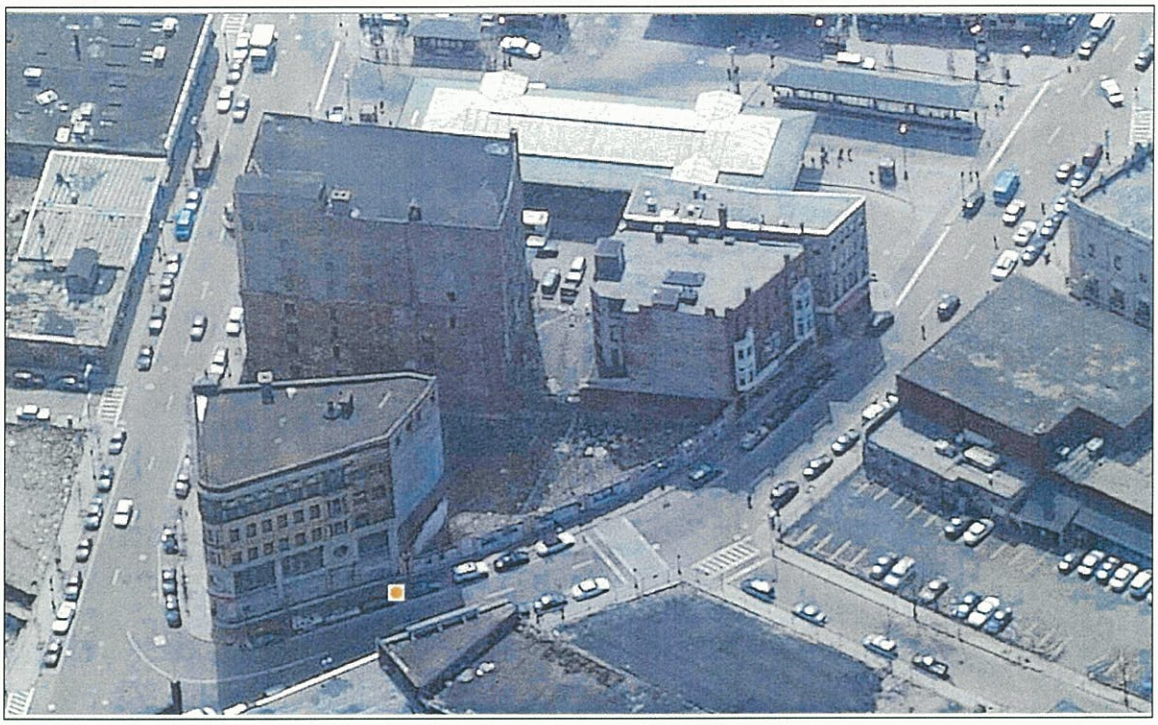
PROJECT NOTIFICATION FORM

Dudley Office Building Project
2260-2272 Washington Street, "Ferdinand's Blue Store",
17-19 Warren Street "Ferdinand's Blue Store Addition"
Roxbury, Boston, MA

Engineering Design for Environmental Remediation
and Site Clearance at Dudley Square
Boston Redevelopment Authority
Project No. 5076



Submitted to: **Massachusetts Historical Commission**
220 Morrissey Boulevard
Boston, MA 02125

Submitted by: **Boston Redevelopment Authority**
One City Hall Square
Boston, MA 02201

Boston Redevelopment Authority

July 31, 2007

MASSACHUSETTS HISTORICAL COMMISSION
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125 3314

PROJECT NOTIFICATION FORM

Project Name	Dudley Office Building
Location / Address	Washington and Warren Streets
City / Town	Roxbury, Boston, MA

Project Proponent:

Name	Boston Redevelopment Authority
Address	One City Hall Square
City / Town	Boston, MA 02201

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name:	**Type of License or Funding (specify)**
MEPA	301 CMR 11.00, Section 11.03 (10)(b) Review Thresholds, Historic and Archaeological Resources

Project Description (narrative). The Boston Redevelopment Authority for the City of Boston proposes to prepare the site at the intersection of Warren and Washington Streets in Roxbury for redevelopment for a new Dudley Office Building for city offices. The project site contains two historic buildings, a vacant lot, part of which was formerly the MBTA Orange Line El route. The project is intended to preserve as much as possible of the Ferdinand's Blue Store, 2260-2272 Washington Street and introduce a new commercial complex that will help revitalize the core of the Dudley Square are on a site that has been vacant for more than 30 years. See attached continuation sheets.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition. The project Phase 1 includes proposed demolition of the Ferdinand's Blue Store Addition, 17-19 Warren Street. In Phase 2, a portion of the Ferdinand's Blue Store, 2260-2272 Washington Street may require selective exterior and interior demolition at the rear of the building in order to provide for preservation and restoration of the historically and architecturally significant façade and retention of side elevations and the majority of the structure to be integrated into the new construction. See attached continuation sheets.

Does the project include rehabilitation of any existing building? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation. The project will include restoration of the façade and rehabilitation of as much as possible of Ferdinand's Blue Store, 2260-2272 Washington Street. See attached continuation sheets.

Does the project include new construction? If so, describe (attach plans and elevations if necessary). The project will include construction of a new office building and site amenities during the future Phase 2.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.
The project site is within the Dudley Station Historic District, which is listed in the State and National Registers of Historic Places and includes two contributing historic buildings, the Ferdinand's Blue Store at 2260-2272 Washington Street and Ferdinand's Blue Store Addition (aka Guscott Building) at 17-19 Warren Street. There are no other properties known to be included in the MHC's Inventory of the Historic and Archaeological Assets of the Commonwealth within the project area. See attached continuation sheets.

What is the total acreage of the project area?

Woodland	0 acres	Productive Resources:	
Wetland	0 acres	Agriculture	0 acres
Floodplain	0 acres	Forestry	0 acres
Open Space	0 acres	Mining	0 acres
Developed	less than 1 acres	Total Project Acreage	less than 1 acres

What is the present land use of the project area?
Vacant former commercial buildings; surrounding land use consists of commercial and MBTA bus station.

What has been the previous land use of the project area?
Commercial buildings, MBTA elevated train line.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.
See attached supporting documentation Appendices.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form - see cover letter dated July 31, 2007.

Name: Tom Miller, Director of Economic Development
Address: Boston Redevelopment Authority
One City Hall Square
City / Town: Boston, Massachusetts 02201
Telephone: 617.722.4300

REGULATORY AUTHORITY
930CMR 71.00: M.G.L. c. 26-27C as amended by St.1988. c.254.

Site and Buildings, Description and Significance

The proposed 33,000 square-foot new Dudley Office Building site is a triangular parcel located at the intersection of Warren and Washington Streets in the center of Dudley Square in Roxbury. The property is owned by the Boston Redevelopment Authority (BRA). It includes the two mentioned vacant buildings, a vacant lot that contained a four-story building at 15 Warren Street that was demolished about 1992, and the vacant right-of-way of the former elevated Orange Line (El) (Appendix B).

The site is within the Dudley Station Historic District, which is listed in the State and National Registers of Historic Places. The Ferdinand's Blue Store at 2260-2272 Washington Street and Ferdinand's Blue Store Addition (also known as the Guscott Building) at 17-19 Warren Street are contributing resources within the historic district and are included in the Inventory of the Historic Assets of the Commonwealth maintained by the Massachusetts Historical Commission (Appendix C). Centered on the copper-clad, formerly elevated rail complex station originally built in 1901, the Dudley Station Historic District is distinguished by brick commercial blocks and apartment hotels that reflect the prosperity of this major urban transportation and commercial node in the late nineteenth and early twentieth centuries.

The Addition was considered and not accepted as a potential landmark by the Boston Landmarks Commission (BLC). Ferdinand's Blue Store is pending landmark designation. An Article 85 Review Application for the Ferdinand's Blue Store Addition (aka Guscott Building) at 17-19 Warren Street was submitted to the BLC on July 10, 2007.

Ferdinand's Building at 2260-2272 Washington Street, prominently sited at the "Y intersection of Washington and Warren Streets, was designed by architect John Lyman Faxon and erected in 1895 as a flagship furniture store for Frank Ferdinand. The five-story, Baroque and Renaissance Revival-style building has a triangular footprint and a flat roof. It incorporates several different colors of white, yellow, and brown decorative brick, marble, limestone, granite, terra cotta, and metal materials in a variety of ornate window openings, pilasters, banding, carved decoration, and an elaborate frieze and copper cornice. Display windows arranged with accordion pleats are located on the second floor The southern rear walls are red brick with punched openings in a party wall that functioned in the connection of this building to its additions. The red brick northeast wall that paralleled the El retains remnants of a painted sign advertising Ferdinand's (Appendices B and C).

Ferdinand's Building has suffered from disuse and neglect over an approximately 30 year period. The interior of the building has been gutted leaving the first floor concrete jack arches and one enclosed stair leading to the second floor. No interior finishes remain, with the exception of the stair door, and some wood trim around store front windows. Water has infiltrated the building causing some cracking and damage. The project's historic architects, Building Conservation Associates, Inc. and structural engineers from Jacobs Engineering Group, Inc. undertook a visual lift inspection and conditions survey of the street façades in July 2007. The preliminary analysis and results indicate the presence of cracking, spalling, open joints, and soil. Some masonry clips were visible and were observed to be in good condition. (Building Conservation Associates, Inc. 2007, Appendix E).

Ferdinand's Blue Store Addition at 17-19 Warren Street was built in 1922 and designed by Harold Field Kellogg. The eight-story building, the tallest building in Dudley Square at the time, is constructed of steel and concrete with yellow brick façade, red brick side and rear walls, and cast stone detailing. It features a two level store front of cast iron, large display windows, and a prominent cornice with classical

ornamentation. The rear of the building is angled to follow the El right-of-way, and second floor display windows faced Dudley Station's northbound platform, now removed. The Addition was connected to the main Ferdinand's Blue store, a furniture store, by an intervening building that has been demolished. The Addition was used for furniture retail, warehouse, showrooms, and offices (Appendices B and C).

Vacant since about 1962, Ferdinand's Blue Store Addition has suffered extensive deterioration as a result of lack of maintenance, vandalism, and excessive water infiltration, primarily through the roof, walls, and open windows. Asbestos-containing materials, lead paint, and extensive mold are present in the building. All interior finishes have been removed. A recent structural inspection and investigation report to assess conditions for demolition workers noted deteriorated concrete covering and exposed rusted steel members, badly deteriorated window frames and lintels, fallen plaster, and some significant cracking of the concrete. Although no visible signs of serious structural distress or failure were observed, the deterioration of the steel columns, beams, and floor slab reinforcement was noted to be progressive, irreversible, and pervasive throughout the structure, particularly in light of the high chloride ion concentrations found in the concrete. (Jacobs Engineering Group Inc. 2007, Appendix E).

Project Background

The Dudley Station/Square area experienced economic decline in the second half of the twentieth century, witnessed in the closure of Ferdinand's Blue Store complex which has been abandoned and neglected since the 1960s. During the last few decades, public and private investment in Dudley Square has infused new economic and social vitality into the neighborhood and resulted in the redevelopment of numerous existing buildings including Hibernian Hall, Dartmouth Hotel, Palladio Hall, The Fairfield Building, and 2201 Washington Street.

As part of the City of Boston's Roxbury Strategic Master Plan: Building a 21st Century Community, the "Roxbury Plan" (BRA 2004), Mayor Menino and the City of Boston committed to acquire the site and pledged to relocate several city agencies to a new Dudley Office Building to be constructed on the site. This commitment followed on from years of repeated unsuccessful attempts by private and public sector entities to redevelop the site, including the proposed relocation of the State Department of Public Health (DPH) to the Ferdinand Blue Store. The City acquired the site through eminent domain in October 2004.

The redevelopment of this key site in Dudley Square has widespread support in the community, as reflected in the three-year effort of residents and government in preparing the Roxbury Plan, to create more economic, social, and educational opportunities in Roxbury. There was broad support for the DPH relocation proposal, which did not come to fruition. This new project, which is not contingent on any one State agency, is a substantial commitment of the City to the revitalization of the Dudley Square neighborhood. While the community will be concerned that any new demolition sites are developed in a timely fashion and kept secured and neat in the interim, it is anticipated the people of Roxbury will be in favor of demolition of the Addition as the necessary first step towards the goal of complete revitalization of this prominent site in Dudley Square.

Rehabilitation and reuse of the Addition at 17-19 Warren Street has been considered directly on at least three occasions since the early 1980s. Each time, analyses completed by Stull and Lee, Inc., architects and planners, showed significant economic challenges and no viable project emerged. The extremely poor net (usable) to gross (total) floor plate ratio suggests non-feasibility in the private development market, especially so when coupled with new seismic code structural design requirements and the existing deteriorated state of the structure resulting from long-term abandonment. The 2003 reuse study and a

summary of all the studies are in Appendix F. Reuse studies were also completed for the Ferdinand Building, one example of which, Scheme 1 of 2000, is also included in Appendix F. Due to the history of failed attempts to adaptively reuse the Addition in the past, either as an independent project or in conjunction with the Ferdinand building, no further reuse studies have been undertaken by the BRA.

In terms of coordination with other reviews, in April 2005, the BRA transmitted preliminary materials regarding proposed project plans at the time for the Ferdinand's Blue Store and Addition. In a letter of May 18, 2005 to the BRA, the MHC stated that the buildings are listed in the State and National Registers as contributing elements in the Dudley Station Historic District, which is listed, and requested that a Project Notification Form (PNF) and supporting documents be filed (Appendix A). The BRA prepared a Draft Expanded PNF in May 2005; however it was not submitted.

Project Summary

The BRA's vision for the new Dudley Office Building project involves preservation of the ornate street-facing façade, side elevations, and the majority of the structure of the Ferdinand's Blue Store, with construction of the new mixed use Dudley Office Building to the rear on the vacant lot and the site of the Addition. At the present time, the new building is expected to be between 10 and 14 stories tall. The new construction will be set back to retain the original structure and floor levels, and to allow the historic building to continue to read as a discrete entity separate from the new construction. Removal and salvage of the storefronts of the Addition for other uses will occur, and a reference to the rear wall curvature and the second floor display windows will also be considered for integration into the new building and site design.

The BRA has selected this option following careful consideration of options, and discussion with the BLC. The preservation in place of the main character-defining feature of the Ferdinand's Blue Store – its street façade –, along with the massing and structure of the building, and the introduction of a new office building in a way that will ensure the continued presence of this signature building at the prominent intersection of Washington Street and Warren Street in Dudley Square.

The BRA is pursuing the project in two phases. Phase 1 is the engineering design for environmental remediation and site clearance, which will be followed by Phase 2 involving the architecture and design for the new construction and the preservation treatments of the Ferdinand's Blue Store. The proposed demolition of the Ferdinand's Blue Store Addition is occurring under Phase 1. Space planning studies are scheduled to be completed as part of Phase 1, along with a programming update.

The BRA and the City are committed to proceeding towards Phase 2, as Phase 1 is completed. Mayor Menino recently reiterated this commitment in remarks on June 9, 2007 at a Dudley Square Community Meeting that the City has set aside $27.6 million to lay the groundwork for the refurbishment and façade rehabilitation of the former Ferdinand Building to provide for City offices and retail and that Phase 2 of the project will begin in August 2007 with the issuing of a Request for Proposals and selection of a design team. The Dudley Square Vision 2007 images presented at the meeting are included in Appendix D.

Currently no State funding or permitting is identified for the project. However, the BRA intends to coordinate with the MHC and to complete any required MHC and MEPA reviews. A community process to provide information about and receive public comments on the proposed project will include an informational public meeting that will be held on August 21, 2007 prior to the BLC's hearing on this application in August 28, 2007.

PROJECT NOTIFICATION FORM CONTINUATION SHEET
Dudley Office Building
Warren and Washington Streets
Roxbury, Boston, MA

APPENDICES

A. Correspondence (MHC Letter to BRA, May 18, 2005)

B. Existing Conditions (USGS Location Map, Site Plans, and Photographs)

C. Historic Documents (Inventory forms and National Register historic district map and data sheet excerpts)

D. Current Reports:

Dudley Square Vision 2007.

Structural Inspection and Investigation Report for Guscott Building, 17-19 Warren Street, Roxbury, MA. Jacobs Engineering Group, Inc. June 2007.

Ferdinand Building Existing Conditions Summary, Building Conservation Associates, Inc. July 2007.

E. Prior Planning Studies

APPENDIX A - CORRESPONDENCE

The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

May 18, 2005

Thomas A. Miller
Director of Economic Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Dudley Office Building / Ferdinand Blue Store, 2262 Washington Street and 17 Warren Street, Boston (Roxbury), MA; MHC# RC.37053

Dear Mr. Miller:

The Massachusetts Historical Commission has reviewed the information you submitted, received April 25, 2005, concerning the proposed project referenced above. The property at 9-15 Warren Street, also addressed as 2260-2272 Washington Street and historically known as Ferdinand's Blue Store, and the property at 17-19 Warren Street, historically known as Ferdinand's Blue Store Addition, are located within the Dudley Station Historic District and are listed in the State and National Registers of Historic Places. After a review of the information submitted, MHC staff have the following comments.

The proposed project involves the restoration of the street facades of the existing historic buildings and the construction of a new office building with ground floor retail space on the two vacant lots between the two historic buildings. The MHC understands that the proposed project is in the early stages of development and that you would like to schedule a meeting with the MHC to obtain input on the design of the proposed project.

The MHC would be pleased to meet with you, your staff, and the Boston Landmarks Commission regarding the proposed project. Please contact Ryan Maciej at this office to schedule a meeting. In advance of the meeting, please submit current original photographs of the subject properties and adjacent properties, keyed to a sketch map; project plans and elevations; and a detailed project description. In addition, please submit a Project Notification Form, which can be downloaded from the MHC website at www.sec.state.ma.us/mhc, indicating the state and/or federal funding, licensing, or permitting associated with the proposed project as soon as this information becomes available. The MHC looks forward to receiving and reviewing the above requested information.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00). Please do not hesitate to contact Ryan Maciej of my staff if you have any questions.

Sincerely,

Brona Simon

Brona Simon
Deputy State Historic Preservation Officer
Massachusetts Historical Commission

xc: Boston Landmarks Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

APPENDIX B – EXISTING CONDITIONS SITE PLANS AND PHOTOGRAPHS

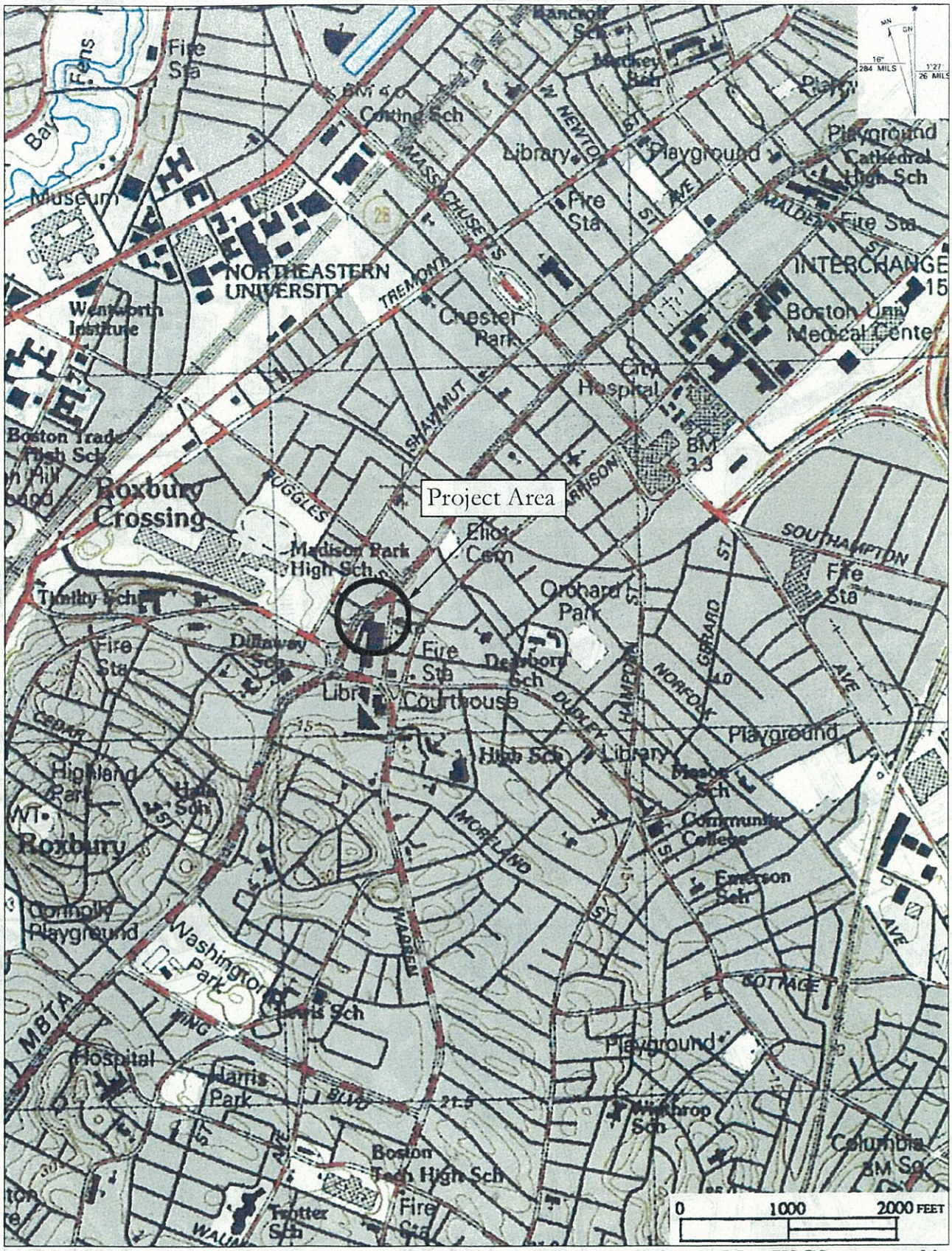
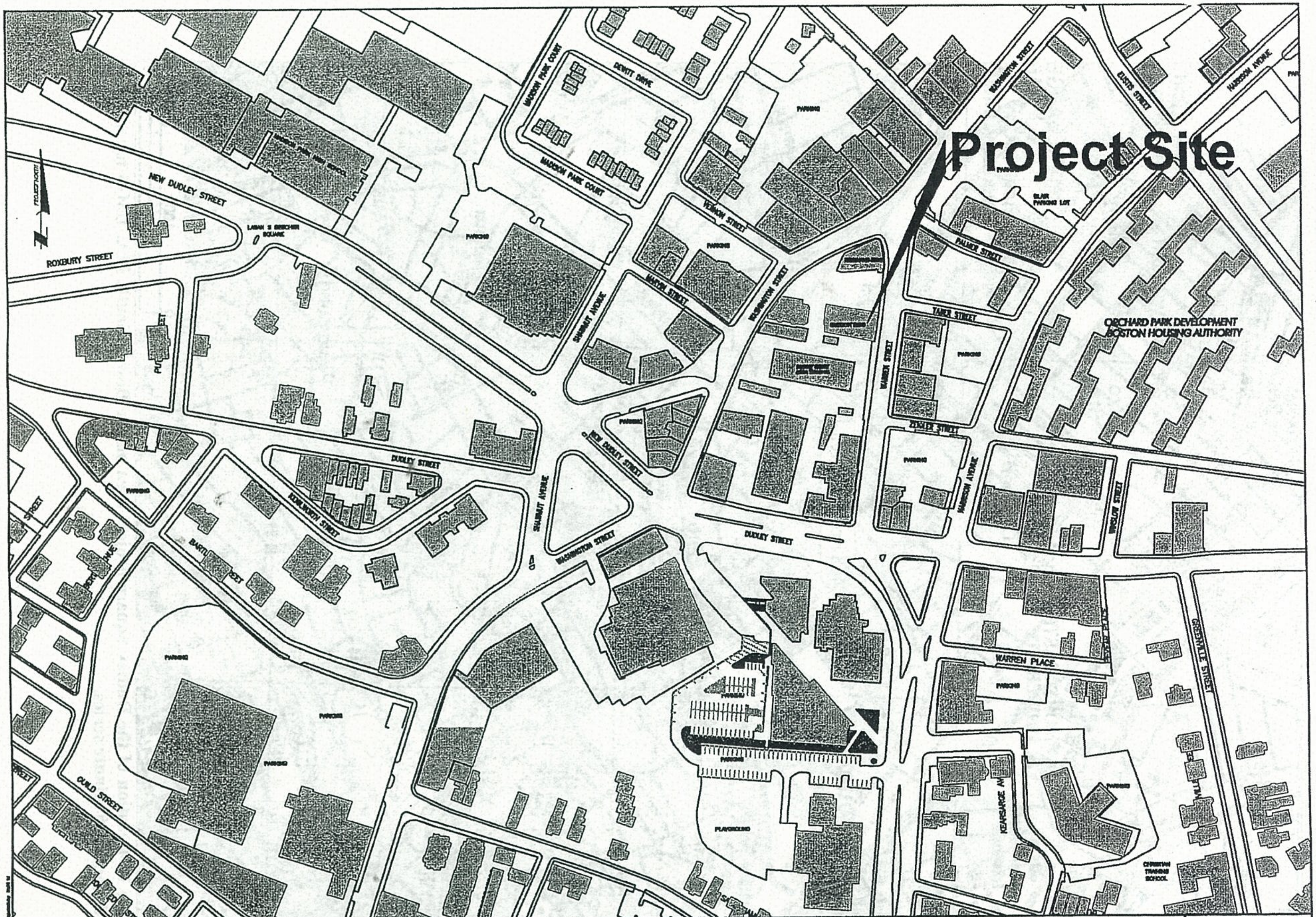


Figure 1. Location of the Dudley Square project area on the Boston South, MA, USGS topographic quadrangle, 7.5 minute series.



