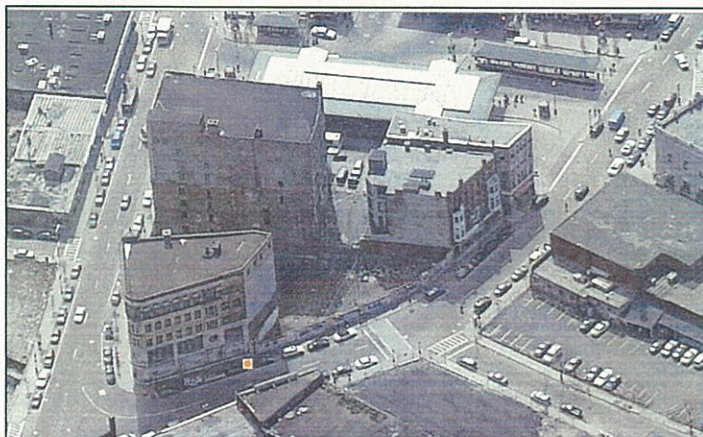




**Article 85 Review – Boston Zoning Code
2260-2272 Washington Street “Ferdinand’s Blue Store” --
Elevator Shaft**

Roxbury, Boston, MA

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



Submitted to: **Boston Landmarks Commission**
One City Hall Square, Room 805
Boston, MA 02201

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



October 18, 2007

October 19, 2007

Ellen Lipsey, Executive Director
Boston Landmarks Commission
Boston City Hall, Room 805
Boston, MA 02201

Re: Article 85 Application for Elevator Shaft 2260-2272 Washington Street
New City Office Building
Phase 1 – Engineering Design for Environmental Remediation and
Site clearance at Dudley Square, Roxbury, MA

Dear Ms. Lipsey:

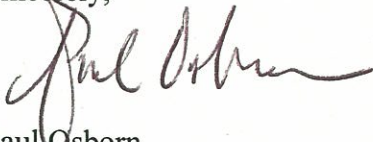
Enclosed for filing pursuant to Article 85 of the Boston Zoning Code is an Application Form and all required supporting documentation for a demolition permit requested by the Boston Redevelopment Authority (BRA) for the elevator shaft only located at 2260-2272 Washington Street, connected to the “Ferdinand’s Blue Store” on the Warren Street Elevation, in Roxbury, MA. A separate Article 85 application #08.024D1241 for the demolition permit for the building located at 17 –19 Warren Street “The Ferdinand’s Blue Store Addition” Roxbury Ma has been previously requested by the Boston Redevelopment Authority. At a public hearing with the Boston Landmarks Commission on Tuesday, September 25, 2007, Room 900, City Hall this application was reviewed and approved by the Commission with additional conditions.

Due to the unsafe and unstable condition of the masonry shaft, the BRA recommends that the BLC find the “Ferdinand’s Blue Store Elevator Shaft only at 2260-2272 Washington Street significant, as defined in Article 85 of the Boston Zoning Code for the reasons stated in the enclosed application. We request that the BLC find the Elevator Shaft only as not preferably preserved in the context of the proposed project and make a determination of “no feasible alternative to demolition”.

The BRA request to add the elevator shaft removal to the original “Ferdinand’s Blue Store Addition” building removal project and include this authorization into the BLC approval letter that is forthcoming. It is respectfully requested to have an approval letter to the BRA on or about October 26, 2007.

Thank you for consideration of this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Osborn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Osborn
Deputy Director of Capital Construction
Enclosures

xc:S. Healy, P Osborn, L. Mammoli, Jacobs Civil Inc. File 5076 CF

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Appendix A – Ownership

 Order of Taking

Appendix B – Correspondence

 Boston Landmarks Commission Letter, September 26, 2007

 Massachusetts Historical Commission, Letter August 29, 2007

 Massachusetts Historical Commission, Letter May 18, 2005

Appendix C – Existing Conditions

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

 Figure 2. Location of 2260-2272 Washington Street, Boston assessor's map.

 Photographs 3 through 7.

Appendix D – Historic Documents

 Dudley Station Historic District National Register nomination map.

 Ferdinand's Blue Store, MHC Inventory form

Appendix E – Engineering Reports

 Environmental Remediation and Site Clearance at Dudley Square, Ferdinand
 Building: Warren Street Elevator Shaft Memorandum, Jacobs Engineering
 Group, Inc., August, 24, 2007.

 Building Demolition Specification for the Elevator Shaft, Jacobs Engineering
 Group, Inc. October 18, 2007.



**APPLICATION
ARTICLE 85 REVIEW**

Please hand
carry or mail to:
Boston City Hall, Room 805
Boston, MA 02201
DO NOT RETURN THIS FORM BY FAX
FAXED APPLICATIONS WILL BE REJECTED

For BLC Use Only

APPLICATION NO.: _____

DATE RECEIVED: _____

HEARING DATE: _____

I. ADDRESS 2260-2272 Washington Street, Dudley Square, Roxbury (include neighborhood)

II. APPLICANT Boston Redevelopment Authority PHONE 617.722.4300

ADDRESS One City Hall Square, Boston, MA ZIP CODE 02201
(include city or town)

PROPERTY OWNER Boston Redevelopment Authority PHONE _____

ADDRESS Same ZIP CODE _____
(include city or town)

DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? No

III. DESCRIPTION OF PROPOSED WORK: briefly summarize the scope of work. Additional pages may be attached, if necessary, to provide more detailed information, but a **brief outline of the proposed work must be given in the space provided below**. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project.

The Boston Redevelopment Authority is proposing to remove a 5-story, brick elevator shaft attached to the rear (southeast) elevation of 2260-2272 Washington Street, Ferdinand's Blue Store Building. The shaft is severely deteriorated on the exterior, lacks lateral support to the main building, and will be adversely affected by adjacent site clearance work. The building will be braced and protected during the removal of the shaft, and the exposed openings will be sealed and supported. The Ferdinand Building is listed in the National Register of Historic Places as a contributing resource in the Dudley Station Historic District, and has been approved as an individual landmark by the Boston Landmarks Commission. The site will be redeveloped for a new Dudley Office Building, involving demolition of 17-19 Warren Street, Ferdinand's Addition, with salvage and reuse of architectural elements (a separate Article 85 application), and preservation and restoration of the historic Ferdinand Building facades, along with side elevations and structure to the greatest degree possible. The project will help revitalize the core of the Dudley Square area on a site that has been vacant for more than 30 years.

IV. DOCUMENTATION: Required documentation must be submitted with this application to receive a hearing date. **Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application.** A list of required documentation has been provided with this packet.

V. NOTARIZED SIGNATURES (both required) Unsigned or partially signed forms will be rejected.

Applicant: *Paul O'Connell - BRA* Owner*/Landlord: _____
***(If building is a condominium or cooperative, the chairman must sign.)**

SIGNATURE PAGE TO
ARTICLE 85 REVIEW APPLICATION

APPLICANT/OWNER:

BSOTON REDEVELOPMENT AUTHORITY

By: Paul Osborn
Title: Deputy Director - BRA

COMMONWEALTH OF MASSACHUSETTS

Suffolk County

On this 19TH day of October, 2007, before me, the undersigned notary public, personally appeared Paul Osborn, proved to me through satisfactory evidence of identification, which was (personal knowledge), to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Wandaal Nwaoskai
Notary Public
My Commission Expires: 10/30/09
[Seal]

**Article 85 Review Application Continuation
2260-2272 Washington Street Elevator Shaft**

2.0 Article 85 Application Continuation

2.1 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 BRA (Appendix A). 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 C).

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 D). Centered on the copper-clad, formerly elevated rail complex, 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.

Ferdinand's Blue Store is pending landmark designation by the BLC. Ferdinand's Addition has been considered and not accepted as a potential landmark.

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 (MHC Inventory form in Appendix C). 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 elevator shaft is an appendage to the east corner of the south rear wall. The red brick northwest wall that paralleled the El retains remnants of a painted sign advertising Ferdinand's.

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

**Article 85 Review Application Continuation
2260-2272 Washington Street Elevator Shaft**

of the street façades in July 2007. The preliminary analysis and results indicate the presence of cracks, spalls, open joints, and soiled (dirty) areas. Some masonry clips were visible and were observed to be in good condition. (Ferdinand Existing Conditions Report Building Conservation Associates, Inc., 2007).

2.2 Project Background

2.2.1 Past Activities

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. Information on the reuse studies has been included in the previously submitted Article 85 Application for 17-19 Warren Street.

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

Article 85 Review Application Continuation 2260-2272 Washington Street Elevator Shaft

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 B). The BRA prepared a Draft Expanded PNF in May 2005; however it was not submitted.

2.2.2 Current Activities

An Article 85 Application for 17-19 Warren Street was submitted to the BLC on July 10, 2007. A public informational meeting was held on August 28, 2007 and a BLC public hearing took place on September 25, 2007. The BRA is in the process of responding to the BLC's letter of September 26, 2007. A Project Notification Form was filed with the Massachusetts Historical Commission on July 31, 2007 and the BRA is initiating a coordinated design review and consultation among the MHC and BLC. Agency correspondence is in Appendix B.

2.3 Project Summary

2.3.1 Overall Project

The BRA's vision for the project involves preservation of the ornate street-facing façade, side elevations, and as much of the structure as possible 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 and other architecturally distinguished elements of the Addition for other use will occur, and references to massing, fenestration, and cornice lines will be integrated 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 building demolition, which will be followed by Phase 2 involving the architecture and design for the new construction. 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 need for zoning relief will be determined at that time. The BRA and the City are committed to proceeding towards Phase 2, as Phase 1 is completed. Additional information is included in the previously submitted Article 85 application for 17-19 Warren Street.

**Article 85 Review Application Continuation
2260-2272 Washington Street Elevator Shaft**

2.3.2 Elevator Shaft

The proposed project is for removal and protection of the elevator shaft at the rear of the Ferdinand Building. The current characteristics and deteriorated condition of the shaft is discussed in an assessment memorandum in Appendix E. The Elevator Shaft is severely deteriorated including the elevator cab, cables and remnants of elevator machinery. It is apparent from the presence of visible beam pockets in the south wall of the Ferdinand Building and in the walls of the Elevator Shaft that the building wall and the shaft were once attached to a building located between the Ferdinand Building and the Guscott Building, now since demolished. It is notable that the demolished building may have originally provided lateral stability to the Elevator Shaft. The Elevator Shaft is rectangular with dimensions approximately 8.5-feet by 12-feet and 85-feet tall. The walls of the Elevator Shaft are constructed of at least two wythes of mortared common brick.

Fall protection will be provided whenever the demolition work is being performed at heights greater than six feet or where holes and openings exceed six feet in depth. Contractor will provide barriers at floor openings, demolished stairways and elevator shafts, and maintain barriers at all times that a potential fall hazard to workers may exist. Safe access will be maintained at all times by the use of scaffold ladders, stair towers, or other acceptable means. Platform planks will be used in lieu of the commonly used single plank during erection and dismantling.

The Elevator Shaft, comprising roof structure, three walls, elevator cab, cables and miscellaneous machinery will be removed in its entirety. Demolition of the elevator shaft will be by mechanical methods such as concrete saws, or other hand demolition equipment. No blasting or wrecking balls will be permitted. The Contractor will consider restricting his methods of demolition as necessary to include a sequential floor-by-floor method for demolition of the Elevator Shaft with protective catchment system along the outer face of the Elevator Shaft on the floor level immediately below the floor level being demolished.

At completion of demolition, openings exposed as a result of Elevator Shaft demolition will also be provided with new Window Barricades. New Window Barricades will be comprised of 5/8-inch exterior grade plywood stiffened by wood framing and fastened appropriately with masonry anchors or other means approved by the Engineer; the system will be designed to resist wind loads and, at street level, be sufficiently robust to deter unauthorized entry. Additionally, gaps in the Window Barricades will be sealed to prevent rain and snow from entering the Building. The exterior faces of Window Barricades will be primed and painted blue with exterior grade paint, color to match the color of existing barricades. Specifications for the demolition of the Elevator Shaft are in Appendix E.

APPENDIX A – OWNERSHIP

COMMONWEALTH OF MASSACHUSETTS



2006 0002258
Bk: 39206 Pg: 83 Doc: OOT
Page: 1 of 4 03/15/2009 10:19 AM

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority ("Authority"), a public body politic and corporate, duly organized and existing pursuant to Massachusetts General Laws Chapter 121, as superseded and amended by its successor Chapter 121B, as amended, in pursuance of its powers as set forth in Chapter 121B, Section 46(f) and set out in said laws and every power thereunto enabling, determined that the areas located within the City of Boston and described in Annex A (the "Property"), constitutes a substandard, decadent and blighted area as defined in Chapter 121B, as amended; and

Attested hereto
Francis M. Roache
Register of Deeds

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, § 40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of Massachusetts General Laws Chapter 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways, and public or private ways in said area or areas or contiguous and adjacent to the Property taken hereby, except all leasehold rights and rights under agreements given by and made with the Boston Elevated Railway Company and subject to all rights of the Boston Elevated Railway Company under any existing leases, agreements or otherwise and excepting any portion or portions thereof which have been taken by eminent domain by and or conveyed to said Boston Elevated Railway Company.

