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SOUTH END LANDMARKS DISTRICT COMMISSION PRESENTATION | 12.7.2021

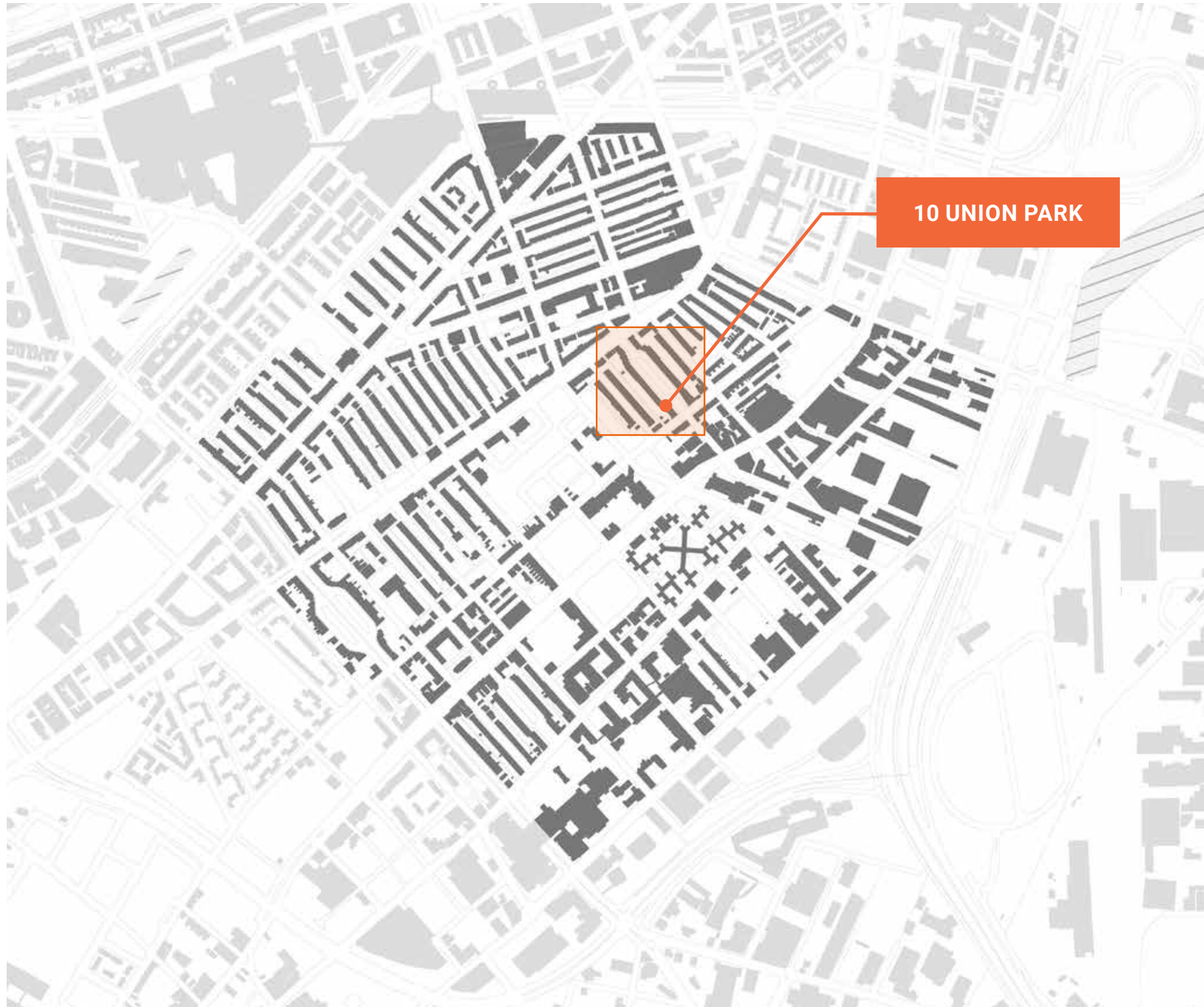
10 UNION PARK

HACIN + ASSOCIATES
500 HARRISON AVE. STUDIO 4F
BOSTON MA 02118
P 617.426.0077
WWW.HACIN.COM @HACINASSOCIATES

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SOUTH END NEIGHBORHOOD PLAN



AGENDA

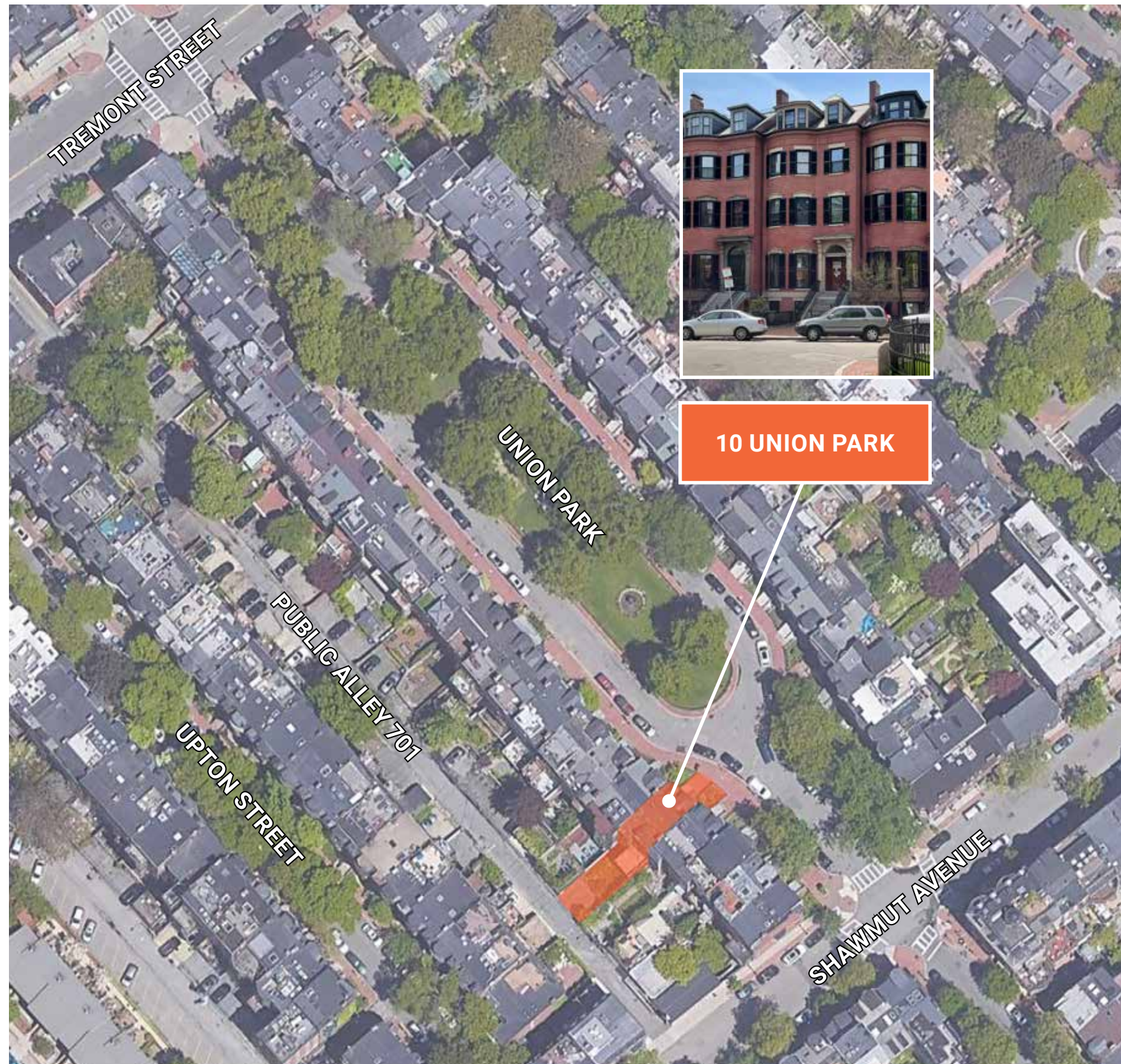
Project Overview

Existing Conditions

Proposed Work Overview

AGENDA

LOCUS PLAN



PROJECT DESCRIPTION

New home for young, growing family

Owners are long time South End residents

Intention is to make this their primary residence indefinitely

from Boston Assessing Online:

- Parcel ID: 0306946000
- Address: 10 UNION PARK BOSTON MA 02118
- Property Type: Four to Six Family [to be changed to SFR]
- Year Built: around 1850

Existing Building was gutted by previous owner prior to purchase

PROJECT SCOPE

Full townhouse adaptive reuse including:

- Union Park façade repair and rehabilitation
- New + restored windows on Union Park facade
- Refurbish street level entry / steps
- Expanded rear dormer