BOSTON REDEVELOPMENT AUTHORITY

BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE

Thomas M. Menino, Mayor
Mark Maloney, Director

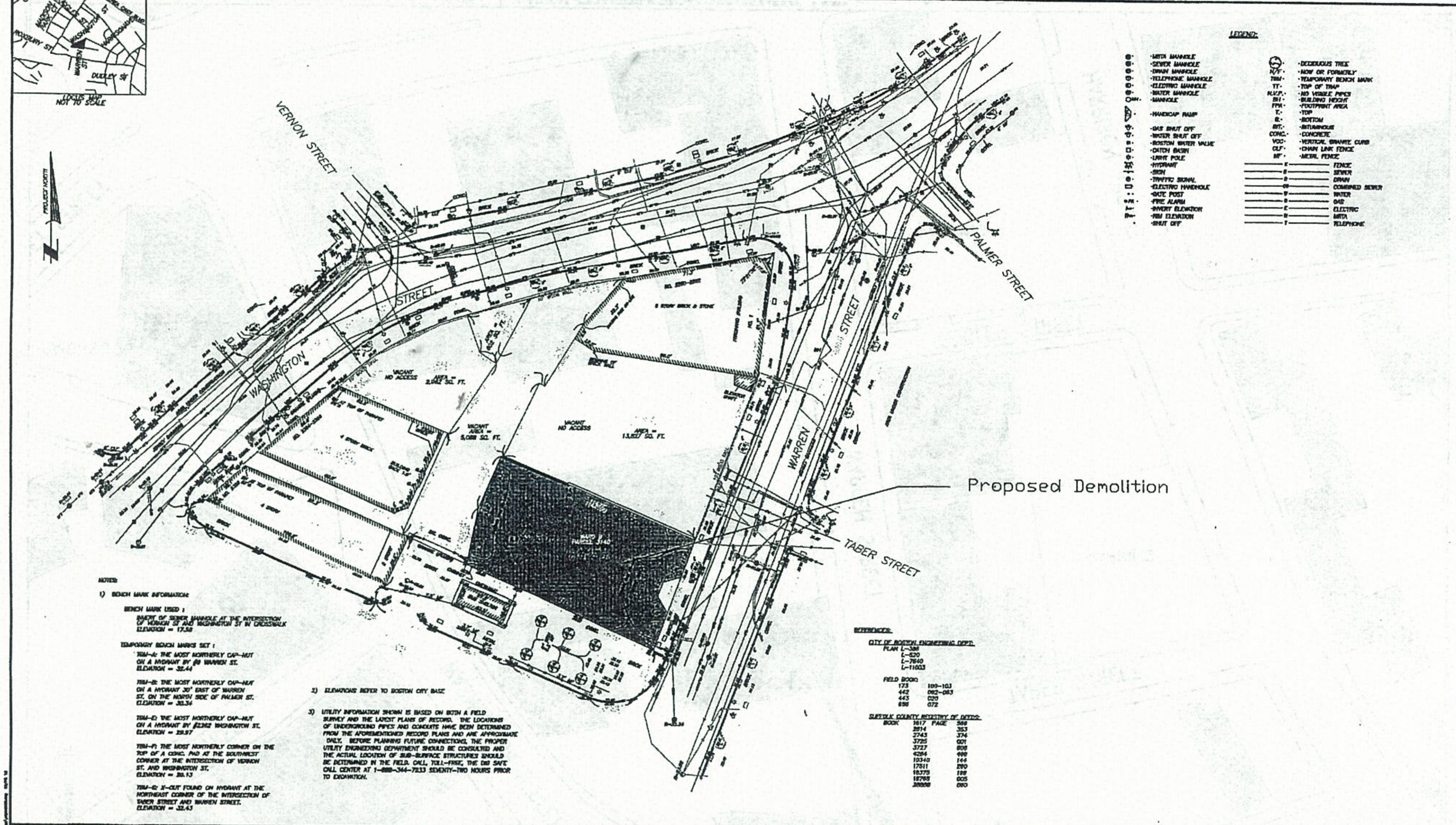
CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS
(617) 722-4300

Dudley Square, Roxbury, MA

The Guscott Building, 17 Warren St

C-1

SHEET 1 OF 1



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22 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS
(617) 722-4300

DRAWN BY: M. L. CUMMING
APPROVED: L. MAMOLI
PROJECT NO.: NONE
DATE: MAY 2004

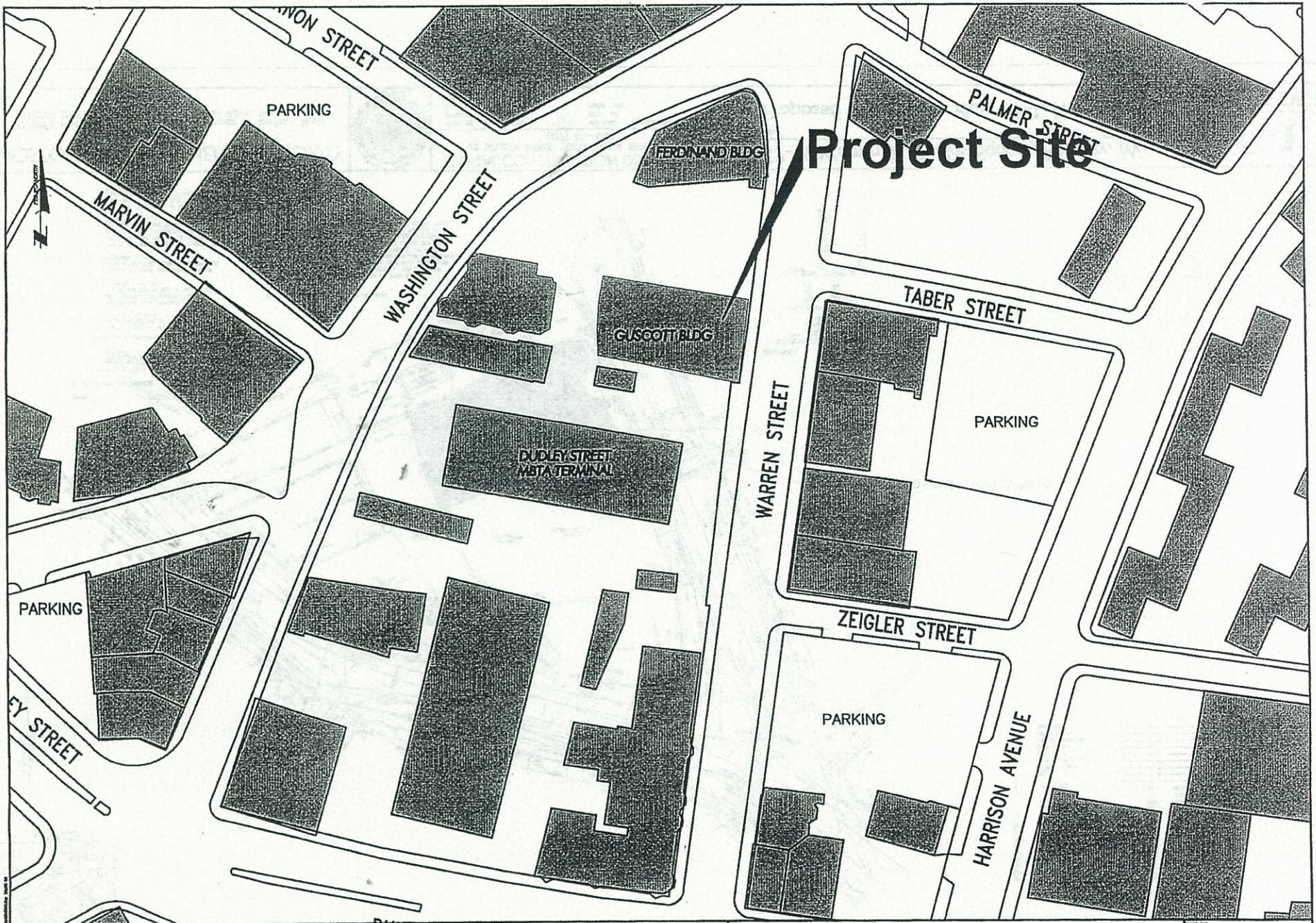
FILE NAME:
PLOT: 1:1
SCALE: 1:50

LOCATION: **17-19 Warren St, Dudley Square, Roxbury, MA**

DRAWING NAME: **Proposed Construction Plan, CP-1, Proj No. 5076**

DWG NO.: **C-1**

SHEET 1 OF 1



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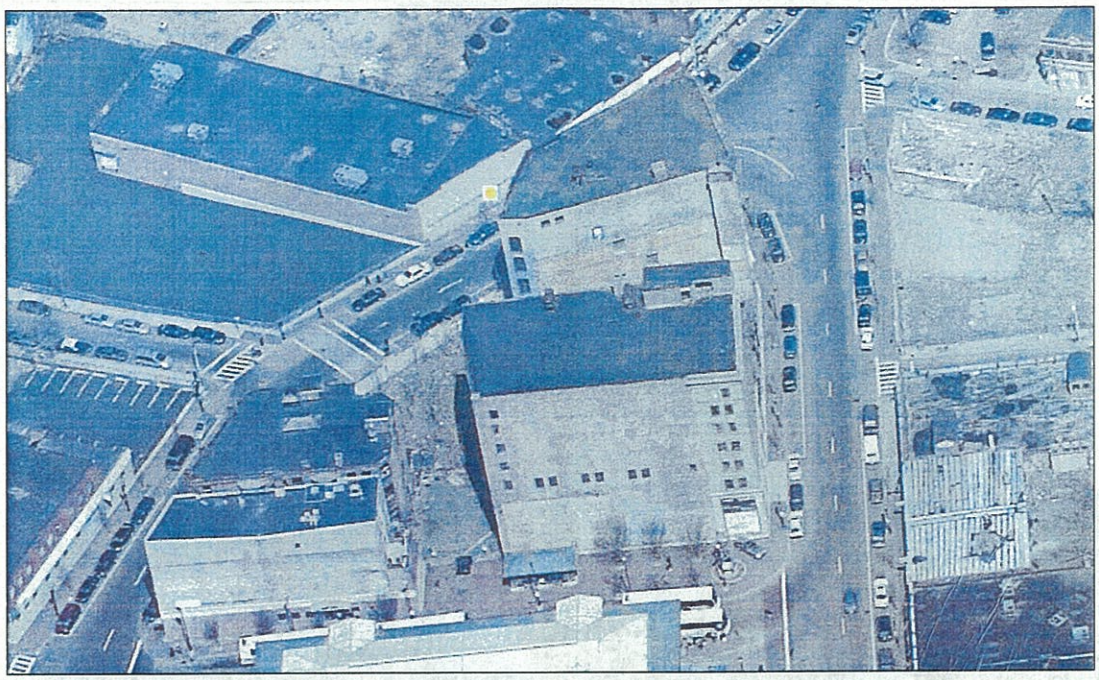
22 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS
(617) 722-4300

Location: Dudley Square, Roxbury, MA

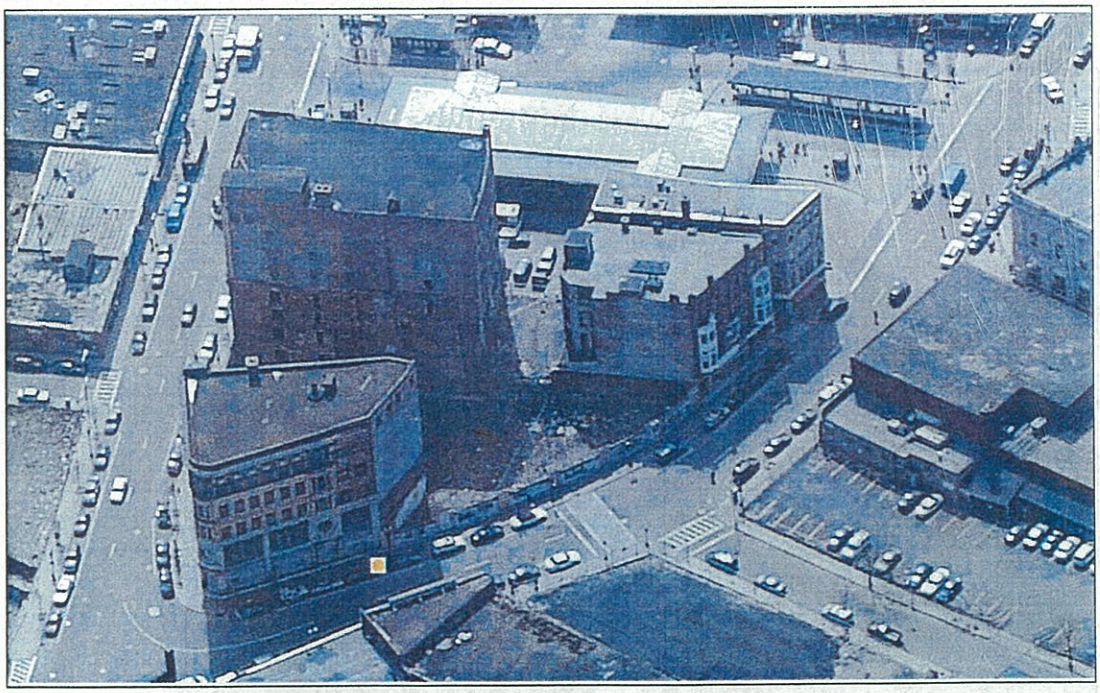
Drawing Title: The Guscott Building, 17 Warren St

Drawing No.: **C-1**

SHEET 1 OF 1



Photograph 1. Aerial view of site, view north.

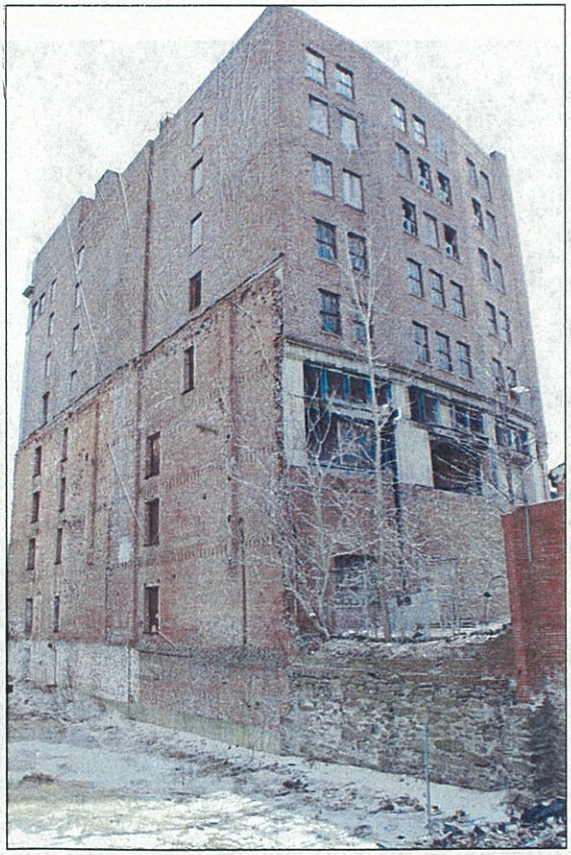


Photograph 2. Aerial view of site, view south.

Photograph 3. Front and side elevations, view southwest.

Photograph 4. Side and rear elevations, view southeast.

Photograph 5. Side elevation, view south.

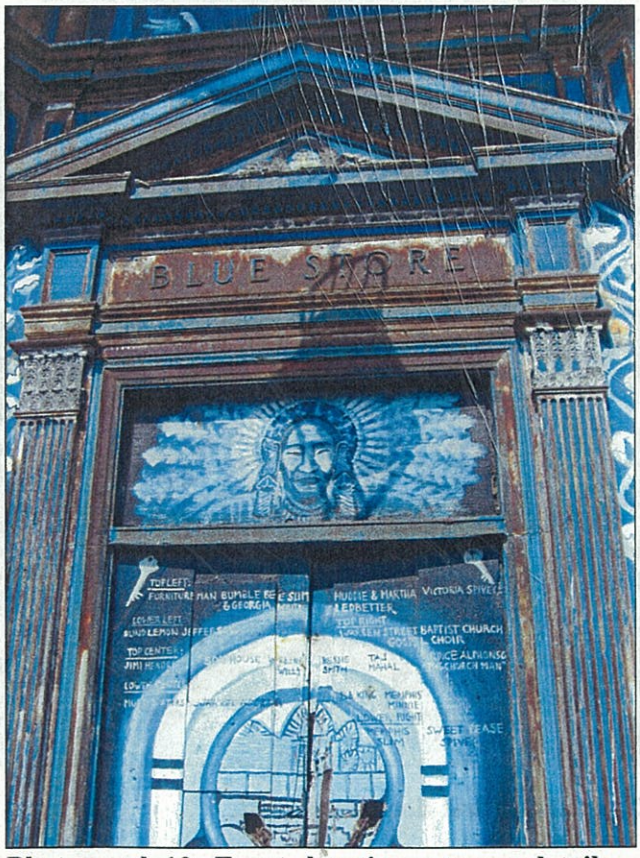


Photograph 6. Side and rear elevations, view southeast.

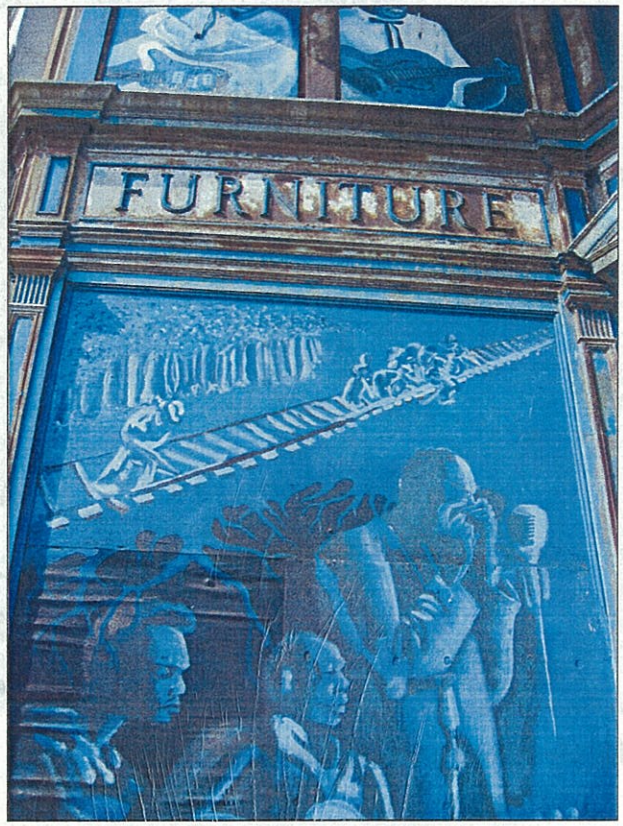
Photograph 7. Side and rear elevations detail, view southeast.

Photograph 8. Side and rear elevations detail, view northeast.

Photograph 9. Side elevation storefront detail, view north.



Photograph 10. Front elevation entrance detail, view west.



Photograph 11. Front elevation entrance detail, view west.

Photograph 12. Interior, first floor, view west.

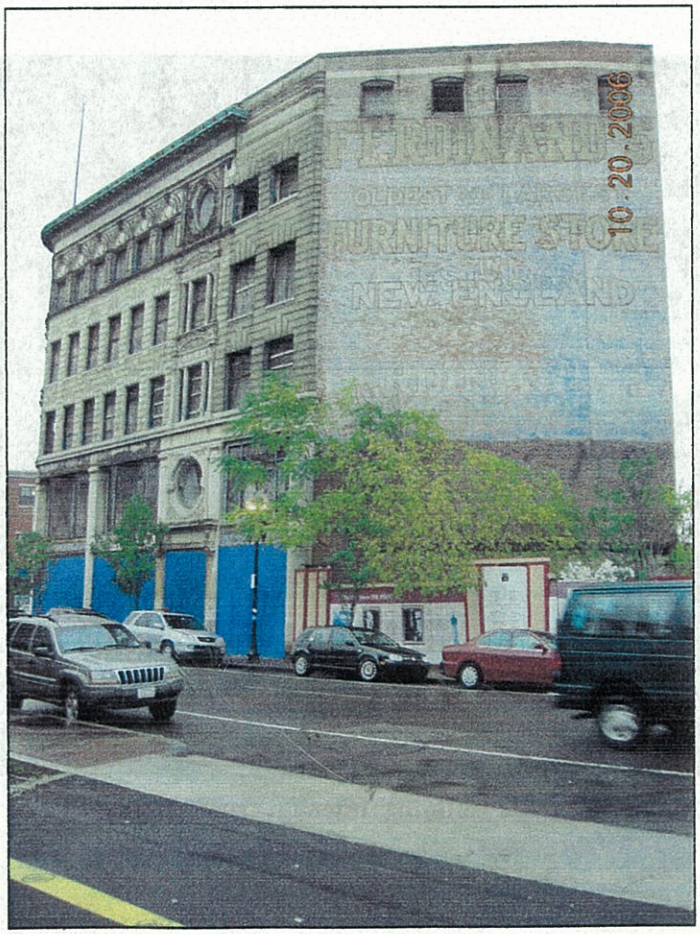
Photograph 13. Interior, basement typical view.

Photograph 14. Interior, , typical structure and layout of slab, columns, and beams.

Photograph 15. Interior, fireplace detail.

Photograph 16. Interior, typical structure and layout of slab, columns, and beams.

Photograph 17. Ferdinand's Building, view south.



Photograph 18. Ferdinand's Building view east.

Photograph 19. Ferdinand's Building, view northeast.

Photograph 20. Ferdinand's Building, interior, front door.

Photograph 21. Ferdinand's Building, interior, first floor.

Photograph 22. Ferdinand's Building, interior, fifth floor.

APPENDIX C – HISTORIC DOCUMENTS

BOSTON LANDMARKS COMMISSION Building Information Form Form No. 11402 Area Roxbury

NAME Blue Store Addition (present) ADDRESS 17-19 Warren Street COR. —

Blue Store Addition (original) MAP. No. 20N - 10E SUB AREA Dudley Sta.

DATE 1922, Boston Building Dept. Insurance Report (source) PHOTOGRAPHS R.1, 5/2·84

ARCHITECT Harold Field Kellog B.B.D. Ins. Rpt. (source) LOT AREA 7115 sq. feet.

Parcel #3140

BUILDER Turner Constr. Co. B.B.D., Ins. Rpt. (source)

TYPE (residential) single double row 2-fam. 3-deck ten apt. (non-residential) Dept. Store Addition

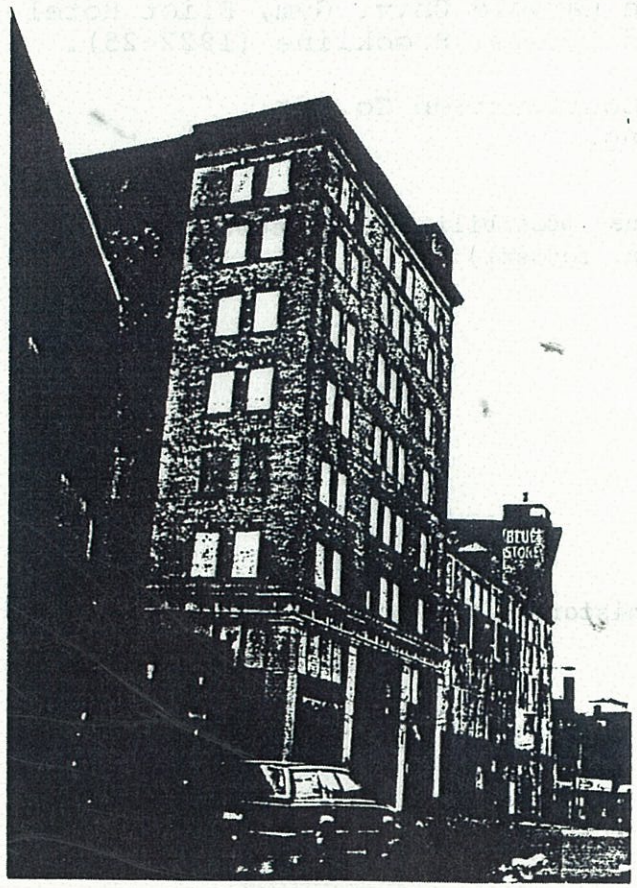
OWNER Frank Ferdinand (original) (present) NO. OF STORIES (1st to cornice) 8 plus —

ROOF Flat cupola NA dormers NA

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl (Other) [brick] stone [concrete] [iron] steel/aluc.

