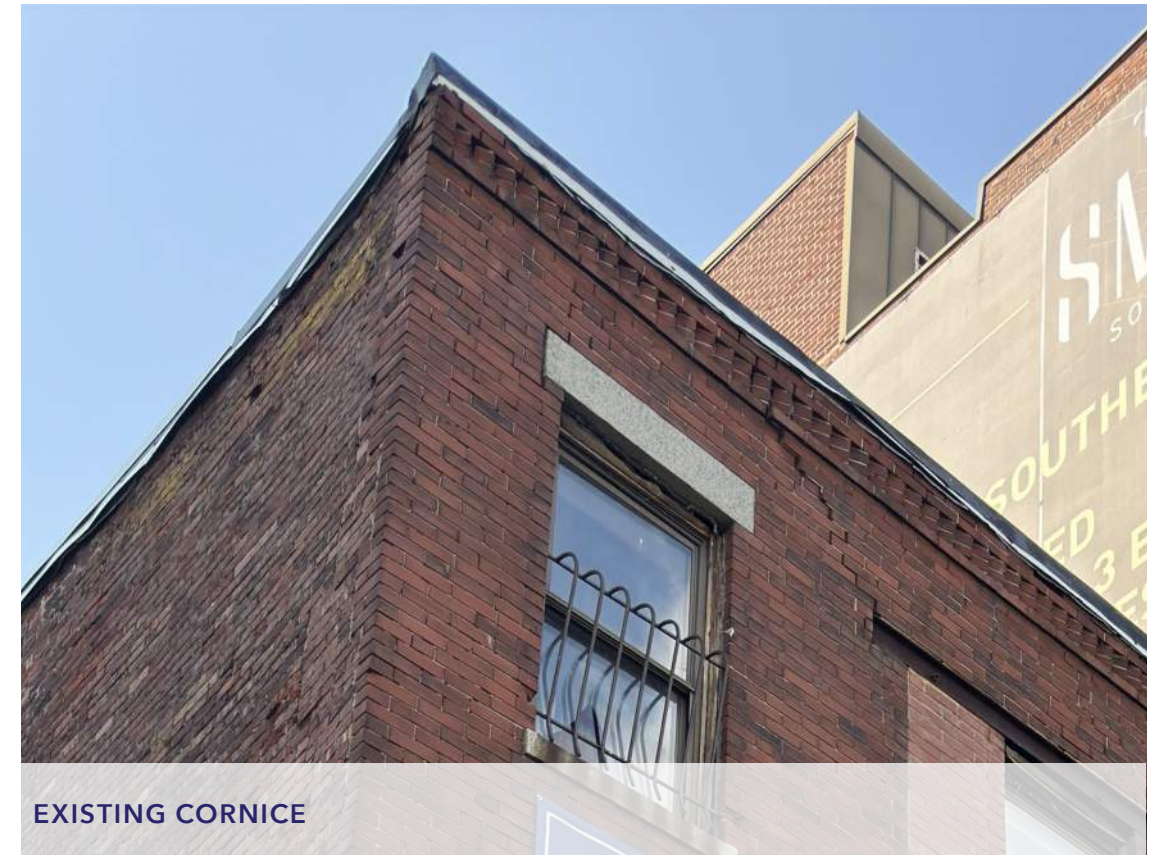


PROPOSED SCALED ELEVATION