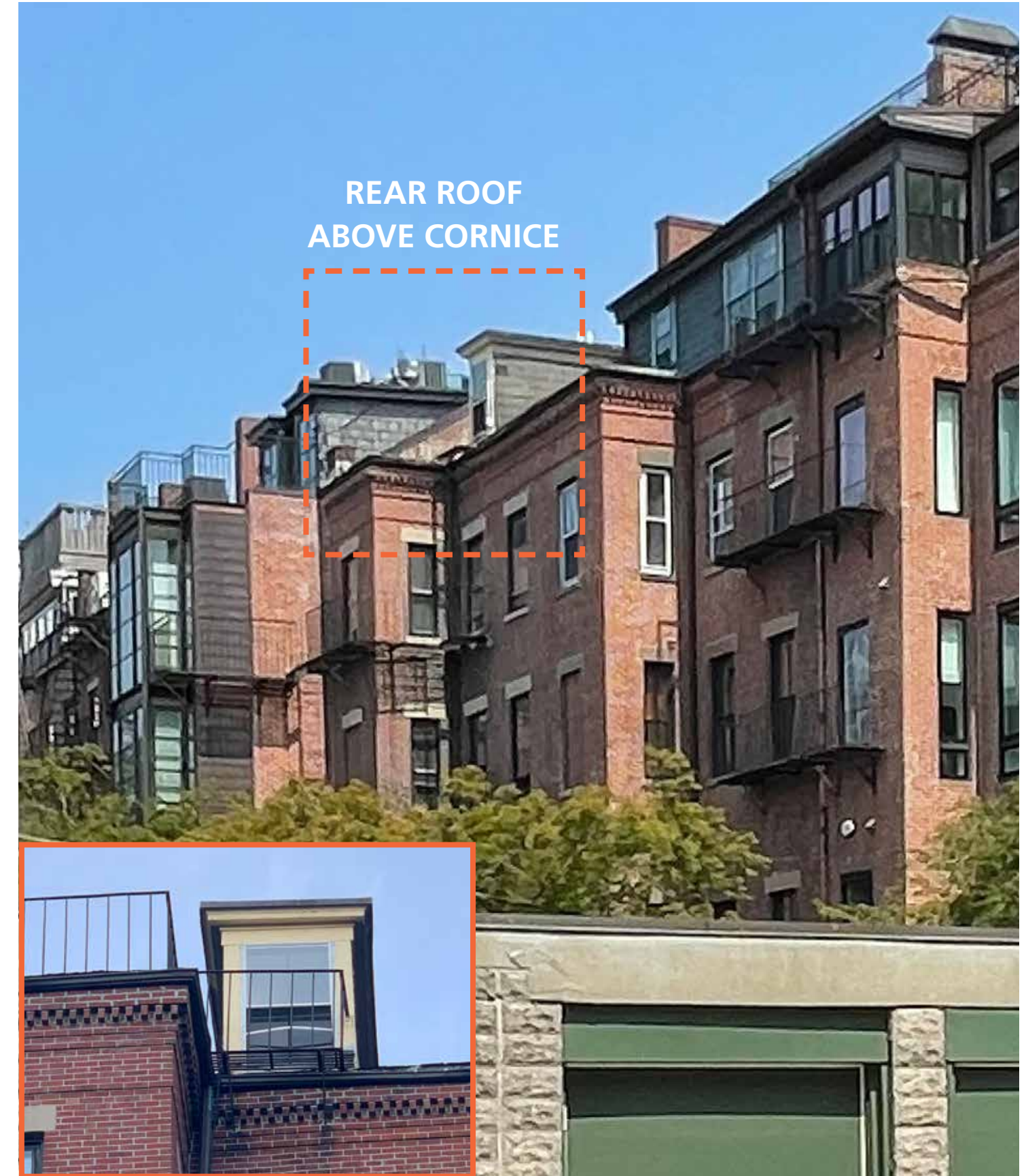
PROJECT OVERVIEW

EXISTING CONDITIONS

VIEW FROM NORTH



VIEW OF ALLEY ROOF FROM SHAWMUT AVENUE



EXISTING CONDITIONS - SELDC PURVIEW FACADES

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DETAIL: EXISTING FIRE BALCONY METAL RAIL



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UNION PARK - PARLOR LEVEL WINDOWS



PARLOR LEVEL STORM WINDOWS

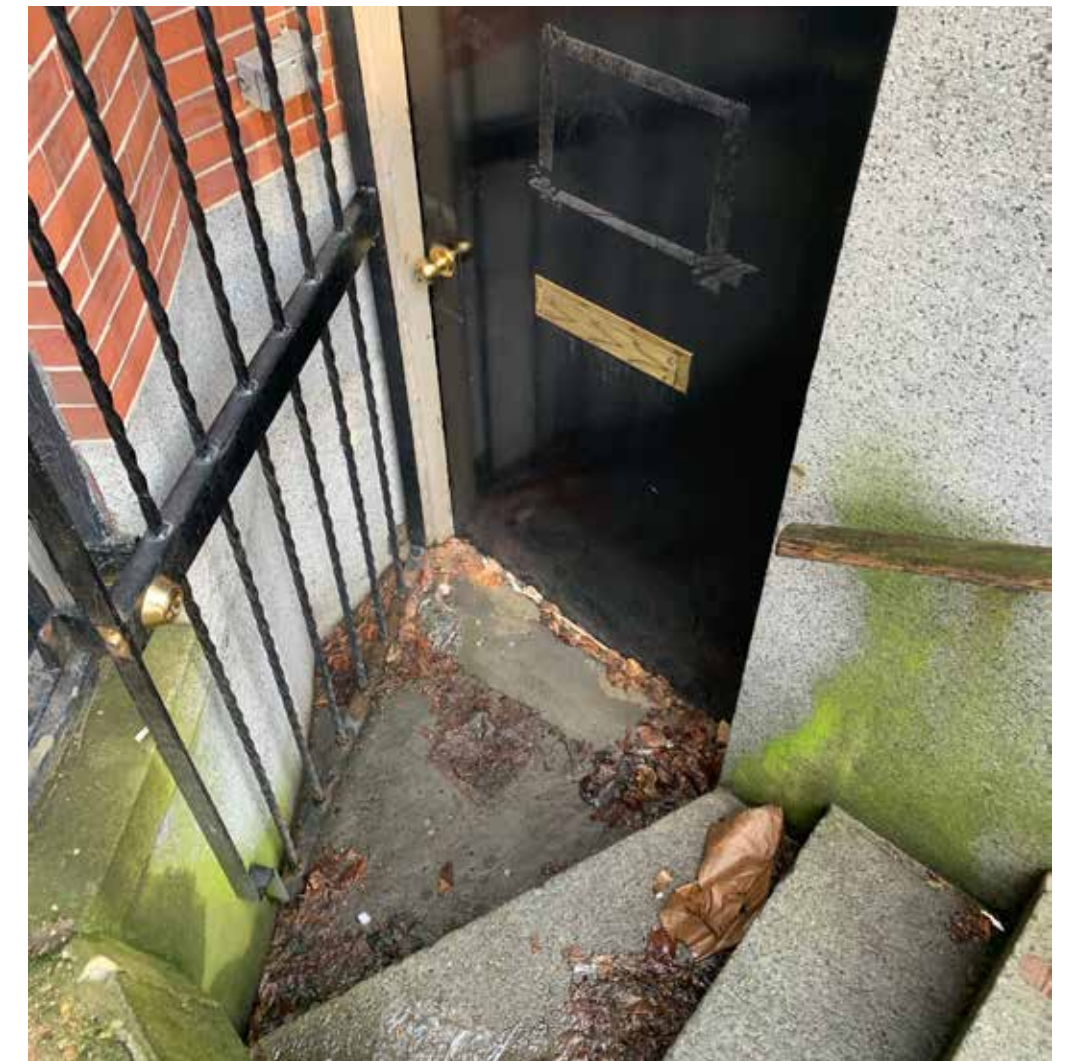


STREET ENTRY DETAIL



STREET ENTRY DETAIL

PARLOR LEVEL STOOP

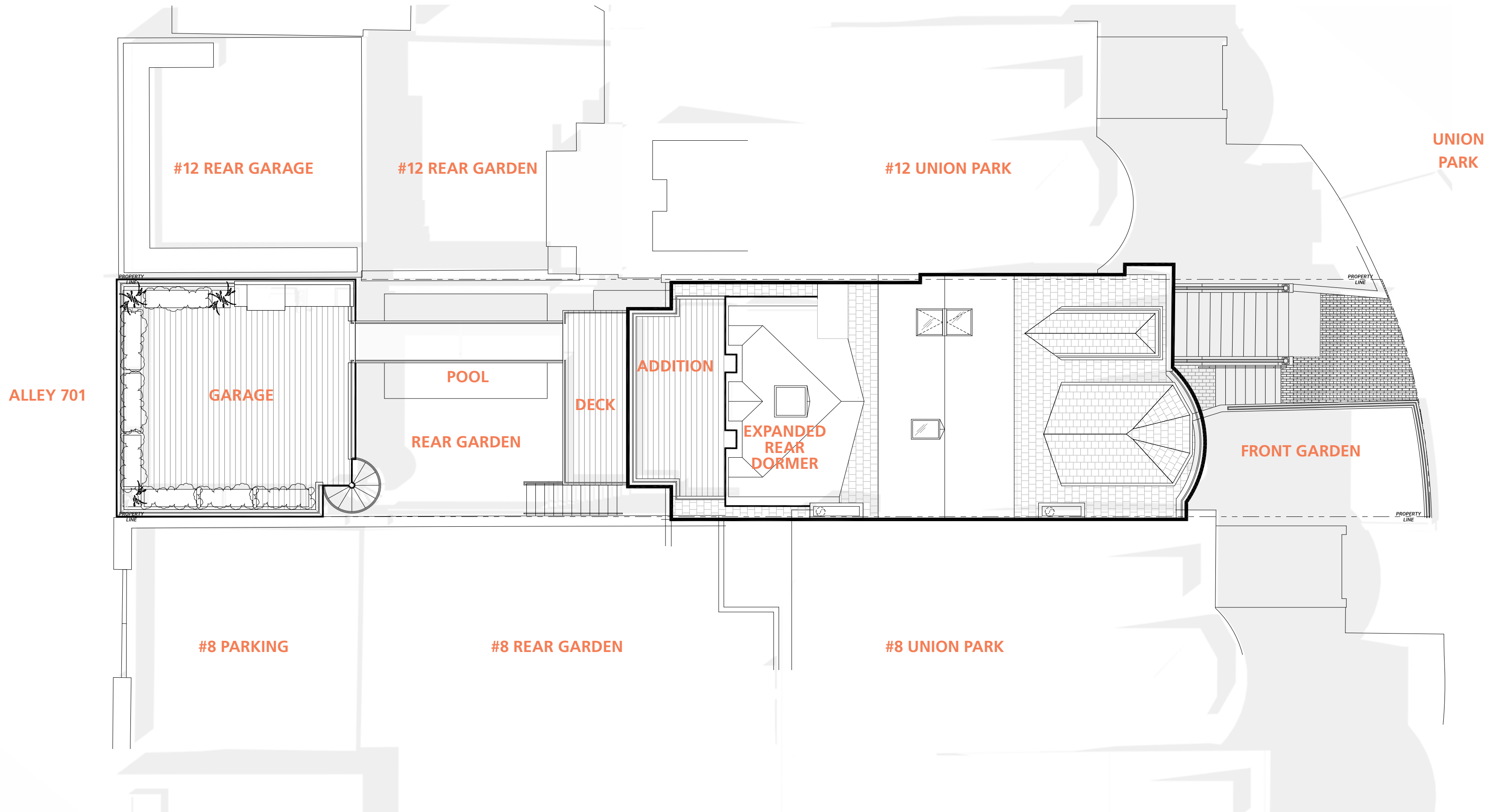


SEPTEMBER 27, 2021 STAFF SITE VISIT
CONFIRMED: **PARLOR LEVEL WINDOWS WITH CURVED SASHES & FLAT GLASS ARE ONLY ORIGINAL WINDOWS IN FRONT FACADE.**