BRIEF DESCRIPTION

8-story yellow brick and cast stone department store addition with Georgian Revival elements. Lower floors (1&2) feature 4 monumental Doric pilasters, large display windows (now boarded over) and a recessed central entrance. Upper floors exhibit 7-bays per fl. spaced 2-3-2. Windows contain 3/3 wood sash and possess simple concrete sills and lintels composed of header brick with concrete key-stones. The top floor is set off by a continuous concrete sill course. This building culminates in a flat roof with classical Revival cornice. Particularly noteworthy is the main entrance enframements - including Doric pilaster, entablature & pediment. Raised letters on entablature reads "Blue Store". South wall features large mural advertising Ferdinands BLUE STORE. Rear wall is adjacent to north bound elevated railway plat-form.



EXTERIOR ALTERATION [minor] moderate drastic —

CONDITION [good] fair poor —

NOTEWORTHY SITE CHARACTERISTICS

(Map)

JAN 1984

E.W.G.

Moved; date if known_____

Themes (Check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	____	Exploration/ settlement	____	Science/ invention	____
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community/ development	____				

Significance (include explanation of themes checked above)

Ferdinand's Blue Store Addition at 17-19 Warren Str., was built in 1922. Togeth with the Baroque Revival limestone fronted Blue Store building at 2260-2272 Washington Str., this building has significant historical associations with the development of the Dudley Station area as a locally important late 19th early 20th c. commercial center. This 8-story masonry building is a prominent landmark in an area of 3-4 story Victorian commercial blocks and hotels. Although the upper portions of its elevations are utilitarian in design and finishes, its ground floor (Warren Str.) exhibits handsome galvinized iron elements. Ferdinand's Blue Store was founded in 1867 by Frank Ferdinand. His original Blue Store was "a small affair" located near its present site. In 1895 the Baroque Revival building at 2260-2272 Washington Str. was erected to house this enterprise. This store specialized in "Furniture, carpets, stoves, beddir and house furnishing goods". Initially its clientel was drawn almost exclusive ly from the Roxbury Highlands. The extension of the Boston Elevated R.R. to Dudley Street in 1901 insured patronage from a wider geographic area.

The Blue Store addition was designed by Harold Field Kellogg. He practiced architecture in Boston from 1910 until the early 1960's. He is perhaps best remembered for his Art Deco Batterymarch Building (60 Batterymarch St, 1928). In addition he designed the Harvard Univ. Gym, Eliot Hotel (Back Ba and consulted on the design of Longwood Towers, Brookline (1922-25).

This building was built by the Turner Construction Co., a firm still active in Boston arear contracting.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases
Boston Directories
Bldg. DEPT
B.P.L. Architects File

BOSTON LANDMARKS COMMISSION Building Information Form Form No. 11401 Area Roxbury

9-15 Warren Str.

NAME Ferdinands Blue Store
present

ADDRESS 2260-2272 Washington St. COR.

Ferdinands Blue Store
original

MAP. No. 20N - 10E SUB AREA Dudl Sta

DATE 1895, Boston Bldg. Dept.
source

PHOTOGRAPHS R-2, 3/3-84; R 1 5/5; R 3-3/2 84

ARCHITECT John Lyman Faxon, Bldg. Dpt.
source

LOT AREA 13,974 sq. feet.

Parcel # 3139

BUILDER John S. Jacobs & Sons, Bldg. Dept.
source

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) commerdial, furniture store

OWNER Frank Ferdinand, Inc.
original present

NO. OF STORIES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum. vi
(Other) brick, yellow stone limestone concrete iron/steel alu

BRIEF DESCRIPTION

5-story, wedge shaped, limestone faced bldg. Distinctive, highly visible curved corner at Washington St./Warren St. intersection. Notable features includes large display windows (boarded over), circular windows @ curved corner and ends of 2d & 5th flrs. with elaborate well carved enframements. Yellow brick walls flr 3 & 4. Triple windows with segmental lintels at corner & edges of flrs. 3&4. 5th fl. windows set within keystone arches. Deep cornice. No longer extant is encircling stone balustrade on flat roof. Building is vacant. Well executed entrances at curved corner and on Wash.St. elevation. To rear on Warren St. is much altered Queen Anne 4story bldg. w/cast iron sf enframements mostly intact.

EXTERIOR ALTERATION

(minor) moderate
drastic

CONDITION

(good / fair) poor

NOTEWORTHY SITE CHARACTERISTICS

(Map)

Moved; date if known_____

Themes (Check as many as applicable)

Aboriginal	___	Conservation	___	Recreation	___
Agricultural	___	Education	___	Religion	___
Architectural	X	Exploration/ settlement	___	Science/ invention	___
The Arts	___	Industry	___	Social/ humanitarian	___
Commerce	X	Military	___	Transportation	___
Communication	___	Political	___		
Community/ development	X				

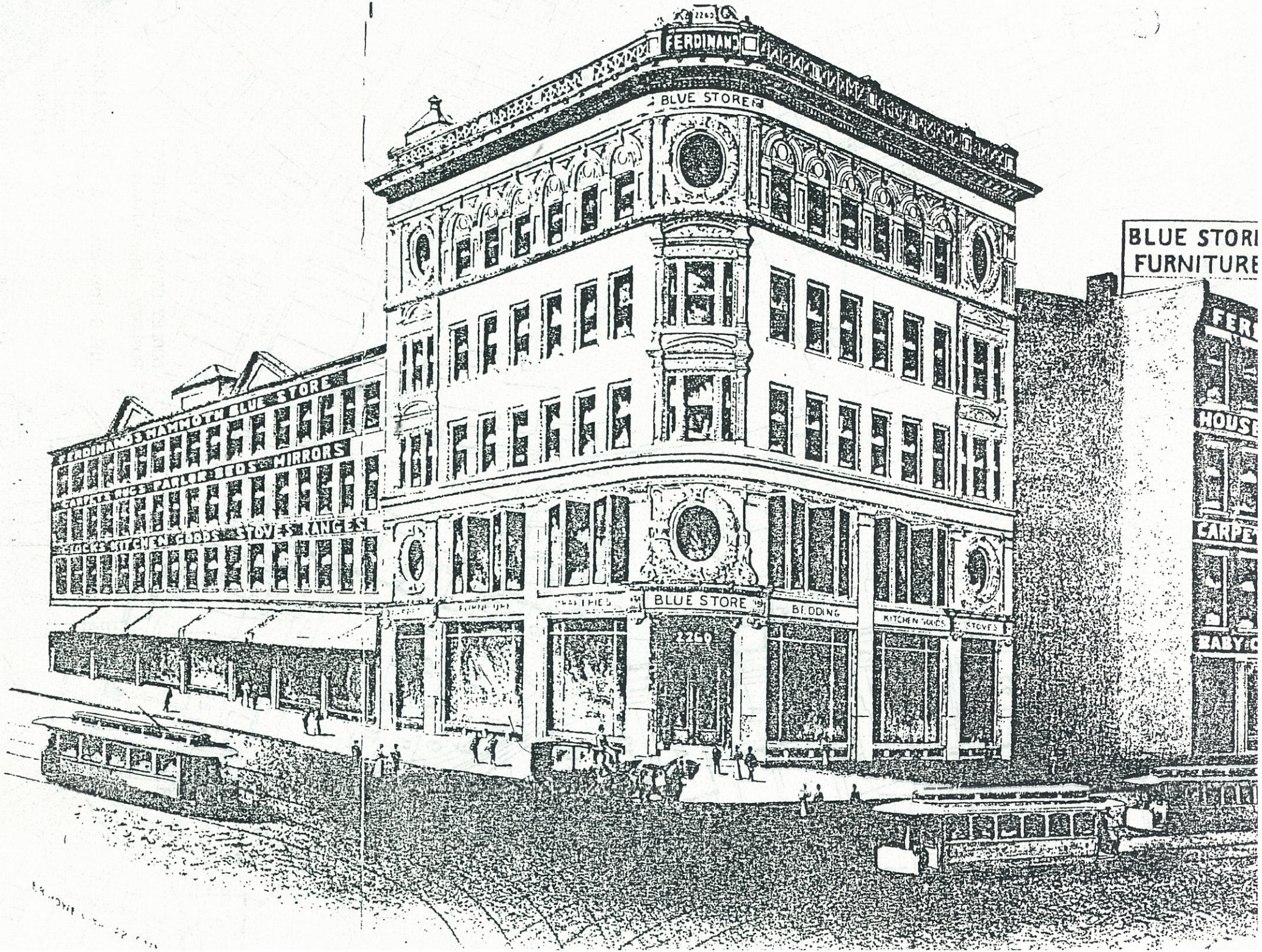
Significance (include explanation of themes checked above)

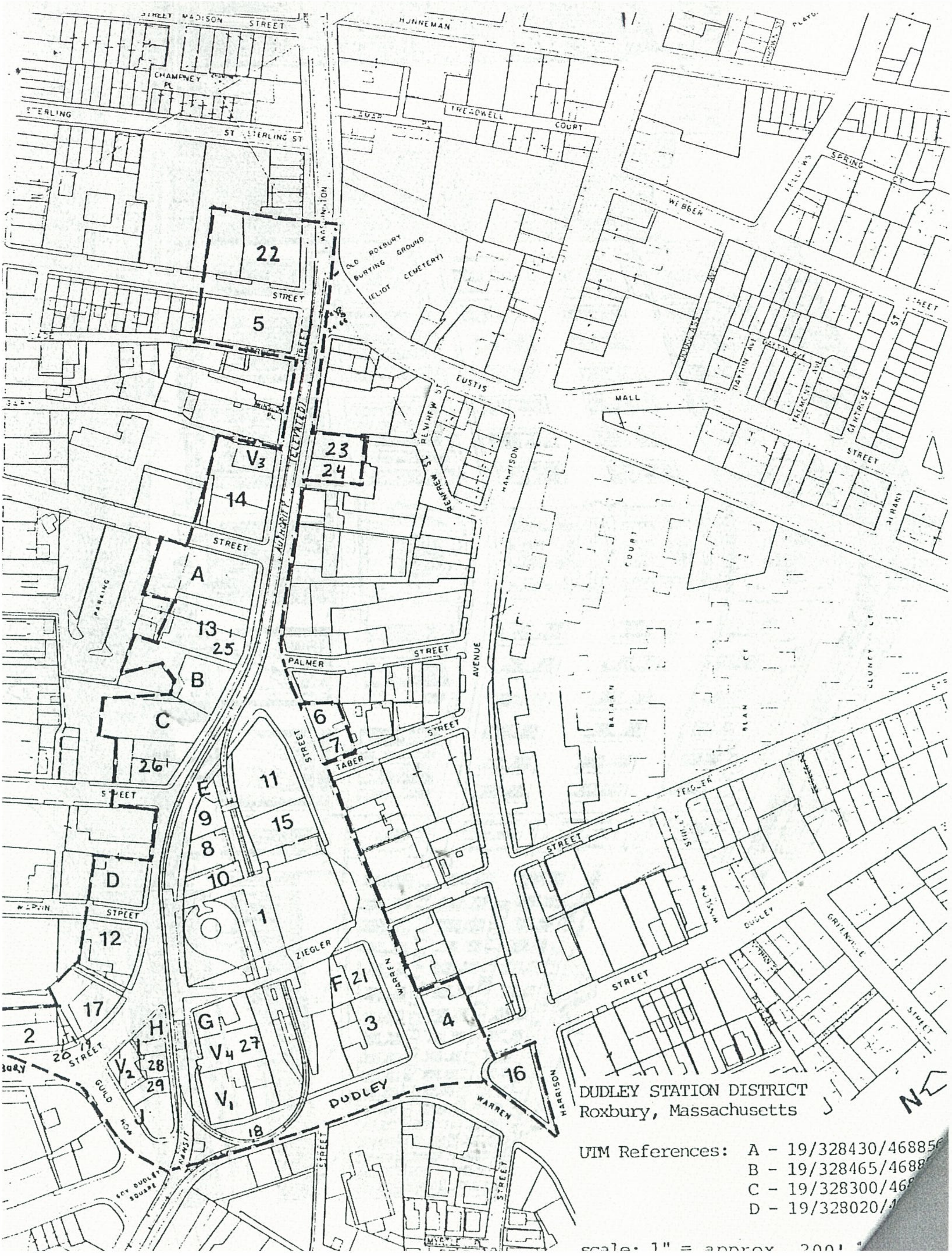
Since 1895, Ferdinand's Blue Store bldg. has been a prominent landmark at the head of the "island" containing Dudley Sta. This monumental linestone bldg. is a handsome example of the Baroque Revival Style and certainly the major work of John Lyman Faxon's career. As a bldg. type it is a rare surviving example of a late 19th c. department store. This structure is a physical link documenting the Dudley Station's rise as an important turn of the century transportation/ commercial center. As early as 1867 Frank Ferdinand established a Blue Store on or near the site of the Washington St./Warren St. intersection. Initially "a small affair", the Blue Store's grouth was linked with transportation improvements - the electric trolley came to Dudley St. in 1888/89 and the Boston Elevated RR linked Roxbury with Boston in 1901. Ferdinand's business specialized in "Furniture, carpets, stoves, bedding and house furnishing goods". By 1885 the Blue Store "was the most extensive of its kind in New England". By the earl 1900's The Blue Store was advertised as "The Largest House Furnishings establishment in the U.S.". Over time Ferdinand expanded to include the much altered structure at 15 Warren St., 1890's, the Graham Block @ 2286-2300 Washington St, acquired c. 1900 and the 8-story Blue Store Addition @ 17-19 Warren St., built in 1922. The Baroque Revival bldg. eventually became linked with the Graham Block via a walk way above the elevated RR tracks. John Lyman Faxon practiced architecture from the 1870's until the early 1900's. Examples of his work include Hotel Victoria (1886) @ Dartmouth & Newbury Sts., East Boston High School, Central Baptist Church, Norwich, Ct. and the First Cong. Church, Detroit, Michigan. Presently vacant but apparently structurally sound, Ferdinand's Blue Store awaits adaptive reuse. It has been underutilized since the 1960's. Boston libraries and archives yielded no information on the life of Frank Ferdinand.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases, 1873, 1880, 1890, 1899, 1906
Sanborn Ins. Atlas, 1919
Boston Directories, 1890's
Leading Business Men - 1885, pg. 150
Boston Bldg. Dept.
B.P.L. Architects File

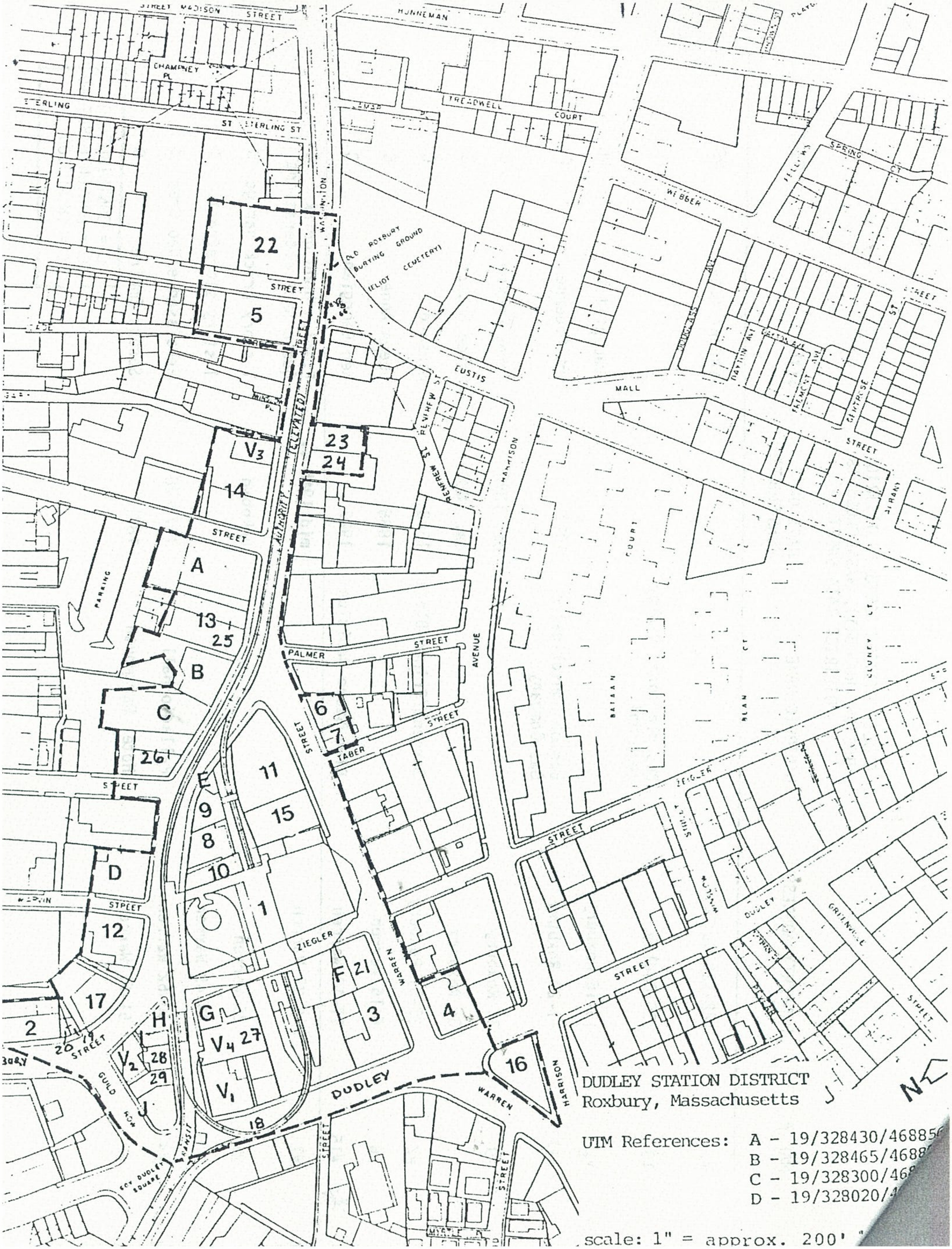

FERDINAND
BLUE STORE
BLUE STORE
FURNITURE
BLUE STORE
BEDDING
KITCHEN GOODS
STOVES
2260



DUDLEY STATION DISTRICT
Roxbury, Massachusetts

UTM References: A - 19/328430/46885
B - 19/328465/4688
C - 19/328300/46
D - 19/328020/4

scale: 1" = approx. 200'



DUDLEY STATION DISTRICT
Roxbury, Massachusetts

UTM References: A - 19/328430/46885
B - 19/328465/4688
C - 19/328300/468
D - 19/328020/4

scale: 1" = approx. 200'

DUDLEY STATION HISTORIC DISTRICT
BOSTON (ROXBURY), MASSACHUSETTS
DISTRICT DATA SHEET

MAP #	PROPERTY ADDRESS	HISTORIC NAME	DATE OF CONSTRUCTION	STYLE	STATUS
V_1	122-126 Dudley			-vacant lot-	NC
18	130 Dudley	Bus platform, Dudley Terminal			C
V_2	10-16 Roxbury			-vacant-lot	NC
#17	11-29 Roxbury	Boston Consolidated Gas Company	1927	Art Moderne	C
19	33 Roxbury		ca. 1880	Three Decker	C
20	35 Roxbury		ca. 1880	Three Decker	C
#2	37-51 Roxbury	Sargent/Prince Block	1868	Mansard	C
#6	6-16 Warren		1885	Queen Anne	C
* #15	17-19 Warren	Blue Store Addition	1922	Neo Georgian	C
#7	18-20 Warren		mid 19th c.	Flemish bond brick Queen Anne alterations	C
21	25 Warren		unknown	1 story brick garage	C
F	39-49 Warren			1 story storefront	I
#4	50-62 Warren	Palladio Hall	1873-78	Renaissance/Neo Grec	C
#3	51-61 Warren	Hotel Dartmouth	1871	Second Empire	C

C = CONTRIBUTING
NC = NONCONTRIBUTING
I = INTRUSION

DUDLEY STATION HISTORIC DISTRICT
BOSTON (ROXBURY), MASSACHUSETTS
DISTRICT DATE SHEET

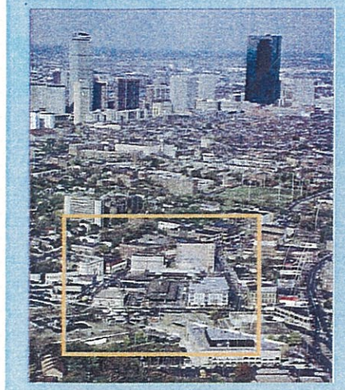
MAP #	PROPERTY ADDRESS	HISTORIC NAME	DATE OF CONSTRUCTION	STYLE	STATUS
#16	62-78 Warren 151-157 Dudley	Edison Electric Illuminating Co.	1923	Neo Classical	C
#1	Warren and Washington	Dudley St. Terminal	1901, 1909	Renaissance Revival	C
22	2107-2115 Washington		ca. 1910	Commercial	C
5	2121-2131 Washington	Hotel Comfort	1877-78	High Victorian Gothic	C
23	2164-2168 Washington		1926	Commercial	C
V_3	2167-2171 Washington			vacant lot	NC
24	2172 Washington		1899-1906	Commercial Theatre	C
14	2175-2193 Washington	Ruggles Building	1914	Brick Commercial	C
A	2205-2217 Washington		pre 1915	3 st./veneered Commercial	I
#13	2221-2225 Washington	The Eagle Theatre	1911	Renaissance Revival	C
25	2239-2241 Washington	Eagle Bowling Alley	1902	Commercial	C
B	2249-2259 Washington			truncated 1 story storefront	I
* #11	2260-2272 Washington	Blue Store	1895	Commercial w/Baroque Rev. detail	C

APPENDIX D – CURRENT REPORTS

Dudley Square Vision 2007

City of Boston
Thomas M. Menino, Mayor

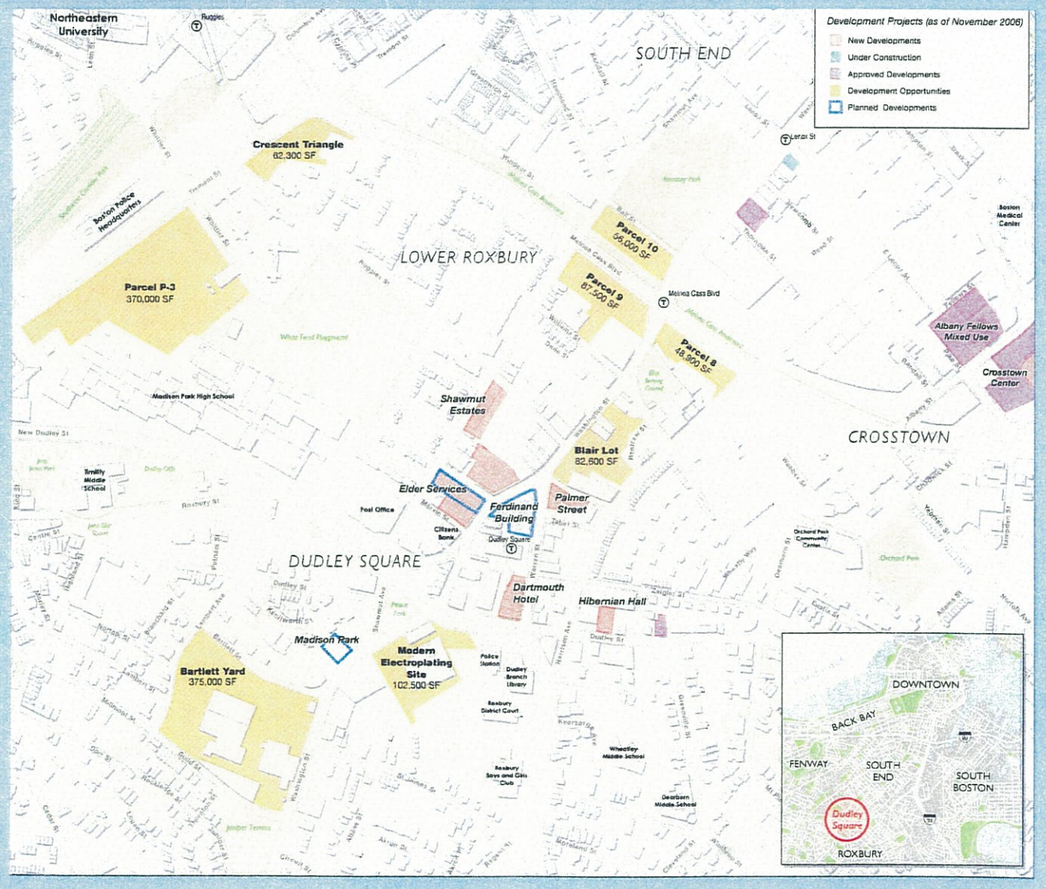
Context



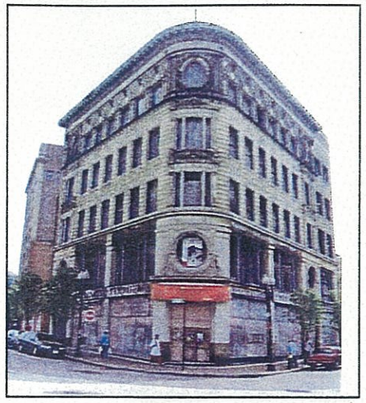
Dudley Square is in the heart of the city and minutes from downtown on the Silverline.