AND FURTHER ORDERED, that in accordance with the provisions of the General Laws, awards are made by the Authority for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
ATTN: Brophy

Plan Book 2006 Page 214

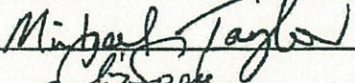
described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with this Order of Taking.


AND FURTHER ORDERED, that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the Office of the Suffolk County Registry of Deeds.

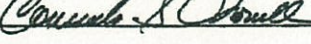
IN WITNESS WHEREOF, the members of the Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.


DATED : February 16, 2006

BOSTON REDEVELOPMENT AUTHORITY

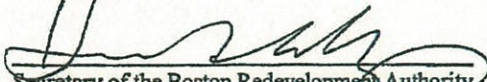








ATTEST:



Secretary of the Boston Redevelopment Authority

APPROVED AS TO FORM:



Kevin J. Morrison
General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

TAKING AREA DESCRIPTION

That certain parcel of land shown on a plan entitled "Boston Redevelopment Authority, Taking Plan, No. 17-19 Warren Street, Ward 9, Parcel 3140, Boston (Roxbury), Mass." prepared by Harry R. Feldman, Inc., and dated March 6, 2006, which plan is recorded herewith.

Said parcel contains 7,132 square feet.

The supposed owner of the above parcel is the Manchioneal Associates, Inc.

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 16, 2006, relating to a certain parcel of land located at 17 Warren Street, in the Roxbury section of Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy.

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Consuelo Gonzales Thornell
Michael Taylor

Joseph W. Nigro, Jr.
Christopher J. Supple

A true copy.

ATTEST:


Secretary of the Boston Redevelopment Authority

APPENDIX B - CORRESPONDENCE



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/635-3850

Susan D. Pranger, Chair
Thomas Herman, Vice-Chair
John Amodeo
David Berarducci
Dana Brown
David Colton
Cyrus Field
John Freeman
Susan Goganian
Thomas Green
Kirsten Hoffman
Adam Hundley
William Marchione
Diana Parcon
Jeffrey Pond
Yanni Tsipis
Richard Yeager
Ellen J. Lipsey, Exec. Director

26 September 2007

Tom Miller
Director of Economic Development
Boston Redevelopment Authority
22 Drydock Ave
Boston, MA 02210

Re: **Application # 08.024D1241**
Review of proposed demolition of a commercial building at 17-19 Warren Street, Dudley Square, Roxbury, MA

Dear Mr. Miller:

At its 25 September 2007 public hearing, the Boston Landmarks Commission reviewed your request to demolish the commercial building at 17-19 Warren Street, Dudley Square, Roxbury, MA. The Commission reviewed this request pursuant to its authority under the Boston Zoning Code, Article 85, Chapter 665 of the Acts of 1956 as amended. The Landmarks Commission voted that, in the public interest, it is preferable that the above mentioned building is preserved or rehabilitated rather than demolished and, therefore, voted to invoke the 90-day delay period.

After a presentation by the applicant of the alternatives to demolition explored, and the proposed project, the Commission made a finding of No Feasible Alternative to demolition with the following conditions:

- 1. The applicant shall submit additional documentation detailing the testimony given at the hearing regarding previous planning efforts to re-use the existing building. Such documentation should include architectural and space planning documentation, as well as the feasibility study detailing the cost of rehabilitation and required code upgrades.*
- 2. The applicant shall submit a detailed list of exterior historic architectural elements proposed for salvage and future incorporation into new construction.*
- 3. The applicant shall submit written agreement to participate in Accelerated Design Review for the proposed redevelopment of the Ferdinand's Blue Store at 2262-2270 Washington Street.*

The Commission noted that previous planning processes were unable to find a feasible plan to adapt or re-use the existing building and recognized the proposed demolition was necessary in the context of a larger planning process to redevelop the entire site which includes the Ferdinand's Blue Store at 2262-2270 Washington Street, which is pending designation as a Boston Landmark.

Upon satisfaction of the above conditions attached to the finding of "No Feasible Alternative," BLC will issue a letter releasing the applicant from further review under Article 85. If you have any questions regarding this decision, please contact me at 617-635-3850.

Sincerely,

Gary L. Russell
Staff Architect

cc: Joe Anthony, Jacobs, Edwards and Kelcey
Virginia Adams, PAL
Andrea Gilmore, BCA
Stephen Healy, Larry Mammoli, & Paul Osborn, BRA
Donald Stull, Stull and Lee
Keith Williams, Neighborhood Services



Boston/Roxbury #37053

The Commonwealth of Massachusetts

August 29, 2007

William Francis Galvin, Secretary of the Commonwealth

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

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 (MHC) has reviewed the information you submitted, received August 1, 2007, concerning the revised proposed project referenced above. As you are aware, 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. Ferdinand's Blue Store, constructed in 1895 in the Classical Revival style, and Ferdinand's Blue Store Addition, constructed in 1922 in the Colonial Revival style, both provide strong visual anchors for Dudley Square. After a review of the information submitted, MHC staff have the following comments.

The MHC understands that the project has been revised and now proposes, in Phase 1, the demolition of the Ferdinand's Blue Store Addition. In Phase 2, a portion of the Ferdinand's Blue Store is proposed for selective exterior and interior demolition at the rear of the building. Retention and restoration of the façade and retention of the side elevations is proposed to be integrated into new construction. The new building complex is proposed to be between ten and fourteen stories tall in areas and would house City offices and retail space. The MHC understands from the information submitted that Ferdinand's Blue Store is pending landmark designation. The MHC also understands that although no state and/or federal funding, licensing, permitting, or approvals have been identified for the project at this point, the BRA is coordinating with the MHC to begin any required MHC and MEPA reviews as the proposed project may require state permits or approvals. The MHC further understands that the building has been vacant since 1962.

Review of information you presented regarding the project indicates that the proposed demolition will have an "adverse effect" on the Dudley Station Historic District due to the "destruction or alteration of all or part of ... State Register propert[ies]" (950 CMR 71.05(a)) and the introduction of visual, audible, or atmospheric elements that are out of character with, or alter the setting of ... State Register propert[ies]" (950 CMR 71.05(c)) through the removal of Ferdinand's Blue Store Addition, the demolition of portions of Ferdinand's Blue Store, and the construction of new buildings that are out of scale with the surrounding Dudley Station Historic District. The MHC requests the opportunity to consult to seek ways to eliminate, minimize, or mitigate these adverse effects (950 CMR 71.07(3)). The requests that consultation explore options that preserve as much of the character-defining features of the two historic buildings as is practicable and on alternative massings for new construction.

The demolition of a State Register-listed property triggers the filing of an Environmental Notification Form (ENF). If demolition of a State Register-listed property is the only anticipated ENF threshold, a proponent may consult with the MHC and change the project to result in a "no adverse effect" determination, or, as a result of consultation, seek to enter into a Memorandum of Agreement with the MHC in lieu of filing an ENF. If an ENF is not filed, the project review process must involve and take into account public comment prior to the development of any Memorandum of Agreement (301 CMR 11.03(10)). Under 950 CMR

71.07(3) and by copy of this letter, the MHC hereby invites the Boston Landmarks Commission (BLC), the Boston Preservation Alliance, and any other interested parties to enter into consultation with MHC and the Boston Redevelopment Authority (BRA), if they so desire. Please send copies of the MHC PNF and supporting documentation, along with the information requested below, to the BLC and BPA. Please contact Ryan Maciej of my staff to arrange consultation. The MHC looks forward to further consultation on this important project.

The MHC requests information on public comment received at your August 21, 2007, informational public meeting. It appears that only a portion of the planning study entitled "Roxbury Center at 17 Warren Street" was submitted. Please send the full document and the additional studies referenced in the MHC PNF to the MHC in advance of a consultation meeting. The MHC suggests that a site visit during consultation will assist review and facilitate the consideration of alternatives to eliminate, minimize, or mitigate effects to the historic properties.

These comments are offered to assist in compliance with 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
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Secretary Ian A. Bowles, EOEEA; Attn.: MEPA Unit
Phil Weinberg, DEP
DEP—NERO
Ellen Lipsey, Boston Landmarks Commission
Sarah Kelly, Boston Preservation Alliance

RECEIVED
MAY 23 2005



BY: _____

May 18, 2005

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

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,

A handwritten signature in cursive script that reads "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 C – 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.

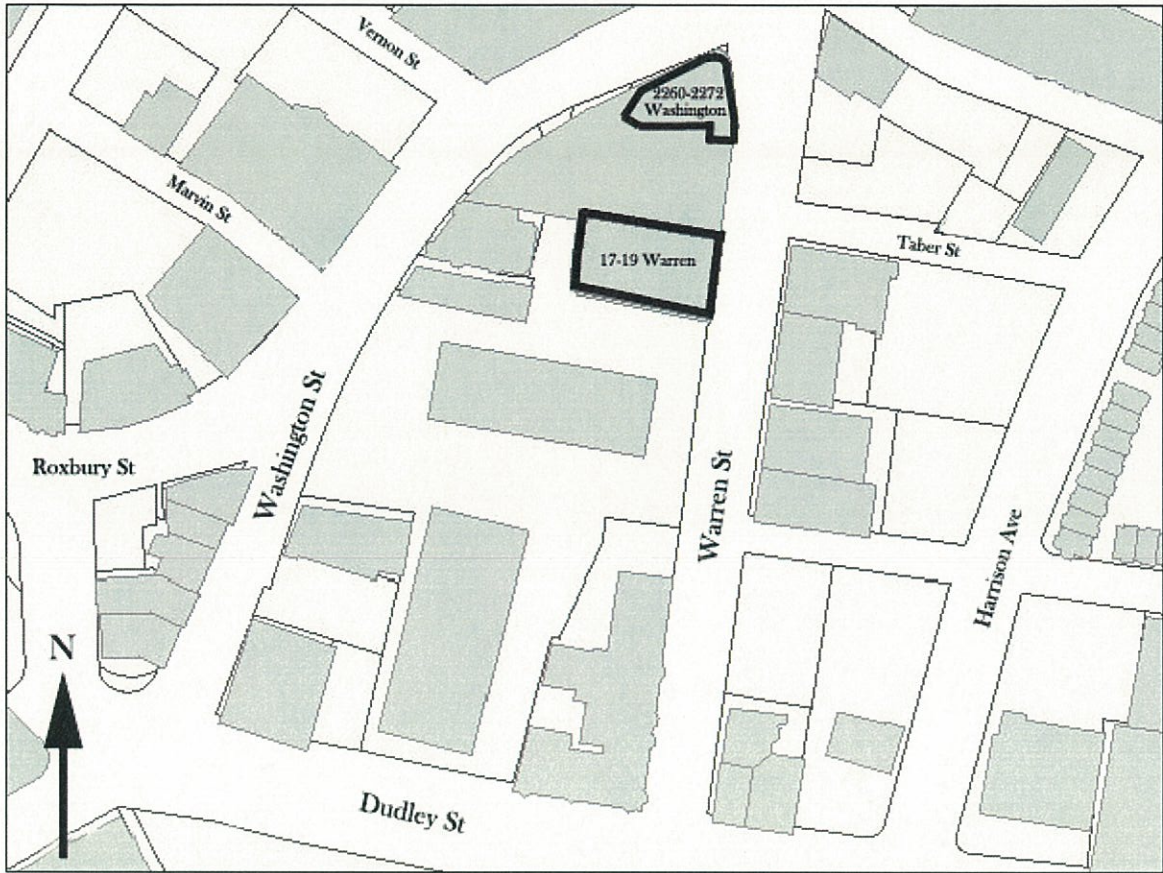
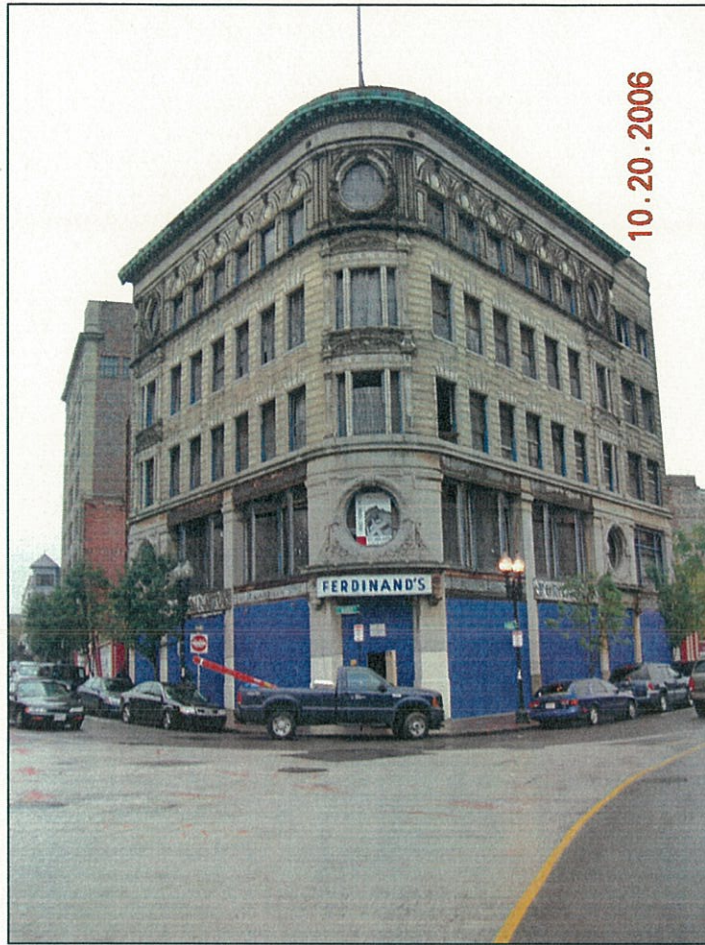


Figure 2. Location of 2260-2272 Washington Street on the City of Boston assessor's map.