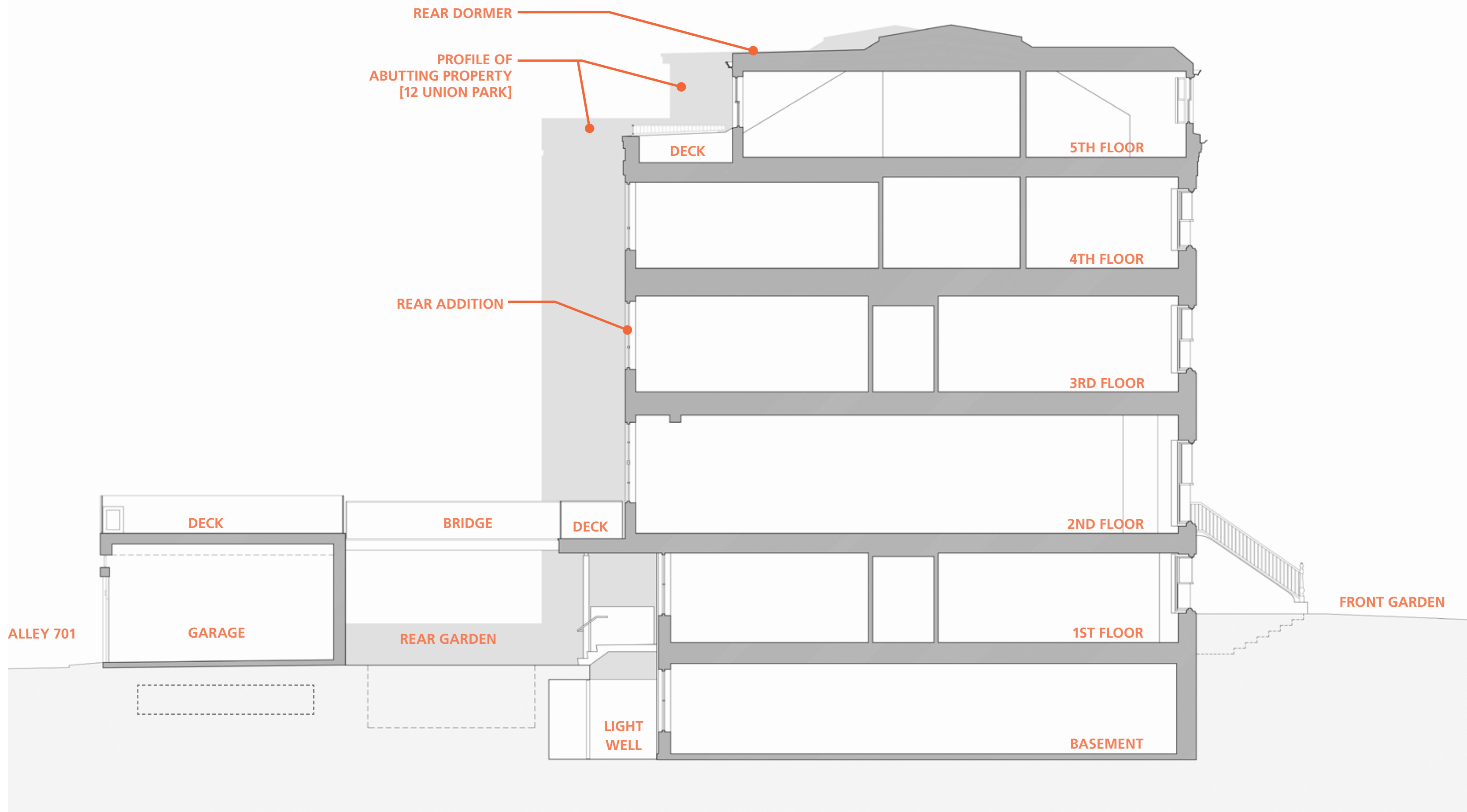
EXISTING CONDITIONS - WINDOWS, ENTRY DOORS, AND STEPS

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PROPOSED WORK OVERVIEW



PROPOSED PLANS



PROPOSED BUILDING SECTION

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UNION PARK FAÇADE - EXISTING



UNION PARK FAÇADE - PROPOSED



ROOF, DORMER, GUTTER REPAIR

BRICK AND STONE REPAIR

NEW HISTORICALLY APPROPRIATE WOOD WINDOWS WITH INSULATED GLAZING - ALL WINDOWS EXCEPT PARLOR LEVEL

NEW BFD STROBE IN EXISTING LOCATION

NEW HISTORICALLY APPROPRIATE ENTRY DOORS AT OUTER DOOR POSITION - TO MATCH EXISTING INNER DOORS

REFURBISH 2 ORIGINAL PARLOR LEVEL BOW WINDOWS - REFURBISH EXTERIOR STORM WINDOWS

NEW SHUTTERS AT STREET LEVEL WINDOWS ON EXISTING PINTLES

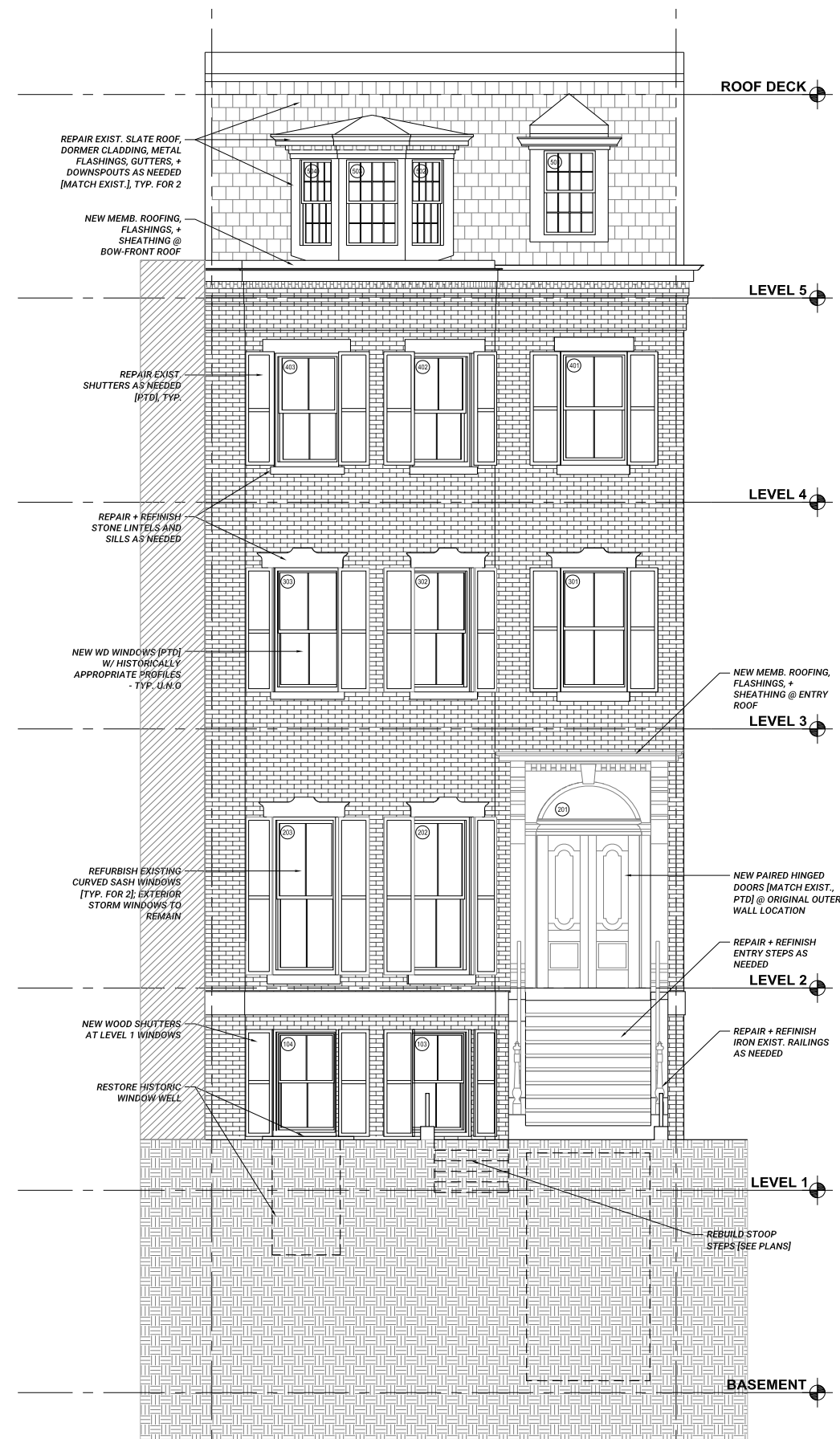
CLEAN AND REPAIR EXISTING GRANITE STOOP

UNION PARK FAÇADE REPAIR AND REHABILITATION

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EXISTING CONDITIONS

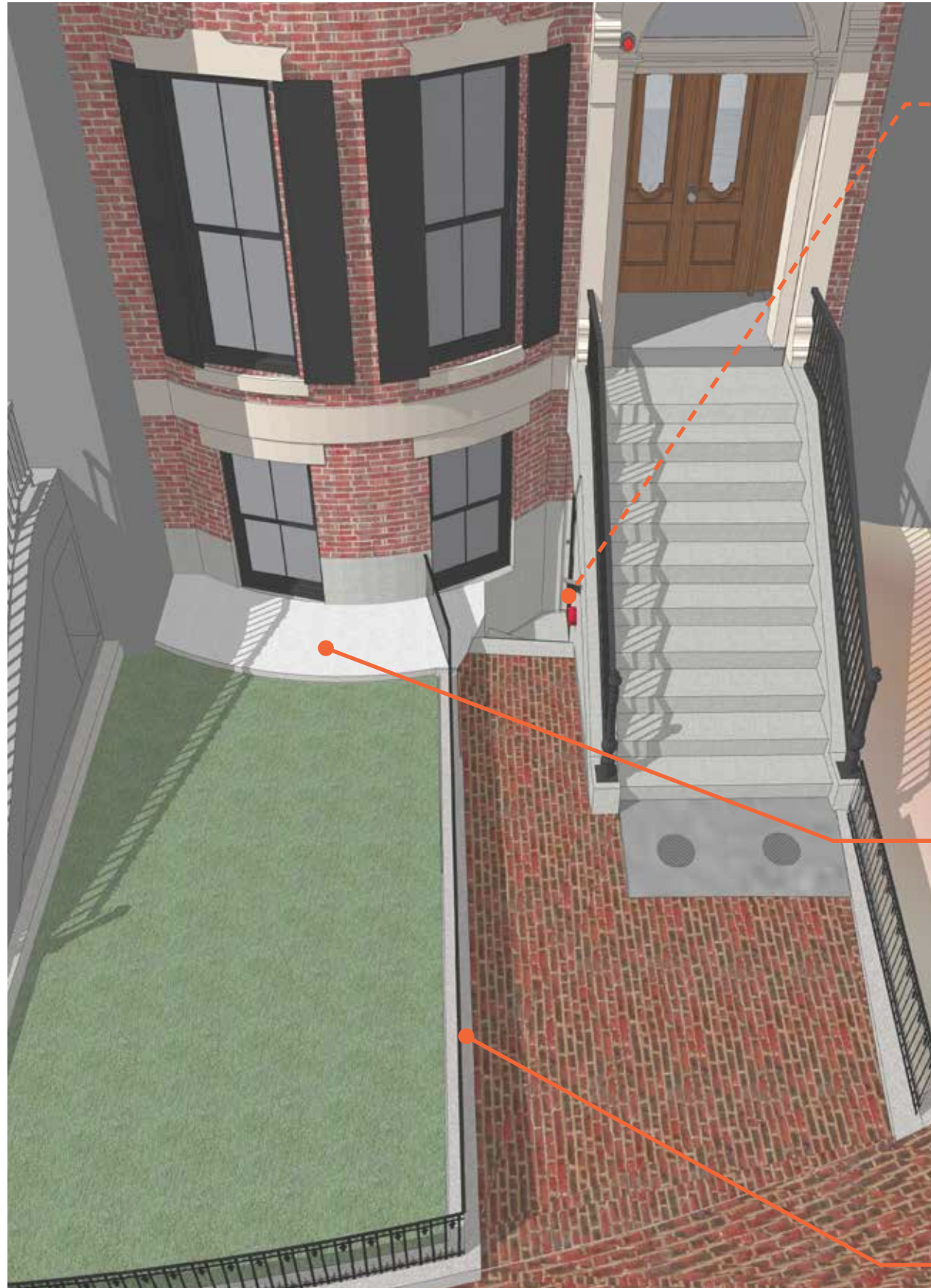


PROPOSED CONDITIONS

UNION PARK FAÇADE ELEVATIONS

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UNION PARK FAÇADE - EXISTING



