

## **300 Shawmut Avenue, Boston, MA**

Owner: Pine Street Inn, Boston, MA

Architect: Commercial Construction Consulting (C<sup>3</sup>), Boston, MA

Timeline: September – December 2015 (completed early 2016)

Cost: \$300,000

### **Fast Track Restoration of 4-Story Townhouse-Type Apartment Building**

Abbot recently completed a total exterior restoration of a 4-story brick and stone townhouse-type apartment building owned by the Pine Street Inn at 300 Shawmut Avenue in Boston's Historic South End District. Initiated in the Fall of 2015/2016, the project was "fast tracked" to assure completion before the onset of the cold winter weather.

The project was awarded to Abbot as the low bidder and also based on their previous experience on a large restoration project on a building owned by the Pine Street Inn at 85 Green Street in Boston. Over the years, the Pine Street Inn has opened, assumed management of, or purchased new properties to expand its supportive housing program. Several of these buildings have required maintenance in conjunction with the regulations specified by the South End Architectural Commission.

The project consisted of a complete restoration of both front and rear elevations all the way from the ground level to the dormers at the roofline. The renovation included the following elements:



- Brick cleaning
- Cutting and repointing all of the mortar joints using specially formulated matching mortar to comply with the Architectural Commission's regulations
- Replacing the pre-cast stone headers and sills
- Repairs to the front and rear dormers including new slate sidewalls and windows
- New EPDM flat roof
- New copper gutters and downspouts
- Repairs to all deteriorated wood around the windows including the 2<sup>nd</sup> floor bay window
- Extensive brick work in the dental area below the gutter using bricks resourced by Abbot to match the originals

Abbot also replaced the windows in the dormer in the rear of the building, and performed necessary carpentry work on the deteriorated wood surrounding these windows and miscellaneous painting. In addition, Abbot re-clad the face of the dormers with standing seam copper.

Abbot provides a broad range of masonry construction services to public, institutional, and commercial clients, including condominiums, property management entities, and private residences. The firm also acts as a general contractor for a variety of masonry building construction projects.

Specific areas of expertise include:

- Brick and stone restoration
- Repointing and recaulking
- Concrete repair and protection

Founded in 1969, the Pine Street Inn provides a comprehensive range of services, including permanent supportive housing, job training and placement, emergency shelter and street outreach to more than 1,900 homeless men and women in Boston each day.