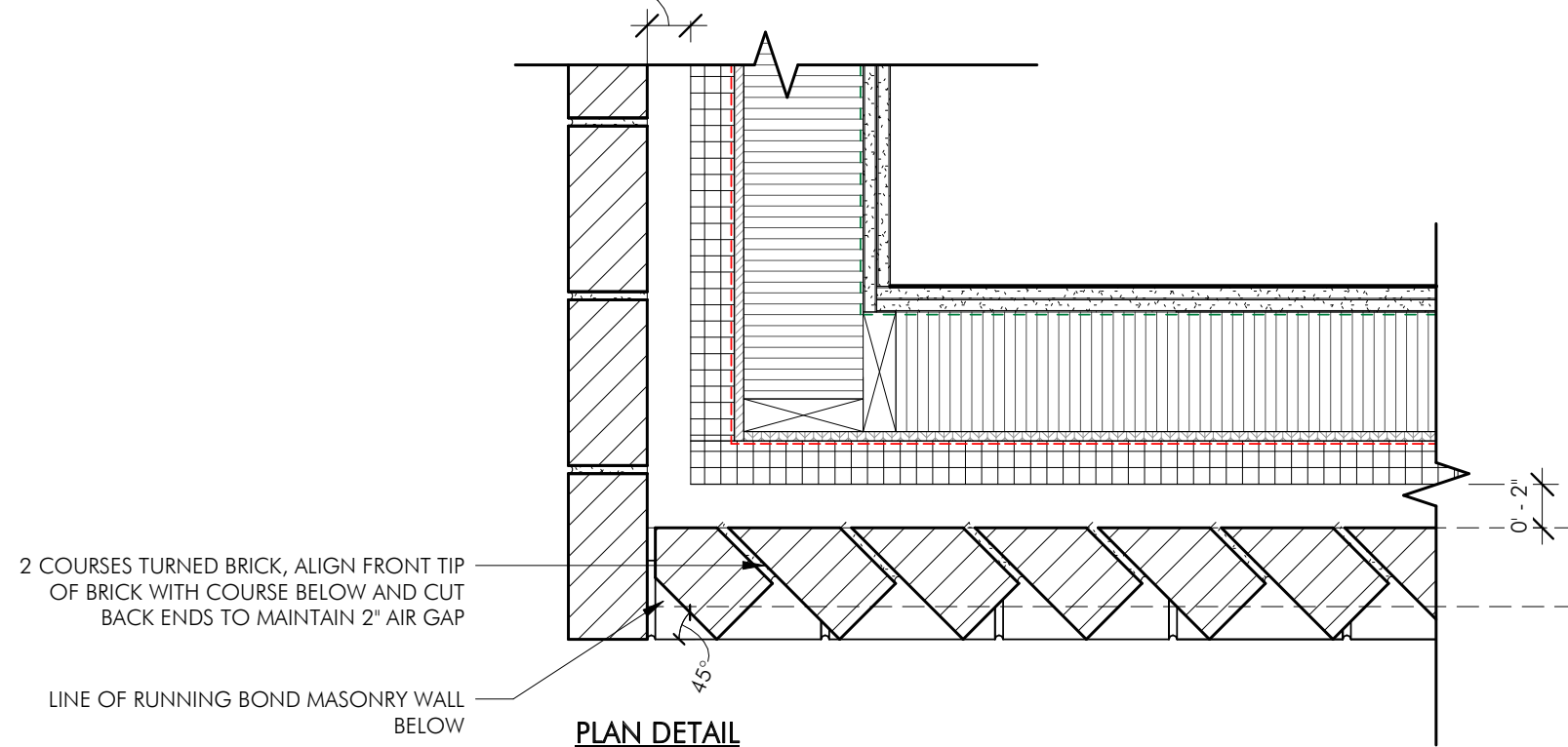