NEW HISTORICALLY APPROPRIATE STREET ENTRY DOOR & STOOP SIDE WINDOW

NEW FIRE ALARM BELL IN EXISTING LOCATION, NEW FIRE DEPARTMENT CONNECTION

MODIFY STEPS TO STREET ENTRY FOR SAFE ACCESS

RESTORE HISTORIC WINDOW WELL

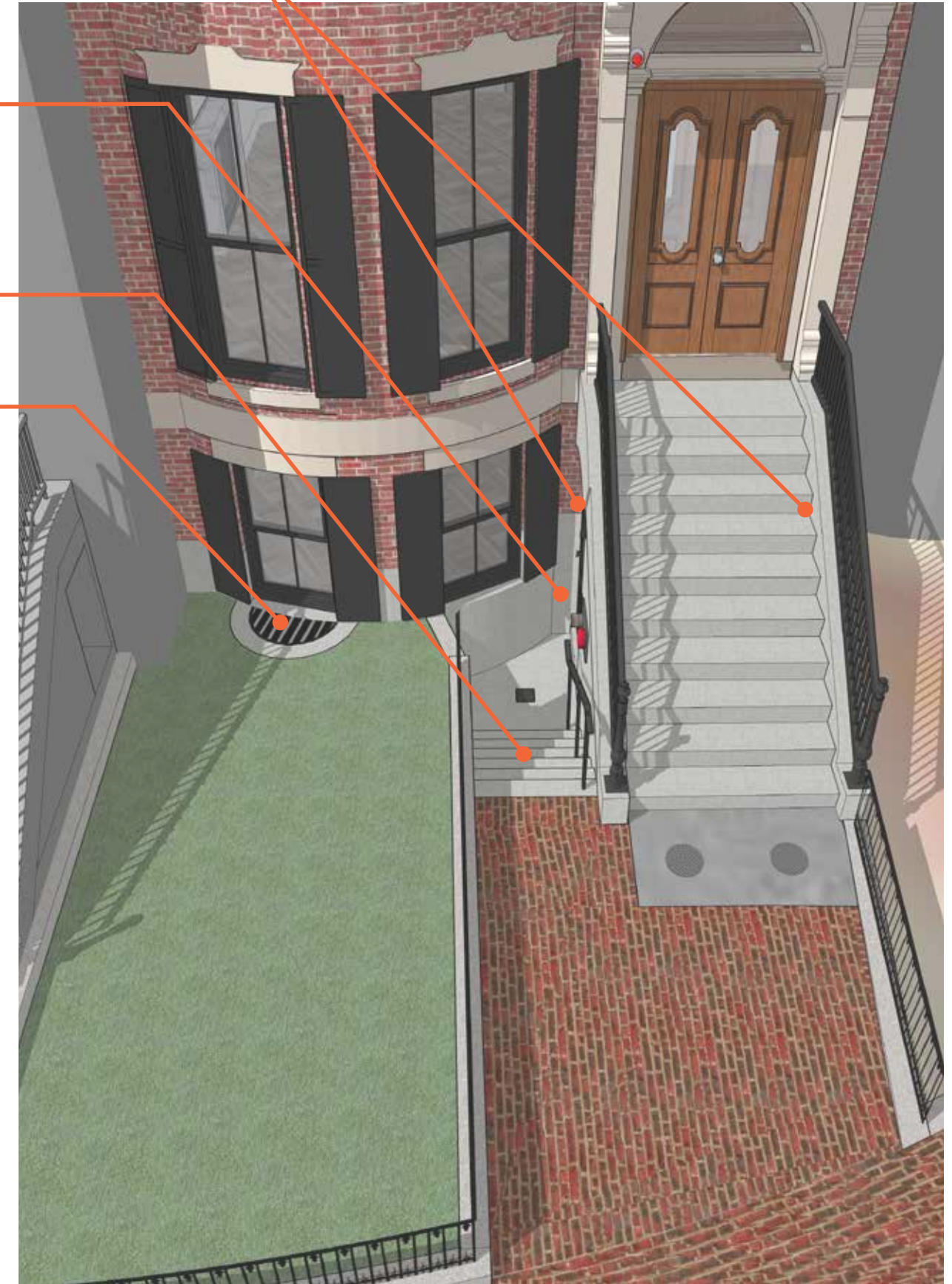


REMOVE SLAB @ BOW



REPAIR HOLES IN GRANITE

UNION PARK FAÇADE - PROPOSED



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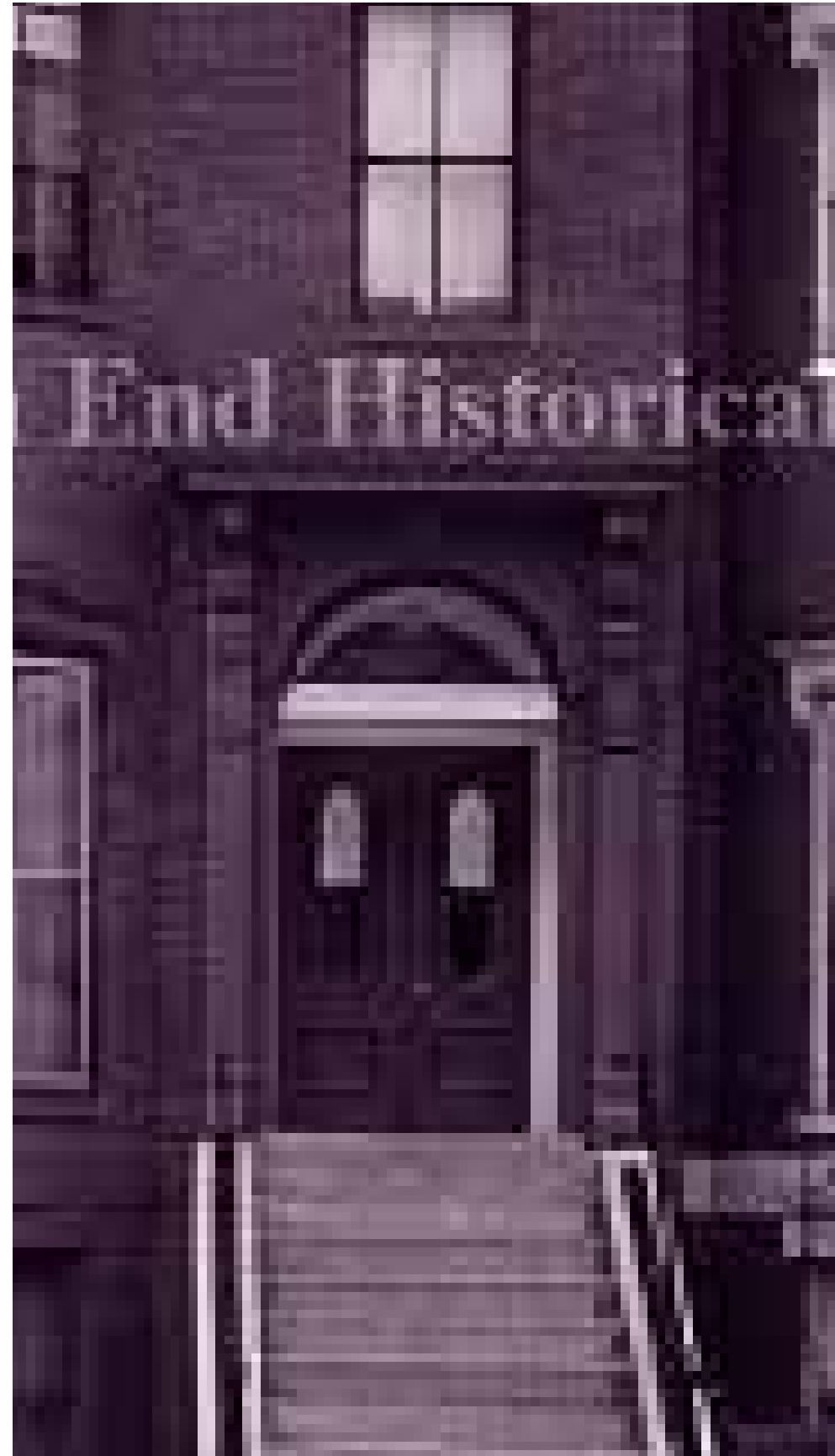
UNION PARK FAÇADE REPAIR AND REHABILITATION

NEW ENTRY DOORS

HISTORIC CONDITION



HISTORIC CONDITION DETAIL



EXISTING CONDITION DETAIL



UNION PARK PARLOR LEVEL ENTRY - NEW ENTRY DOORS

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UNION PARK - PARLOR ENTRY DETAIL



DOOR KNOB RECEIVER



DOOR BOLT RECEIVER



HARDWARE STRIKE PLATES REMNANTS



REMOVED WOOD DOOR JAMB



UNION PARK PARLOR LEVEL ENTRY - NEW ENTRY DOORS

STREET LEVEL PARLOR LEVEL OUTER DOORS - EXISTING PRECEDENTS ON UNION PARK [ALL SPEC HOUSES DESIGNED BY SAME ARCHITECT]

2 UNION PARK



- DOES NOT MATCH 4, 6, 8

4 UNION PARK



- CLOSEST MATCH TO EXISTING #10 INNER DOORS

6 UNION PARK



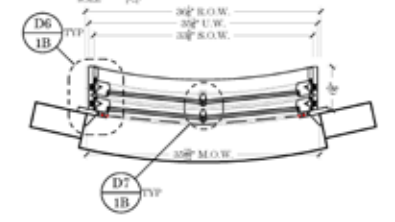
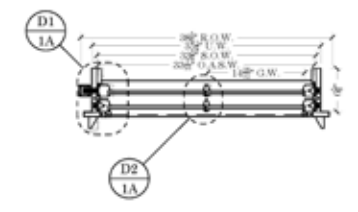
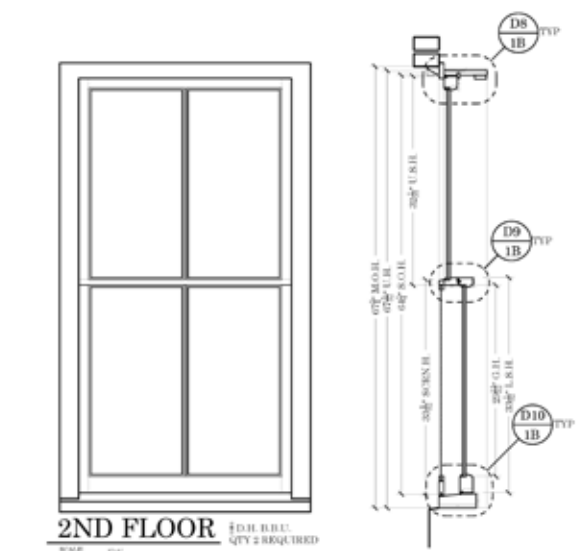
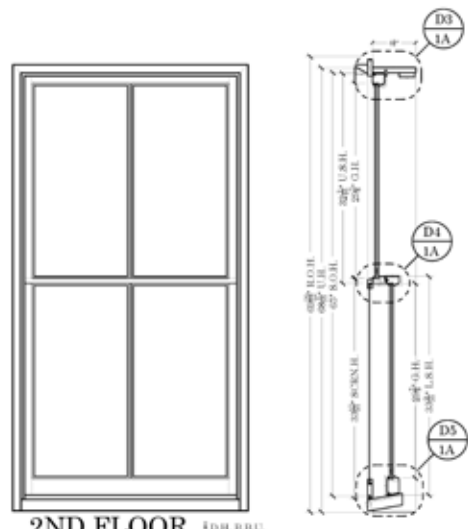
- NO LITE IN DOORS

