

Bethany Hill Framingham, MA

Restoration of Three-Story Brick and Stone Building

Owner: Sisters of Saint Joseph of Boston, Brighton, MA

Architect: Gorman Richardson Lewis Architects, Hopkinton, MA

Timeline: Phase 1: Fall 2011; Phase 2: Spring 2012

Cost: \$1,200,000

Bethany Hill is a 1920's-era three-story brick and stone building located on a 100-acre rustic setting in Framingham, MA. The building was designed and developed by the Sisters of Saint Joseph of Boston, MA in partnership with the South Middlesex Opportunity Council (SMOC) and other program sponsors in the Boston/MetroWest area. The property served for many years as a novitiate building until 1994, when it was converted to affordable community housing.



In the Spring of 2011, Abbot was contracted by the owner with the assistance of an architectural consultant (Gorman Richardson Lewis, Hopkinton, MA) to restore a major portion of the building that had deteriorated over the years. The restoration involved the brick façade, pre-cast stone above the windows, steel behind the stone, pre-cast stone portico at the front entrance, and slate roof. A key consideration throughout the project was to preserve the original appearance of the building in all facets of the restoration.

The project was divided into two phases. The first phase, completed in the Fall 2011, involved the East and North elevations. The second phase, completed in the Spring 2012, involved the West and South elevations.

At the peak of the north elevation, the outer width of brick had to be completely removed, and then replaced and waterproofed due to water damage. These bricks had an unusual deep red color and tapestry texture that required significant research to match. Abbot was able to source new bricks that matched the color and texture of the existing bricks to maintain the original appearance. In addition, the remaining brick joints were cut and repointed throughout the entire facade.

The deteriorated pre-cast stone headers, sills, and bands above the windows were either removed and reinstalled or replaced. Although the surfaces of the stones were a unique white color with black flecks, Abbot was able to match their appearance so precisely that it was difficult to distinguish the new stones from the original. In addition, the steel behind the stones was removed and replaced where needed with galvanized steel.

The original project specifications called for painting the headers and sills after all repairs were completed. However, after investigating the situation, Abbot recommended that the headers and sills be power washed rather than coated as required by the original specifications. This strategy resulted in a perfect match to the pre-cast stone and provided the facade with a more natural appearance.

The pre-cast stones of the portico at the front entrance of the building were also severely deteriorated. To reduce costs, Abbot repaired the stones using a polymeric restoration material. To preserve and protect the repairs, Abbot then coated the pre-cast stones with an elastomeric material to create a uniform look. Abbot cut and repointed the stone joints to replicate the original appearance of a natural stone portico.

To restore the roof, the owner decided that all of the slate should be removed and replaced with a new shingled roof. To maintain the original look, Abbot and the consultant recommended to the owner that asphalt shingles matching the appearance of the slate be used. Due to the configuration of the roof and the need to sequence the project correctly, it was critical to terminate sections of the roof that remained at the end of Phase 1 to protect them from the harsh winter weather. Toward that end, Abbot terminated the slate and asphalt

shingles into the copper valleys to provide a tight waterproof seal. The balance of the slate was removed in the Spring of 2012, the rest of the roof was replaced.