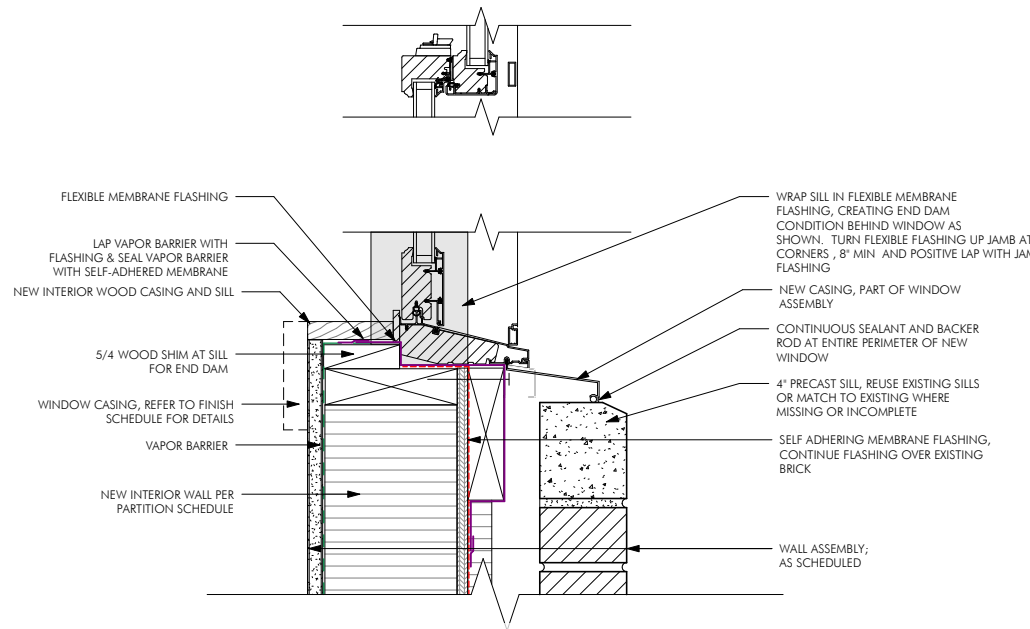
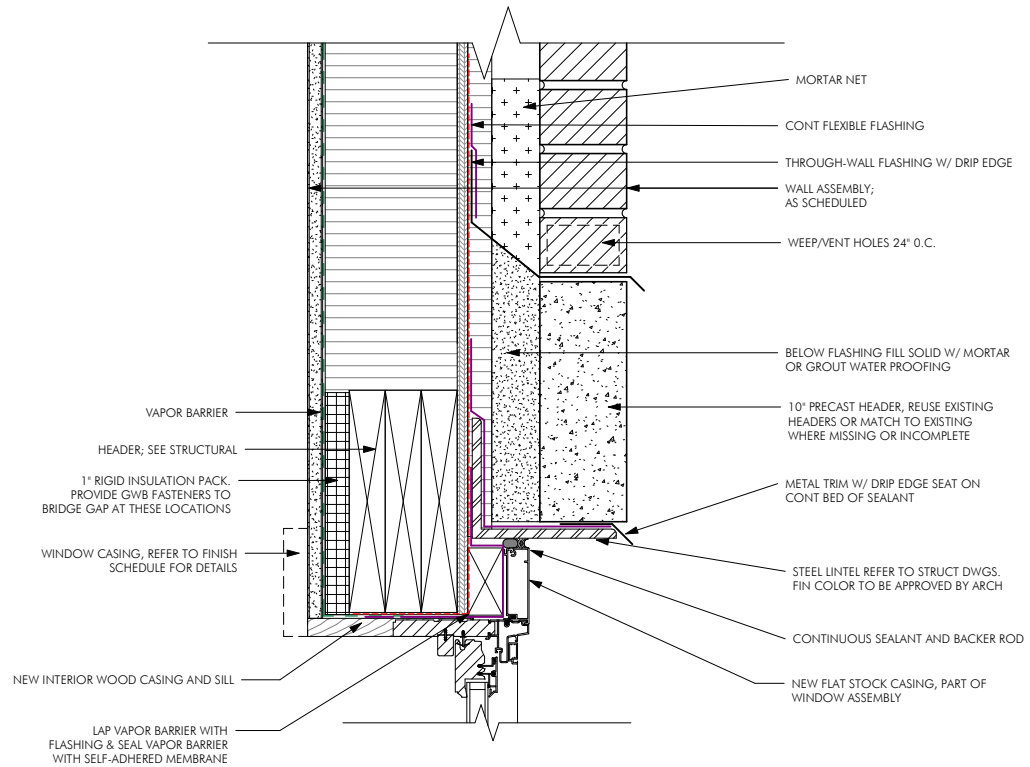