8 UNION PARK



- CLOSE MATCH TO #10 INNER DOORS

NEW WINDOW DETAILS



NOTE: EXISTING ORIGINAL PARLOR LEVEL BOW WINDOWS TO BE REFURBISHED

GENERAL NOTES
 * ALL BARS TO BE T.D.L.
 * ALL BRICKMOLD SHIPPED LONG AND LOOSE

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
TYPE	18" LOW E	5/16"	18" CLEAR	BLACK	ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	UTILE	PRIME ONLY WHITE INTERIOR PRE-FINISHED BLACK EXTERIOR
SASH	UTILE	PRIME ONLY WHITE INTERIOR PRE-FINISHED BLACK EXTERIOR
SEL	ALASKAN YELLOW CEDAR	PRE-FINISHED BLACK EXTERIOR
CASING	ALASKAN YELLOW CEDAR	PRE-FINISHED BLACK EXTERIOR
BRICKMOLD	ALASKAN YELLOW CEDAR	PRE-FINISHED BLACK EXTERIOR
INTERIOR STOPS	UTILE	PRIME ONLY WHITE
SCREENS	UTILE	PRE-FINISHED BLACK EXTERIOR
SCREEN MATERIAL	FIBERGLASS	NA

SIGN OFF NOTES
 * ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN

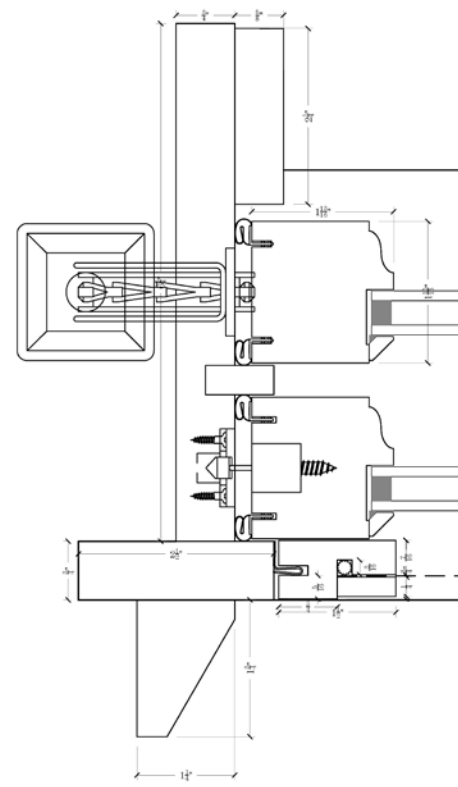
BOSTON SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA 02764
 PHONE # (508) 880-8808
 WWW.BOSTONSASH.COM

HARDWARE

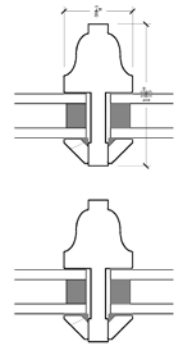
2ND FLOOR & STREET
6 POLISHED NICKEL SASH LOCKS
PARLOR
4 U.L.R. SASH LOCKS

SUB./REVISION

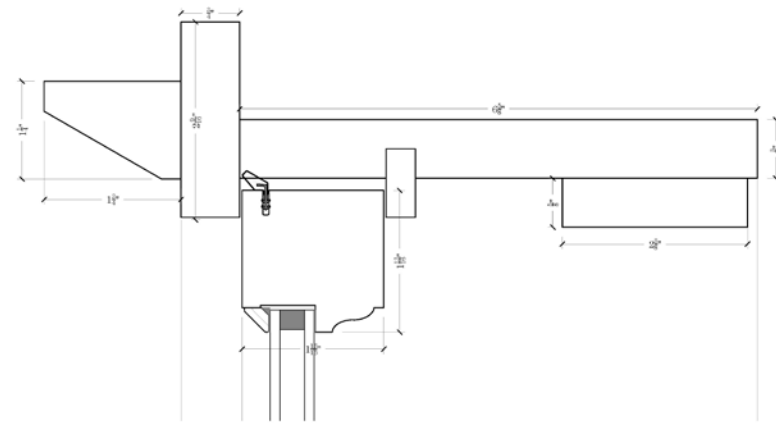
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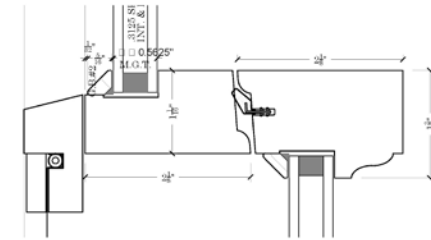
D1
1A
SCALE: 3/8" = 1'-0"
DETAIL



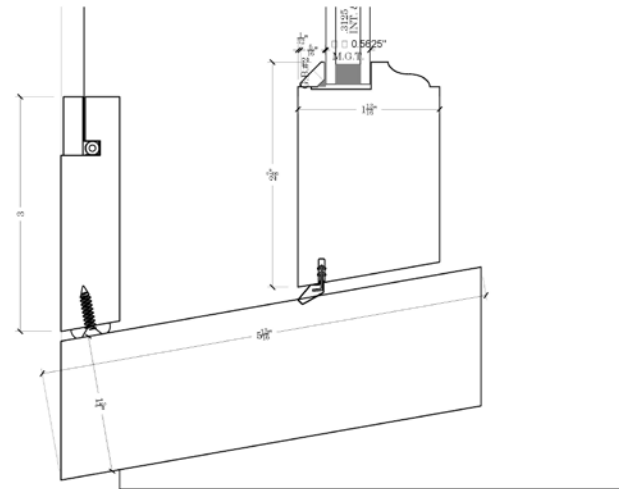
D2
1A
SCALE: 3/8" = 1'-0"
DETAIL



D3
1A
SCALE: 3/8" = 1'-0"
DETAIL



D4
1A
SCALE: 3/8" = 1'-0"
DETAIL



D5
1A
SCALE: 3/8" = 1'-0"
DETAIL

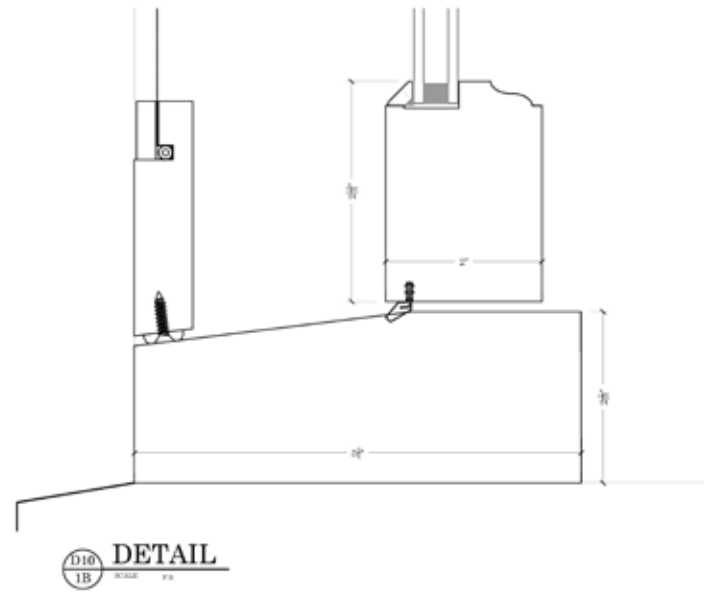
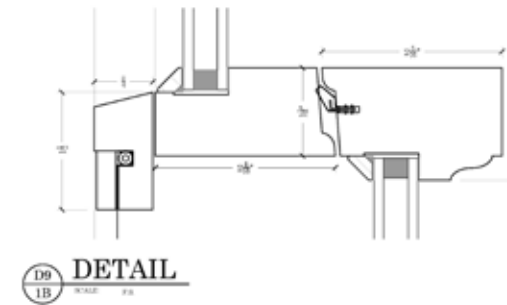
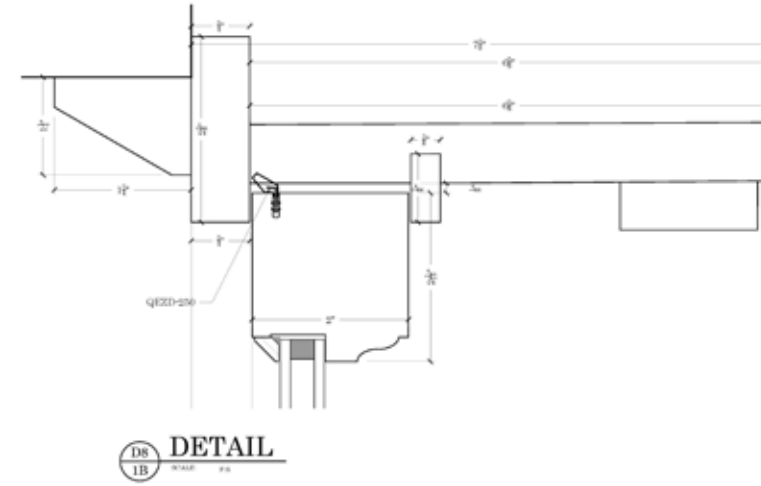
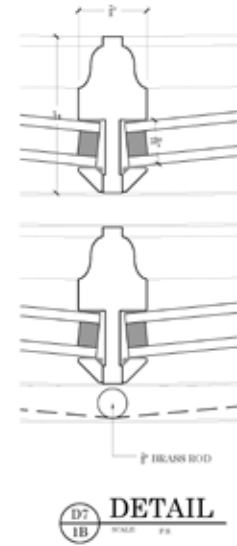
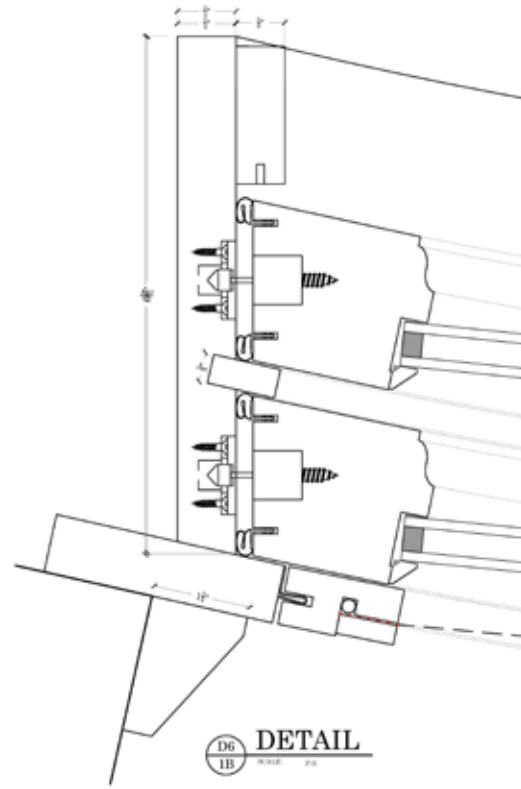
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SASH & MILLWORK	
667 SPRING STREET NORTH DIGHTON, MA 02764 PHONE # (608) 880-8808 WWW.BOSTONSASH.COM	
HARDWARE	
	2ND FLOOR & STREET
6	POLISHED NICKEL SASH LOCKS
	PARLOR
4	U.L.B. SASH LOCKS
SUB./REVISION	
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NEW WINDOW DETAILS