Photograph 3. Ferdinand Building façade, view south.



Photograph 4. Ferdinand Building side and rear elevations, showing elevator shaft, view northeast.



Photograph 5. Ferdinand Building façade, showing elevator shaft, view west.



Photograph 6. Ferdinand Building rear elevation and shaft, view northeast.



Photograph 7. Ferdinand Building rear elevation and shaft, view north.

APPENDIX D – HISTORIC DOCUMENTS



DUDLEY STATION DISTRICT
Roxbury, Massachusetts

- UIM References:
- A - 19/328430/468856
 - B - 19/328465/468856
 - C - 19/328300/468856
 - D - 19/328020/468856

scale: 1" = approx. 200'

100

Sheet M

11

NRD 12/5/85

9-15 Warren Str.

Low Rox

NAME Ferdinands Blue Store
present

ADDRESS 2260-2272 Washington St. COR. Dudle Sta.

Ferdinands Blue Store
original

MAP. No. 20N - 10E SUB AREA 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) commercial, furniture store

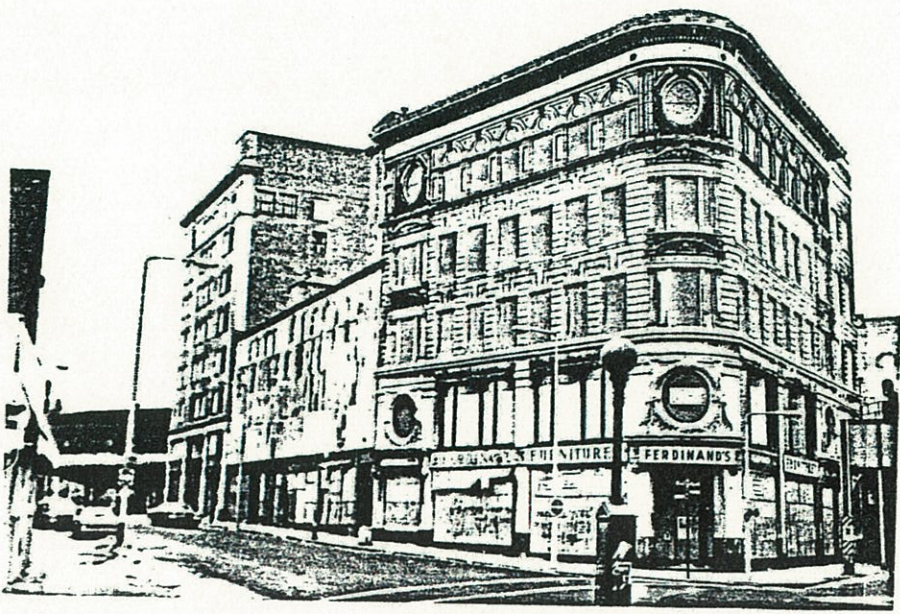
OWNER Frank Ferdinand, Inc.
original present

NO. OF STORIES (1st to cornice) 5 plus
ROOF flat cupola dormers

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

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 4 story bldg. w/cast iron sf enframements mostly intact.



EXTERIOR ALTERATION

minor moderate
drastic _____

CONDITION

good / fair poor _____

NOTEWORTHY SITE CHARACTERISTICS

(Map)

JAN 1986
Page

Moved; date if known _____

Themes (Check as many as applicable)

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

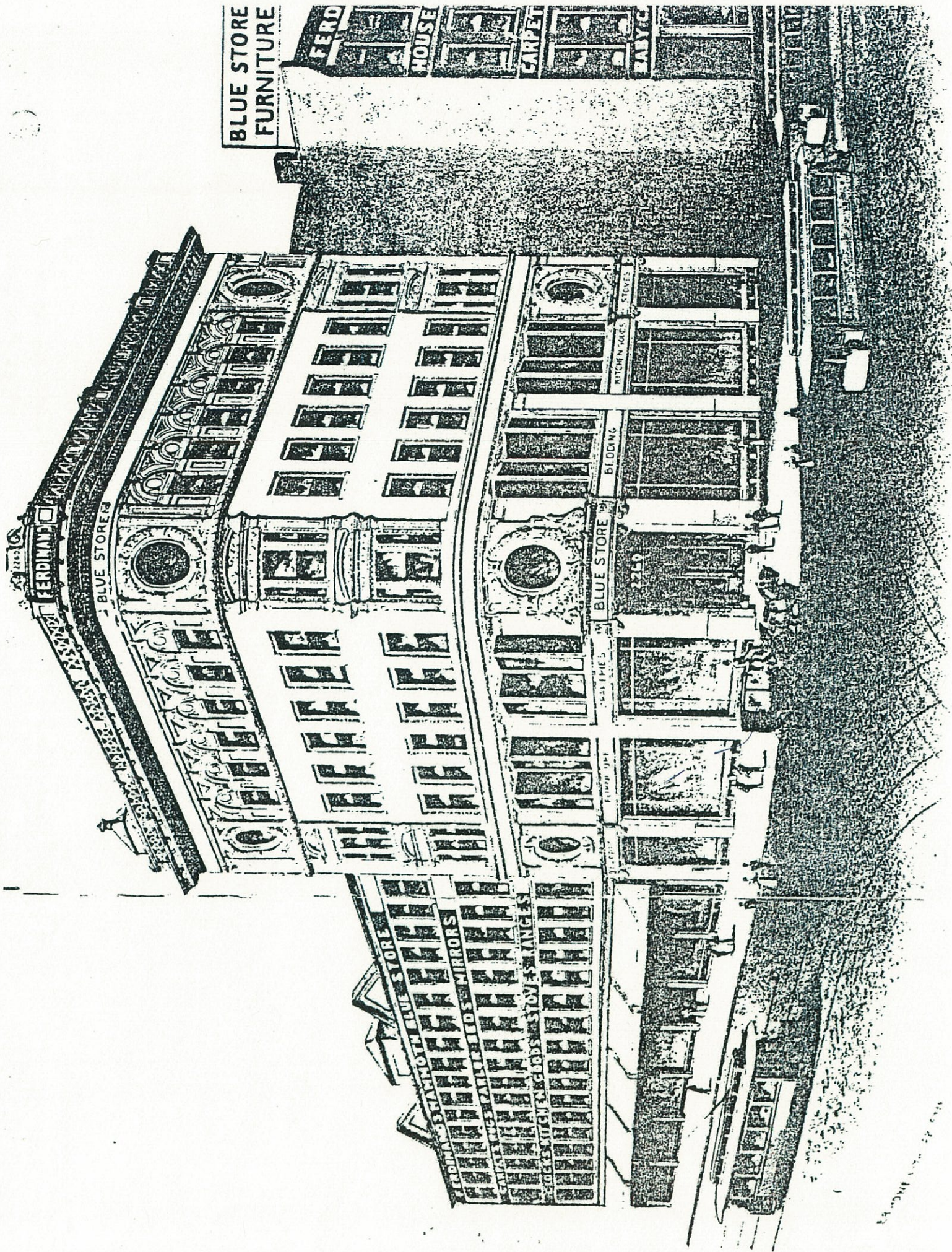
Significance (include explanation of themes checked above)

Since 1895, Ferdinand's Blue Store bldg. has been a prominent landmark at the head of the "island" containing Dudley Sta. This monumental limestone 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 growth 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 specialize 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 early 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



BLUE STORE
FURNITURE

FERD
HOUSE
CARPET
BABY

FERDINAND'S
BLUE STORES

BLUE STORE

BE DOING

KITCHEN RANGES

FERDINAND'S HAMMOTH BLUE STORE
LADIES' DRESSES
PARLOR BEDS
MIRRORS
LADIES' HATS
KITCHEN RANGES
STOVE RANGES

1914

APPENDIX E – ENGINEERING REPORTS

Jacobs Civil Inc.

Two Center Plaza
Boston, MA 02108-1906 U.S.A.
617.742.8060 Fax: 617.742.8830

Memorandum

Date August 24, 2007

To File

From Jeffrey Sarin, P.E.
Ed White, P.E.

Subject *Environmental Remediation and Site Clearance at Dudley Square*
Ferdinand Building: Warren Street Elevator Shaft

Jacobs structural personnel conducted a site visit on August 1, 2007 to gather additional information in support of contract document preparation for the Guscott Building site clearance package. This memorandum documents observations from the site visit relative to the Ferdinand Building's elevator shaft. Our observations are based solely on a visual condition assessment conducted from ground level and from the interior of the building at the first floor.

The subject elevator shaft is in the southeast corner of the building along Warren Street. The elevator shaft is comprised of mortared brick and extends from the basement level to the top (5th) floor of the building. The south face of the shaft contains beam pockets that at one time supported floor joists from an adjacent four-story building that has been previously demolished.

The exterior of the shaft exhibits severe deterioration, as there are several areas on the upper portions of the shaft with significant mortar loss. At these locations the bricks likely have little or no bond to the surrounding structure.

At Warren Street, the vertical joint between the elevator shaft and the historically-significant granite, brick, and limestone façade is likely a "soft" joint, and in this way the elevator shaft may not be positively connected to the building. The mortar and brick configuration at the vertical joint on the back of the elevator shaft provides further evidence of the presence of a "soft" joint. However, without further investigation, including selective destructive testing, the nature of the joint cannot be conclusively determined at this time.

Given the above-noted deterioration of the elevator shaft's exterior and the lack of lateral support from the main building, it is highly probable that vibrations associated with the Guscott Building site clearance work will adversely affect the Ferdinand elevator shaft. Removal of the elevator shaft should therefore occur prior to demolition of the Guscott Building. And it needs to be removed in a manner that does not damage or further expose the interior of the Ferdinand Building. Elevator openings shall be properly sealed off from exterior elements.

Figures 1 through 5 are provided herein for reference.