ELEVATION DETAIL

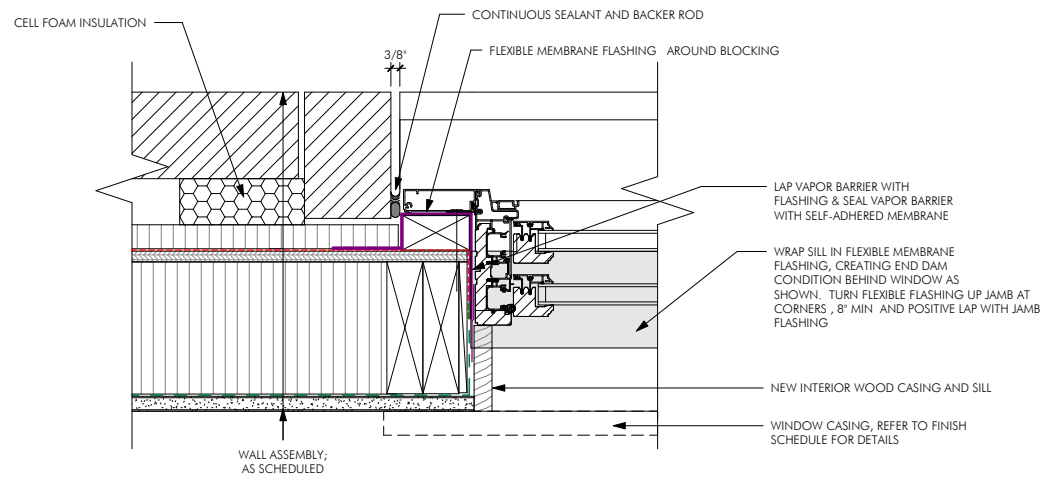


0' - 2" TYPICAL MASONRY WALL AIR SPACE





PROPOSED WINDOW HEAD AND SILL DETAIL



PROPOSED WINDOW JAMB DETAIL

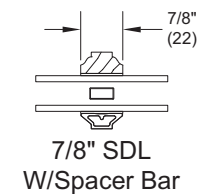
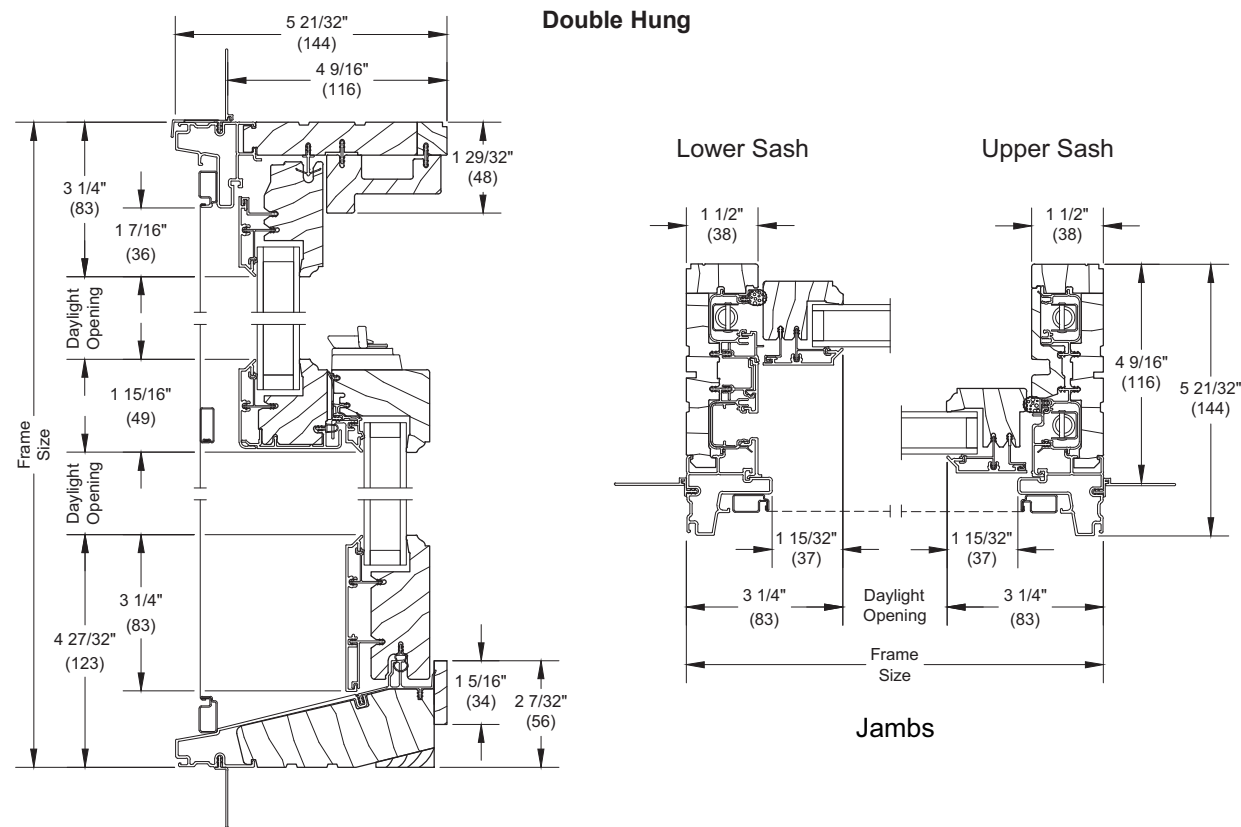


EXISTING WINDOWS

PROPOSED WINDOW DETAILS

Section Details: Operating (with Lock Status Sensor)

Scale: 3" = 1' 0"



Glazing Profile



Exterior Finish



Casings



Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the interior and exterior of the glass, a spacer bar is installed between the glass, creating an even closer resemblance to the ADL look.



EMBARC



rebelle

387 ALBANY

THANK YOU

STACK + CO.