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HARDWARE	
	2ND FLOOR & STREET
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SUB./REVISION	
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NEW WINDOW DETAILS

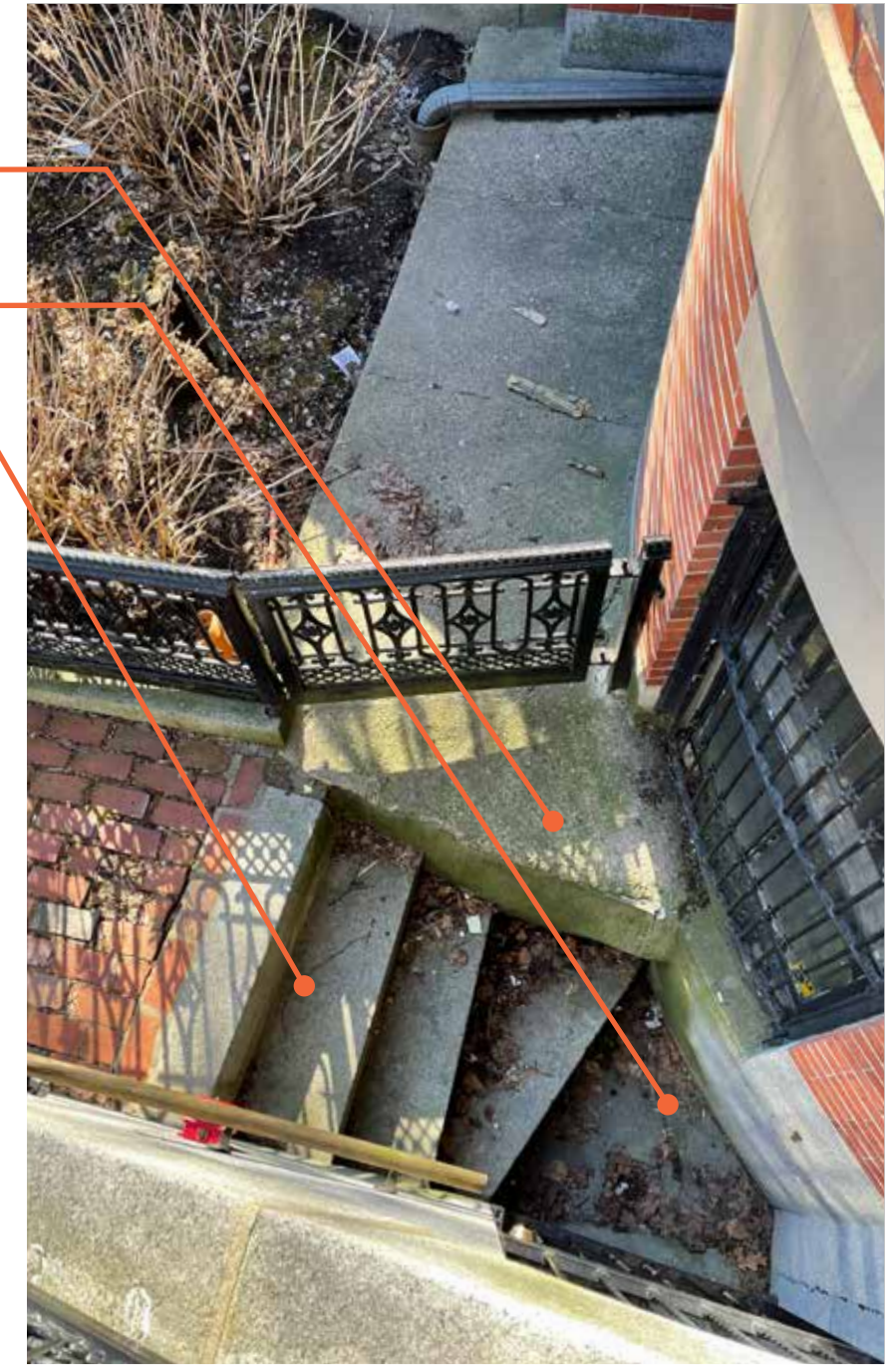


REFURBISH STREET LEVEL ENTRY / STEPS

STREET LEVEL STEPS - EXISTING



STREET LEVEL STEPS - EXISTING



EXISTING CHALLENGES:

- CONCRETE REDUCES WIDTH
- TINY, IRREGULAR LANDING
- STEEP, IRREGULAR STEPS
- POOR DRAINAGE

GOALS WITH REDESIGN:

- *SAFETY AND MOBILITY - BETTER ACCESS FOR ELDER FAMILY MEMBERS/GUESTS NOW AND INTO FUTURE. STREET LEVEL WILL BE DAY TO DAY HOUSE ENTRY FOR FAMILY WITH SMALL CHILDREN.*
- *CODE - CURRENT STAIRS DO NOT MEET BUILDING CODE REQUIREMENTS.*

REFURBISH STREET LEVEL STEPS

STREET LEVEL STEPS - EXISTING PRECEDENTS ON UNION PARK

17 UNION PARK



- STEPS ALIGN WITH STOOP GRANITE
- LARGE LANDING AT STREET LEVEL DOOR

19 UNION PARK



- STEPS ALIGN WITH STOOP GRANITE
- LARGE LANDING AT STREET LEVEL DOOR

21 UNION PARK



- STEPS ALIGN WITH STOOP STREET LANDING
- LANDING AT TOP OF STEPS

37 UNION PARK



- STEPS ALIGN WITH STOOP GRANITE
- INTEGRATED RAMP
- LARGE LANDING AT STREET LEVEL DOOR

STREET LEVEL ENTRY DOOR - EXISTING PRECEDENTS ON UNION PARK [ALL SPEC HOUSES BUILT BY SAME ARCHITECT]

2 UNION PARK



- GLAZED TRANSOM

4 UNION PARK



- GLAZED TRANSOM

6 UNION PARK



- PRECEDENT FOR LIGHT AND ENTRY KEYPAD LOCATION

8 UNION PARK



- GLAZED, BOWTOP DOOR

STREET LEVEL STEPS - PROPOSED



NEW LIGHT FIXTURE AND ALARM ENTRY KEYPAD

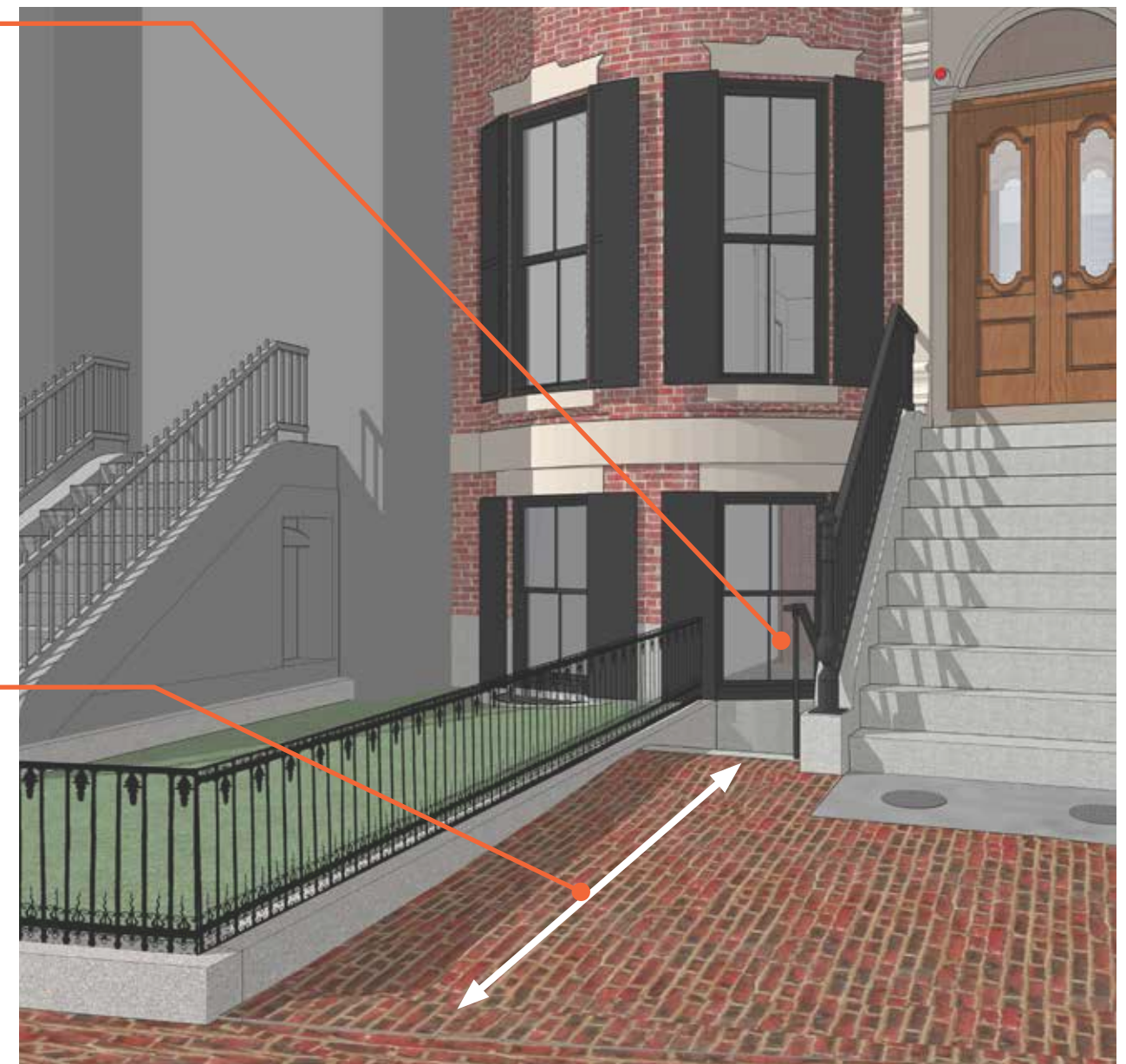
LARGER LANDING WITH NEW DRAINAGE SYSTEM

NEW GRANITE STEPS AT SHALLOWER RISE/RUN RATIO.

