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Abbot completes fast track masonry restoration project

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Boston, MA Abbot Building Restoration Co., Inc. completed a complete restoration of a 4-story brick and stone townhouse-type condominium building owned by the Pine Street Inn at 300 Shawmut Ave. in the city's historic South End District. Initiated in the fall 2015, the project was "fast tracked" to assure completion before the onset of the cold winter weather.

The project was awarded to Abbot based on their earlier work on a large restoration project on building owned by the Pine Street Inn at 85 Green St. Over the years, the Pine Street Inn has opened, assumed management of, or purchased new properties to expand its supportive housing program. Several of these buildings have required maintenance in conjunction with the regulations specified by the South End Architectural Commission.

The project consisted of a complete restoration of both front and rear elevations all the way from the ground level to the dormers at the roofline. The renovation included the following elements:

- Brick cleaning
- Cutting and repointing all of the mortar joints using specially formulated matching mortar to comply with the Architectural Commission's regulations
- Replacing the pre-cast stone headers and sills
- Repairs to the front and rear dormers including new slate sidewalls and windows
- New EPDM flat roof
- New copper gutters and downspouts
- Repairs to all deteriorated wood around the windows including the 2nd floor bay window
- Extensive brick work in the dental area below the gutter using bricks resourced by Abbot to match the originals

Abbot also replaced the windows in the dormer in the rear of the building, and performed necessary carpentry work on the deteriorated wood surrounding these windows. In addition, Abbot recladded the face of the dormers with standing seam copper.

Abbot provides a range of masonry construction services to public, institutional, and commercial clients, including condominiums, property management entities, and private residences. The firm also acts as a general contractor for a variety of masonry building construction projects.

Specific areas of expertise include: Brick and stone restoration, repointing and recaulking, and concrete repair and protection.

Founded in 1969, the Pine Street Inn provides a comprehensive range of services, including permanent supportive housing, job training and placement, emergency shelter and street outreach to more than 1,900 homeless men and women in Boston each day.

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