ROAD PLATES

ROAD PLATES

Appendix

Project Overview



PROJECT ADDRESS

- 587 ALBANY STREET, BOSTON MA 02118

PROJECT DESCRIPTION

- NEW CONSTRUCTION OF A SIX (6) STORY BUILDING WITH SIX (6) CONDOMINIUM UNITS. THE PROJECT WILL REPLACE IN KIND THE EXISTING EXTERIOR ALBANY STREET FACADE.

ZONING DISTRICT

- SOUTH END NEIGHBORHOOD
- ECONOMIC DEVELOPMENT AREA (EDA SOUTH)

HISTORIC DISTRICT

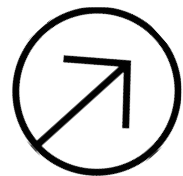
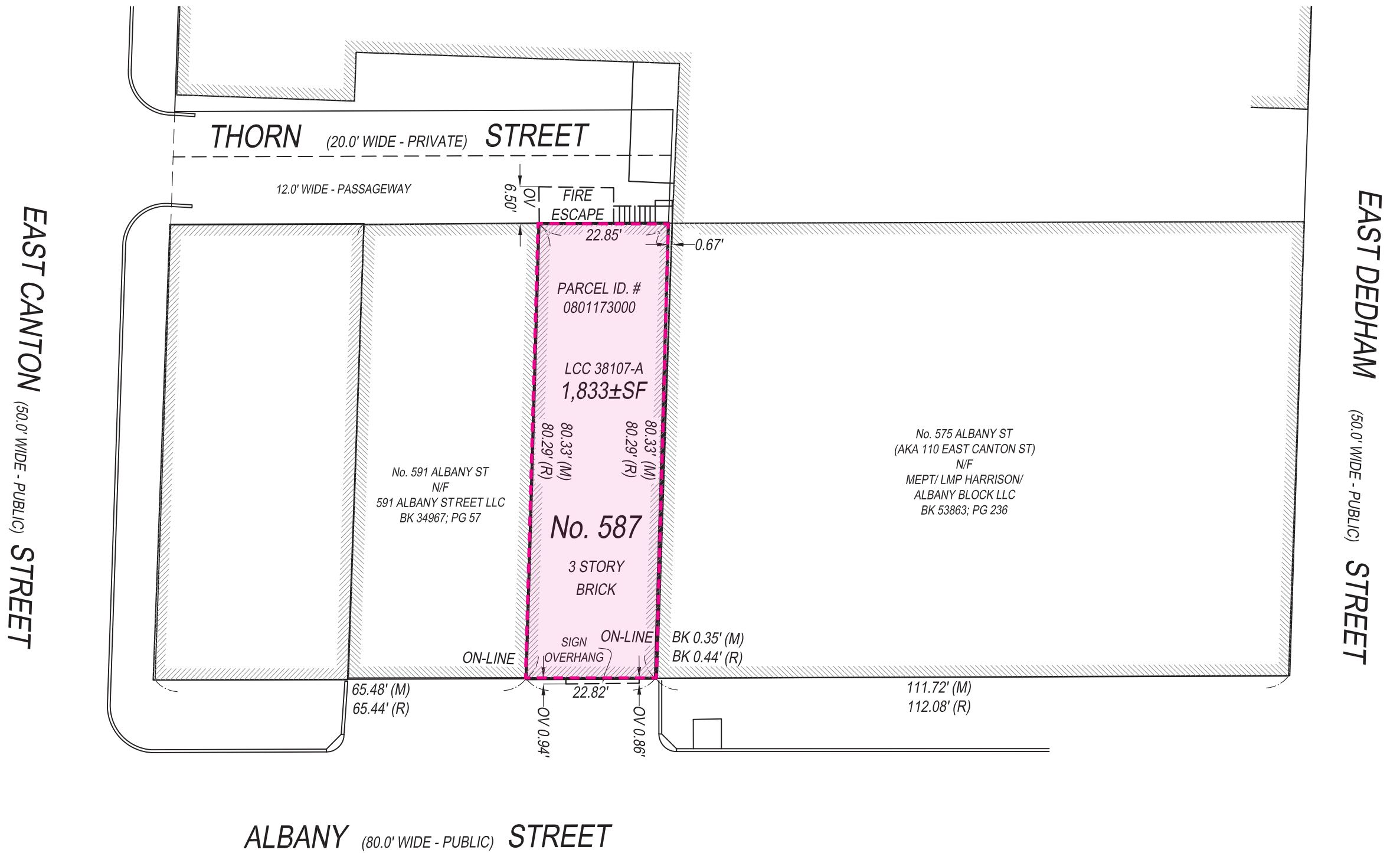
- SOUTH END LANDMARKS COMMISSION