NEW MINIMAL HANDRAIL - RELATES TO HISTORIC IRONWORK MATERIALS, BUT SEPARATED

DUE TO LARGE LOT DEPTH - EXISTING AND PROPOSED STEPS ARE HIDDEN FROM PUBLIC WAY VIEW

STREET LEVEL STEPS - PROPOSED

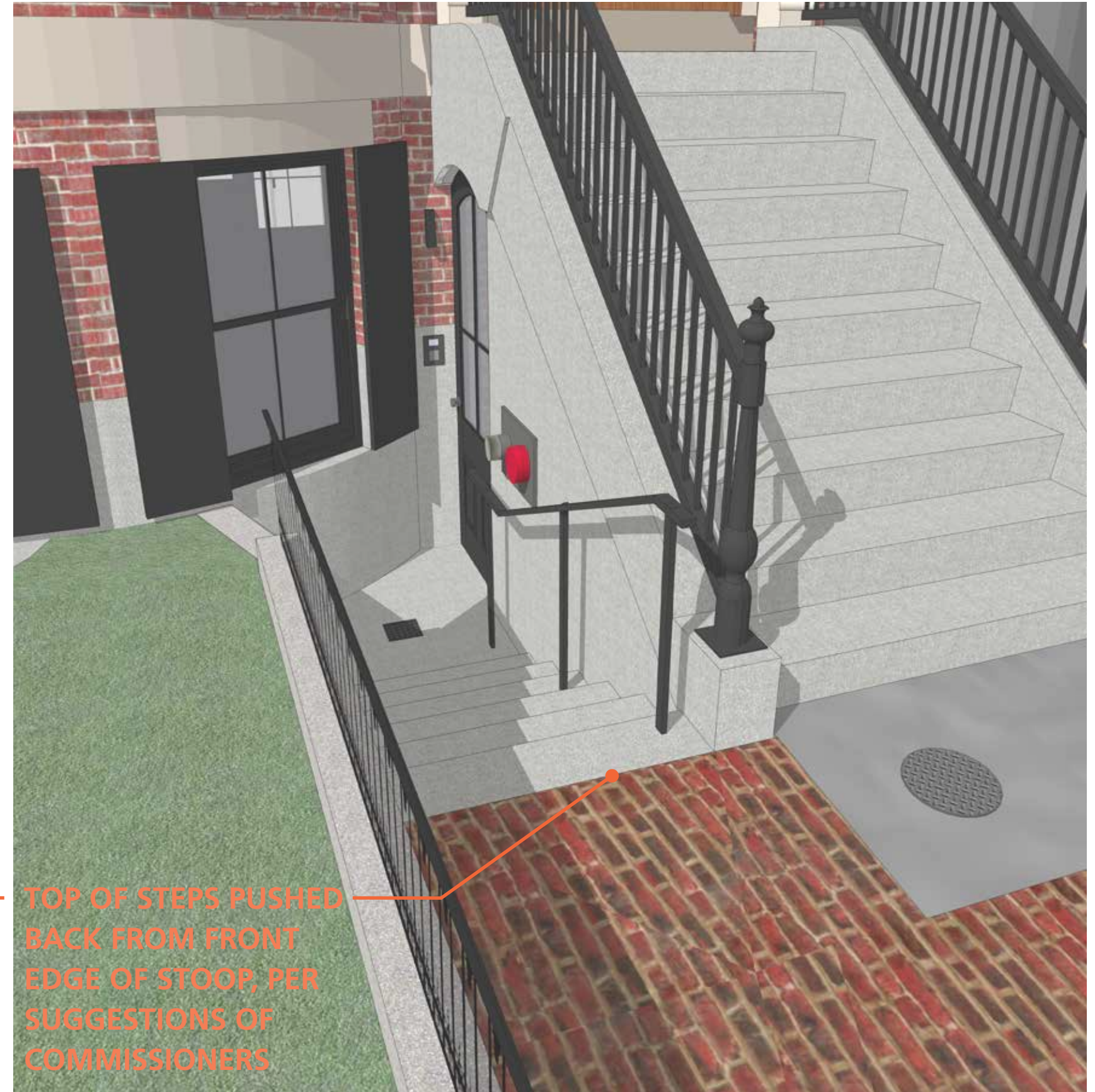


REFURBISH STREET LEVEL STEPS

CURRENT PROPOSAL



PREVIOUS ADVISORY PROPOSAL - SEPTEMBER 7, 2021



TOP OF STEPS PUSHED
BACK FROM FRONT
EDGE OF STOOP, PER
SUGGESTIONS OF
COMMISSIONERS

PROPOSED VIEW



NEW DOOR TO STREET LEVEL

NEW LIGHTING AND ENTRY KEYPAD

NEW FIRE ALARM BELL IN EXISTING LOCATION, NEW FIRE DEPARTMENT CONNECTION

NEW GRANITE STEPS AND NEW GRANITE INFILL AT SIDE OF STOOP TO MATCH EXISTING GRANITE

STOOP WINDOW DETAIL



EXISTING VIEW



REFURBISH STREET LEVEL STEPS

EXPANDED REAR DORMER

EXPANDED DORMER CONTEXT IN REAR ALLEY



EXPANDED DORMER CONTEXT IN REAR ALLEY



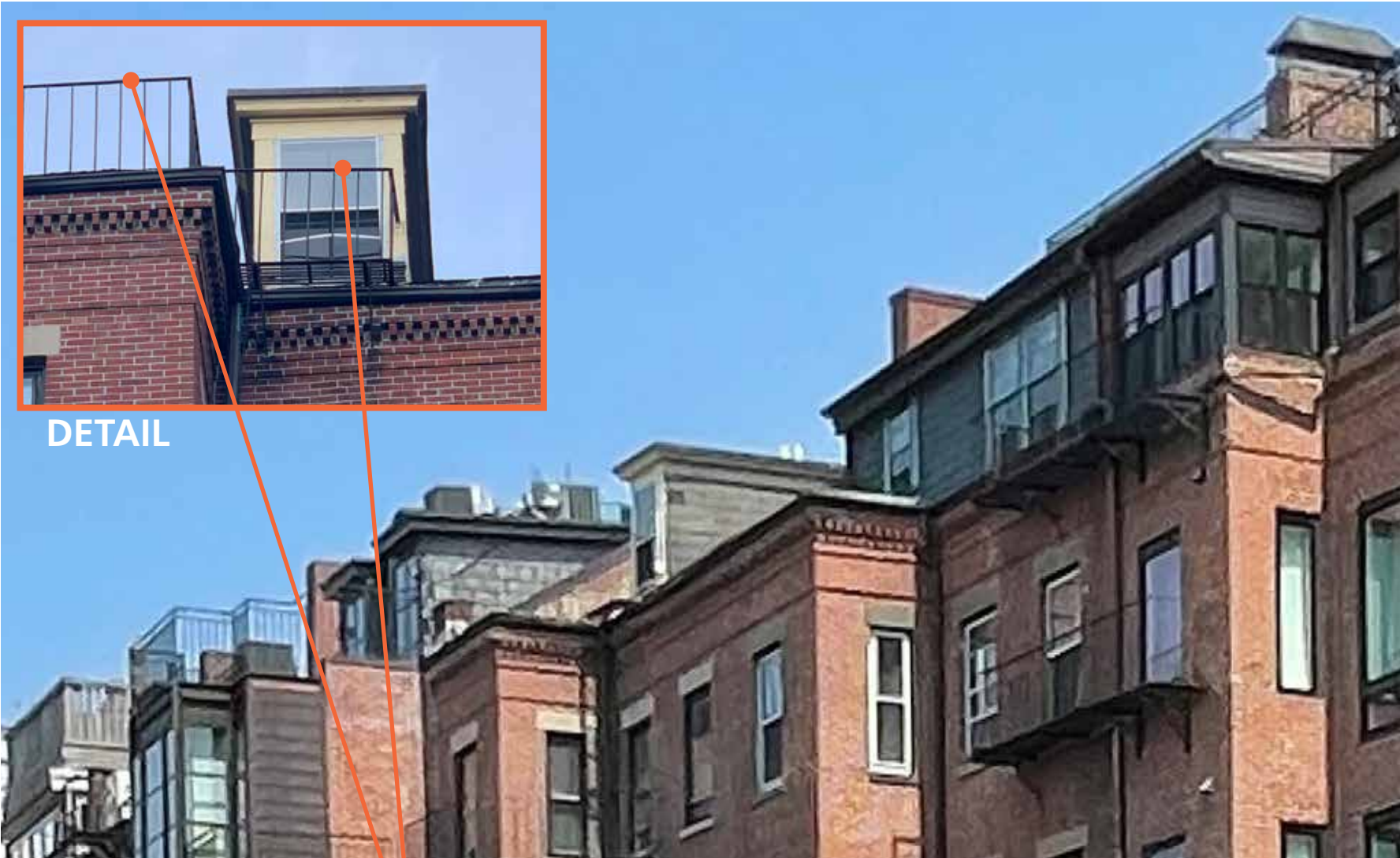
EXISTING VIEWS

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VIEW FROM SHAWMUT AVENUE



DETAIL VIEW FROM SHAWMUT AVENUE