Figure 1: Ferdinand Building - Warren Street Elevator Shaft
Elevation view as seen from vacant lot

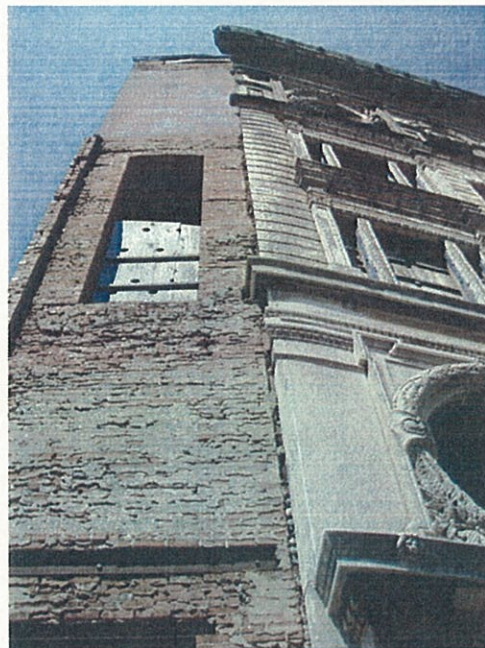


Figure 2: Ferdinand Building - Warren Street Elevator Shaft
Elevation view as seen from Warren Street

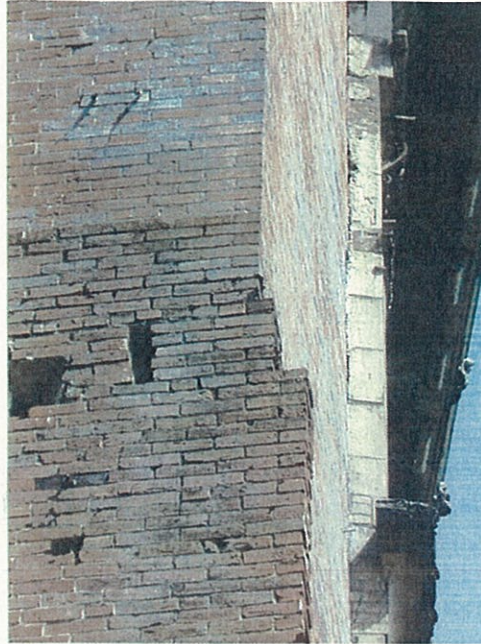


Figure 3: Ferdinand Building - Warren Street Elevator Shaft
Widespread loss of mortar



Figure 4: Ferdinand Building - Warren Street Elevator Shaft
Widespread loss of mortar

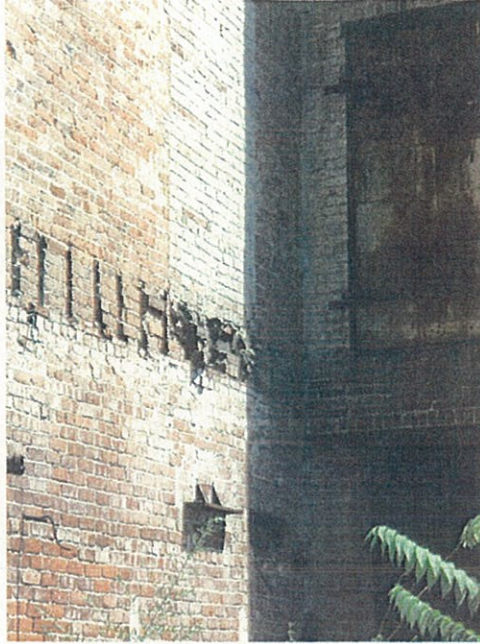


Figure 5: Ferdinand Building - Warren Street Elevator Shaft
Apparent "soft" joint between shaft and building

SECTION 02060

BUILDING DEMOLITION

PART 1 - GENERAL

1.01 DESCRIPTION:

- A. This Section specifies the demolition of the Elevator Shaft attached to the south wall of the Ferdinand Building and located on Warren Street. The extent of demolition work includes the removal and proper disposal of the Elevator Shaft and all elements contained therein, within the limits defined below. The limited information available has been summarized in the Contract Documents; additional information is available for review at the BRA/Capital Construction Department, 22 Drydock Avenue, Boston, Massachusetts. The Contractor shall verify and complement this record information, as well as the information in the Contract Documents, by site inspection, and shall provide all resources to perform the building demolition work. With the exception of provisions that address safety, regulatory requirements, protection of persons and property, and coordination with work of other Sections, unless specifically indicated otherwise, the work of this Section applies to the Elevator Shaft only. For a detailed description of the Elevator Shaft relative to the work of this contract reference the Hazardous materials survey report included in Section 02065, Asbestos Abatement and Section 02070, Miscellaneous Oil & Hazardous Materials Removal.
- B. Extent of Physical Demolition
1. The Elevator Shaft shall be removed down to the limits described below. All utilities and equipment within the Elevator Shaft footprint shall be removed. As part of Building Demolition, the Contractor shall remove and dispose of properly any furnishings, fixtures, elevators, equipment, elevator cables, mechanical aspects, and any and all other structural and non-structural improvements and aspects, unless specifically identified to the contrary by the Authority or the Contract Documents. All materials, both hazardous and non-hazardous, shall be removed, reused and/or transported to appropriate disposal facilities.
 2. Removal Limits
 - a. The Elevator Shaft, comprising roof structure, three walls, elevator cab, cables and miscellaneous machinery shall be removed in its entirety, with the exception of the walls at ground level, which shall be removed to the limits shown on the Drawings. Record plans of the Elevator Shaft are not available, however it is visually apparent that the walls are constructed of at least two wythes of mortared common brick.
 3. Protect, support, secure and maintain the stability of the existing retaining walls.

C. Demolition Outside the Building and Elevator Shaft Footprints

1. Remove and dispose of all interior fencing, poles, debris, site appurtenances and improvements unless otherwise noted herein or directed by the Engineer. The Contractor shall visually inspect the site outside of the buildings footprint for verification and completeness of site appurtenances, improvements, amenities that are to be removed and disposed.
2. With the exception of severed utilities, all utilities outside of the Building and Elevator Shaft footprint are to be protected and maintained in place unless otherwise indicated in the Contract Documents.
3. Final grading shall be as shown on the Contract Drawings or as directed by the Engineer.

D. MISCELLANEOUS REQUIREMENTS

1. The Contractor shall design and erect closures to openings in the wall of the Ferdinand Building that expose the building to weather and vandals as a consequence of removing the Elevator Shaft. Refer to Paragraph 3.05 on materials and execution for weather sealing of the Ferdinand Building.

1.02 DESCRIPTIONS: The following is a general description of the Ferdinand Building's Elevator Shaft. The description is not complete and is only for general information. The Contractor shall be responsible for visually inspecting the Elevator Shaft to confirm the scope of work to be completed.

A. Elevator Shaft

1. Description: The Elevator Shaft is located adjacent to Warren Street attached to, and protruding from, the south wall of the Ferdinand Building whose address is 2260-2272 Washington Street. No plans are available nor is there any information as to when the Elevator Shaft was constructed. The Ferdinand Building has been vacant for a long time and as a result the Elevator Shaft is severely deteriorated including the elevator cab, cables and remnants of elevator machinery. It is apparent from the presence of visible beam pockets in the south wall of the Ferdinand Building and in the walls of the Elevator Shaft that the building wall and the shaft were once attached to a building located between the Ferdinand Building and the Guscott Building, now since demolished. It is notable that the demolished building may have originally provided lateral stability to the Elevator Shaft.
2. Dimensions:
 - a. Height: Approximately 85-feet from the level of the basement to two or three feet above the roof of the Ferdinand Building.

- b. Plan Dimensions: The Elevator Shaft is rectangular, plan dimensions approximately 8.5-feet by 12-feet, 8.5-feet being the dimension of the two walls perpendicular to the south wall of the Ferdinand Building and parallel to Warren Street.
3. Structural System: The walls of the Elevator Shaft are constructed of at least two wythes of mortared common brick. The locations and means of attachment, if any, between the Elevator Shaft and the Ferdinand Building are unknown.

1.03 RELATED WORK:

- A. The Contractor shall examine the Contract Documents thoroughly for requirements that affect work of this Section. Other Specification Sections that directly relate to work of this Section include, but are not limited to, those listed below.
- B. Section 01010 – Summary of Work
- C. Section 01067 - Permits and Terminations
- D. Section 01110 – Health and Safety Plan
- E. Sections 01500 - Construction Facilities and Temporary Services
- F. Section 01530 – Safety and Protection of Property
- G. Section 01540 – Traffic Control
- H. Section 01567 – Environmental Protection
- I. Section 01568 – Dust Control
- J. Section 02065 – Asbestos Abatement
- K. Section 02070 – Miscellaneous Oil & Hazardous Materials Removal

1.04 SUBMITTALS:

- A. Permits and Certificates: Submit permits and certificates to the Engineer prior to start of demolition work; coordinate with the requirements of Division 1. Submittals noted below shall be made prior to commencing demolition work. Items to be submitted include but are not limited to the following:
 1. Permits and notices authorizing building demolition.
 2. Certificates of severance of utility services.

3. Permit for transport and legal off-site disposal of demolition material and debris.
- B. Lead Compliance Plan: Prior to the start of demolition work, and no later than 15 calendar days after the date of the Notice to Proceed, submit a site-specific Lead Compliance Plan in accordance with OSHA Lead in Construction Standard 1926.62 that identifies all lead hazards and proper work procedures for the work of this Section, and includes the required items listed below. This Plan shall remain on file at the project site and be updated throughout the work as conditions warrant.
1. Employer's Hazard Communication Program, Worker "Right-to-Know", as identified by OSHA 1910.1200 HAZCOM.
 2. Respiratory Protection Program including proper medical monitoring and respiratory protection program requirements, as required by 1926.62 and DLI regulations at 454 CMR 22.11, as currently amended.
 3. Written description and acceptance, of all proposed procedures, methods, or equipment to be utilized. In all instances, Contractor must comply with all applicable federal, state, and local regulations.
 4. Proposed worker training and orientation plan which at a minimum includes a description of hazards and remediation methodologies, a review of worker protection requirements, proposed decontamination procedures, and location of wash stations and change areas.
 5. The name and address of personal air monitoring laboratory(s) performing testing required by these Specifications and applicable regulations.
- C. Demolition Plan: Prior to the start of demolition work, and no later than 30 calendar days after the date of the Notice to Proceed, submit a comprehensive Demolition Plan, stamped and signed by a Professional Engineer registered in the Commonwealth of Massachusetts, for the Engineer's review and approval prior to commencing demolition work. The Demolition Plan shall be coordinated with, and as appropriate include reference to, the various plans and submittals required by these Specifications; these include, but are not limited to, Permits and Terminations requirements (Section 01067), the Contractor's site-specific Health and Safety Plan (HASP) (Section 01110), the Contractor's Traffic Management Control Plan (Section 01540), the Contractor's Demolition Materials Management Plan (DMMP) (Section 01567), the Contractor's Dust Control Plan (Section 01568), and the Contractor's Asbestos Abatement Plan (AAP) (Section 02065), in addition to the other submittals required under this Section. At a minimum the Contractor's Demolition Plan shall specifically include and address the following.
1. A schedule that details the overall sequence of work to be completed under this contract including hazardous material abatement and demolition of the Elevator

Shaft attached to the south wall of the Ferdinand Building.

2. Methods, equipment and operations. Include information such as catchment system protection details and procedures, equipment types and placement, name and address of all demolition debris transporters and disposal sites, and protection controls, including protection of vehicular and pedestrian traffic, and abutting parcels. Special attention in the Demolition Plan shall be given to selection of demolition methods, equipment and operations in regard to protecting all vehicular, pedestrian, and construction traffic and activities on Warren Street, and within and around the MBTA Dudley Square Station.
 3. Description of temporary facilities and services being utilized.
 4. Site plan(s) indicating Contractor's intended plan and identifying locations for various aspects of the work such as temporary demolition staging and stockpiling areas, debris storage areas, locations of proposed field office, dumpsters, equipment and material storage, temporary sanitary facilities, employee parking and similar information.
 5. Layout and phasing of the required construction fencing; refer to Section 01010 – Summary of Work, Section 01067 – Permits and Terminations, and Section 01500 – Construction Facilities and Temporary Services for additional requirements.
- D. Shop Drawings: Submit shop drawings, stamped and signed by a Professional Engineer registered in the Commonwealth of Massachusetts, for the Engineer's review and approval at least four weeks prior to commencing demolition work. Each submittal shall include the reference to the Specification Section(s) and relative paragraph(s) being addressed in the submittal. At a minimum, shop drawings shall be submitted for the following and shall address the aspects identified.
1. Temporary structural supports and connections as required during demolition, including but not limited to scaffolding and protective structures. Particular attention shall be given to fall hazards.
 2. Calculations that demonstrate the stability and safety of the Elevator Shaft during all phases of demolition.
 3. Competent person to supervise the erection and dismantling of scaffolding on-site.
 4. Requirements and procedures for assuring only trained and experienced workers are employed at the site.
 5. Inspection and tagging program.
 6. Drawings of engineered fall arrest systems designed by a Professional Engineer.

7. Utilization of completely decked working levels for the handling of materials.
 8. Identification of prohibited activities, e.g. prohibition of the use of cross-bracing as a working surface, climbing device, or as handrails, etc.
 9. Limitations of work during adverse weather conditions.
 10. Provisions that only scaffold-grade planking or equivalent be used.
 11. Methods, equipment, and sequence of operations for demolition, showing how the public is protected during such demolition.
 12. Methods, equipment, and materials being used for any support of excavation for the protection of utilities and adjacent structures.
 13. Utility Protection Plan per Article 3.02.A of this Section.
 14. Methods of demolition showing how the Ferdinand Building and other adjacent property will be protected.
- E. Submit to the Engineer a copy of any sampling analyses within 2 days of receipt of the laboratory reports for the sampling. Results for TCLP analyses performed in accordance with the requirements of Part 3 of this Section shall be accompanied by an associated chain-of-custody that identifies the site and structure associated with the analysis. Analytical data shall be kept confidential, distributed only to the Engineer and as necessary, the DEP.
- F. Disposal Receipts: Prior to submission of a periodic invoice for payment for Work including materials disposal, and within a maximum of 21 days of transportation from the site, the Contractor shall provide the Engineer with copies of certified weight slips for each quantity shipped, unloaded, and properly disposed of at the designated and licensed facility. The Contractor shall also document actual disposal of the material or waste at the designated landfill by completing an associated Disposal Certificate and submitting the original to the Authority together with all associated disposal receipts from the solid waste facility or the recycling site. Such certificates and receipts shall bear the printed name of the facility operator and shall specify the date of delivery, the quantity and type of material delivered, and shall be signed by an on-site representative of the facility operator. Payment may be withheld at the discretion of the Engineer for the disposal of materials for which there are no signed disposal receipts.