LOT SIZE

- 1,834 SF

DIMENSIONAL INFO

- GROSS SF: 10,445 SF
- FAR: 5.17
- HEIGHT: 66'-6"

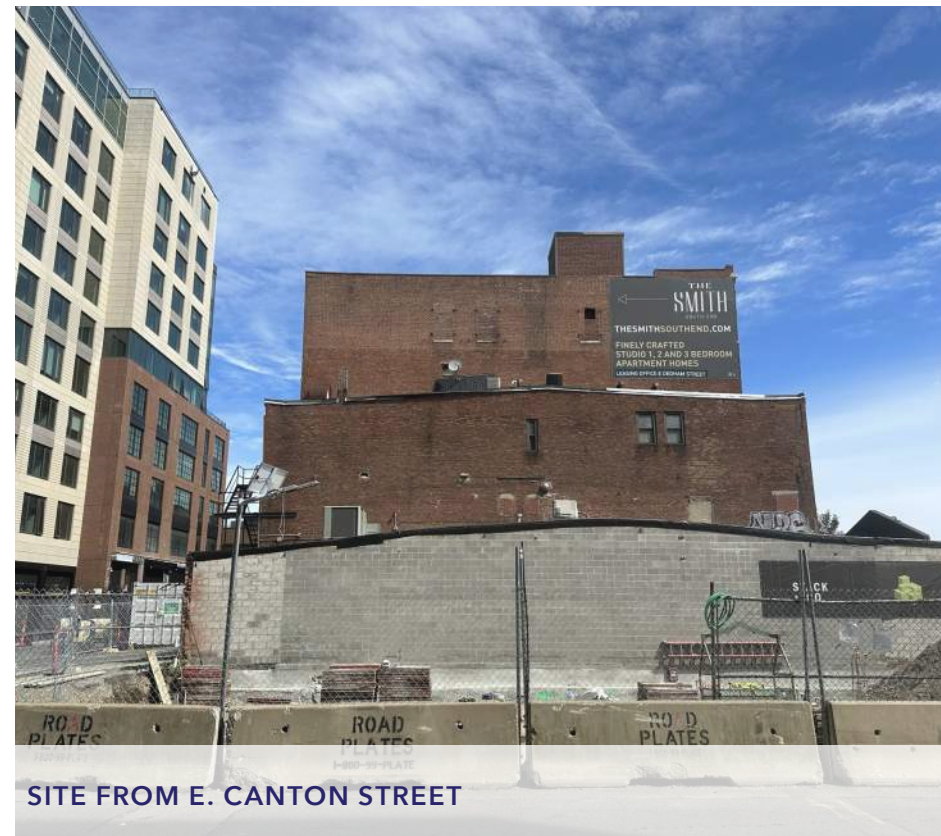




SITE FROM ALBANY STREET



SITE FROM E. CANTON STREET



SITE FROM E. CANTON STREET



SITE FROM THORN STREET



Graphics from 5/15/2022 595 Albany Landmarks Commission Design Review Presentation