NOTE EXISTING FIRE BALCONY METAL RAIL ABOVE CORNICE

EXISTING VIEWS

VIEW FROM SHAWMUT AVENUE



DETAIL VIEW FROM SHAWMUT AVENUE



- FEEDBACK FROM COMMISSIONERS ON 9/27/21:**
- ROOF DECK NOT ALLOWED
 - MODIFY SIZE AND CONFIGURATION OF EXPANDED DORMER

VIEW FROM SHAWMUT AVENUE



DETAIL VIEW FROM SHAWMUT AVENUE

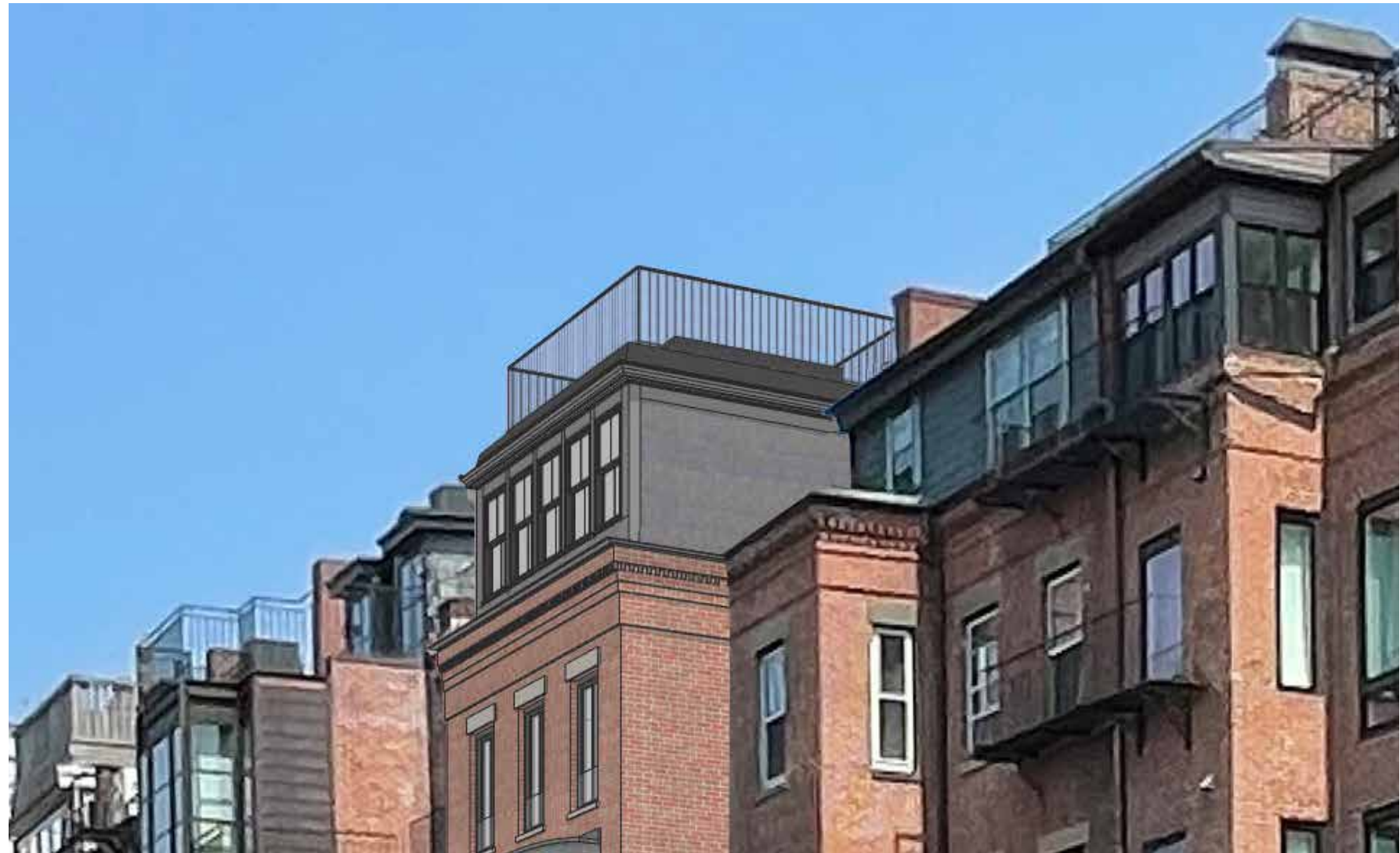


RESPONSE BASED ON FEEDBACK:

- EXPANDED DORMER SET BACK AND REDESIGNED TO ALIGN WITH AND REPLICATE EXISTING HISTORIC DORMER
- ROOF DECK ELIMINATED
- HISTORICALLY APPROPRIATE METAL RAILING AT 5TH FLOOR DECK, ABOVE BRICK CORNICE

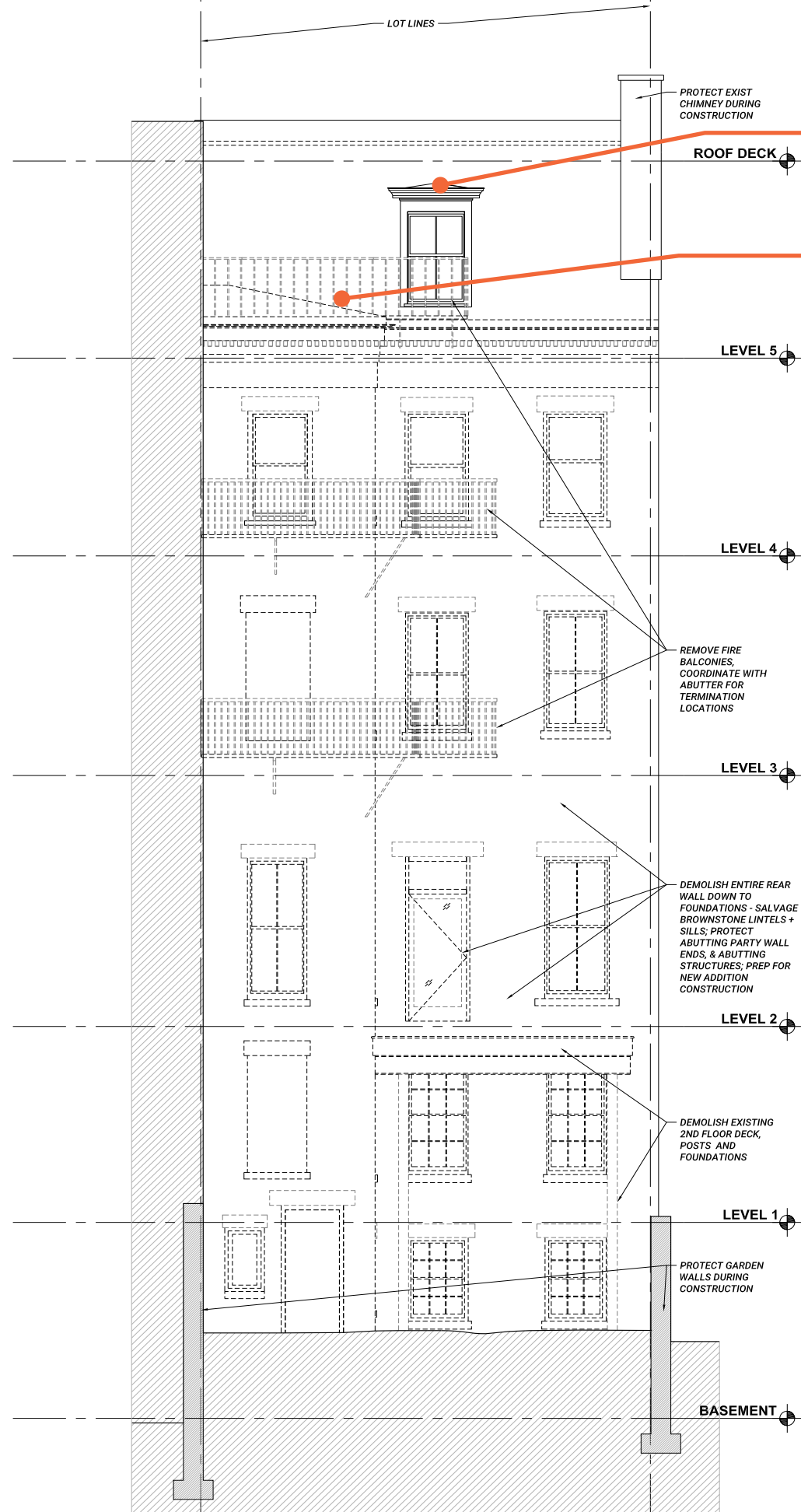
PROPOSED EXPANDED DORMER

PREVIOUS ADVISORY PROPOSAL - SEPTEMBER 7, 2021



CURRENT PROPOSAL



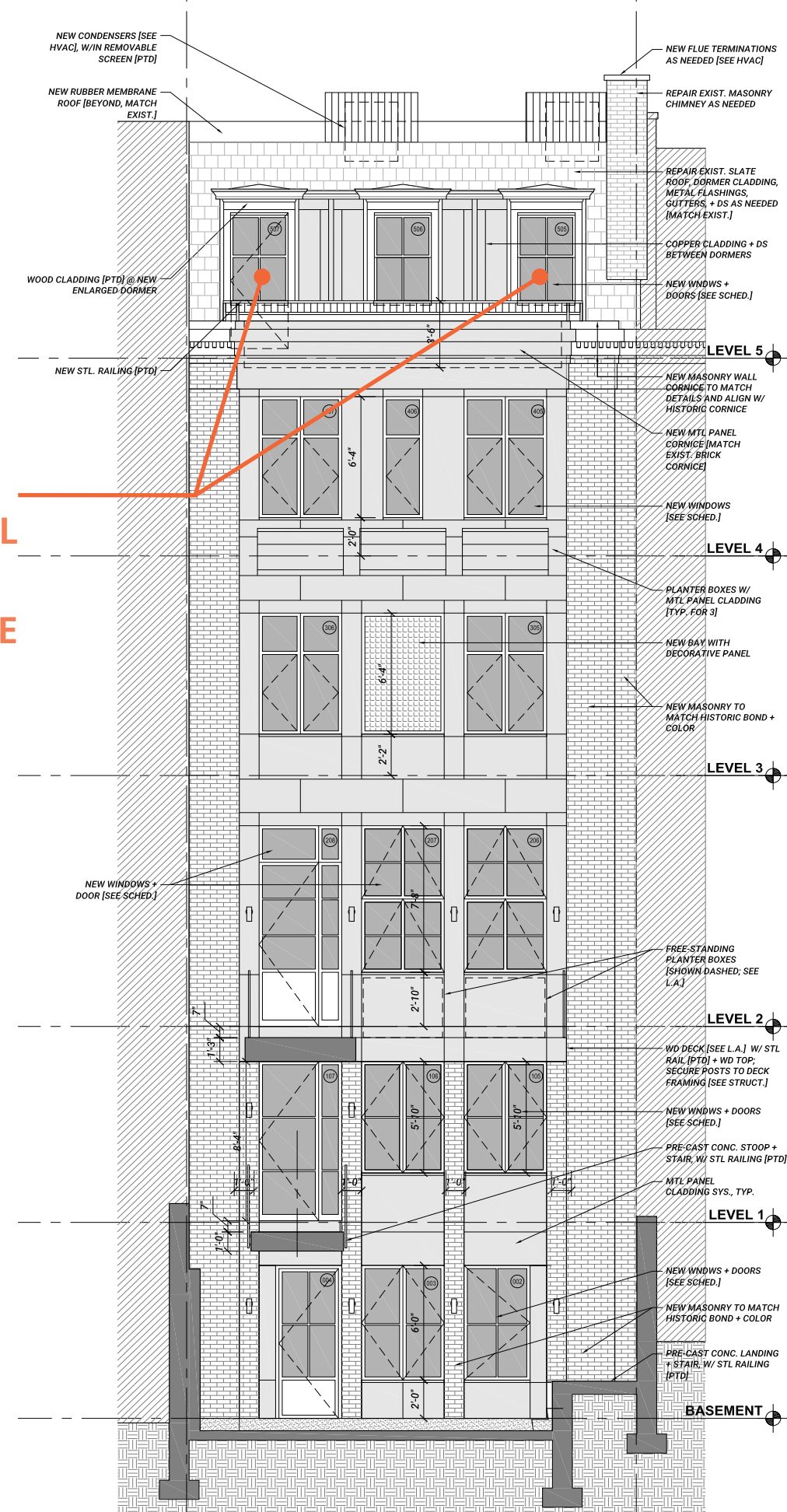


EXISTING CONDITIONS

ORIGINAL DORMER

EXISTING FIRE BALCONIES TO BE REMOVED

EXPANDED DORMER REPLICATES ORIGINAL DORMER DESIGN AT EACH SIDE TO CREATE HISTORICALLY APPROPRIATE CONFIGURATION



PROPOSED CONDITIONS



THANK YOU