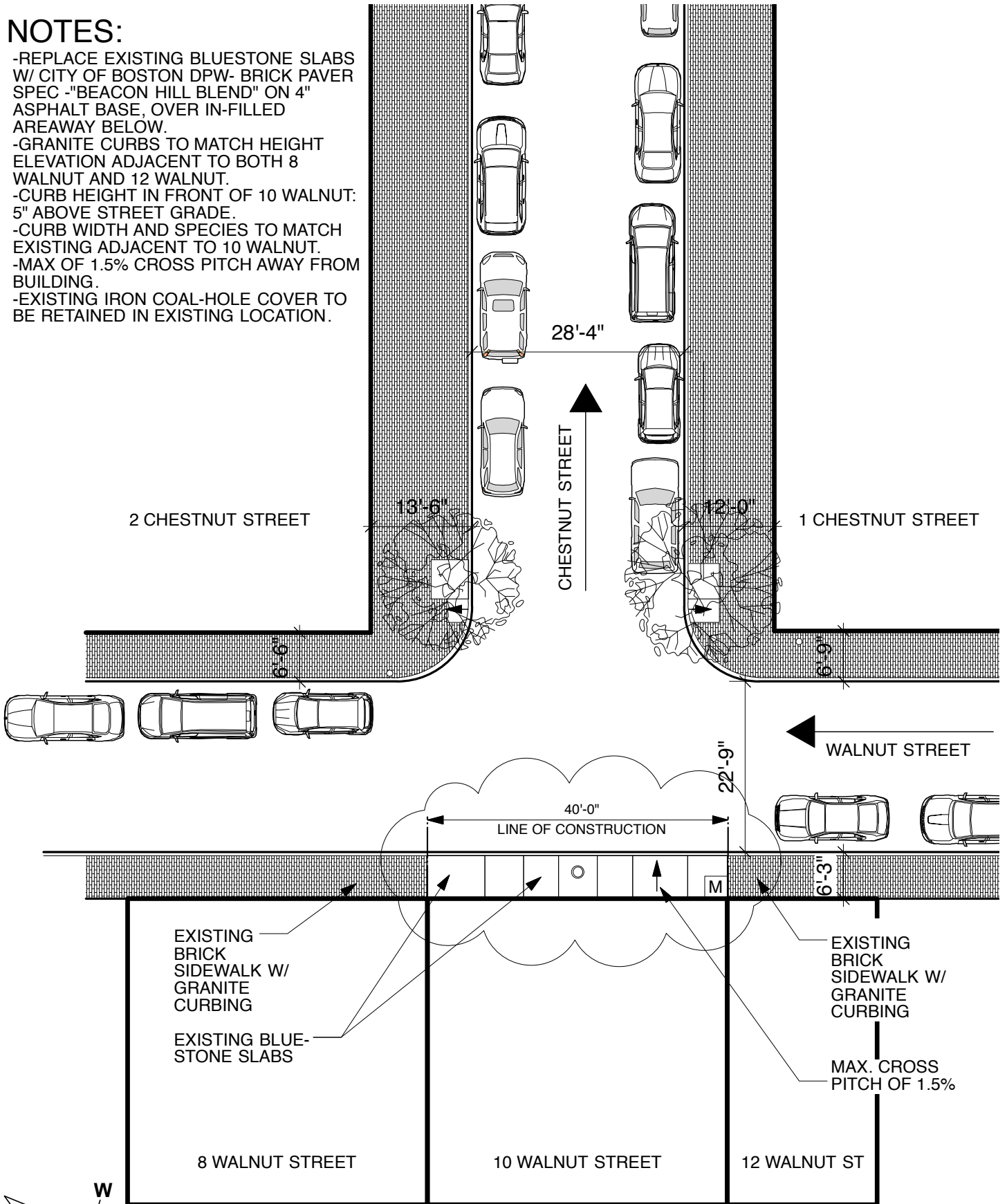


NOTES:

- REPLACE EXISTING BLUESTONE SLABS W/ CITY OF BOSTON DPW- BRICK PAVER SPEC -"BEACON HILL BLEND" ON 4" ASPHALT BASE, OVER IN-FILLED AREAWAY BELOW.
- GRANITE CURBS TO MATCH HEIGHT ELEVATION ADJACENT TO BOTH 8 WALNUT AND 12 WALNUT.
- CURB HEIGHT IN FRONT OF 10 WALNUT: 5" ABOVE STREET GRADE.
- CURB WIDTH AND SPECIES TO MATCH EXISTING ADJACENT TO 10 WALNUT.
- MAX OF 1.5% CROSS PITCH AWAY FROM BUILDING.
- EXISTING IRON COAL-HOLE COVER TO BE RETAINED IN EXISTING LOCATION.