MASONRY SETTLEMENT DAMAGE AT CORNICE



DIFFERENTIAL SETTLEMENT DAMAGE TO MASONRY



DIFFERENTIAL SETTLEMENT DAMAGE TO MASONRY



MASONRY DEGRADATION AT EXISTING ENTRY

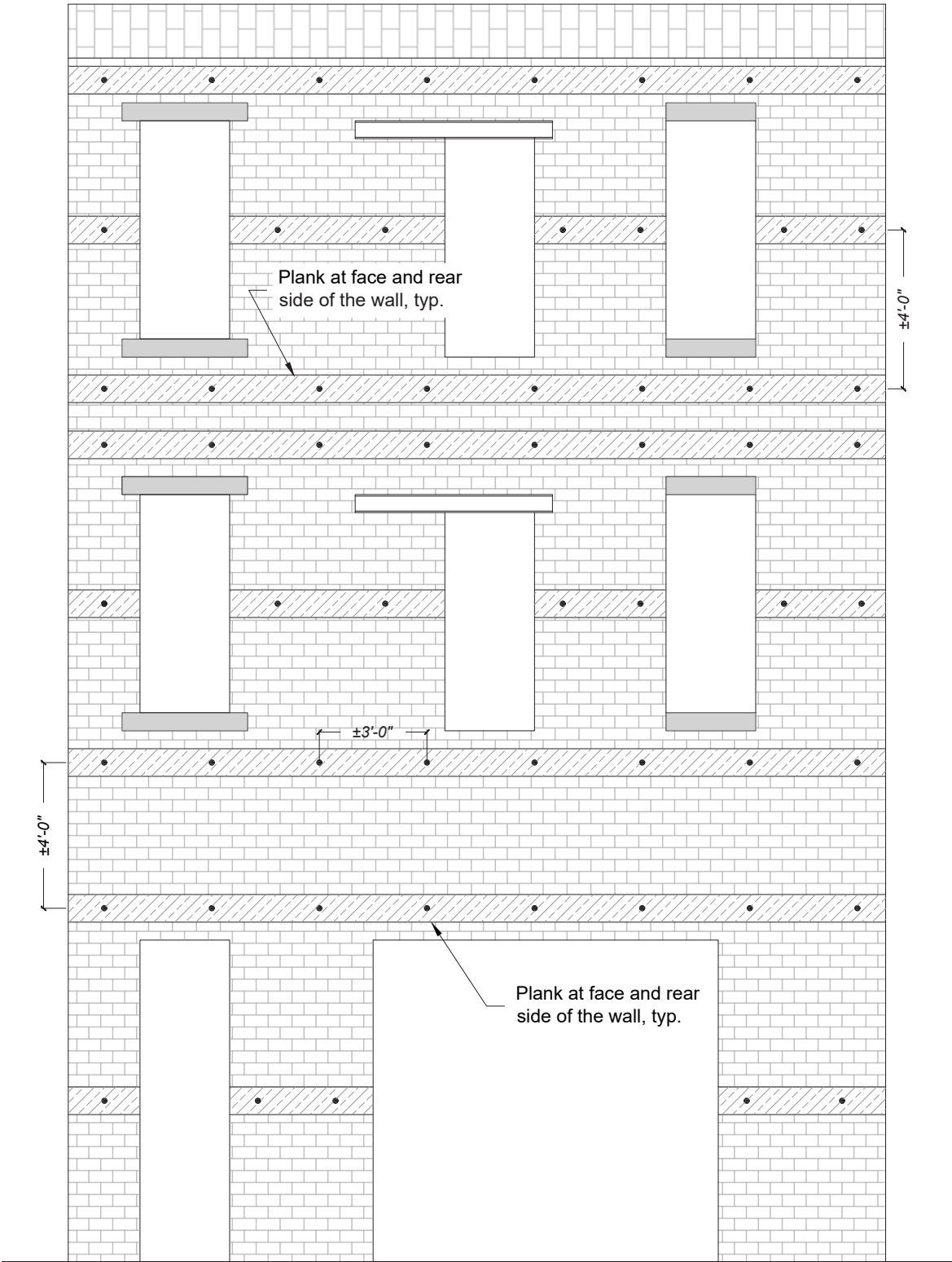


VERTICAL CRACKING AT LEFT PARTY WALL

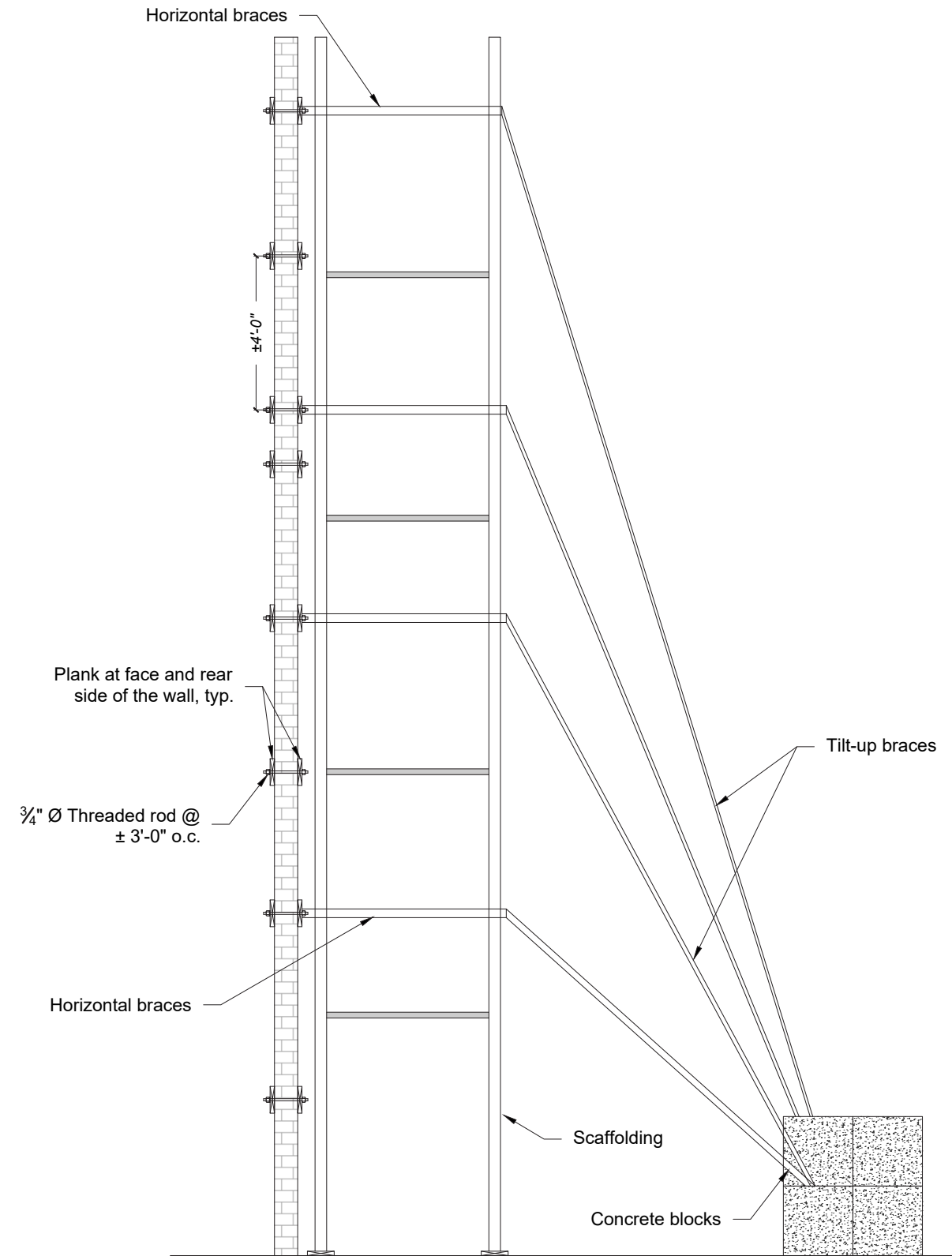


MASONRY DEGRADATION AT REAR OF BUILDING

PHOTOS FROM STRUCTURAL OBSERVATION REPORT - 05/16/2018



ELEVATION



SECTION



BRACING IN PLACE AGAINST BOWED MASONRY WALL



FACADE BRACING IN PLACE



SEPARATION OF MASONRY WALLS



SEPARATION OF MASONRY WALLS



MASONRY WALL LEANING FORWARDS

CURRENT CONDITIONS - EMERGENCY FACADE BRACING - 08/01/2024



MEMORANDUM

July 2, 2024

Jacob Simmons
City Real Estate Development
500 Lincoln St, 2nd Floor
Boston, MA 02134

RE: 587 Albany St. Boston, MA
Conceptual Structural Pricing Narrative
H+O Project #24-022

Dear Jacob,

As requested, H+O Structural Engineering (H+O) made a visit to the existing building located at 587 Albany St in Boston, MA, on June 28, 2024. The purpose of our visit was to observe the condition of the existing front masonry façade. Our assessment was only visual in nature and did not include the removal of finished materials for a more detailed investigation or testing.

The existing structure is a 3-story unreinforced brick masonry building, a common construction type from this time period. The attached photos show several deficiencies observed during our visit. There was extensive loss of mortar, step cracking, and loose and missing bricks. At approximately the elevation of the second level, the outer wythe of masonry has pulled away and delaminated from the inner wythes. All of the above have created paths for water to enter the façade and further degrade it over time.

Of most concern, the back of the façade has pulled away from the framed second floor by about 3-5 inches. This is substantial movement, and we did not observe any floor ties, which suggests the façade currently has no bracing to prevent further movement.

There is planned redevelopment for this parcel that was intended to brace, restore, and reattach the façade to the new building. In our opinion, this façade cannot be safely braced and repaired in that manner given its out-of-plumbness and deteriorated condition. We suggest the full demolition of this wall and rebuilding or reincorporating it as a brick veneer in the new project.

This matter must be addressed promptly, as the current condition is unsafe. We recommend engaging a demolition and shoring contractor familiar with this type of work and installing appropriate sidewalk protection immediately.

Please contact us with any questions.

Jeremiah C. O'Neill, P.E.
Principal