1.05 JOB SITE CONDITIONS:

- A. The Contractor shall become thoroughly familiar with the site and of existing utilities and their connections and note all conditions that may influence the work of this Section.

1.06 LEAD-BASED PAINT SURVEY AND DEFINITIONS:

- A. A lead-based paint (LBP) survey was performed at the site. The survey indicates that various components are coated with lead-based and lead-containing paints. This testing for lead paint has been performed on a representative number of painted components in the building using X-Ray Fluorescence (XRF) Analysis. The Contractor shall examine this inventory prior to commencing demolition efforts at the building in order to properly identify and handle components coated with lead paint in accordance with the requirements of this Section.
- B. Where in the work of this Section the Contractor is dealing with lead-containing paint, lead-based paint, lead dust, or lead debris, such work must be performed in compliance with OSHA Lead in Construction Standard (29 CFR 1926.62), Massachusetts Department of Labor and Workforce Development's Occupational Lead Exposure regulation (454 CMR 23.00), and EPA National Primary and Secondary Ambient Air Quality Standards for Lead (40 CFR Part 50). The Contractor performing the work of this Section shall utilize engineering controls to protect non-trained personnel and trades, the environment, and the general public from exposure to lead dust and debris. The Contractor shall test and dispose of all lead paint debris generated as result of demolition in accordance with the requirements of these Specifications and Federal and State regulations on hazardous waste.
- C. The following definitions are associated with work involving lead containing items:
 - 1. Action Level means employee exposure, without regard to the use of respirators, to any airborne concentration of lead of thirty micrograms per cubic meter of air ($30 \mu\text{g}/\text{m}^3$) calculated as an 8-hour time-weighted average (TWA).
 - 2. Area Monitoring: Sampling of lead concentrations within the work area and outside the work area which is representative of the airborne concentrations of lead.
 - 3. Clean Room: An uncontaminated change room directly adjacent to the work area having facilities for storage of employees' personal clothing and uncontaminated work clothes, materials and equipment provided when the airborne exposure to lead is above the PEL.
 - 4. Decontamination Area: A contained area adjacent to or connected to the work area and consisting of an equipment room, shower area, and clean room which is used for decontamination of workers, materials and equipment.
 - 5. Lead-containing Paint: Paint, varnish, or stain which contains lead in excess of $0.0 \text{ mg}/\text{cm}^2$ or 0.0% lead by weight.
 - 6. Lead-based Paint (LBP): Paint, varnish, or stain which contains lead in excess of $1.0 \text{ mg}/\text{cm}^2$ or 0.5% lead by weight

7. Permissible Exposure Limit (PEL) is the limit of airborne lead concentration, at or above which, a worker may not be exposed ($50 \mu\text{g}/\text{m}^3$) as an eight-hour TWA.

1.07 PROTECTION AND CONTROLS:

- A. The Contractor shall keep in service existing utilities that are not being discontinued by the work of this Contract and shall protect them against damage during demolition operations. Do not interrupt existing utilities servicing occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Perform all work in compliance with 29 CFR 1910.333 and 29 CFR 1926.955. Coordinate with the requirements of Section 01110 – Health and Safety Plan and Section 01530 - Safety and Protection of Property.
- B. Contractor shall arrange and pay for disconnecting, removing, capping, and plugging utility services. Utility services disconnected at underground mains shall be repaired in accordance with the requirements of the affected utility company. Place markers to indicate location of disconnected services and indicate such locations on the Subsurface Location Survey required in this Section. Coordinate with the requirements of Section 01067 - Permits and Terminations.
- C. Contractor shall perform his operations in such a manner, including any necessary support of excavation and dewatering as specified in the Contract Documents, as to prevent movement or settlement of adjacent structures, or movement, settlement, or collapse of adjacent services, City of Boston Streets, or sidewalks. Cease operations and notify the Engineer immediately if the safety of adjacent structures or services appears to be endangered. Do not resume operations until safe conditions are restored. Contractor shall be solely responsible and liable for any such movement, settlement, damage, or injury due to his operations. Promptly repair damage at no cost to the Authority. Coordinate with the requirements of Section 01530 - Safety and Protection of Property.
- D. Contractor shall ensure safe passage of persons around areas of demolition. Provide, erect, and maintain steel hoarding, sidewalk sheds, barricades, lighting, and guardrails as required to protect the general public, workers, and adjoining property. Coordinate with the requirements of Section 01540 - Traffic Control.
- E. Fall protection shall be provided whenever the work is being performed at heights greater than six feet or where holes and openings exceed six feet in depth. Contractor shall provide barriers at floor openings, demolished stairways and elevator shafts, and maintain said barriers at all times that a potential fall hazard to workers may exist. The design and use of personal fall arrest and restraint systems, and training of personnel shall comply with ANSI standards. Safety harnesses shall be required for all fall arrest systems. Safe access shall be maintained at all times by the use of scaffold ladders, stair towers, or other acceptable means. Platform planks shall be used in lieu of the commonly used single plank during erection and dismantling.

- F. Fire department regulations require that adequate access to the site and to all remaining structures be maintained throughout demolition. Standpipes for fire protection must be maintained or if not present provided, to the highest remaining floor and capped. Fire department connections to the standpipes are to be maintained throughout construction. If necessary, alternative connections to the standpipes shall be provided, and shall be plainly marked and easily accessible by the Fire Department.
- G. Comply with governing regulations pertaining to environmental protection. Coordinate with the requirements of Section 01567 - Environmental Protection.
- H. Conduct demolition operations to prevent migration of dust, dirt, and debris to adjacent structures and improvements. Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering into the air. All trucks must be covered when transporting debris from the work site. All vehicles leaving the job site must be cleaned to avoid distribution of dust and dirt to the surrounding areas. Coordinate with the requirements of Section 01110 – Health and Safety Plan and Section 01568 – Dust Control.
- I. Upon completion of structural demolition, all unpaved areas within the Limit of Work shall be graded and covered in accordance with the requirements of the Contract Drawings and Section 02200 - Earthwork.

PART 2 – PRODUCTS

Not Used

PART 3 - EXECUTION

3.01 DEMOLITION:

- A. Demolition shall be by mechanical methods such as concrete saws, or other hand demolition equipment. No blasting or wrecking balls shall be permitted.
- B. Properly remove and dispose of all lead-coated metallic components prior to any physical building demolition. Any critical structural supports that are lead coated shall be removed and disposed only after a temporary support system, which has been submitted for review, has been constructed in its place.

3.02 PROTECTION OF PROPERTY TO REMAIN:

- A. The Contractor shall pay careful attention to the protection and maintenance of any overhead utility wires, pole-mounted transformers, and poles on the site or located on the adjacent City of Boston streets. Such attention includes, but is not limited to,

gaining prior approval on a protection plan from all utilities involved, and submitting that protection plan for the Engineer's approval. The Contractor shall consider restricting his methods of demolition as necessary to include a sequential floor-by-floor method for demolition of the Elevator Shaft with protective catchment systems along the outer face of the Elevator Shaft on the floor level immediately below the floor level being demolished.

- B. In the event that any items must be relocated, they shall be protected and reinstalled upon completion of the specific work activities that required their relocation.
- C. Protect the Ferdinand Building and all buildings adjacent to demolition work in or near the site.

3.03 SPECIAL MEASURES FOR WORK INVOLVING LEAD-CONTAINING ITEMS:

A. Identification of Hazards

1. Prior to any work involving lead-containing items, the Contractor shall identify all work activities in which a worker may be occupationally exposed to lead. The Contractor shall initially implement his Lead Compliance Plan in accordance with 1926.62 with an initial exposure assessment to determine if any worker may be exposed to lead above the action level.
2. This initial exposure assessment, including air monitoring and all required worker protection, shall be performed separately for each building where work involving lead-containing items will be performed.

B. Isolation of Work Areas

1. Containment controls, including critical barriers, protective coverings, HEPA-filtered ventilation and decontamination facilities, may be required for demolition work. The degree of containment shall be appropriate for the anticipated levels of airborne lead dust. The lower the level of airborne lead, the lesser the requirements necessary to control lead emissions at the job site. All work performed shall be required to keep airborne lead levels below the EPA National Ambient Air Quality Standard of 0.0015 mg/m^3 .
2. All lead in demolition work areas shall remain isolated from all other trades on the project and remain inaccessible to the public. The Contractor is ultimately responsible for cleaning all generated dust and paint debris from demolition operations and must maintain work areas free from lead dust generated from demolition activities.
3. Cleaning of areas adjacent to the work area(s) will be required if visible lead debris generated during the work contaminates areas adjacent building exteriors. It is at the discretion of the Engineer to determine the extent of cleaning. Such cleaning

shall include a thorough HEPA vacuuming of all affected surfaces, as well as trisodium phosphate (TSP) washdown, and repeated HEPA vacuuming of the surfaces once dry. These surfaces may be tested by the Engineer to verify that the work has not contaminated adjacent spaces. If results indicate contamination of adjacent spaces, the Contractor shall be responsible for providing additional clean-up services until acceptable lead dust wipe results below regulatory levels or standard industry acceptable levels are obtained.

C. Worker Information and Training

1. The Contractor shall at a minimum communicate information concerning lead hazards according to the requirements of OSHA's Hazard Communication Standard for the construction industry, 29 CFR 1926.59.
2. For all workers who are subject to exposure to lead at or above the Action Level on any day, the Contractor shall assure that the workers are trained in the following:
 - a. The content of all applicable Federal, State, and local regulations;
 - b. The specific nature of the operations which could result in exposure to lead above the Action Level;
 - c. The purpose, proper selection, fitting, use, and limitations of respirators;
 - d. The purpose and description of the medical surveillance program;
 - e. The engineering controls and work practices;
 - f. The contents of any compliance plan;
 - g. Instructions that chelating agents should not routinely be used to remove lead from their bodies except under the direction of a licensed physician; and
 - h. The workers' right for access to records under 29 CFR 1910.20.

D. Medical Surveillance

1. The Contractor shall make available initial medical surveillance to workers occupationally exposed on any day to lead at or above the Action Level. Medical surveillance shall be in accordance with 29 CFR 1926.62 (j).
2. The Contractor shall institute a medical surveillance program for all workers who are or may be exposed to lead at or above the Action Level for more than 30 days in any consecutive 12 months.
3. The Contractor shall assure that each worker required to wear respiratory protection is provided a medical determination that they are physically able to do so.

E. Hygiene Facilities and Practices

1. The Contractor shall assure that in areas where workers are exposed to lead above the PEL, without regard to the use of respirators, food or beverage is not present

or consumed, tobacco products are not present or used, and cosmetics are not applied.

2. The Contractor shall provide clean change areas for workers whose airborne exposure for lead is above the PEL, and as interim protection during initial exposure assessment. The change areas shall be equipped with separate storage facilities for protective work clothing and equipment and for street clothing which prevent cross-contamination. The Contractor shall assure that no worker leaves the work area wearing protective clothing.
3. The Contractor shall provide a clean lunchroom facility, free from lead contamination.
4. The Contractor shall provide adequate hand washing facilities for use by workers exposed to lead in accordance with 29 CFR 1926.51 (f). Where showers are not provided the Contractor shall ensure that workers wash their hands and faces at the end of the work shift.

F. Signs

1. The Contractor shall post the following warning sign in each work area where a worker's exposure to lead is above the PEL:

WARNING
LEAD WORK AREA
POISON
NO SMOKING OR EATING

2. The Contractor shall post any other signs as required by Federal, State, or local regulations.

G. Air Monitoring

1. All monitoring required by OSHA 29 CFR 1926.62 shall be the responsibility of the Contractor. Results shall be submitted to the Authority within 48 hours.
2. If the initial determination reveals worker exposure to be below the Action Level, further exposure determination need not be repeated except as otherwise provided under additional exposure assessments. If the initial determination or subsequent determination reveals worker exposure to be at or above the Action Level, the Contractor shall continue to perform monitoring in accordance with 29 CFR 1926.62 (d)(6).
3. Within 5 working days after the completion of worker exposure sampling, the Contractor shall notify each worker in writing of the results which represent that worker's exposure. Whenever the results indicate that the representative worker exposure, without regard to respirators, is at or above the PEL, the Contractor

shall include in the written notice a description of the corrective action taken or to be taken to reduce exposure below that level.