Recently Completed Dudley Square Projects:
- *Fairfield Building – Historic Renovation / Attition*
- *Palladio Hall – Historic Renovation*
- *Dartmouth Hotel – Historic Renovation / Addition*
- *Hibernian Hall – Historic Renovation*
- *Palmer Building – New Construction*
- *Central Boston Elder Services – New Construction*

Major planned development are undway including:
- *P – 3 Redevelopment – Developer Designated*
- *Bartlett Yard Redevelopment – Developer Designated*



Concept



Existing Ferdinand Building

The existing B-2 police station

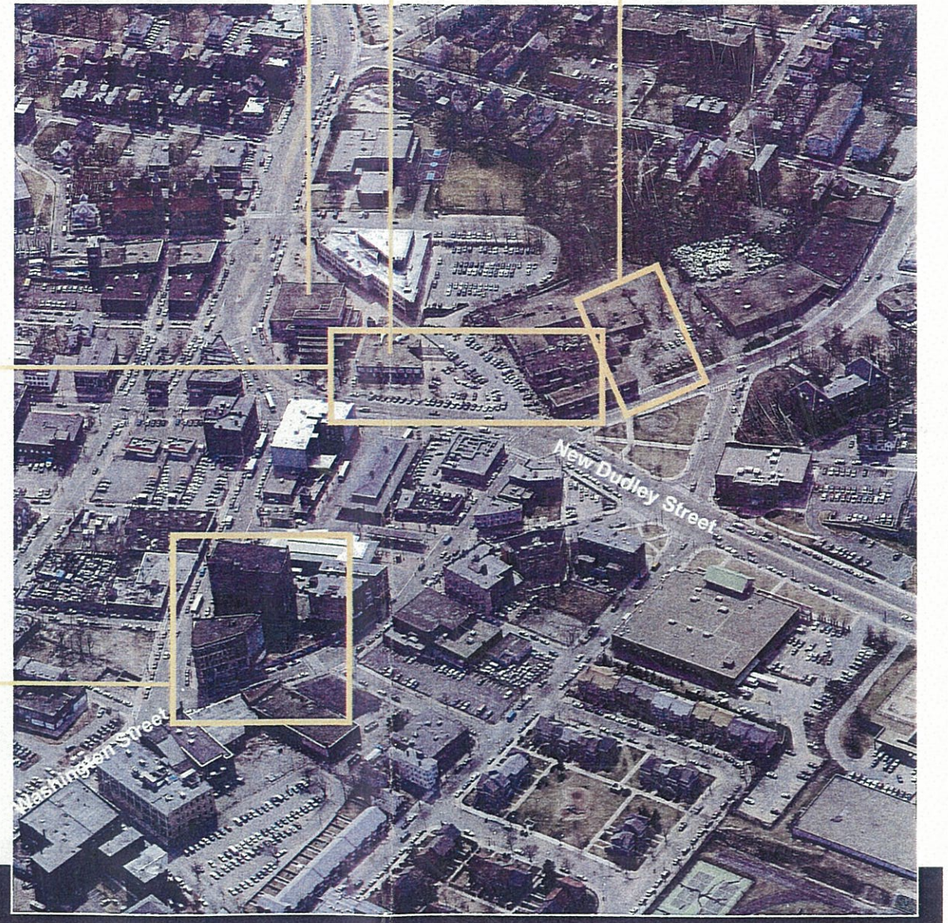
Dudley Branch Library

New B-2 police station

B-2 police station

A new mixed-use development creating a retail edge on the southern side of Dudley Square. The development can provide for a new entrance to the library. Structured parking may be accommodated at the rear of the site.

A new municipal services building incorporating the historic Ferdinand's building.



Dudley Square Vision 2007 - Goals, Opportunities, and Benefits

City of Boston
Thomas M. Menino, Mayor

GOALS

Economic

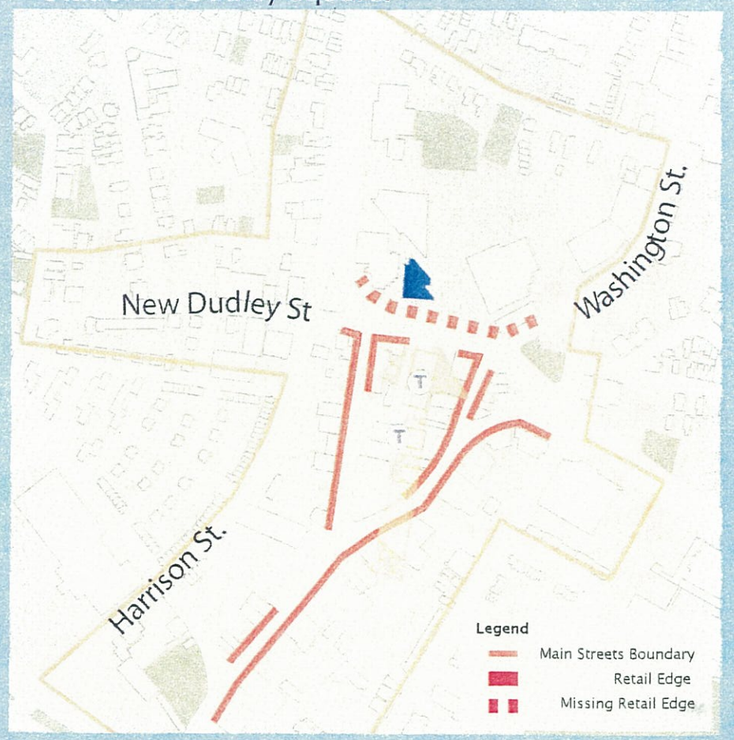
- *Re-establish* southern edge of Dudley Square.
- *Increase* jobs and economic vitality in the commercial district.

Urban Design

- *Create* strong street wall along New Dudley St.
- *Draw* pedestrians from the MBTA station.

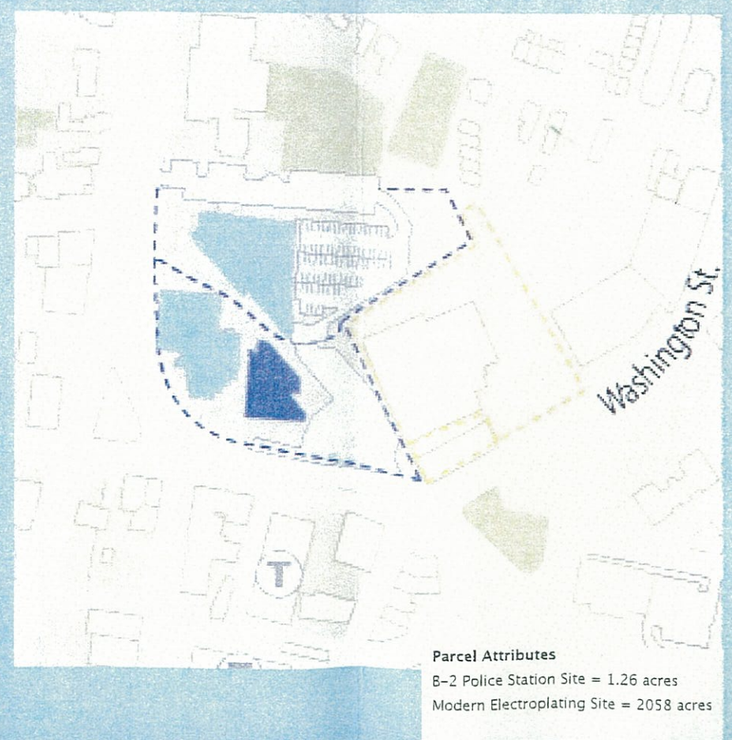
City Services

- *Build* larger, state-of-the-art Police Station.
- *Improve* the civic presence of the B-2 Police Station in Dudley Square.



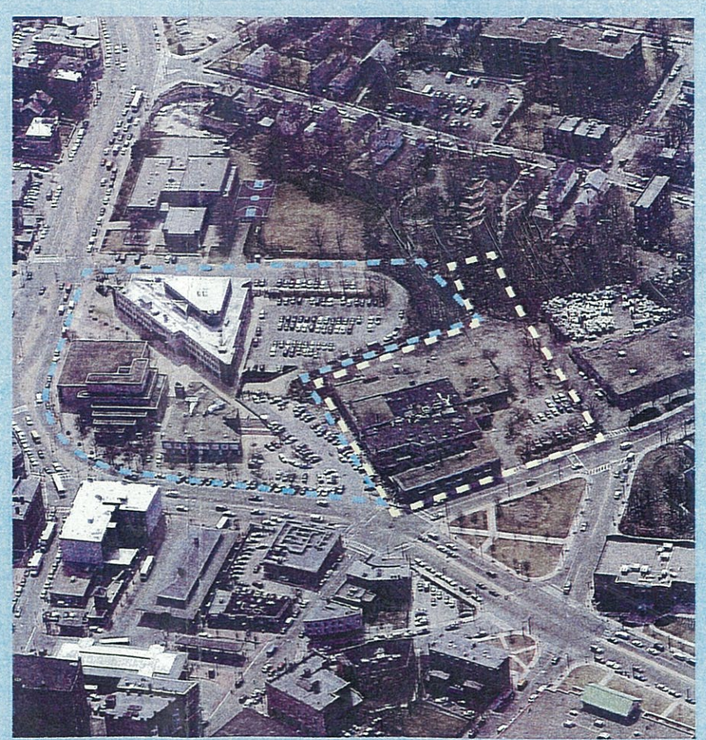
OPPORTUNITIES

- *Eliminate* parking blight from plaza.
- *Improve* pedestrian connection to Dudley Square and reduce traffic on New Dudley St.
- *Provide* new retail space to complement existing business mix.
- *Provide* parking for new commercial space within Dudley Square, including The Ferdinand Building.



BENEFITS

- New Economic Development opportunity will bring construction and perminant jobs to Dudley Square and Roxbury Community.
  - 365 Construction Jobs (estimated)
  - 1,449 Perminant Jobs (estimated)
- Existing Police Station can remain open during construction and include adquate parking.
- Clean up of Brownfield site.



JACOBS

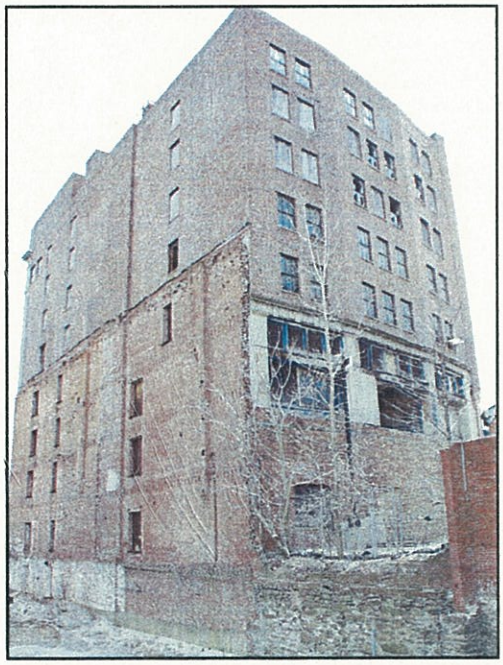
Presented to:

Boston Redevelopment Authority

Boston Redevelopment Authority

Report for:

Engineering Design Services for Environmental Remediation and Building Demolition at Dudley Square



Structural Inspection and Investigation Report For Guscott Building 17-19 Warren Street Roxbury, MA.

In Reference to:
BRA Contract No. 5076

June 2007

Submitted by:

Jacobs Engineering Group Inc.
Two Center Plaza
Boston, Massachusetts 02108

Structural Inspection and Investigation Report For Guscott Building

Engineering Design Services for Environmental Remediation and Building Demolition at Dudley Square

Roxbury, Massachusetts

June 2007

Prepared for:

Boston Redevelopment Authority

Boston Redevelopment Authority
22 Drydock Avenue
Boston, Massachusetts 02210

Prepared by:

JACOBS

Jacobs Engineering Group Inc.
Two Center Plaza
Boston, Massachusetts 02108

Table of Contents

PAGE

1.0 Introduction

Background: There are two buildings involved in this site clearance, remediation and building preservation work. The Guscott Building is one of two early twentieth century multistory buildings located near Dudley Square in Roxbury. The other building is the Ferdinand Building. These buildings are planned as part of the Boston Redevelopment Authority's Dudley Square Environmental Remediation, Site Clearance and Building Preservation Project.

Inspection Activities: Jacobs Engineering Group ("Jacobs") conducted an inspection of the Guscott Building on March 8, 2007 and on June 13, 2007. The inspections involved examining areas, making a photographic record for later examination, hammer tapping of concrete for indications of soundness, and obtaining concrete samples for laboratory testing.

Purpose of Inspection: The purpose of the inspections was to evaluate the integrity of the Guscott Building's structural system in preparation for demolition. Detailed knowledge of this building's structural system and its condition are necessary for preparing demolition specifications and for considering the safety of demolition crews working inside the building and around the building.

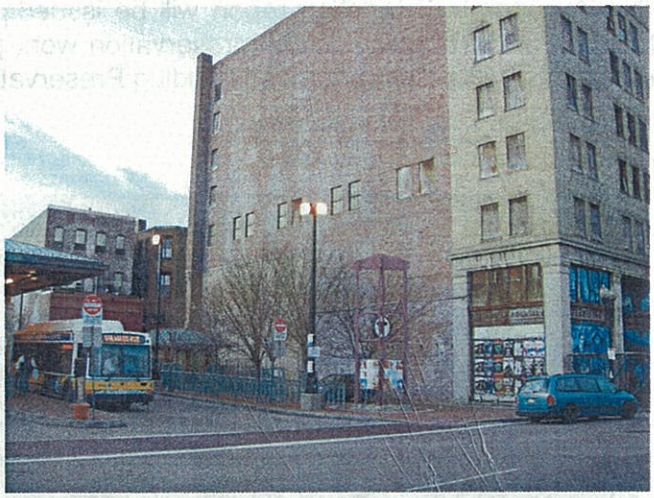
Other Activities: This document presents the findings from the Guscott Building inspection only. A separate inspection report will be issued at a future date for the Ferdinand Building, which is part of a later building preservation work phase of the Dudley Square Environmental Remediation, Site Clearance and Building Preservation Project.

Site Plan

2.0 Guscott Building's Inspection Observations

Building: The Guscott Building is located at 17-19 Warren Street in Roxbury, Massachusetts and is adjacent to the MBTA's Dudley Square Station. Constructed in 1920, the eight-story building was used primarily as a showroom and warehouse for furniture. The building has not been in use for many years and is currently vacant. It is boarded up at the ground level with exterior door locks. The second floor of the building is also referred to as a mezzanine. All eight stories of the building are essentially the same in size, layout, and construction materials. There is also one basement level within the building.

Structural Systems Overview: The columns and beams of the Guscott building's structural frame are comprised of rolled steel sections encased in concrete. The main girders extend between columns at a spacing of approximately 20 feet. Shallow beams frame between the girders. The floor system is constructed of cast-in-place reinforced concrete. At the time of the construction of the Guscott Building, lower strength steel and concrete than is now available was used. Steel members were typically heavily riveted. Exterior walls of the Guscott Building are constructed of standard size clay brick and mortar. There is no masonry as part of the primarily structural system.



The Basement: The basement is formed by concrete foundation walls and a concrete slab on grade. Water leaks were observed at several locations in the basement. The first floor framing consists of steel columns and steel beam above, all of which are encased in concrete. Concrete cover from the beams has broken off and fallen in some locations, exposing rusted steel beams beneath. The concrete cover many of the columns are also failing, similarly exposing rusted steel. The building has suffered from a lack of periodic maintenance, and the structural elements in the basement – exterior walls, base slab, beams, and columns – all exhibit a moderate degree of deterioration. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspection, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Basement photographs G0.1 through G0.5 are included in Appendix A.

The First (Ground) Floor: Parts of the floor were covered with a thin sheet of ice in March and replaced with water puddles in June. This ponding of water is likely an indication of some deflection in the floor slab. Water was observed leaking through cracks formed below the location of conduits encased within the floor slab above. The floor was covered with plaster fallen from the ceiling. Concrete cover from the floor beams above has fallen in some locations exposing rusted steel. The structural elements in the First Floor – floor slab, beams, and columns – exhibit a moderate degree of deterioration. There were no structural members that

were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. First Floor photographs G1.1 through G1.5 are included in Appendix A.

The Second (Mezzanine) Floor: Parts of the floor were covered with a thin sheet of ice and water leaking through the floor slab above was evident. The floor was covered with plaster fallen from the ceiling. Concrete cover from the floor beams above has fallen in some locations exposing rusted steel. Rusted reinforcing bars were evident on the underside of the floor slab above. The structural elements in the Second Floor – floor slab, beams, and columns – exhibit a moderate degree of deterioration. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Second Floor photographs G2.1 through G2.4 are included in Appendix A.

The Third Floor: Observations made on the Third Floor were similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel beams). There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Third Floor photographs G3.1 through G3.6 are included in Appendix A. A concrete sample from one of the overhead beams was obtained and tested for presence of water soluble chloride ions. Chlorides test results are included in Appendix B and are discussed in the Evaluation section.

The Fourth Floor: Observations made on the Fourth Floor were similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel members). In addition some windows are open, the consequences of which are rusted and deteriorated window frames and deteriorated concrete around window lintels, and rusted steel lintels. Perimeter partitions have collapsed. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Fourth Floor photographs G4.1 through G4.4 are included in Appendix A. The aforementioned chloride testing program presented in Appendix B includes a sample obtained from a fourth floor column.

The Fifth Floor: Observations made on the Fifth Floor were similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel members). Several window frames were found to be badly deteriorated to the point where they could fall out and injure people on the ground or damage vehicles. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Fifth Floor photographs G5.1 and G5.2 are included in Appendix A. The third and final concrete sample in the chloride testing program was obtained from a column on the fifth floor.

The Sixth Floor: Observations made on the Sixth Floor were similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel members). There appeared to be more ice than on the lower floors. As on the Fourth and Fifth Floors, window frames and lintels have deteriorated badly due to leaking water. Relatively large cracks were observed in areas of the floor slab. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Sixth Floor photographs G6.1 through G6.4 are included in Appendix A.

The Seventh Floor: Observations Seventh Floor was similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel members). There appeared to be more ice than on the lower floors. As on the Sixth Floor, there appeared to be more ice or water than on lower floors. Similar to the Sixth Floor, window frames and lintels have deteriorated badly due to leaking water. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Seventh Floor photographs G7.1 and G7.2 are included in Appendix A.

The Eighth Floor: Observations made on the Eight Floor were similar to those made on the lower floors (ice on the floor, fallen plaster, deteriorated concrete cover and exposed, rusted steel members). Unexpectedly, there was much less ice on the floor compared with lower floors, but there appeared to be more fallen plaster. Many stalactites could be seen on the underside of the concrete roof slab – evidence that the roof membrane has failed, at least in places. We also observed that many window frames were badly deteriorated, some of which were in danger of falling out. There were no structural members that were displaced, seriously deflected, or had experienced a major loss of cross section. Although no signs of imminent failure were evident at the time of inspections, significant structural deficiencies may arise as deterioration of the building's load-resisting elements continues to progress. Eighth Floor photographs G8.1 through G8.6 are included in Appendix A.

Building Exterior: Based on visual inspection from Warren Street, from the MBTA's property on the south side, and from the vacant lot on the north side of the building, the walls (exterior faces) of the Guscott Building are in fair condition except for isolated areas of the north wall where brick appears to be somewhat precarious because of deteriorated mortar. The building's cornice along Warren Street is highly deteriorated and presents a public safety danger. The existing ground-level scaffolding along the Warren Street sidewalk is testament to the poor condition of the cornice. Building exterior photographs GEX.1 through GEX.8 are included in Appendix A.

3.0 Guscott Building Evaluation

General Observations: The Guscott Building's structural system has deteriorated due to age, abandonment, and lack of maintenance. Water enters the building freely through the compromised roof system, the compromised wall system, and broken windows. A major blow to the integrity of the Guscott Building took place when adjacent buildings were removed. The walls exposed by the removal of the adjacent buildings were not designed for direct exposure to the environment and any measures taken to counteract the situation were inadequate to prevent water intrusion. Once water has entered the interior of the building it finds its way through the structural system through fissures and through passageways such as conduit embedded in the concrete slabs. Evidence of deterioration includes ice and water on floors, spalled, cracked, and broken concrete, rusted structural steel elements, exposed and rusted reinforcing bars, and rusted window frames. This type of damage is progressive and irreversible.

Emergency Measures: Rusted window frames, some of which are precarious, should be removed before falling out and injuring the public on the ground or damaging vehicles. There are no signs of imminent structural failure.

Loading for Demolition Work: The floors may be occupied by a reasonable number of construction workers, but no more than twenty per floor, engaged in demolition activities using light equipment. Use of heavy equipment, such as a bobcat or a large compressor, will require approval by a Professional Structural Engineer.

Seismic Resistance: The building was not designed for earthquake loads in accordance with modern codes which are based on current knowledge of structural behavior during a seismic event. This does not necessarily mean that by chance the building will not perform adequately during an earthquake. No temporary measures to prevent a catastrophic collapse of the building during an earthquake are justified.

Roof System: The building has a flat roof with parapet wall around the perimeter. The roof structure is protected with a waterproofing membrane that has been thoroughly compromised. Stalactites on the underside of the concrete roof slab indicate that the roof system has experienced pervasive and long term deterioration.

Cornice: The building's cornice exhibits considerable deterioration. The building has an elaborate sheet metal cornice systems on the side fronting on Warren Street. This cornice plays no role in the structure of the building. The fall zone of the cornice hazards has been fenced off to protect the public.

Mechanical and Electrical Systems: The remnants of the mechanical and electrical system consist of metal, ceiling-hung pipelines and conduits, ceiling hung light fixtures and conduits embedded in structural concrete slabs, and some roof top equipment. All metal elements are thoroughly rusted. The embedded items have provided a passageway for water penetration.

Stairs and Elevator: The existing stair and elevator systems are in place. All metal elements are thoroughly rusted and no equipment is operable.

Window Systems: All windows systems are completely deteriorated and some are not secured in place. There is no potential for reuse of these elements. Broken glass is a safety concern that is pervasive throughout the building and the site.

Exterior Masonry Walls: Exterior wall brick construction has experienced loss of mortar and in many areas bricks have been displaced beyond the plane of the wall. There are many opportunities for water to affect the masonry construction and enter the building interior. For example, the remaining party wall facing the previously-demolished building contains dozens of beam pockets that have not been filled in with mortar. These pockets allow water to collect and infiltrate into the wall structure.

Steel Corrosion: The inspection of the structural steel revealed widespread deterioration of the structural steel columns, the structural steel beams, and the reinforcing steel in the floor slabs. The steel deterioration is typically more severe than just minor surface-level corrosion as partial steel delamination has often taken place. Steel corrosion was seen not only where concrete had spalled off but also in hidden locations where Jacobs personnel removed the concrete with taps from a hammer. The presence of corrosion in unexposed locations is significant; it indicates that steel corrosion may be pervasive throughout the structure. Water infiltration is extensive at all levels of the building and has likely been present for much of the four-decade-long period in which the building has been vacant. Through cracks, voids, and passageways in the concrete cover, moisture has penetrated through to the steel and has caused corrosion.

Chloride Ions in Concrete: The corrosion of embedded structural steel and reinforcing steel bars has likely been accelerated by the rather considerable amount of water soluble chloride ions that are found in the concrete column and beam encasement and concrete floor slabs. According to the American Concrete Institute (ACI) 222R-96, *Corrosion of Metals in Concrete*, "Chloride ions are common in nature and small amounts are usually unintentionally contained in the mix ingredients of concrete. Chloride ions also may be intentionally added, most often as a constituent of accelerating admixtures." It is likely that calcium chloride was used as a concrete admixture, since this practice was sometimes employed during the time period in which the Guscott Building was constructed. Such admixtures are no longer used because their deleterious effect on steel is now understood. As indicated in Appendix B, three representative concrete samples were tested. The maximum percent of water soluble chlorides by weight of cement was found to be approximately 0.42%. ACI 318 *Building Code Requirements for Structural Concrete* the most commonly used reference for permissible chloride ion content, prescribes a maximum of 1.00% for reinforced concrete in "dry service" and 0.30% for reinforced concrete in "damp service". Unfortunately, the Guscott Building structural system has been in damp service for quite some time. In this case, the measured concentrations would therefore exceed the ACI 318 limits. It is worth noting that ACI 201 *Guide for Durable Concrete* and ACI 222R *Protection of Metals in Concrete against Corrosion* contain stricter chloride limits than ACI 318. It is likely that high concentrations of soluble chloride ions in the concrete encasements and floor slabs have contributed to the steel corrosion that has been progressing over the years.

