

1 Union Park

Boston, Massachusetts

CONTRACTOR – Master Building Associates, Lynn, MA
DISTRIBUTOR – Waldo Bros., Boston, MA

Stone Repair
Winter – Summer 2005

PROJECT TASK

Restore a brownstone facade suffering from severe delamination and scaling.

PROJECT SOLUTION

Loose substrate was carefully removed, and a color matched repair mortar was used to reconstruct the damaged exterior stone blocks. The same mortar was cast into forms to recreate architectural detailing.

PRODUCTS

Matrix



Top three and bottom left and center photographs were taken "before and during" and the bottom right was taken "after" the work was completed.



PROJECT HISTORY

In 1972, Boston's South End neighborhood was placed on the National Register of Historic Places as the largest Victorian brick row house district in existence in the United States. In 1983, the area was also designated as a Boston Landmark District. 1 Union Park is one of the many row houses in this historic neighborhood.

1 Union Park was built in 1859. The architectural style is French Second Empire. The original owner was doctor John S. Flint, M.D., who purchased the home in June of 1861 for seventeen

thousand dollars. Doctor Flint was elected to the post of House Physician for Mass General Hospital in 1845.

By 2005, the building was suffering from severe scaling and delamination, which was as deep as two inches in areas. The owner hired Master Building Associates to restore the structure. The remaining outcropping of moulding was chiseled flush to the building. Light hammer blows were used to prevent fracturing. Once they had reached a firm substrate, little remained of the building's

original architectural detail. Matrix repair mortar, which can be color matched on site, was used to reform the damaged exterior stone and recreate the detailing.

Bob Tomolillo, the firm's owner, used his experience as an artist to create a sharpened profile of the apron moulding, which he then used to build a 36 inch form. The form was cast with Matrix, cured, and fastened to the building with stainless steel pins and epoxy. Raised paneling was recreated by building up and then carving Matrix.