H. Worker Protection

1. Until the Contractor performs a worker exposure assessment for lead, the Contractor shall provide workers with interim protection as follows:
 - a. Appropriate respiratory protection;
 - b. Appropriate personal protective clothing and equipment;
 - c. Change areas;
 - d. Hand washing facilities;
 - e. Biological monitoring; and
 - f. Training.

I. Work Procedures

1. The Contractor shall initiate, and continue, sufficient engineering and work practice controls, as described in the Contractor's Lead Compliance Program, to reduce and maintain worker exposures to lead at or below the PEL.
2. The following work practices are specifically required by these Specifications:
 - a. No torch cutting, mechanical sanding or stripping or abrasive methods of paint removal shall occur.
 - b. No demolition activities shall be performed that increase worker exposure above the PEL of $50 \mu\text{g}/\text{m}^3$. Contractor shall fully comply with the OSHA lead standard 29 CFR 1926.62.

3.04 DISPOSAL OF MATERIALS:

- A. Material resulting from demolition and not scheduled for salvaging shall become the property of the Contractor and shall be removed from the site (except as otherwise specified) and legally disposed of off site. Disposal shall be timely, performed as promptly as possible, and not left until the final cleanup. Refer to Section 01567, Environmental Protection, for additional requirements.
- B. Remove from the site contaminated, vermin infested, or dangerous materials encountered and dispose of by safe means so as not to endanger the health of workers and the public.
- C. Burning of removed materials from demolished structures will not be permitted onsite. Concrete, masonry, and all other demolition materials shall be properly disposed of off site; no on-site crushing of materials for reuse is permitted.

- D. It is the responsibility of the Contractor to determine current waste handling, transportation, and disposal regulations for the work site and for each waste disposal landfill. The Contractor must comply fully with these regulations and all U.S. Department of Transportation (DOT), and EPA requirements.
- E. All metal components permanently removed from the building shall be sent to a recycling and reclamation facility. Disclose the presence of lead-based paint on these metal components to the receiving facility. Bear the cost of the disposal for these metal components as hazardous lead waste, according to the requirements of this Section, should the reclamation facilities not accept the metal components.
- F. Demolition Debris with Lead
1. The EPA and DEP require demolition debris with lead to be tested in accordance with the Toxic Characteristic Leaching Procedure (TCLP) to determine the potential for significant amounts of lead to leach out of the waste. If the results are below the DEP standard (5.0 mg/l), the waste may be disposed of in a conventional landfill for demolition debris. If, however, the TCLP results are above the DEP standard, the waste must be disposed of in an EPA/DEP approved hazardous waste landfill. The Contractor shall be responsible for all TCLP testing. All metal components identified to be scrap metal are to be sent to a scrap facility for reclamation or recycling.
 2. Contact the regional EPA, State, and local authorities to determine lead-based paint debris disposal requirements. The requirements of Resource Conservation and Recovery Act (RCRA) shall be complied with as well as applicable state solid waste plan requirements. During the actual remediation, the Contractor shall not leave debris on the property, incinerate debris, dump waste by the road or in an unauthorized dumpster, or introduce lead-contaminated water into storm drains or flush down yard inlet or street drain or sanitary sewers or other household drains.
 3. Testing of Materials of this Section:
 - a. The following materials, individually and at a minimum, shall be representatively tested by this Section according to the TCLP testing procedure of RCRA to determine whether or not they are to be considered hazardous waste disposal. A copy of the results shall be submitted to the Authority in accordance with Paragraph 1.04 F. of this Section.
 - i. construction debris generated during the demolition;
 - ii. waste water for MWRA permitting requirements for disposal;
 - iii. dust from HEPA filters and from damp sweeping;
 - iv. plastic sheets, duct tape, or tape used to cover floors and disposal work clothes and respirator filters;
 - v. rags, sponges, mops, HEPA filters, respirator cartridges, scrapers, and other materials used for testing, remediation, and clean up.

- b. In order to determine whether the above generated wastes a.i. through a.v. are classified as non-hazardous solid or hazardous waste as defined under the Resource Conservation and Recovery Act, the Toxicity Characteristic Leaching Procedure (TCLP) must be performed by the Contractor. Representative samples shall be required of all material to be disposed. For construction debris resulting from demolition activities, one sample shall be collected and tested by the Contractor according to the TCLP testing procedure per every 100 cubic yards of debris at a structure, but in no case shall less than one sample per structure be collected. Tracking procedures shall identify the site and former structure from which each sample was collected.
- c. All materials with testing results above the TCLP regulatory limits of 5.0 milligrams/Liter (mg/L) Lead shall be disposed of as hazardous material. Contractor is responsible for all costs associated with removal and disposal of hazardous waste.

4. Disposal of Hazardous Waste

- a. Submit written manifest to the Authority prior to removing any waste from site and submit complete original manifest through the Contractor after waste is disposed at the approved landfill.
- b. The Authority will be considered the generator and will sign all manifests and bills of lading. Assist the Authority in applying for and receiving the EPA Identification Number for Hazardous Waste Generator.
- c. Alternatives to Hazardous Waste Disposal, including recycling or reclamation, of materials to be disposed as hazardous waste, shall be permitted only with documentation assuring these processes are in compliance with applicable EPA and DEP regulations, and based upon written approval from DEP and EPA and acceptance by the Authority in writing.
- d. Comply with the Resource Conservation and Recovery Act (RCRA) and with all applicable federal, state and local regulations.
- e. Waste Containers: All waste containers shall be secure, lockable containers. Comply with EPA and DOT regulations for containers. Contact state and local authorities to determine their criteria for container. The more stringent regulation shall apply.
- f. Waste Transportation: Transportation of hazardous waste shall only be performed by a certified transporter. Require the certified hazardous waste transporter to follow RCRA and DOT regulations.

3.05 RESEAL BUILDING

A. Window Barricades:

The Contractor shall design and install new Window Barricades on all windows to replace existing barricades, which will be removed during asbestos abatement activities. Openings exposed as a result of Elevator Shaft demolition will also be provided with new Window Barricades. New Window Barricades will be comprised of 5/8-inch exterior grade plywood stiffened by wood framing and fastened appropriately with masonry anchors or other means approved by the Engineer; the system shall be designed to resist wind loads and, at street level, be sufficiently robust to deter unauthorized entry. Window barricades shall be offset from the exterior face of the building so that they may be anchored to interior masonry rather than exterior façade. Additionally, gaps in the Window Barricades shall be sealed to prevent rain and snow from entering the Building. The exterior faces of Window Barricades shall be primed and painted blue with exterior grade paint, color to match the color of existing barricades.

B. Doors and Roof Hatch:

The Contractor shall design and install new doors to replace the existing street level door and the door at the entrance to the basement from the vacant lot. The doors shall be designed and constructed of materials and appearance similar to the Window Barricades. Doors shall be provided with heavy-duty interior steel hinges and vandal-proof bolted lock hardware. The Authority will provide padlocks and keys. The Contractor will replace the existing roof hatch with a new metal, weather tight roof hatch the same size as the existing hatch.

C. Roofing Repairs

The existing roof has failed in some locations resulting in leaks. The Contractor shall examine the roof to locate leaks and repair existing roofing where it has failed with an approved adhering roofing membrane. For bidding purposes the Contractor shall presume an allowance of 500 square feet. If additional repairs are required, the Contractor will be reimbursed at the corresponding unit price.