Appendix A

Photographs

REMARKS & PHOTOS

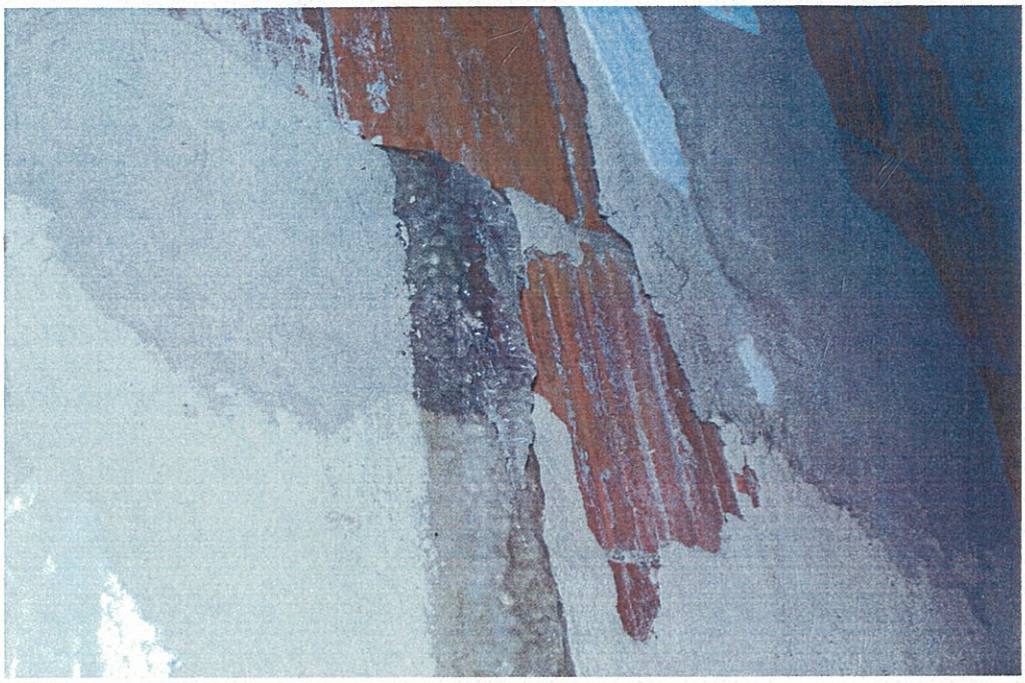


Photo G0.1 - Basement
Ice covering exterior wall indicative of water infiltration through foundation.

Photo G0.2 - Basement
General view of basement structural system.

REMARKS & PHOTOS

Photo G0.3 - Basement
Delamination of concrete encasement at underside of beam revealing corrosion of steel section. Ceiling-mounted piping system also shown.

Photo G0.4 - Basement
Typical layout of concrete-encased steel columns shown. Large areas of floor covered with ice. Delaminated clay brick walls shown in foreground.

REMARKS & PHOTOS

Photo G0.5 - Basement
Typical beam-to-column framing.

Photo G1.1 – 1st Floor
Ice covering floor area and large amount of debris scattered.

REMARKS & PHOTOS

Photo G1.2 – 1st Floor
Minor delamination of concrete encasement at underside of beam revealing corrosion of steel section.

Photo G1.3 – 1st Floor
Delamination of concrete encasement at base of column revealing corrosion and section loss of the steel member.

REMARKS & PHOTOS

Photo G1.4 – 1st Floor
Concrete staircase to Mezzanine (2nd floor) with wood structure adjacent both sides. A large amount of plaster is seen on floor.

Photo G1.5 – 1st Floor
Typical beam-to-column framing at Mezzanine (2nd floor). Delamination and spalling of concrete encasement is seen. Rust stains indicative of internal corrosion of the encased steel members.

REMARKS & PHOTOS

Photo G2.1 – 2nd (Mezzanine) Floor
Exposed abandoned utilities and showroom wood work on walls and columns shown. Floor covered with ice and fallen plaster.

Photo G2.2 – 2nd (Mezzanine) Floor
Delamination and spalling of concrete encasement at column and beams revealing corrosion of steel sections.

REMARKS & PHOTOS

Photo G2.3 – 2nd (Mezzanine) Floor
Delamination of concrete encasement at base of column revealing corrosion and section loss of the steel member.

Photo G2.4 – 2nd (Mezzanine) Floor
Loose and spalled concrete at underside of 3rd floor concrete floor slab revealing deterioration of slab reinforcement. Delamination of concrete encasement at underside of floor beam also shown.

REMARKS & PHOTOS

Photo G3.1 – 3rd Floor
Delamination of concrete encasement at base of column revealing corrosion and section loss of the steel member.

Photo G3.2 – 3rd Floor
Large areas of ice covering the floor.

REMARKS & PHOTOS

Photo G3.3 – 3rd Floor
Elevation of the abandoned elevator shaft (looking up). Clay brick masonry and window bays within elevator shaft can be seen.

Photo G3.4 – 3rd Floor
Elevation of the abandoned elevator platform (looking down from 3rd floor).

REMARKS & PHOTOS

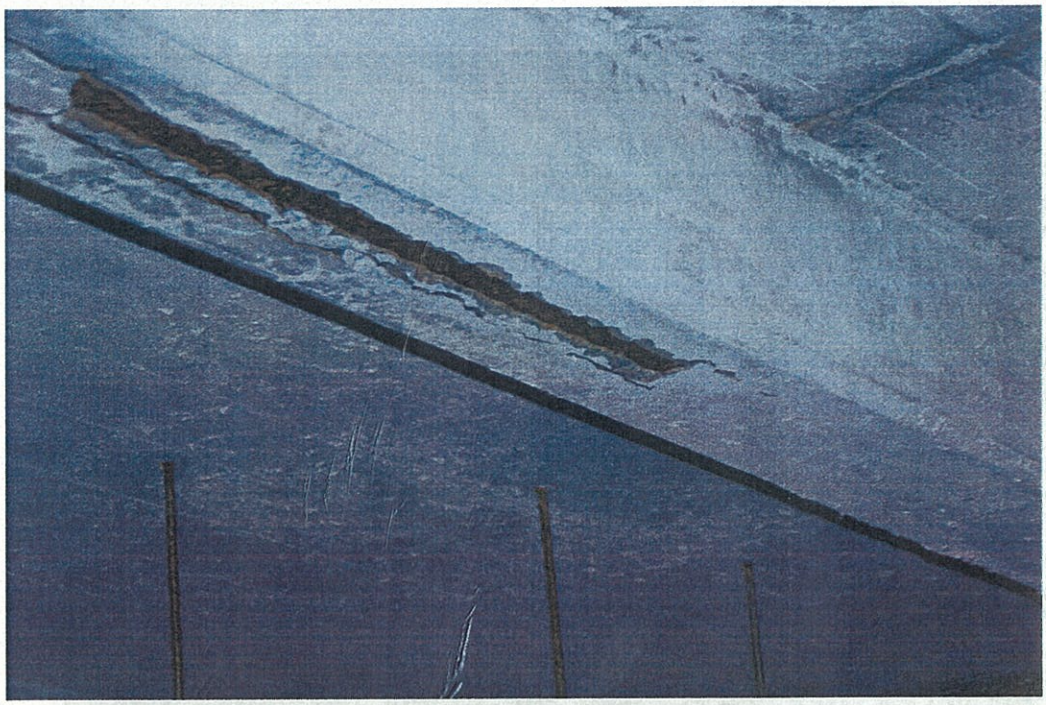


Photo G3.5 – 3rd Floor
Delamination of concrete encasement at underside of beam revealing corrosion of steel section.

Photo G3.6 – 3rd Floor
Typical beam and column layout shown. Ice present over widespread area of floor.

REMARKS & PHOTOS

Photo G4.1 – Typical condition for 4th, 5th, & 6th Floors
Broken glass and deteriorated window frames.

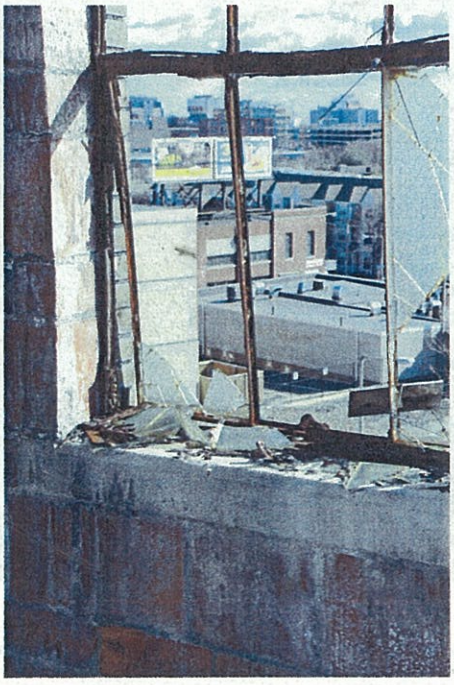


Photo G4.2 – Typical condition for 4th, 5th, & 6th Floors
Broken glass and deteriorated window frames.

REMARKS & PHOTOS

Photo G4.3 – 4th Floor
Deteriorated concrete around window lintels.

Photo G4.4 – 4th Floor
Unstable wall partitions ready to fall.

REMARKS & PHOTOS

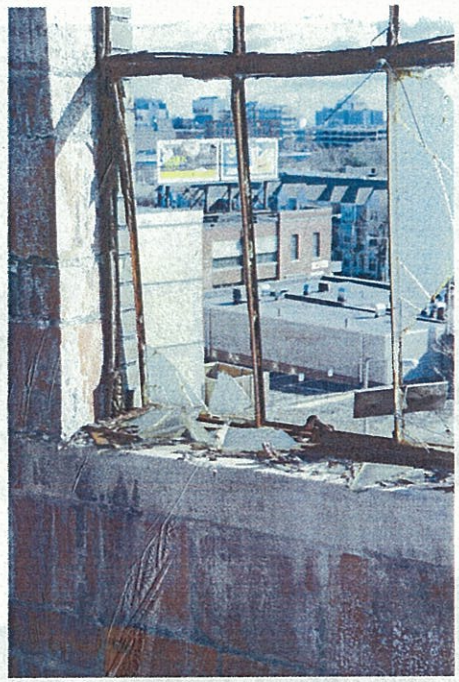


Photo G5.1 - Typical condition for 4th, 5th, & 6th Floors
Broken glass and deteriorated window frames, some located over Warren and Dudley Streets.

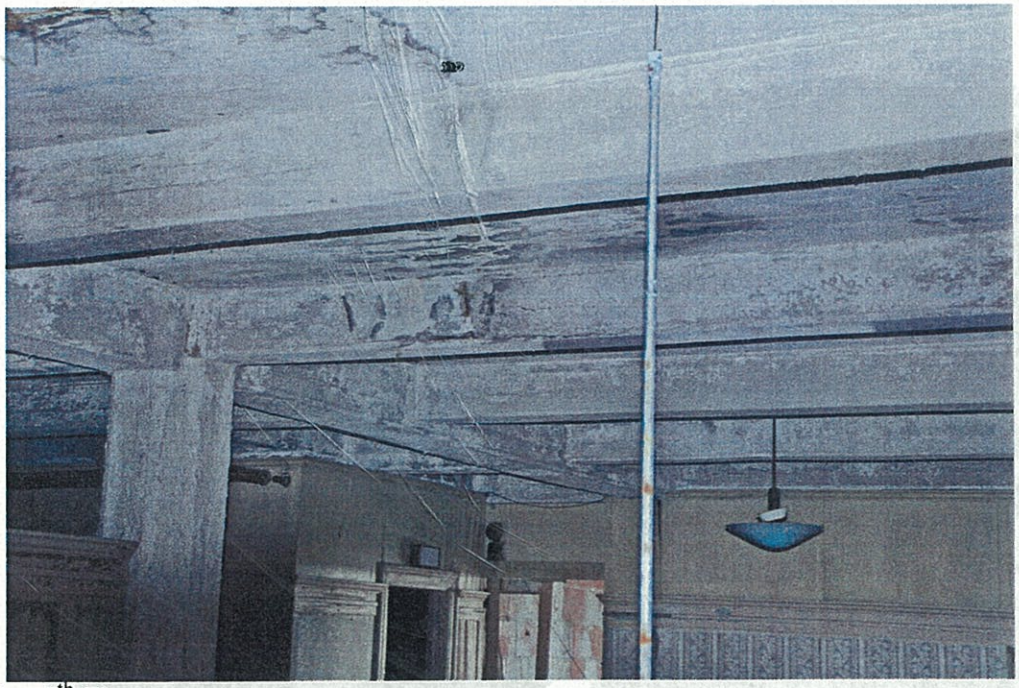


Photo G5.2 – 5th Floor
Spalling at underside of 6th floor slab and concrete-encased steel beams. Water stains follow apparent conduit to fixtures and junction boxes.

REMARKS & PHOTOS

Photo G6.1 – 6th Floor
Exposed, corroded reinforcement in concrete floor.

Photo G6.2 – 6th Floor
Exposed corroded reinforcement in concrete floor.

REMARKS & PHOTOS

Photo G6.3 – 6th Floor
Typical beam and column layout shown. Ice present over widespread area of floor.

Photo G6.4 – 6th Floor
Typical delamination of concrete column encasement revealing corrosion and section loss of the steel member. Simple taps from hammer crumble additional concrete cover.

REMARKS & PHOTOS

Photo G7.1 – 7th Floor
Representative condition at underside of concrete slab. Widespread evidence of water infiltration, delaminated and spalled concrete, and exposed and corroded slab reinforcement.

Photo G7.2 – 7th Floor
Clay masonry deterioration at interior wall.

REMARKS & PHOTOS

Photo G8.1 – 8th Floor
General configuration of building corner. Sample area reveals evidence of water infiltration, deterioration of underside of concrete slabs, and exposed and rusted reinforcement.

Photo G8.2 – 8th Floor
Spider cracking at top of floor slab (evident in top 3 floors of building).

REMARKS & PHOTOS

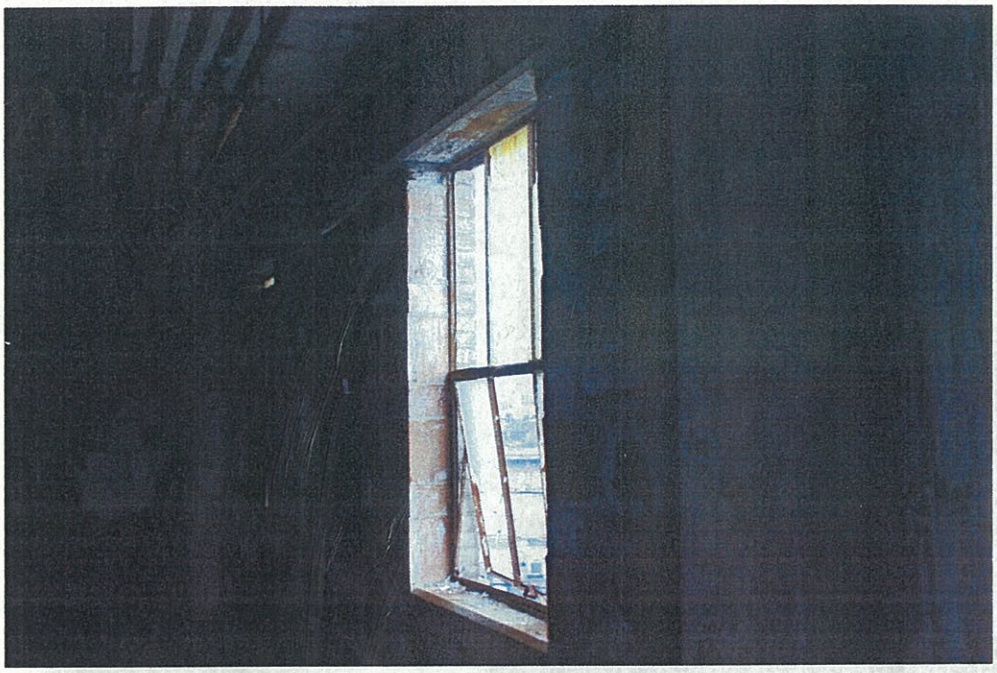


Photo G8.3 – 8th Floor
Broken glass and deteriorated window frame.

Photo G8.4 – 8th Floor
Ceiling deterioration at exterior walls.

REMARKS & PHOTOS

Photo G8.5 – 8th Floor
Ceiling framing suspended from structure above.

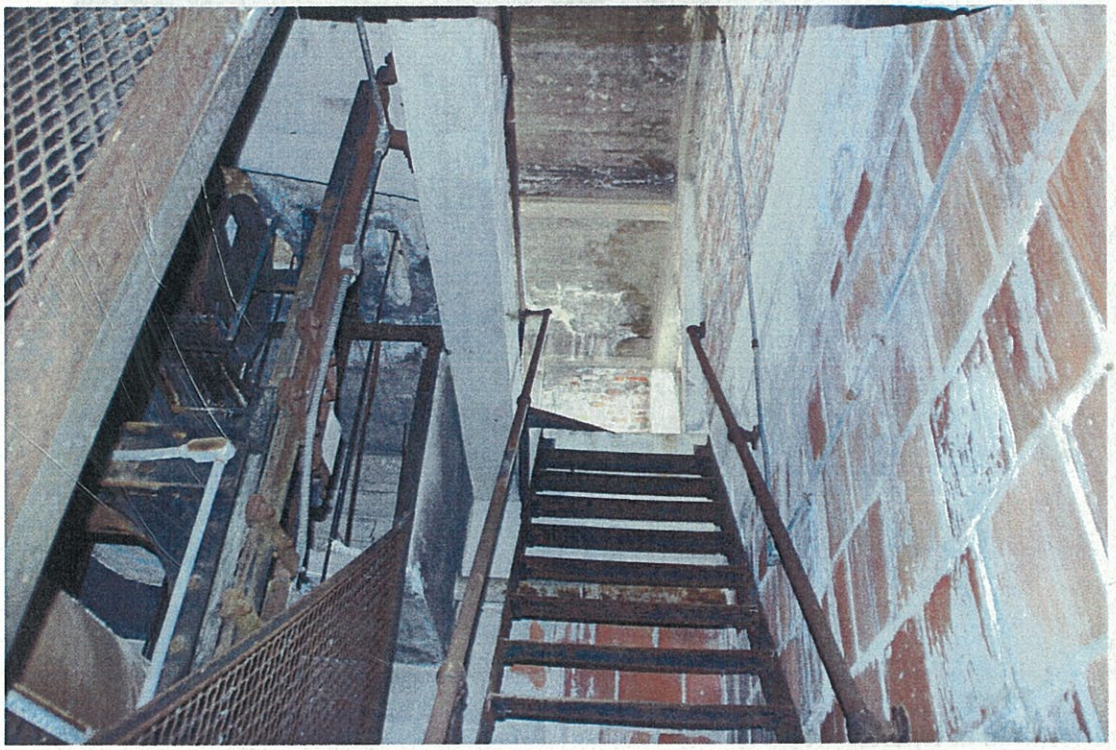


Photo G8.6 – 8th Floor
Highly deteriorated connections along stair leading to building roof.

REMARKS & PHOTOS

Photo GEX.1 - Elevation
Picture taken from vacant lot near Washington Street gate.

Photo GEX.2 - Elevation
Picture taken from vacant lot opposite side of Warren Street gate. Scaffolding placed along sidewalk to protect pedestrians from falling debris. Deteriorated glass and window frames can be observed.

REMARKS & PHOTOS

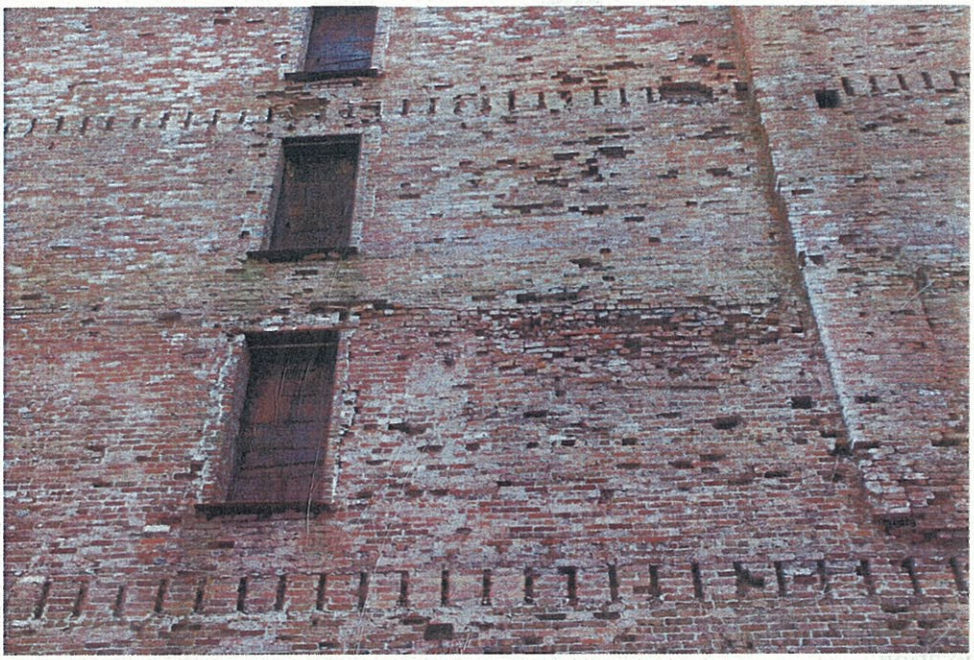


Photo GEX.3 – Exterior Wall
Picture taken from vacant lot. Exposed beam pockets remain from previously-demolished building. Widespread masonry deterioration is present.

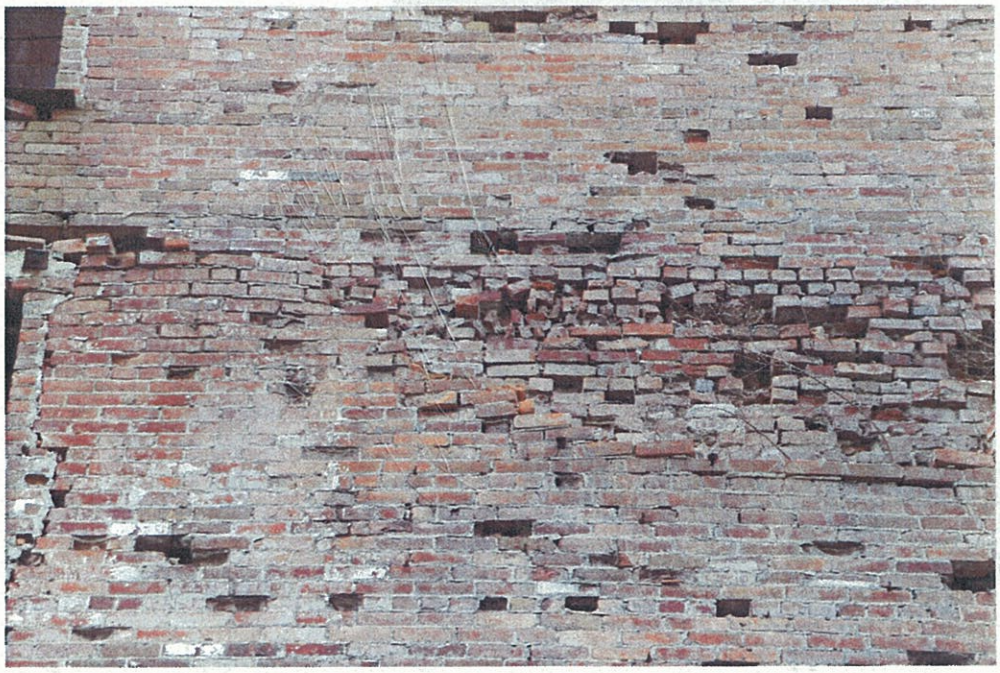


Photo GEX.4 – Exterior Wall
Picture taken from vacant lot. Significant masonry deterioration shown.

REMARKS & PHOTOS

Photo GEX.5 - Elevation
Picture taken from Warren Street opposite MBTA Dudley Square Bus Station.