TEN WALNUT STREET - SIDEWALK PLAN

1" = 16'-0"

OCTOBER 28, 2020

Notes to accompany Beacon Hill Architectural Commission Application

October 28, 2020

SUBJECT: Replace broken sidewalk at 10 Walnut Street – Beacon Hill

The 40-foot wide sidewalk in front of 10 Walnut Street (at the top of Chestnut) consists of existing bluestone slabs instead of the traditional Boston City Hall brick pavers with granite curbs. The slabs were installed in the 1930's according to building department data. The areaway underneath the slabs is hollow and it's proposed to infill the areaway and change the existing bluestone slabs to brick pavers; using the latest brick paver spec that the City recently used across the street at the handicap ramps: Wire cut – 'Beacon Hill Blend'. See attached photos.

An extensive conversation with Bob Estrella at the Department of Public Works (DPW) was had and our conversation included the following observations & opinions:

- The bluestone slabs are a liability concern for all involved. The Southerly section of slab closest to Beacon Street was cracked many, many years ago presumably due to an oil fill pipe being installed. Trucks double park on it and it fluctuates greatly when actively driven upon. It's a matter of time before it fails structurally despite being repaired (by the former owners) with concrete. See attached photos.
- Due to constant driving onto the sidewalk, the outside edge of the bluestone is worn down significantly to where it's only an inch or two above the street; promoting double parking of delivery trucks and area contractors on the sidewalk. There is no curbing now, just the edges of the slabs themselves worn down to an inch or two.
- Assuming a non-approval by BHAC to change the bluestone material, the building would have to enter into a license agreement with DPW to take 'care and custody' since it is not a standard City material. Even if the areaway is filled (solves half the problem) but have to maintain the bluestone; it will still crack when placed on solid fill. Unlike the bluestone, brick pavers tend not crack or spall due to moisture freezing/ thawing.
- In Winter months, the City uses either straight rock salt, sand, or a 'pre-mix' of rock salt and calcium chloride to treat snow & ice covered streets. This product is NOT recommended for Bluestone. Although it has good melting ability, it possesses a lower freezing point than pure water which accelerates the freeze/ thaw cycle of the stone. This acceleration of the freeze/ thaw cycle causes surface spalling and deterioration of the stone and surrounding pointing. The

spalling is evident on all of the slabs and has created a tripping hazard for pedestrians. See attached photos.

- The new proposed curbs will be granite to match existing in the neighborhood and set at a curb reveal of 5" which will prohibit double parking & deliveries. Contractors park there constantly requiring multiple BTM visits and causing neighbor frustrations.
- You can see the existing 'coal hole' in the bird's eye photo. This will be retained for historic reasons.
- Both the slip resistance and un-evenness of the slabs makes it next to impossible to meet Accessibility requirements. The new DPW brick spec will comply with slip resistance and the installation will meet the Federal rule of max. 2% cross-pitch.
- The new brick pavers will be installed on a 4" asphalt bed, which will prevent rodents from burrowing underneath like they do at the older/ existing brick sidewalks.
- Filling in the now hollow sidewalk/ areaway will allow BTM to post signage and manage the double-parking situation more effectively.



Spalling
BlueStone
Slab &
Repair



Spalling
BlueStone
Slab



Wire cut –
'Beacon Hill
Blend'



Wire cut -
'Beacon Hill
Blend'



Wire Cut
'Beacon Hill
Blend'
DPW Brick
Pavers

Wire Cut
'Beacon Hill
Blend'
DPW Brick
Pavers

Spalling
BlueStone
Slab &
Repair

Spalling
BlueStone
Slab