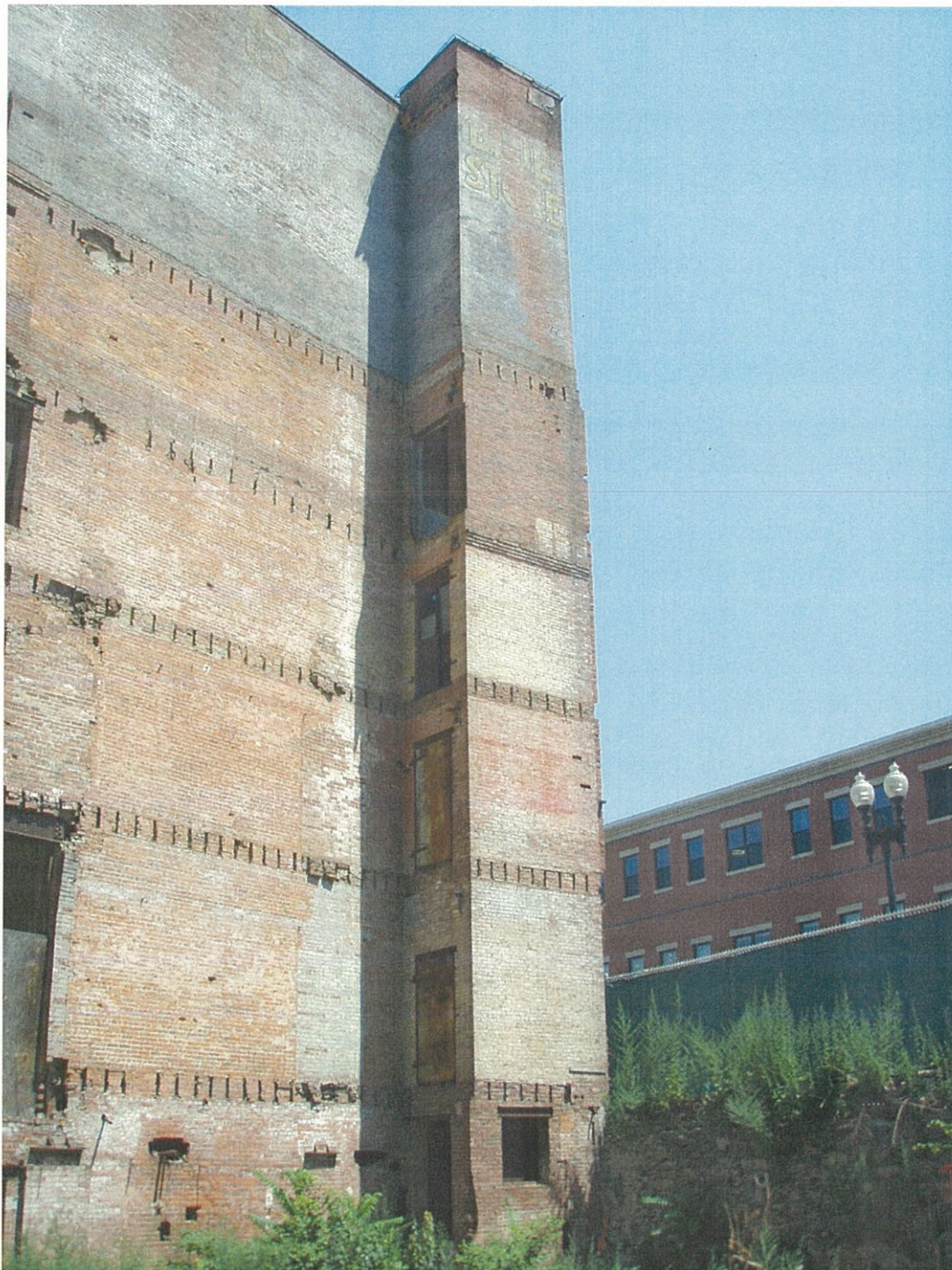
APPENDIX A - PHOTOGRAPHS

APPENDIX B - EXISTING AND FINAL CONDITIONS

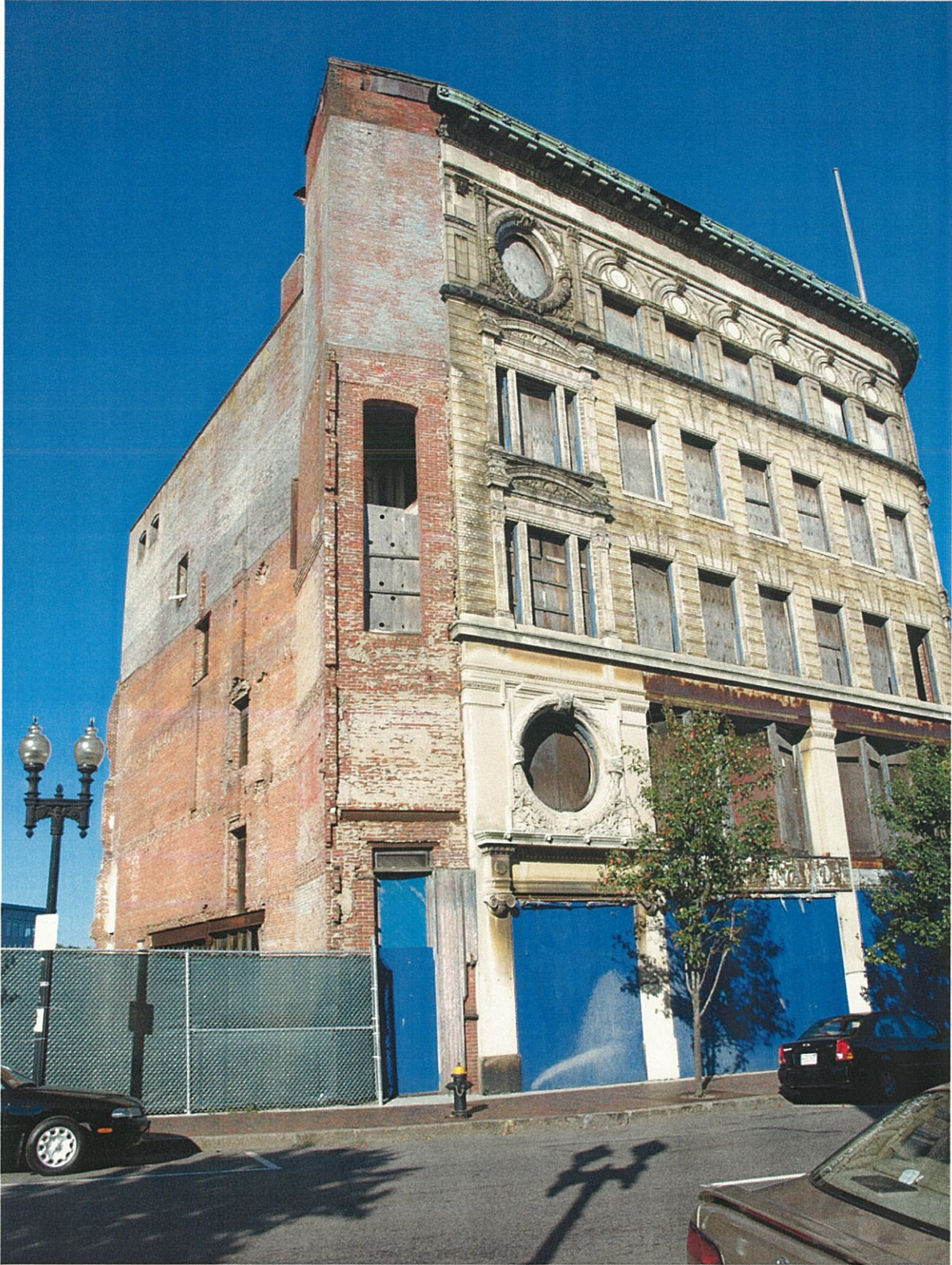
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APPENDIX A

PHOTOGRAPHS



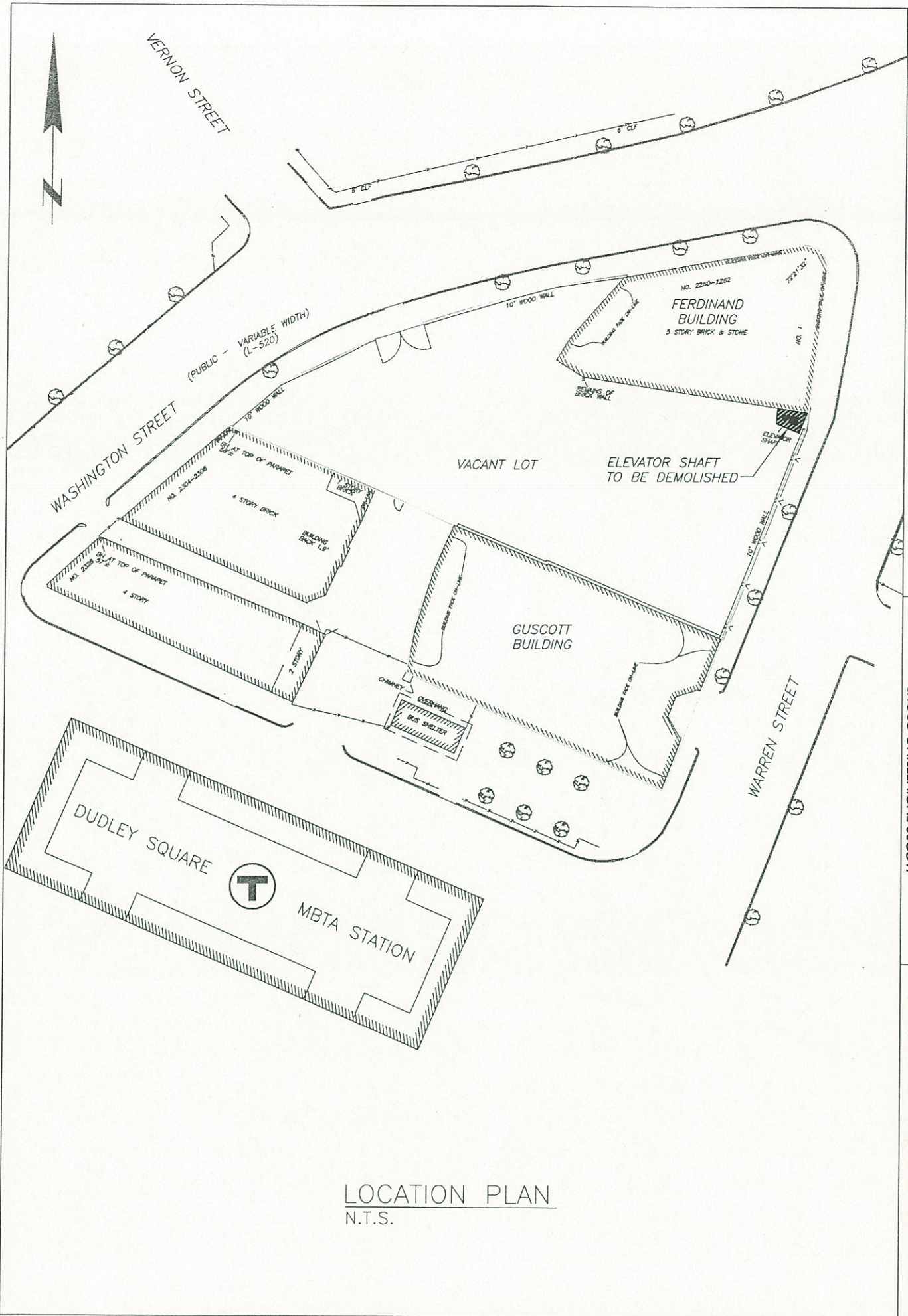
**ELEVATOR SHAFT
(LOOKING NORTHEAST)**



**ELEVATOR SHAFT
(LOOKING NORTHWEST)**

APPENDIX B

EXISTING AND FINAL SITE CONDITIONS



LOCATION PLAN
N.T.S.

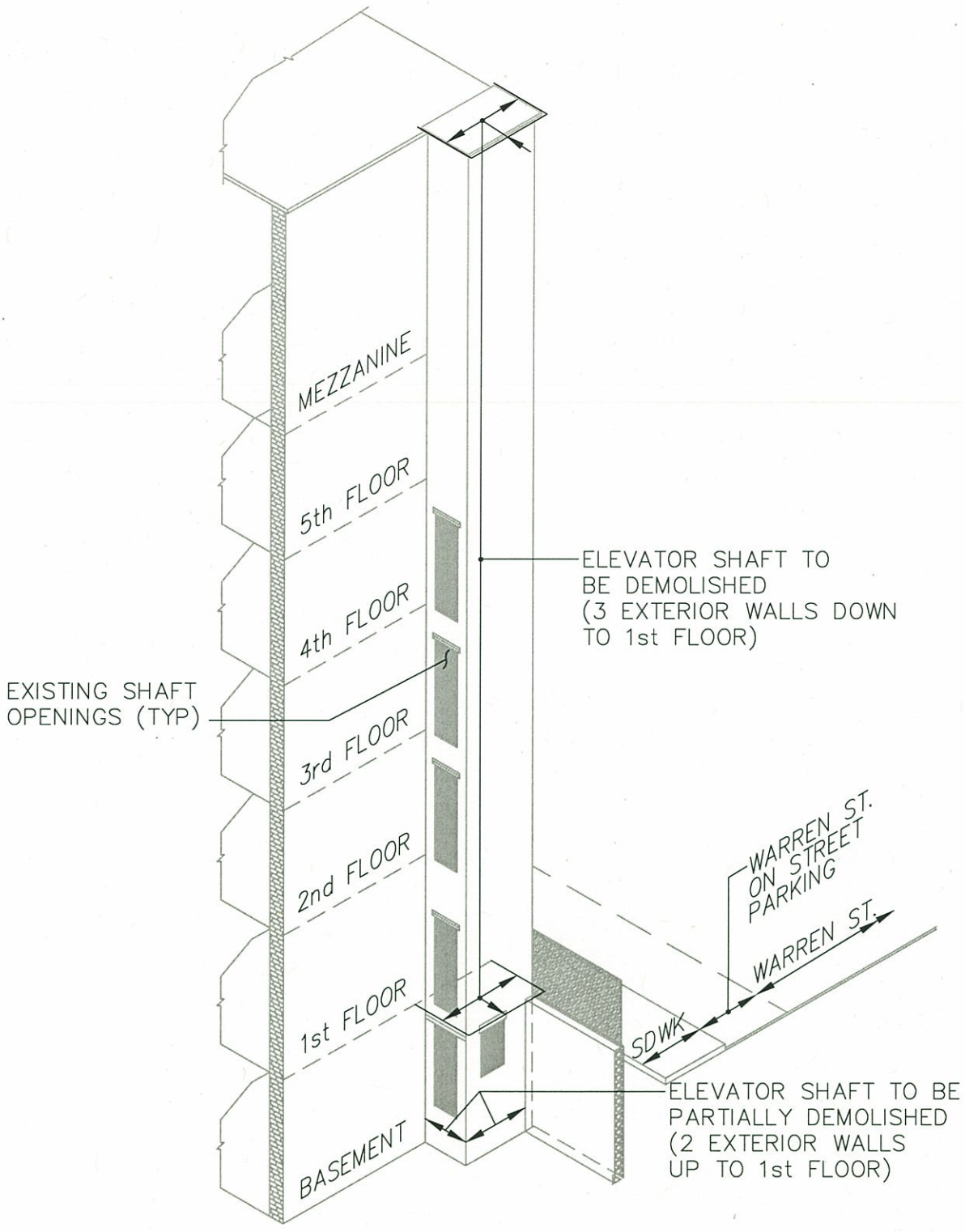
BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

JACOBS ENGINEERING GROUP
TWO CENTER PLAZA, BOSTON, MA 02108
617-742-8080

DUDLEY SQUARE SITE CLEARANCE FOR THE GUSCOTT BUILDING
ROXBURY
FERDINAND BUILDING ELEVATOR SHAFT - LOCATION PLAN

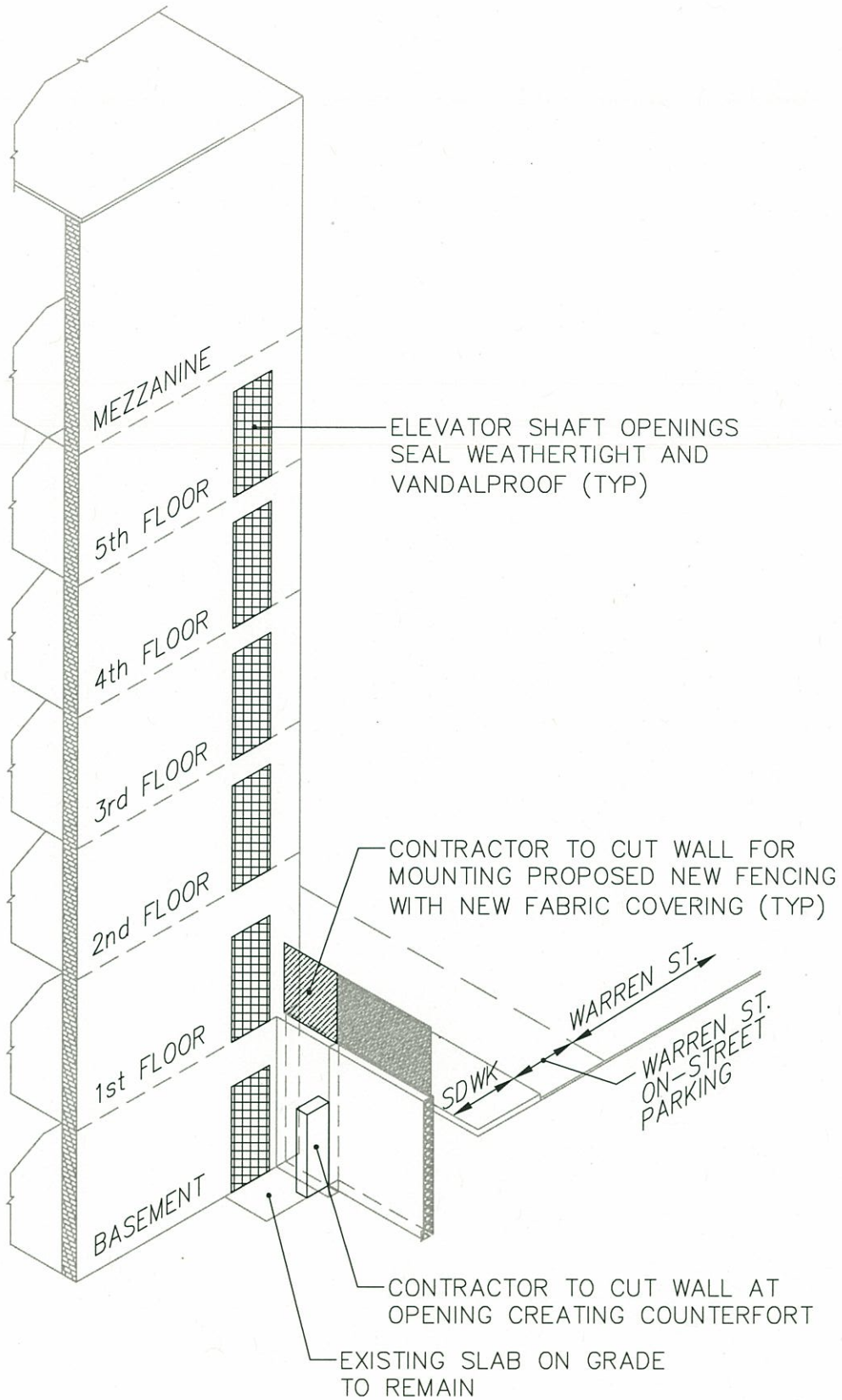
DES. BY: T. MURIN
DRW. BY: E. CALLAGHER
SCALE: N/A
DATE: OCTOBER 11, 2007

CONTRACT NO. 5076
SHEET 1 OF 5



EXISTING CONDITIONS - DEVELOPED SECTION
(LOOKING NORTHEAST)