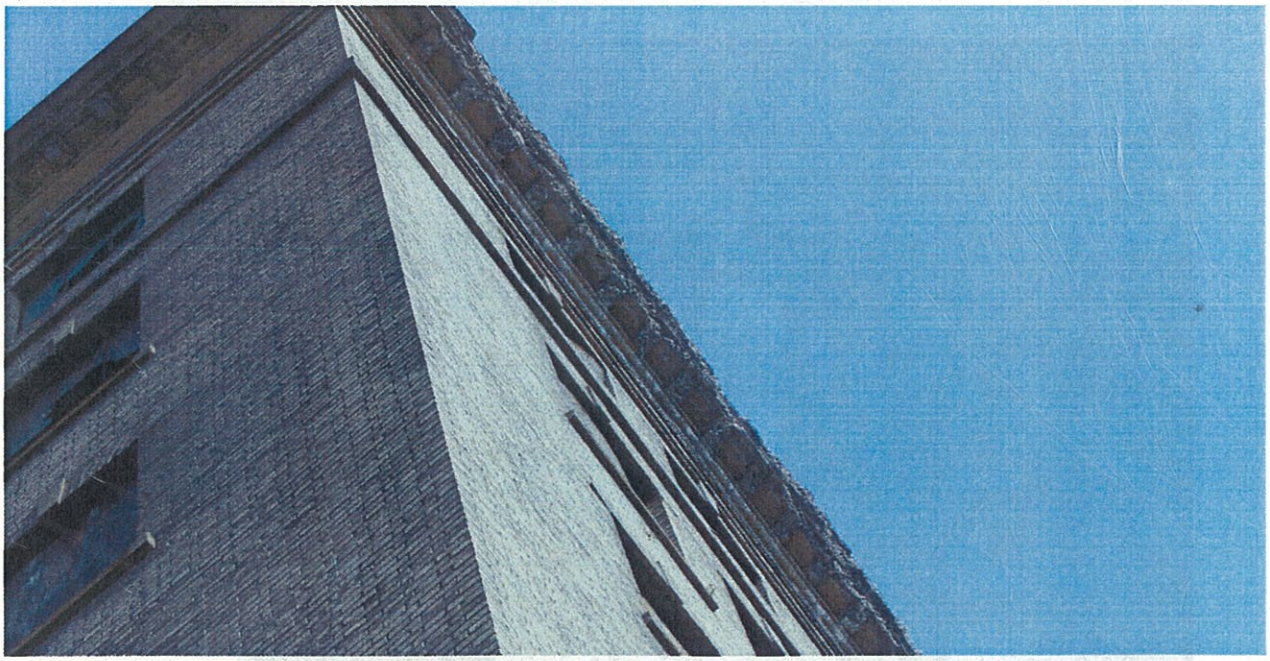


Photo GEX.6 – Elevation
Significant deterioration of cornice over Warren Street.

REMARKS & PHOTOS

Photo GEX.7 – Partial Elevation
Some rooftop equipment seen, not inspected.

Photo GEX.8 – Front Entrance
Scaffolding placed along sidewalk to protect pedestrians from falling debris.

Appendix B

Chloride Tests

Consulting Engineers
Engineering and Testing Laboratories

THE THOMPSON & LICHTNER COMPANY, INC.

111 First Street
Cambridge, Massachusetts 02141
Tel (617) 492-2111 Fax (617) 492-7353
www.thompsonlichtner.com

June 18, 2007

JE JACOBS
BOSTON, MASSACHUSETTS
CHLORIDE TESTS OF CONCRETE
THE GUSCOTT BLDG
ROXBURY, MASSACHUSETTS

Test Number	--	FF 446
Date Received	--	6-13-07
Source	--	Submitted by your Mr. Jeffrey A. Sarin, P.E
Specimens	--	Three pieces of concrete with rusted steel identified as follows: 1, 3rd floor beam 2, 4th floor column #10 3, 5th floor column #8
Test Procedure	--	Request was made to determine Water Soluble Chlorides
Results	--	The following data have been obtained:

Specimen No.	Water Soluble Chlorides % by Weight of Sample	% by weight of cement*
1	0.012	0.08
2	0.051	0.33
3	0.065	0.42

* Based on an assumed 611 lbs of cement per cubic yard and Unit Weight of 145 PCF

THE THOMPSON & LICHTNER COMPANY, INC.

Evan Karalolos
Laboratory Director

REMARKS & PHOTOS

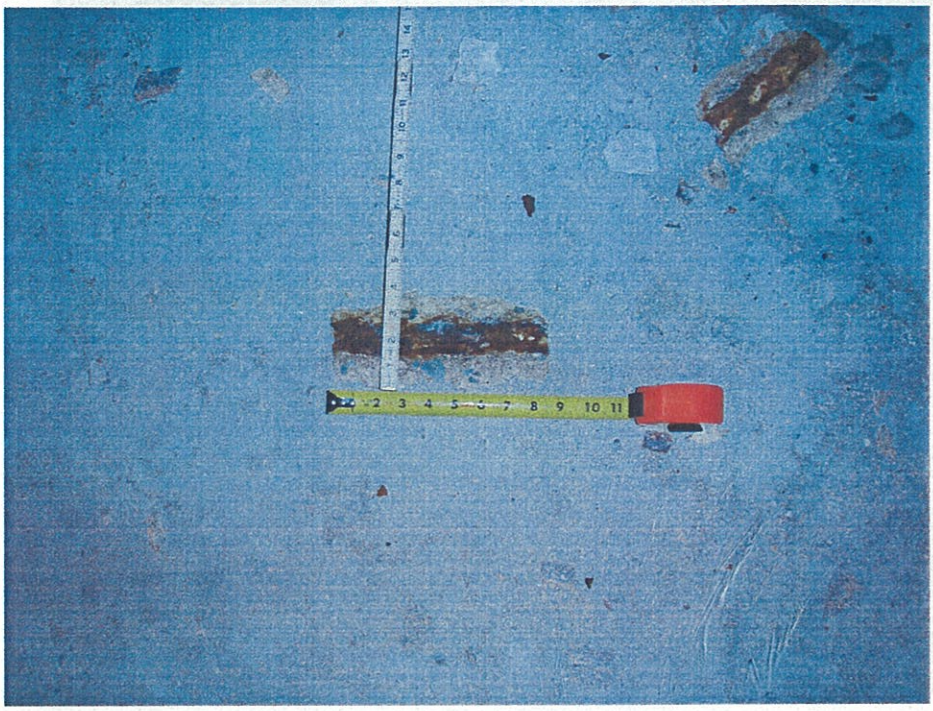


Photo CT0.1 - 3rd Floor Beam
Concrete sample removed by sledge hammer is 8.5"x 3.75".

Photo CT0.2 – 3rd Floor Beam
Location of beam where sample was taken.

REMARKS & PHOTOS

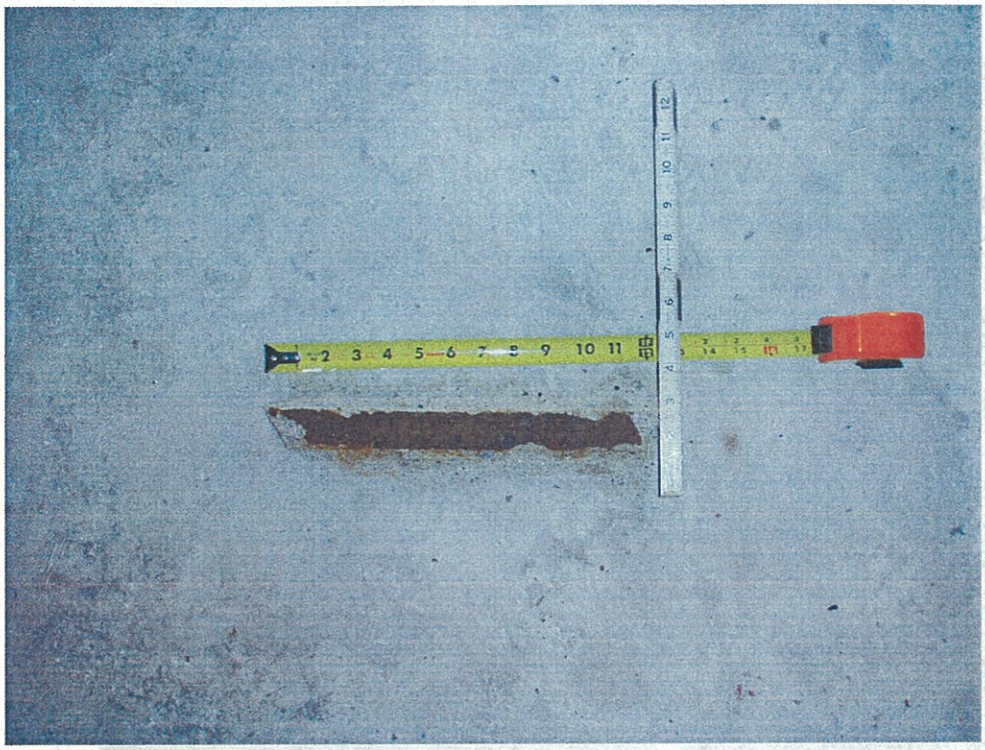


Photo CT0.3 – 4th Floor Column
Concrete sample removed by sledge hammer is 12"x 4".

Photo CT0.4 – 4th Floor Column
Location of column where sample was taken.

Appendix C

Citation Notice from Ferdinand Building

REMARKS & PHOTOS

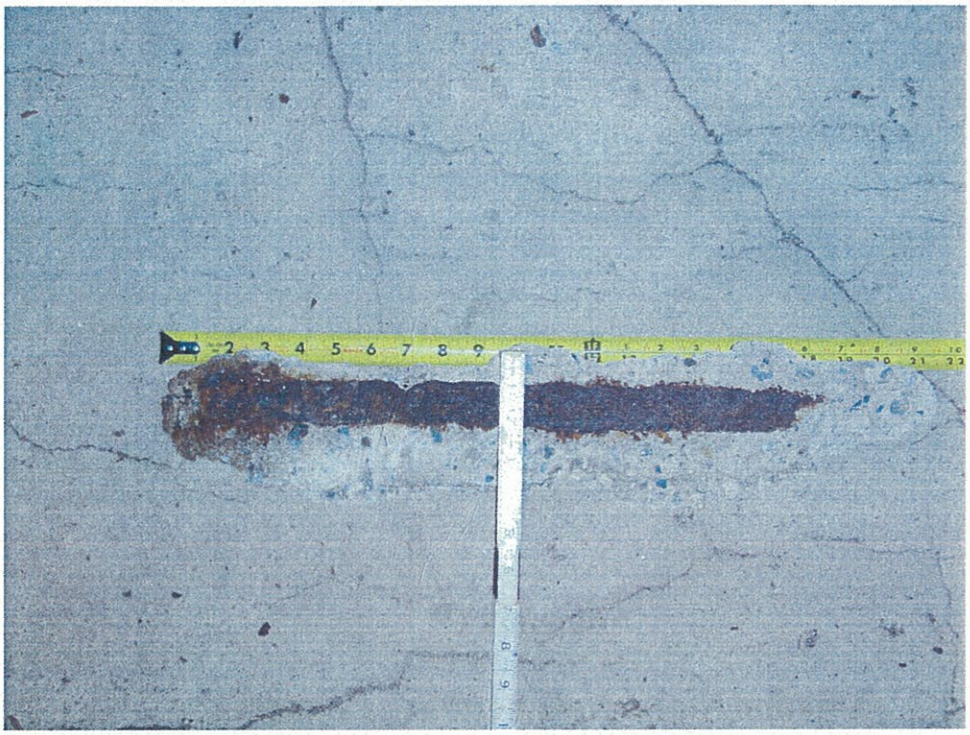


Photo CT0.5 – 5th Floor Column
Concrete sample removed by sledge hammer is 22" x 4".

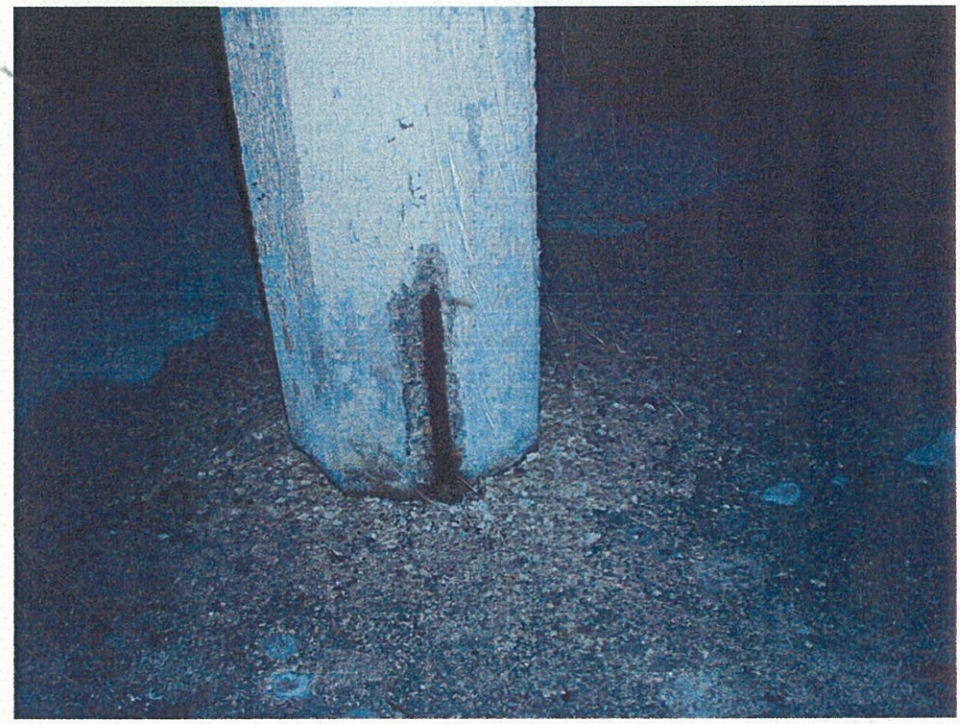


Photo CT0.6 – 5th Floor Column
Location of column where sample was taken.

Commonwealth of Massachusetts

BD 203

SUFFOLK, ss.

DATE FILED:
INSPECTOR: 05/01/2007
DATE MAILED: 417 WALSH, J

CITY OF BOSTON
Thomas M. Menino
Mayor

GREETING, BRA
PAUL MCCAHN
1 CITY HALL SQ 9TH FLR
BOSTON MA 02201

owner or in control of property located in the City of Boston at:

2260 - 2262 WASHINGTON

WARD: 09

The Commissioner of the Inspectional Services Department of the City of Boston has adjudged certain property which you own or are in control of is in violation of the State Building Code 780 CMR 118.1 sixth edition, authorized under Chapter 143, Sections 93-94 of the Massachusetts General Laws, as amended to wit:

780 CMR _____:

CHAPTER 121.2 UNSAFE AND DANGEROUS; BUILDING IS OPEN TO ELEMENTS AND TRESPASS WITH BROKEN WINDOWS, PLYWOOD BOARDS FOR WINDOWS, LOOSE AND FALLING AND METAL CORNI LOOSE HANGING IN DANGER OF FALLING, CREATING A DANGEROUS CONDITION TO PUBLIC.

TO REMEDY THIS CONDITION APPLY FOR AND SECURE A PERMIT TO REMEDY THE ABOVE DESCRIBED CONDITION OR TAKE THE ACTIONS DESCRIBED BELOW:

SECURE PERMIT AND MAKE BUILDING SAFE OR RAZE BUILDING.
INSPECTOR: JOHN WALSH

A TRUE COPY.
ATTEST: _____

VIOLATION NO.:
UB00172-2007

HEREOF FAIL NOT, under penalty of law to comply with said Building Code, within 30 days/ 24 hours (circle one) of the service of this Order.

William J. Good III
Commissioner

For the Commissioner

5/10/07

Gary P. Moccia
Inspector of Buildings

(SEE REVERSE SIDE FOR FURTHER NOTICE)

VISED 3/06

TOTAL P.001

DRAFT

MEMORANDUM

Date: 15 June 07

StullandLee
Incorporated
architecture · planning

38·Chauncy·Street
Boston·Massachusetts
02111·2301

tel 617·426·0406
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Donald·L·**Stull**·FAIA

M·David·**Lee**·FAIA

Thomas·V·**Clasby**

Kevin·A·**Benjamin**

To: BRA Building Demolition at Dudley Square
Jacobs – Article 85 / Assignment #2 Project File

From: Don Stull

Subject: The Guscott Building

Over the past several years, S+L has been commissioned to provide architectural services for design studies related to the adaptive reuse development of the Ferdinand Building Annex, now known as the Guscott Building, at Dudley Square.

The first of these studies was commissioned in 1988. The program at that time called for ground floor and mezzanine level retail and upper floor office space development. It was also understood that a build-out including a minimum of two additional floors was required for financial feasibility. This first attempt was subsequently abandoned because of market circumstances which were largely a result of a negative perception of Dudley Square and surrounding areas that altered market expectations. The architectural appropriateness of adding two additional floors to the Annex was not addressed at that time; however the concept of so doing was thought to be structurally feasible.

Ten years later, in 1998 S+L was again engaged to provide space planning studies for the adaptive reuse of the Guscott. At that time it was felt that: 1) Dudley Square was on its way to a turnaround, evidenced by other proposed new developments and property

Ferdinand Building

Dudley Square, Boston

EXISTING CONDITIONS SUMMARY

Prepared By
Building Conservation Associates, Inc.
580 High Street
Dedham, MA 02026

JULY 2007

BCA

BUILDING CONSERVATION ASSOCIATES INC

FERDINAND BUILDING: EXISTING CONDITIONS SUMMARY

The Ferdinand Building is a five story, Classical Revival, wedge shaped building in Dudley Square, Boston. It is constructed of limestone, terra cotta, decorative brick, and granite, and has a copper cornice. Built in 1895 as the Ferdinand's Blue Store, a large furniture store, it was designed by John Lyman Faxon. BCA was contracted in summer 2007 to perform a conditions survey of the exterior of the building. Below are our preliminary findings. Our evaluation of the condition of the building is based on a treatment approach guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, which can be found at http://www.nps.gov/history/hps/tps/standguide/ .

Limestone

Cladding and trim 1st and 2nd floors, sills at 3rd and 4th floors

- Cracking
- Spalls
- Old inappropriate patches
- Limestone is soiled, has rust stains
- Cracked sills and lintels
- Open and cracked joints
- Biological growth (lichens)

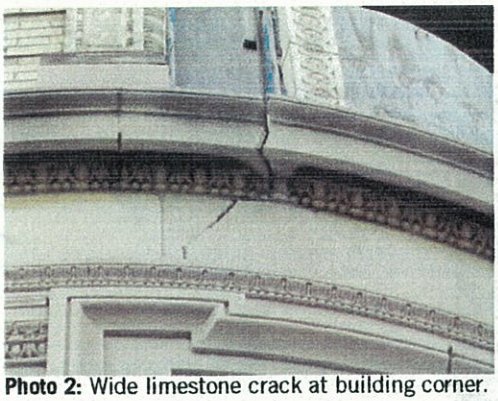


Photo 2: Wide limestone crack at building corner.

Photo 3: Rust stains on limestone.

Brick

Cladding at 3rd and 4th floors (three colors brick, recessed and flush)

- Cracking (through cracks and step cracks)
- Spalls, iron jacking
- Open joints
- Glaze spalls
- Loss of brick
- Loose mortar/brick at south elevation, especially above lintels and surrounding joist pockets

Photo 4: Iron lintel corrosion causing brick spall.

Photo 5: Rust stains, step cracks and open joints at brick.

Terra Cotta

Cladding at 5th floor, trim at 3rd and 4th floors

- Cracking (including open cracks, crazing and hairline cracks)
- Spalls
- Movement
- Loss of grout
- Heavy Soiling (especially at garland band)
- Rust stains
- Visible steel clips in good condition

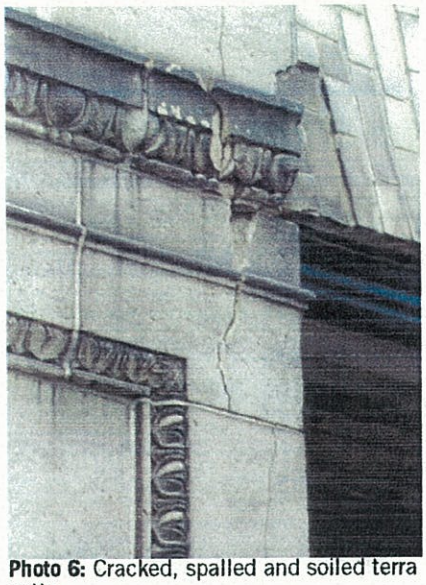


Photo 6: Cracked, spalled and soiled terra cotta.

Photo 7: Extremely soiled cream colored terra cotta. Note cracked joint.

Marble

Decorative medallions above 5th floor windows

- Good condition, moderately soiled

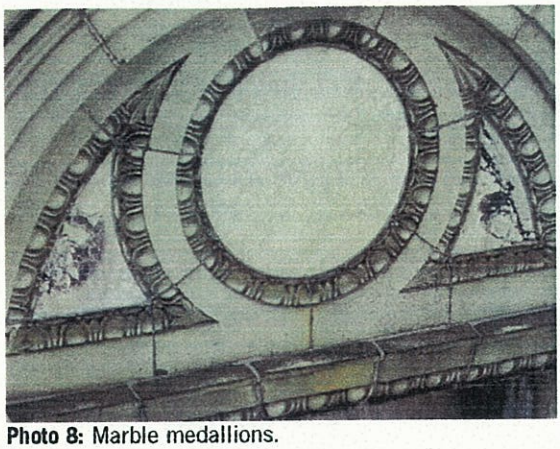


Photo 8: Marble medallions.

Granite

Column bases at ground floor

- Granite is painted
- Granite is spalled in several locations

Photo 1: Painted, spalled granite column bases at entry.

Copper

Cornice

- Loss of material
- Deteriorated copper decoration: some elements incomplete
- Bracing for cornice seems stable

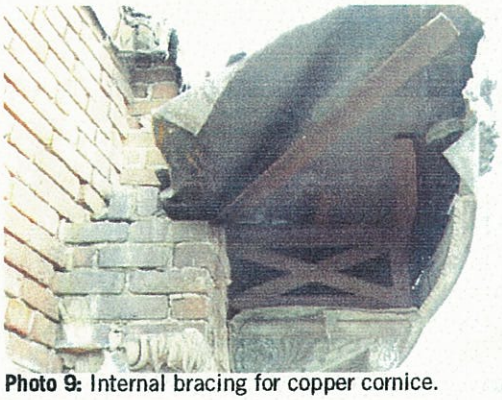


Photo 9: Internal bracing for copper cornice.

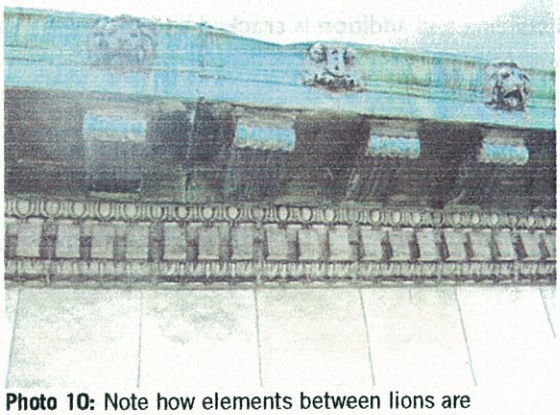


Photo 10: Note how elements between lions are incomplete.

Sheet Metal

Signage and panels above 1st and 2nd story windows

- Rusting
- Loss

Imminent Issues

• North Elevation: 3rd floor of addition: Iron window lintels corroding and expanding and causing brick to spall and pop off. (Loose brick was easily removed during survey)

Photo 11: Removal of loose brick at point of iron lintel corrosion.

• North Elevation: Joint between original building and addition is cracked and seems to indicate that there is movement: structural engineer to inspect.

Photo 12: Joint between original building and addition at north elevation.

• Building Corner: Terra Cotta pilaster units at 5th floor (to right of round window) are bowed. Tie backs may be compromised.

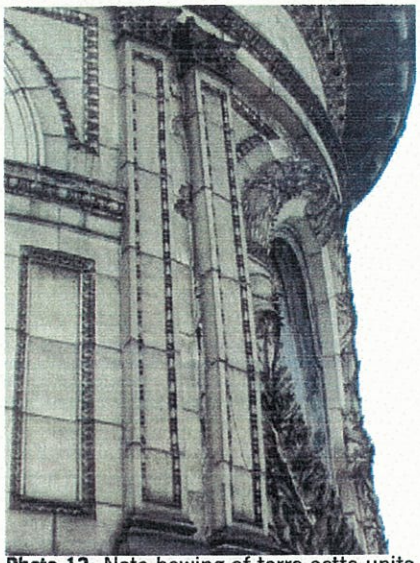


Photo 13: Note bowing of terra cotta units in right pilaster.

• South Elevation: Brick chimney very deteriorated, seems ready to collapse

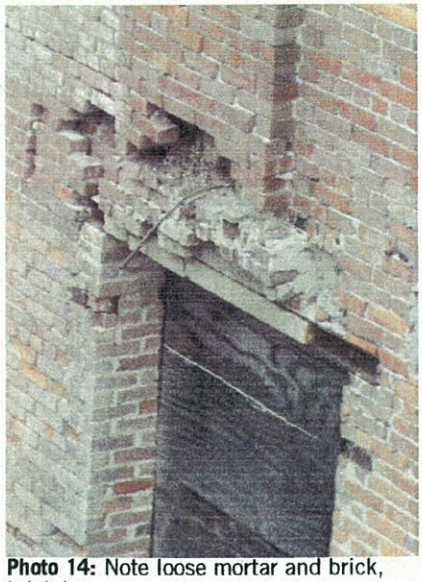


Photo 14: Note loose mortar and brick, brick loss.

• North Elevation: Brick above addition windows is bulging. Structural Engineer to inspect.

