

892 W. Boston Restoration Scope of Work

ITEM NO. 1 – FRONT ENTRY WALK

- The existing entry walk, constructed without a permit in the 1990s, consists of dyed concrete with embedded natural stone fragments, a non-historic intervention. The proposed plans specify removal of the existing flatwork and replacing it with exposed aggregate concrete flatwork, carefully maintaining the existing footprint, specifically the width, to respect the historic site layout.

ITEM NO. 2 – FRONT MASONRY WALLS, PIERS, & STAIRCASES

- The original masonry walls, piers, and staircases have deteriorated due to decades of weathering, deicing chemicals, and deferred maintenance. We propose to employ a masonry restoration specialist to gently clean these historic elements using Klenstone masonry cleaner, soft-bristle brushing, and a thorough rinse with water—a standard conservation practice for natural stone—preserving the integrity of the original materials.

ITEM NO. 3 – FRONT ENTRY PORCH

- The front porch has sustained damage over time, with broken stone masonry replaced with incongruous concrete patches. In consultation with a masonry restoration specialist, we will source Buff Tayko Limestone to replace damaged areas, matching the existing stone and grout color. Remaining historic elements will receive a gentle wash with Klenstone masonry cleaner, soft-bristle brushing, and rinsing to restore their original appearance.

ITEM NO. 4 – FRONT ENTRY PLAZA

- The front plaza has uneven areas and failing subbase conditions causing drainage issues, current surface has negative drainage towards the house. We propose to carefully remove and stockpile the original natural stone, stabilize subgrade with compacted 21AA limestone aggregate with new reinforced concrete base slab, and relay the original stone flatwork. Damaged or non-original stones will be replaced with Buff Tayko Limestone, and all historic surfaces will be cleaned using the Klenstone masonry process.

ITEM NO. 5 – FRONT ORNAMENTAL CURB

- The 4" x 4" full bull nose limestone curb separating the landscape bed from the plaza is broken in several areas. We propose to replace it in-kind, maintaining the original dimensions, profile, material, and historic appearance.

ITEM NO. 6 – FRONT LANTERNS

- The two gas lanterns flanking the walkway have been disconnected from service and are heavily corroded. We propose to replace these with copper Bevolo gas lanterns and black aluminum poles that match the original scale, width, and height, preserving the historic aesthetic while ensuring functionality.

ITEM NO. 7 – WEST SIDE COURTYARD

- The west courtyard, connecting the front and rear of the property, remains original and stone is in relatively good condition. The stone surface is heavily patinaed and dirty. We propose gentle cleaning of masonry elements with Klenstone masonry cleaner, soft-bristle brushing, and rinsing to restore historic character.

ITEM NO. 8 – DRIVEWAY & CURB

- The original driveway and curb are suffering from rutting and broken pavers due to subbase failure. We propose to remove and stockpile existing pavers, repair the subgrade with compacted 21AA crushed limestone, relay sound original pavers, and widen the driveway to accommodate modern vehicles while preserving the historic design. The curb will be replaced in-kind with matching concrete.

ITEM NO. 9 – SERVICE COURT

- Original brick pavers in the service court have failed due to subbase instability and vehicle turning. We propose to reuse salvageable pavers for the front driveway and install exposed aggregate concrete in the service court. This material is historically appropriate, durable for vehicular activity, and improves drainage performance.

ITEM NO. 10 – SIDE ENTRY PORCH, STAIRS, & RAILING

- The existing side porch features Briar Hill sandstone with a deteriorating concrete cap, treads, and risers, creating a safety concern. We propose to remove the failing concrete, replace it with exposed aggregate concrete to be consistent with the proposed material in adjacent service court, and reset the existing handrail to restore safe access while maintaining historic materials.

ITEM NO. 11 – SERVICE COURT WALL

- The existing service court wall is not original and failing. We propose to replace it with Briar Hill Sandstone (to match carriage house stone) and a limestone cap, matching the scale and dimensions of the current wall while harmonizing with historic stonework elsewhere on the property.

ITEM NO. 12 – REAR UPPER TERRACE

- The original rear upper terrace has some non-historic concrete replacements. We propose to replace these with Buff Tayko Limestone, and gently clean the original stonework with Klenstone masonry cleaner, soft-bristle brushing, and rinsing to restore the terrace's historic integrity.

ITEM NO. 13 – TRANSITION TERRACE

- Non-original pre-cast concrete pavers surround the south fountain, installed during unpermitted work in the 1990s. We propose to remove these materials and restore the terrace with natural limestone while maintaining the historic layout.

ITEM NO. 14 – HISTORIC CORRIDOR

- The historic corridor has been altered in grade and material during prior unpermitted work. The west wall is original and historically a water feature. We propose to remove non-original flatwork, maintain the strong axial alignment, and install a linear swimming pool to evoke the historic wall, preserving the corridor's original design intent.

ITEM NO. 15 – POOL & SPA

- The proposed swimming pool draws inspiration from Richard H. Marr's other designs, emphasizing a long, linear form aligned with the historic north-south access line and integrating water features to honor the architect's design language.

ITEM NO. 16 – PERIMETER FENCE

- The original perimeter fence has suffered storm damage and corrosion. We propose to repair damaged sections by carefully bending and welding broken components, preserving the historic material and appearance.

ITEM NO. 17 – NORTH FOUNTAIN

- The north fountain basin is deteriorated, with failing joints and corroded components. The sculpture base is original. We propose to restore the basin with new concrete, replace the non-original bowl with a historically appropriate replacement, and install a circulation pump. Surrounding 1990s pavers will be removed and restored to lawn, consistent with the original historic condition.

ITEM NO. 18 – SOUTH FOUNTAIN

- The south fountain basin is in disrepair, with non-original elements failing. We propose to restore the basin with new concrete, replicate the original fountain in limestone, and install a circulation pump, preserving the historic appearance and function.