<p>DUDLEY SQUARE SITE CLEARANCE FOR THE GUSCOTT BUILDING ROXBURY</p>	<p>JACOBS ENGINEERING GROUP TWO CENTER PLAZA, BOSTON MA 02108 617-742-8060</p>	<p>BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor</p>
<p>DES. BY: T. MORIN</p>	<p>DATE: OCTOBER 11, 2007</p>	<p>CONTRACT NO. 5076</p>
<p>DRN. BY: E. GALLAGHER</p>	<p>SCALE: NA</p>	<p>SHEET 2 OF 5</p>



FINAL SITE CONDITIONS - DEVELOPED SECTION
(LOOKING NORTHEAST)

DRW. NO. DUDLEY SQUARE SITE CLEARANCE FOR THE GUSCOTT BUILDING ROXBURY		CONTRACT NO. 5076	SHEET 3 OF 5
DES. BY: T. MORIN		SCALE: NA	DATE: OCTOBER 11, 2007
DRW. BY: E. GALLAGHER		DRW. NO. FERDINAND BUILDING ELEVATOR SHAFT - FINAL SITE CONDITIONS	
JACOBS ENGINEERING GROUP TWO CENTER PLAZA - BOSTON MA 02108 617-742-8080		BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT OFFICE Thomas H. Menino, Mayor	

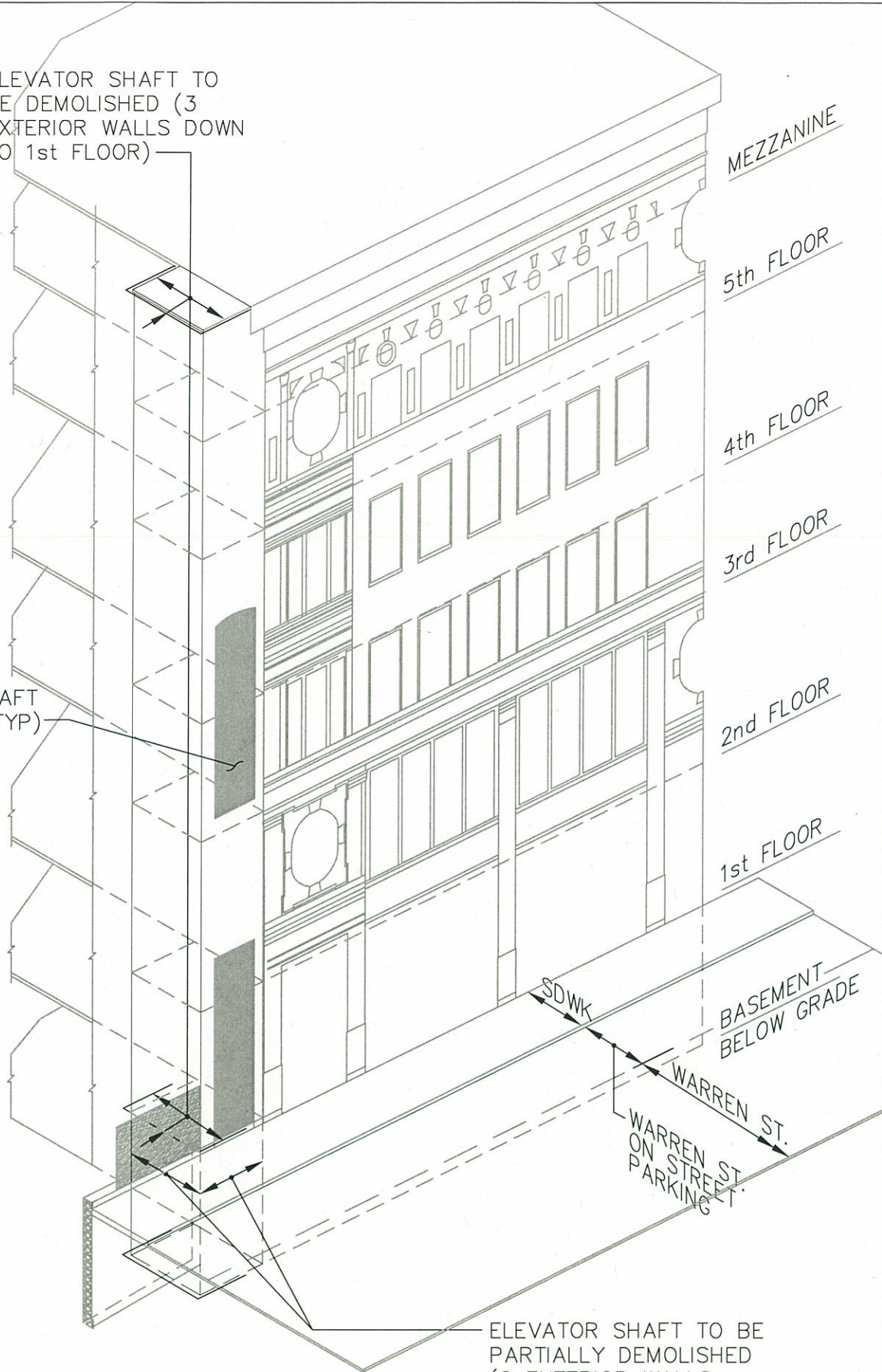
Oct 19, 2007 F:\Proj\E2X26200 BRA Dudley Square Demo\700 CADD\715 Demo\GUSCOTT BUILDING\BLMC-SK-1.dwg.dwg

ELEVATOR SHAFT TO BE DEMOLISHED (3 EXTERIOR WALLS DOWN TO 1st FLOOR)

EXISTING SHAFT OPENINGS (TYP)

ELEVATOR SHAFT TO BE PARTIALLY DEMOLISHED (2 EXTERIOR WALLS UP TO 1st FLOOR)

EXISTING CONDITIONS — DEVELOPED SECTION
(LOOKING NORTHWEST)



DUDLEY SQUARE SITE CLEARANCE FOR THE GUSCOTT BUILDING
ROXBURY

JACOBS ENGINEERING GROUP
TWO CENTER PLAZA, BOSTON MA 02108
617-742-8060

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT OFFICE
Thomas M. Merino, Mayor

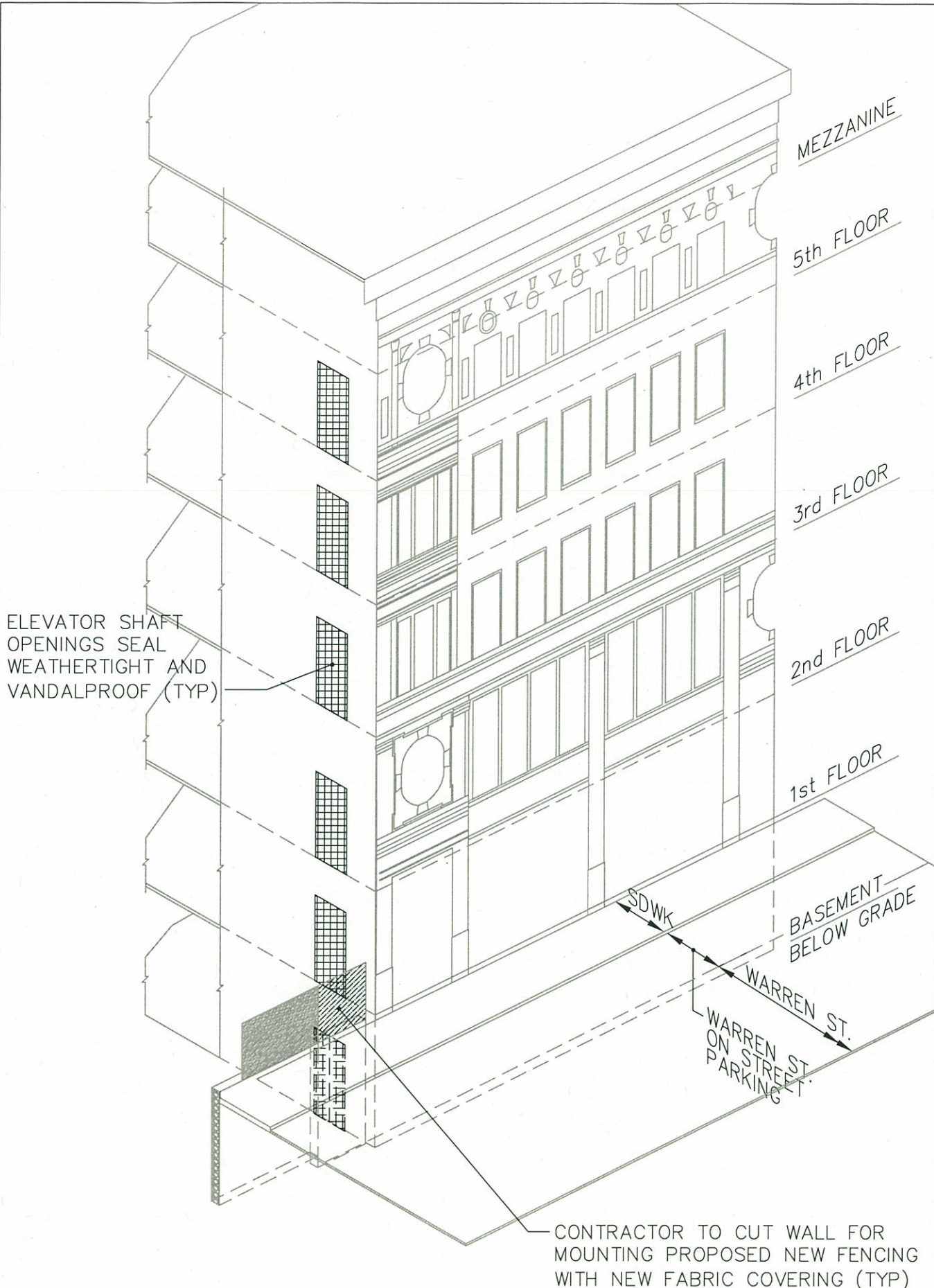
FERDINAND BUILDING ELEVATOR SHAFT - FINAL SITE CONDITIONS

DES. BY: T. MORIN

BOSTON REDEVELOPMENT AUTHORITY

DATE: OCTOBER 11, 2007
SCALE: NA
CONTRACT NO. 5076
SHEET 4 OF 5

Oct 19, 2007 F:\Proj\E2X26200 BRA Dudley Square Demo\700 CADD\715 Demo\GUSCOTT BUILDING\BLMC-SK-1.dwg.dwg



FINAL SITE CONDITIONS - DEVELOPED SECTION
(LOOKING NORTHWEST)

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor	JACOBS ENGINEERING GROUP TWO CENTER PLAZA, BOSTON, MA 02108 617-742-8050	DUDLEY SQUARE SITE CLEARANCE FOR THE GUSCOTT BUILDING ROXBURY	DATE: OCTOBER 11, 2007 SCALE: NA	CONTRACT NO. 5076 SHEET 5 OF 5
		FERDINAND BUILDING ELEVATOR SHAFT - FINAL SITE CONDITIONS	DES. BY: T. MORIN DRN. BY: E. GALLAGHER	DRN. NO.