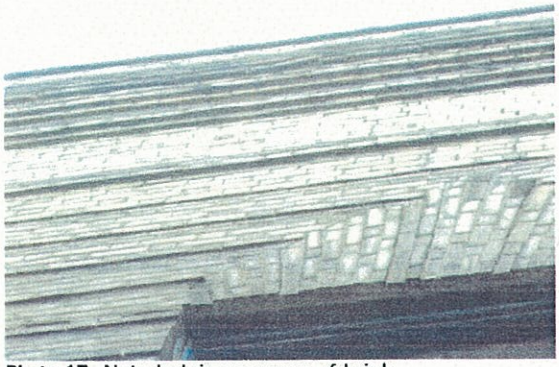
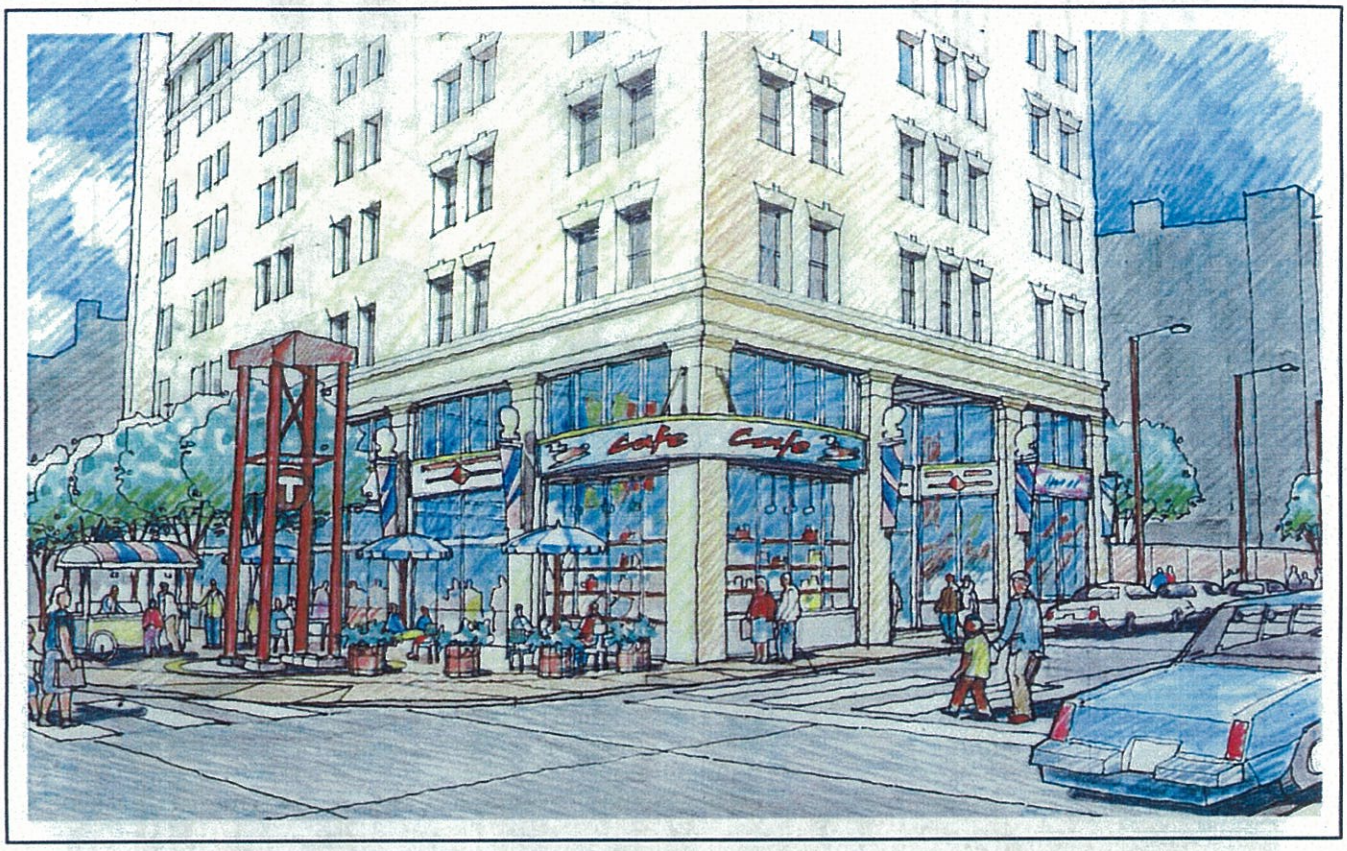


Photo 15: Note bulging courses of brick.

APPENDIX E – PRIOR PLANNING STUDIES

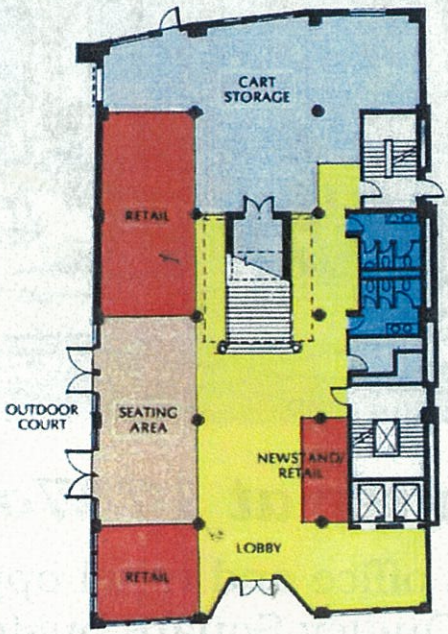
Roxbury Center at 17 Warren Street

is ***the*** landmark office and retail opportunity in the re-emerging Dudley Square business district.

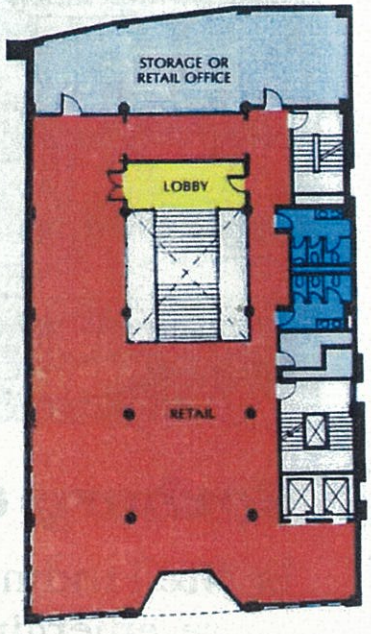


The introduction of the Boston elevated railway above Washington Street at the turn of the 20th century, established the area around historic Dudley Station as the commercial center and heart of Roxbury.

Every day, thousands of residents, workers, students and shoppers move through this, the busiest MBTA bus terminal in Boston. Now, the new **Roxbury Center at 17 Warren Street** is the symbolic center of a successful, thriving Dudley Square.



First Floor Plan



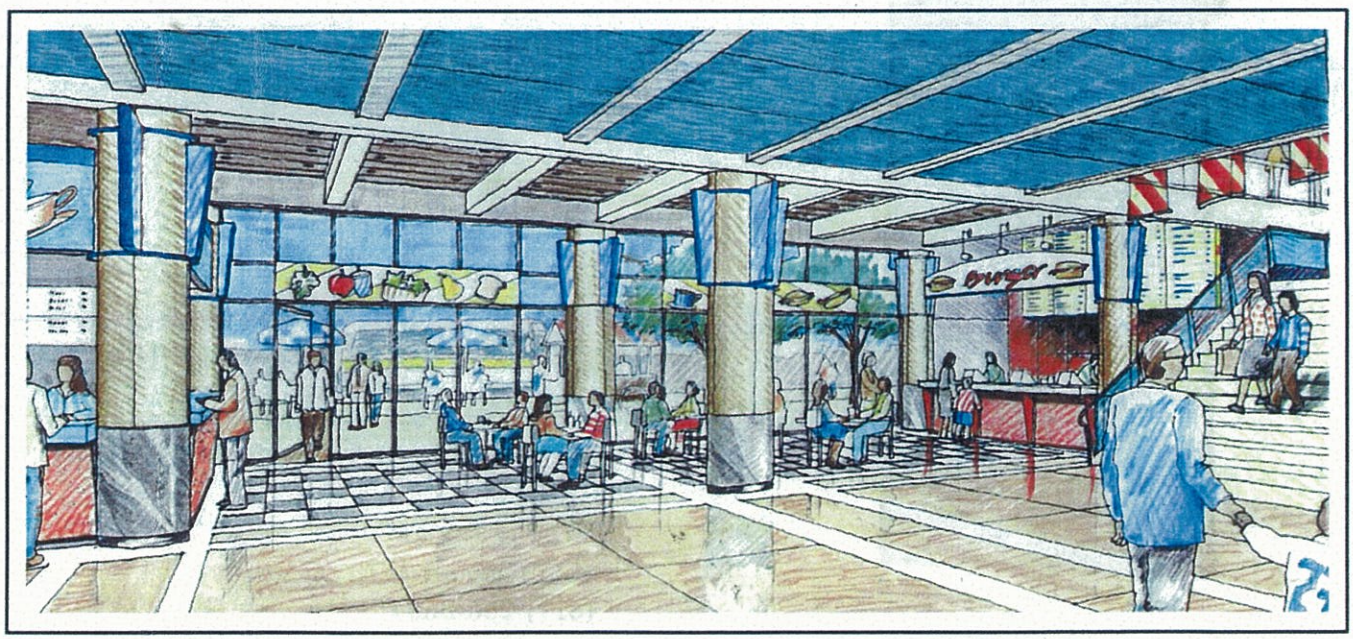
Mezzanine Level

Known in its heyday as the "Ferdinand Building" and the "Blue Store", **Roxbury Center at 17 Warren Street** has been cited by the Landmarks Commission for its attractive Georgian Revival treatment and for its handsome main entry which features elaborate masonry and galvanized iron elements. The rich detail of its 1900 facade provides a glimpse of the historic architectural beauty now being rediscovered throughout Dudley Square.

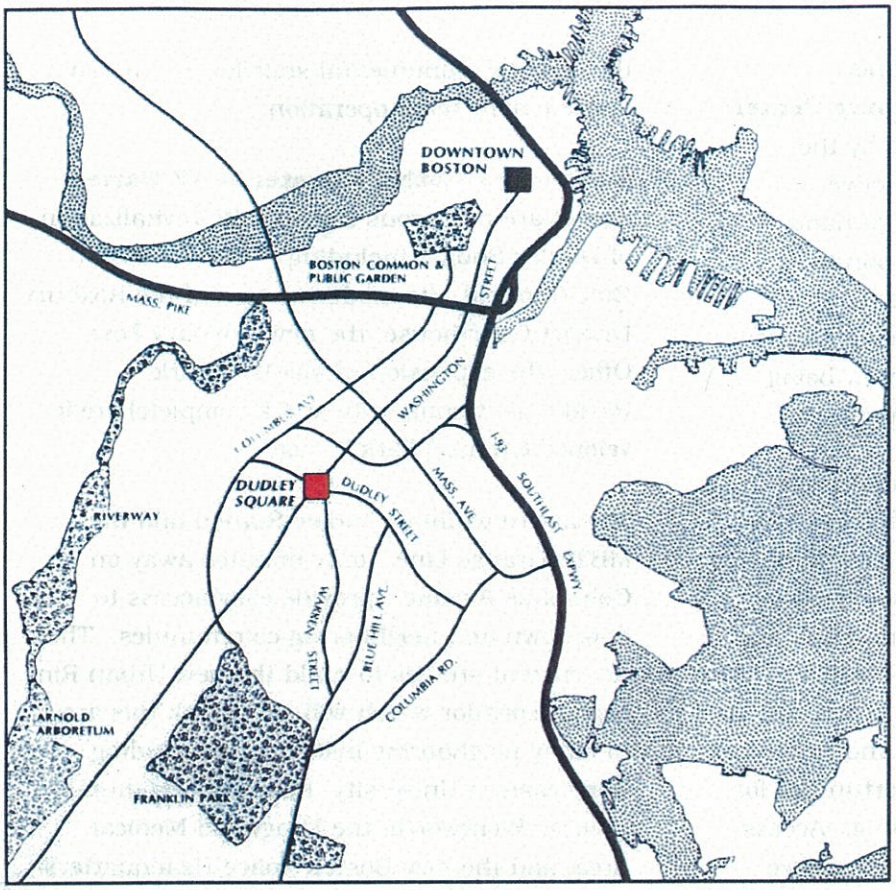
As an office and retail building it will provide over 5,000 square feet of flexible office space on each of its six upper floors. Each floor will be updated to meet contemporary tenant design standards and current codes. The first and second floors will be a lively mix of specialty and service shops. The ground floor will serve the dual function of formal office lobby and food court featuring attractive retail opportunities for vending carts and outdoor cafe seating. Access to the second floor mezzanine level will utilize the existing monumental stair for an upscale single tenant retail operation.

Surrounding **Roxbury Center at 17 Warren Street** are numerous signs of the revitalization of Dudley Square including: the new MBTA Bus Terminal, the modernization of the Roxbury District Courthouse, the new Roxbury Post Office, the expansion of Madison Park Residential Community and a completely redeveloped Orchard Park Village.

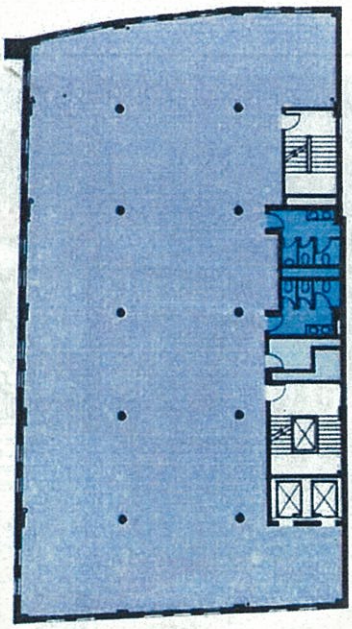
The award winning Dudley Station and the MBTA Orange Line - only minutes away on Columbus Avenue - provide easy access to downtown and neighboring communities. There are current studies to build the new Urban Ring transit corridor which will easily link this area to many neighboring institutions including: Northeastern University, Roxbury Community College, Wentworth, the Longwood Medical Area, and the new Boston Police Headquarters.



View of Interior Lobby and Food Court



Located less than 20 minutes from Downtown Boston at the intersection of Washington and Warren Streets, the site is easily accessible by automobile and public transportation (both train and bus), making **Roxbury Center at 17 Warren Street**, the happening place to be!



Typical Office Floor Plan

Owned and managed by:

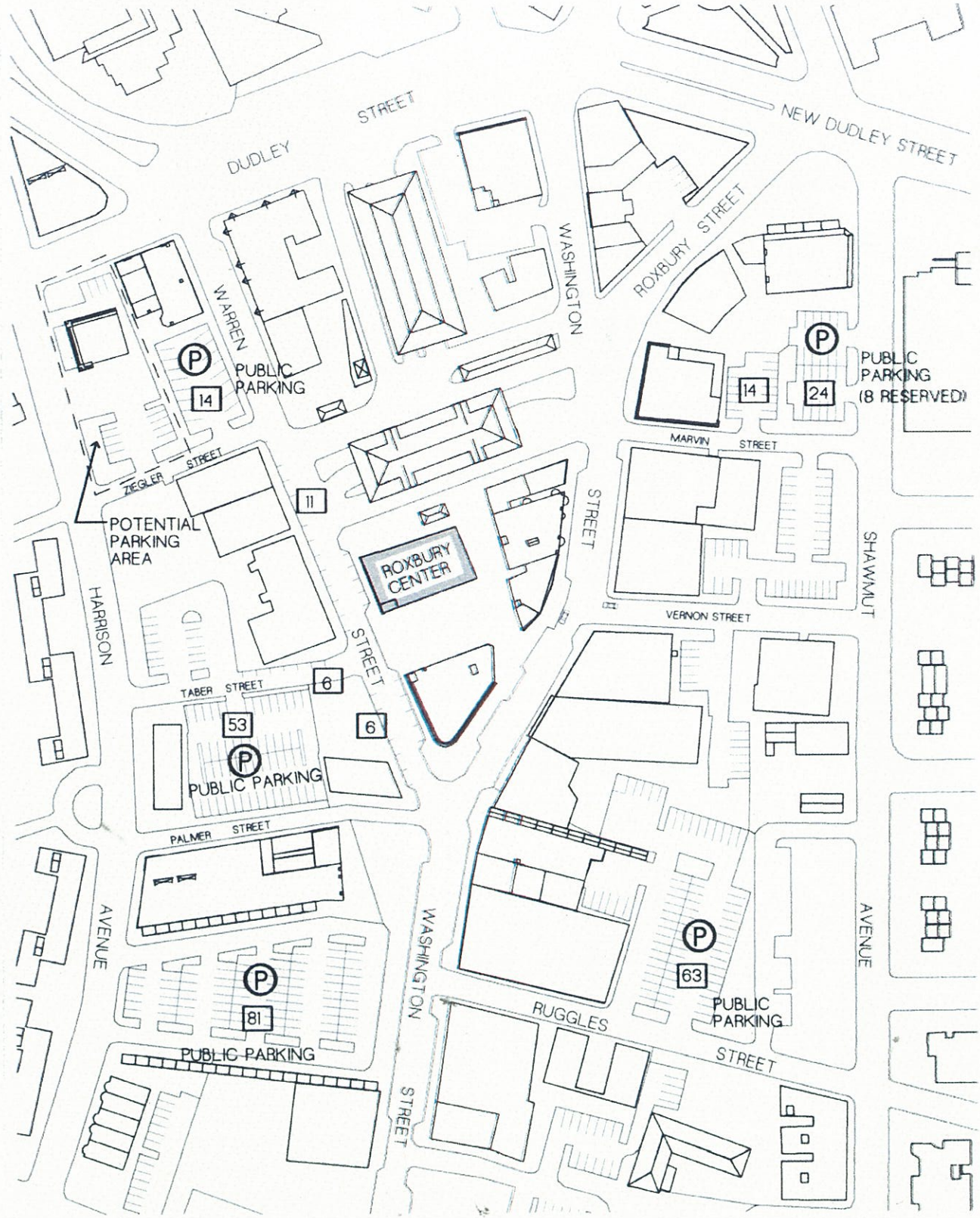
Long Bay Management Company

351 Massachusetts Avenue Boston, MA 02199

For further leasing information, contact:

Ken Guscott / Otis Gates
(617) 266-8604

Brochure prepared by: Stull and Lee, Incorporated
Architects and Planners

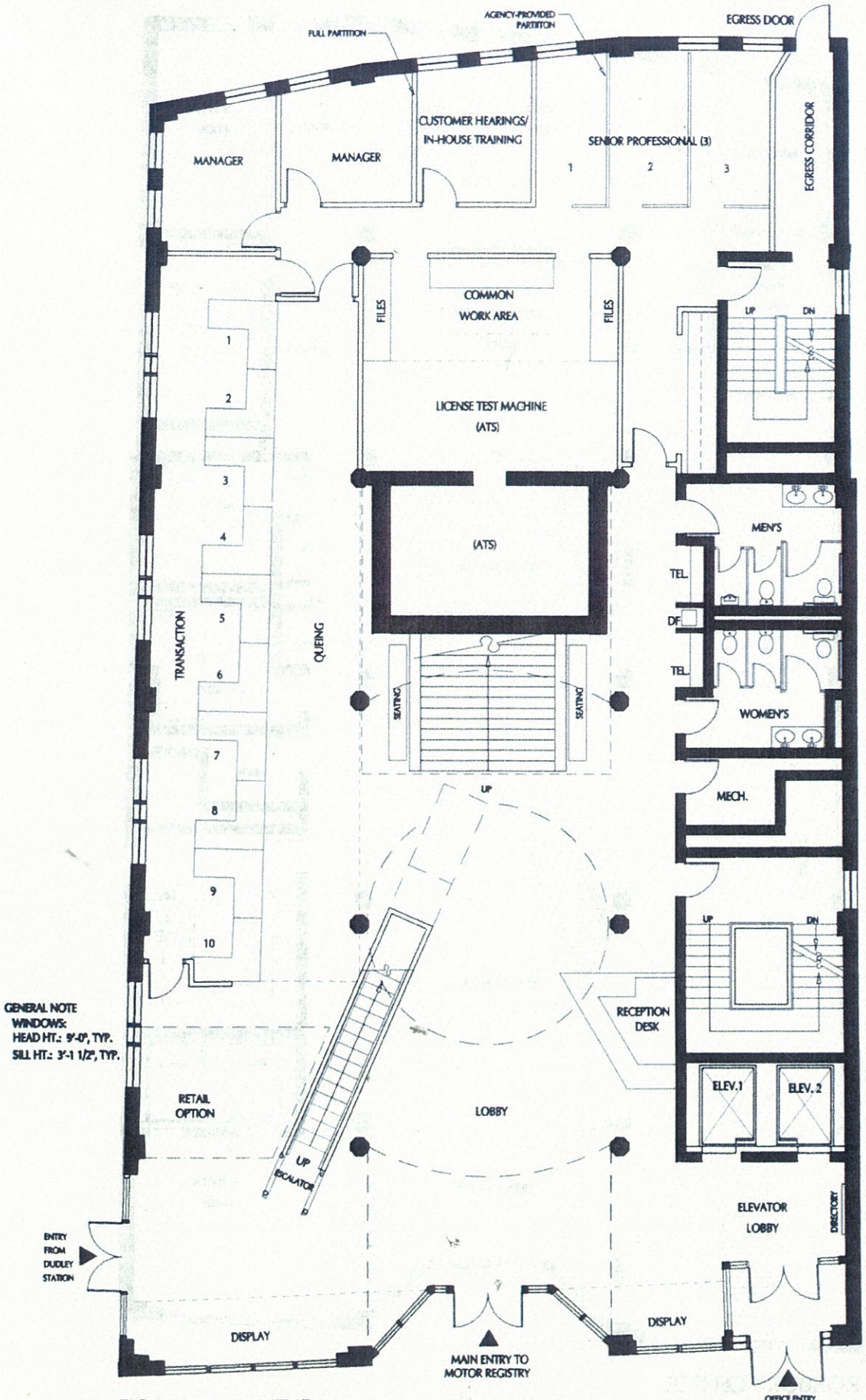


ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.

SITE PLAN



1

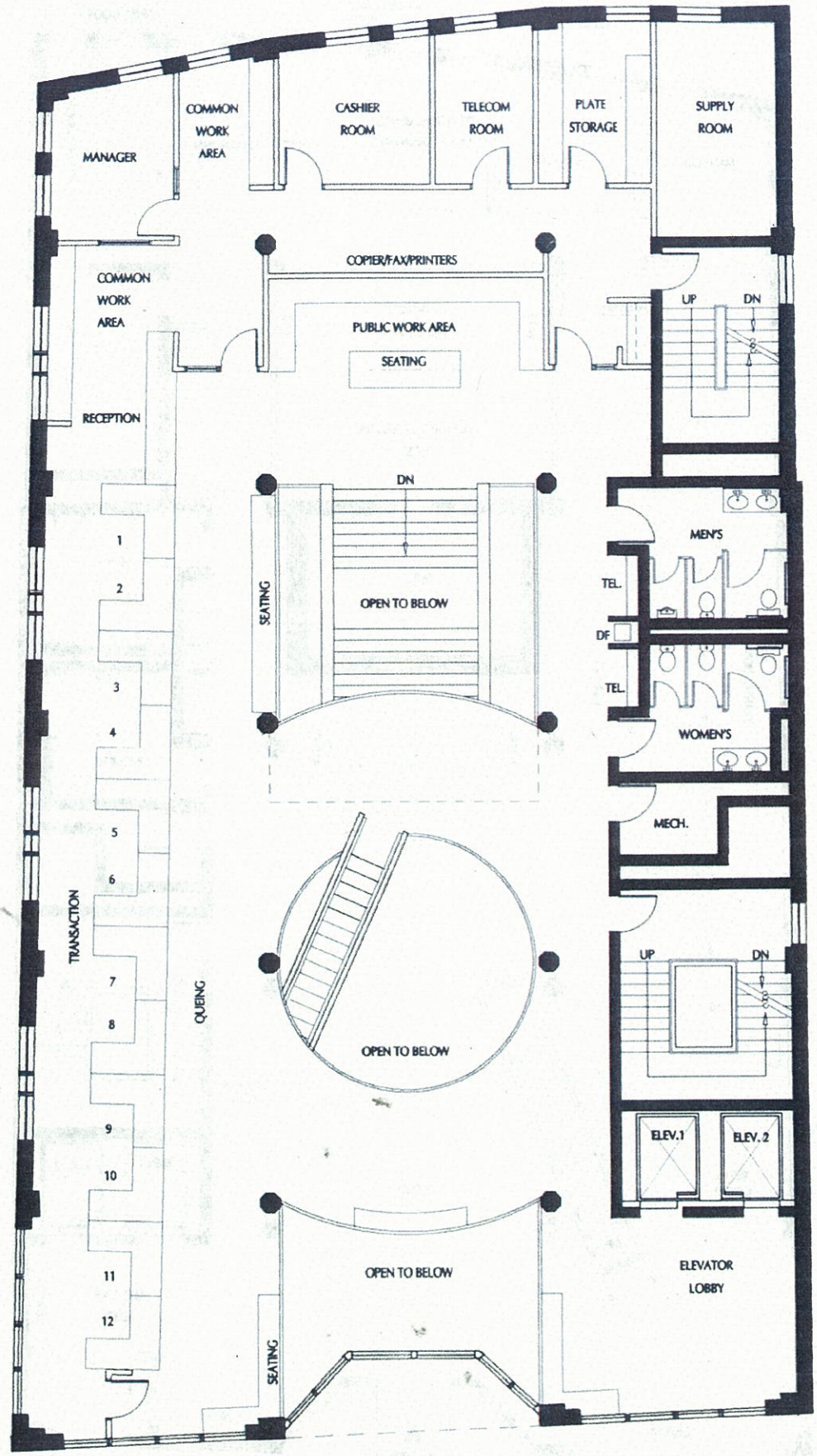
ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.
Architects and Planners
38 Chauncy Street, Suite 1100
Boston, Massachusetts
617 426-0406 FAX 426-3631

PHOTO LICENSE @ GROUND FLOOR

0 1' 2' 4' 8'



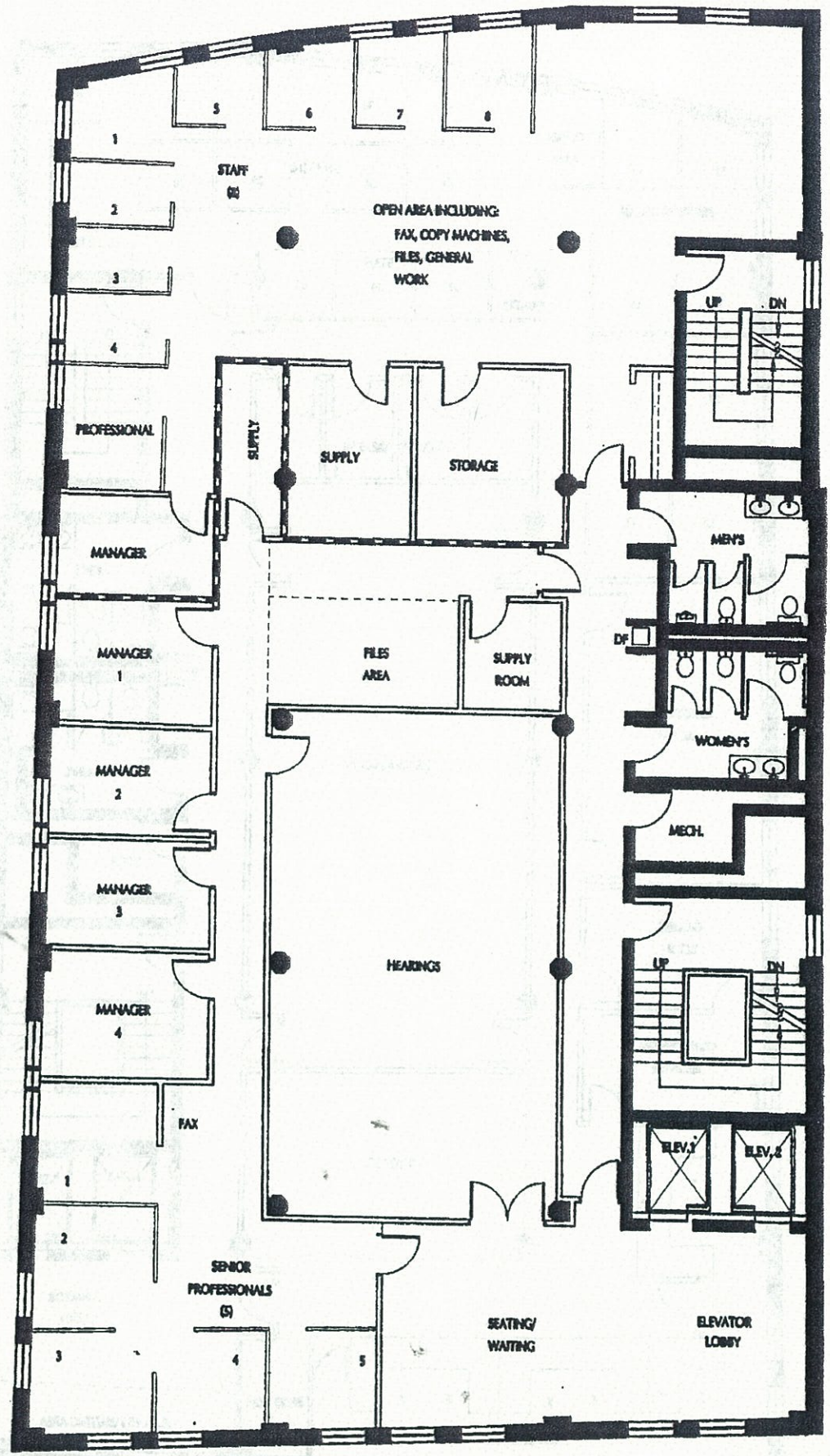
2

ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

REGISTRATION @ MEZZANINE

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.
Architects and Planners



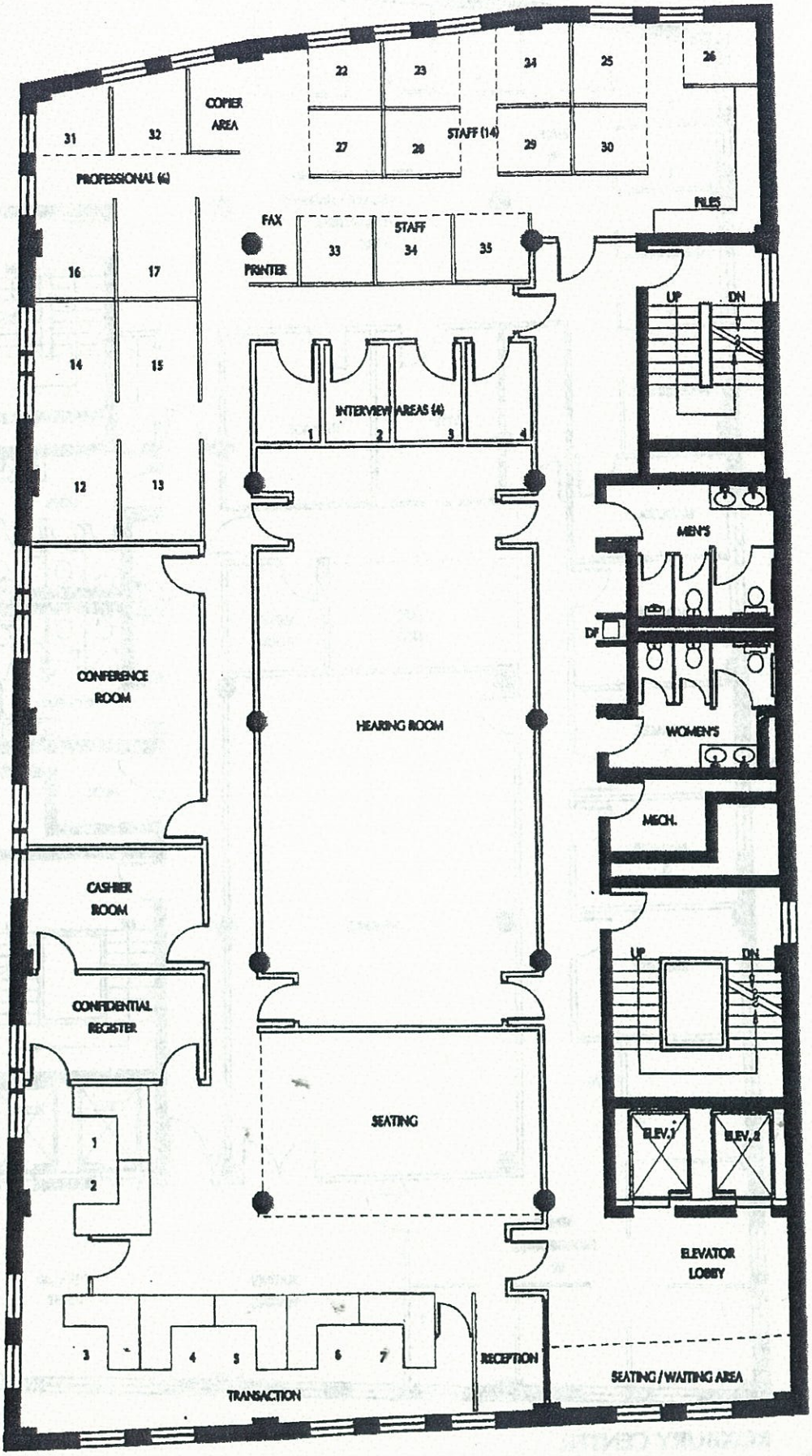
3

ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.

BOARD OF APPEALS and MAIL OPERATIONS ● 1ST FLOOR



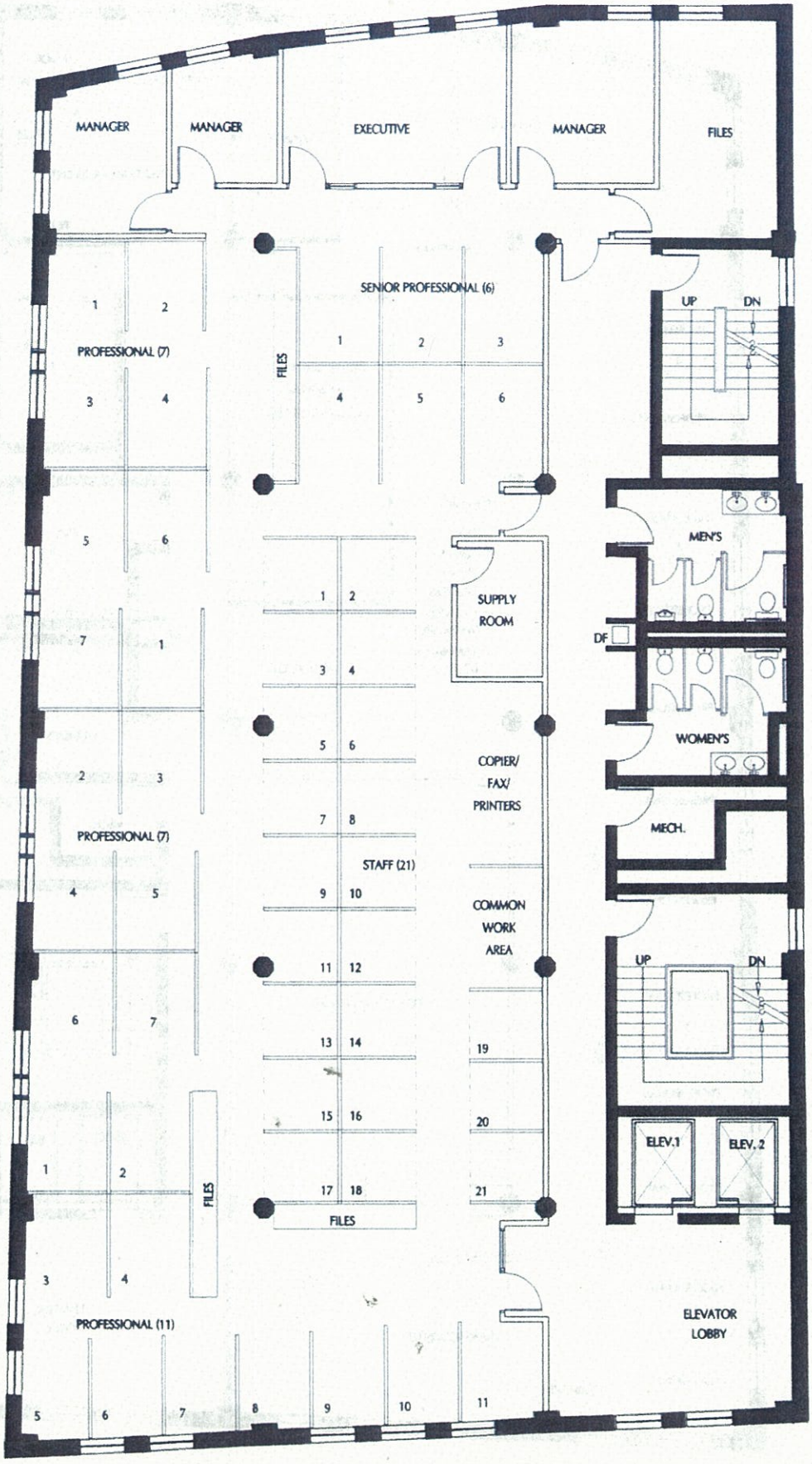
4

ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.
Architects and Planners

DRIVER CONTROL (1st Level) ● 2ND FLOOR



5

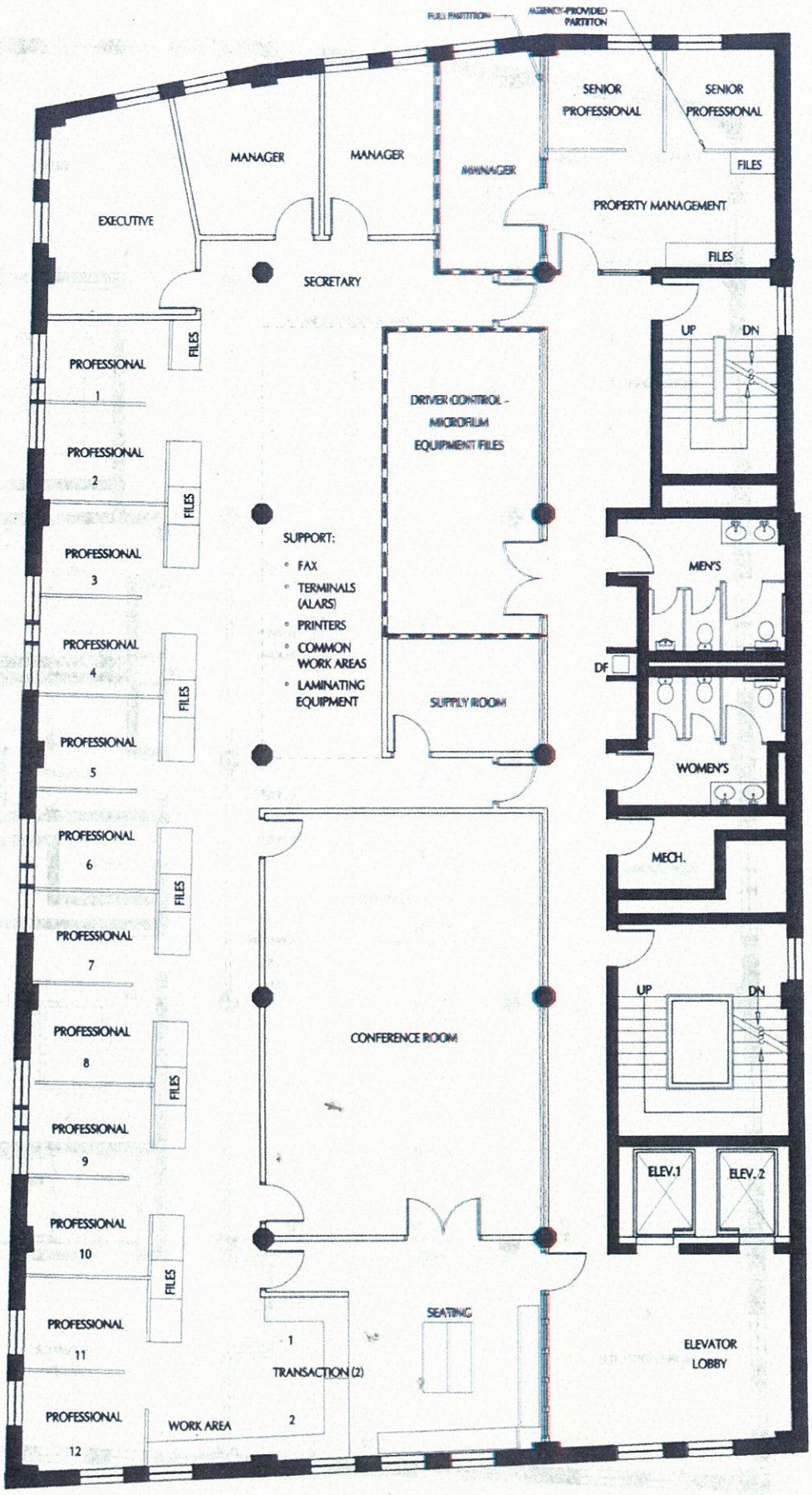
ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
Boston, Massachusetts 02115

Stull and Lee, Inc.
Architects and Planners
38 Chauncy Street, Suite 1100
Boston, Massachusetts
617 426-0606 FAX 426-2631

DRIVER CONTROL (2nd Level) @ 3RD FLOOR

0 1' 2' 4' 8'



6

ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

LONG BAY MANAGEMENT COMPANY
351 Massachusetts Avenue
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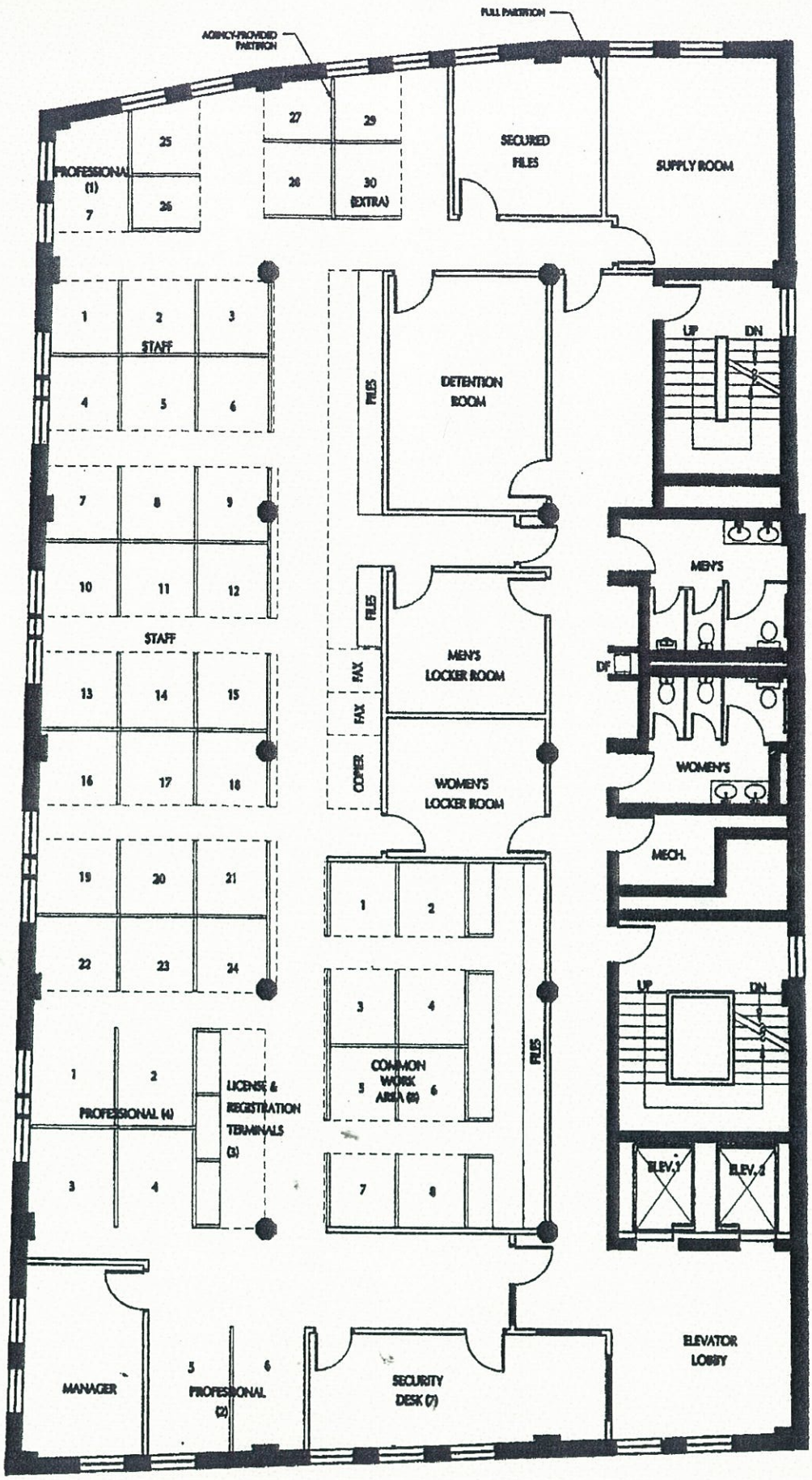
Stull and Lee, Inc.
Architects and Planners
38 Chauncy Street, Suite 1100
Boston, Massachusetts
617-426-0406 FAX 426-2830

MEDICAL AFFAIRS & PROPERTY MANAGEMENT @ 4TH FLOOR

0' 1' 2' 4' 8'



7

ROXBURY CENTER
FERDINAND BUILDING
17 WARREN STREET

STATE POLICE ● 5TH FLOOR

LONG BAY MANAGEMENT COMPANY
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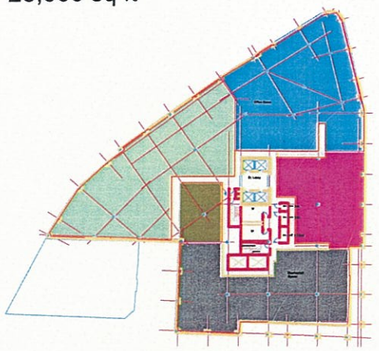
Boston, Massachusetts 02115

Stull and Lee, Inc.

Basement Level
25,000 sq ft

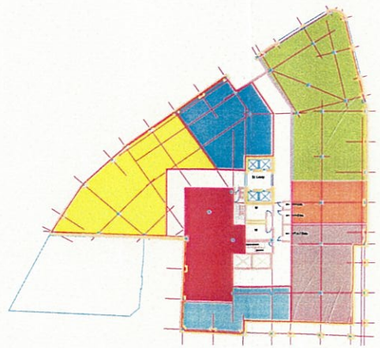


	Proposed	Existing
Mech	5,250	
BSD	6,100	4,800
BCS	1,100	1,150
ED	3,000	2,800
DND	6,250	6,100

1st Floor
18,000 sq ft

	Proposed
Retail	18,000

2nd Floor
23,500 sq ft

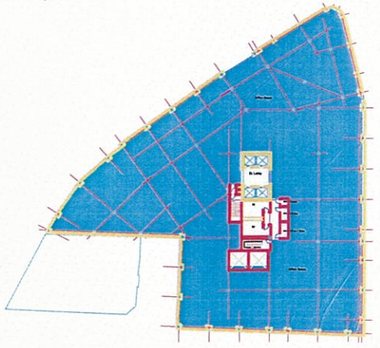


	Proposed	Existing
OBD	4,150	3,428
BMC	2,600	1,753
CP	2,550	2,191
M & WB	1,600	1,329
FC	1,400	1,149
PMD	2,800	2,359
OCC	5,500	4,000

3rd Floor
25,000 sq ft

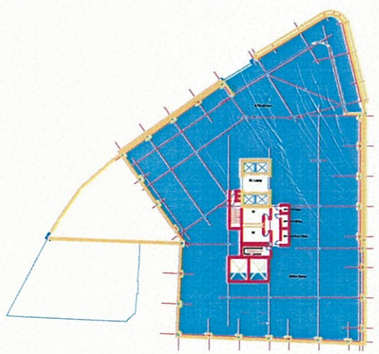
	Proposed	Existing
HR	9,000	7,646
PFD	14,000	11,700

4th Floor
25,000 sq ft



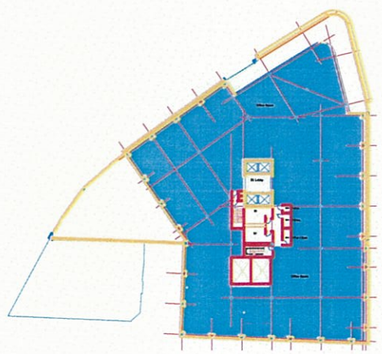
	Proposed
BSD	25,000

5th Floor
22,000 sq ft



	Proposed
BSD	22,000

6th Floor
20,008 sq ft

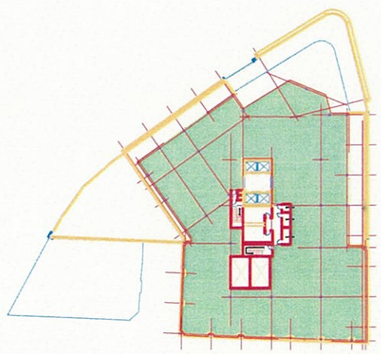


	Proposed
BSD	20,008

7th Floor
20,008 sq ft

	Proposed
DND	20,008

8th Floor
14,200 sq ft



	Proposed
DND	14,200

	Total Proposed	Total Existing
BSD TOTAL	73,100	69,276
DND TOTAL	34,208	30,000

- BCS - Building Custodial Support
- BMC - Boston Management Consortium
- BSD - Boston School District
- CP - Community Partnership
- DND - Department of Neighborhood Development
- ED - Environmental Department
- FC - Finance Commission
- HR - Human Resources
- M & WB - Minority & Women Business
- Mech - Building Mechanical Space
- OBD - Office of Business Development
- OCC - Office of Cable Communications
- PFD - Public Facilities Department
- PMD - Property Management Department

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor
Mark Maloney, Director

CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS
(617) 918-4221

DUDLEY SQUARE, ROXBURY, MA

DUDLEY SQUARE RELOCATION PLAN - SCHEME 1

C-1
SHEET 1 OF 3