

1871-1875 Commonwealth Avenue, Boston, MA

Owner: Commonwealth Place Condominium Association, Brighton, MA

Consultant: Structures Engineering Inc., Marshfield, MA

Timeline: 2012 - 2016

Cost: N/A

Abbot Building Restoration recently completed a multi-phase masonry project at a four-story brick and concrete condominium building at 1871-1875 Commonwealth Avenue located at the corner of Chestnut Hill Avenue and Commonwealth Avenue in Brighton, MA. The condominium is situated in the new Brighton Aberdeen Historic District, which requires compliance with all of the District's historic guidelines.

Phases 1/1A – 2012-2013

Abbot completed the initial phases of the project back in 2012 focusing on the Chestnut Hill Avenue side of the building where repointing, stone repair, brick replacement, and caulking of the windows were performed, along with major structural repairs to several damaged stucco porches in the rear of the building.



Over the next few years, Abbot sequenced a series of repairs to various elevations around the building to bring the entire structure up to current guidelines. The phased approach allowed the building owner to optimize cash flow over the entire timeline of the project.

Phase 2 -- 2014

The next phase of the project took place in 2014 where Abbot performed miscellaneous repointing of the brick façade, and caulking of the windows and fire escape connections on the left elevation, the rear alley and the courtyard areas.

Phase 3 -- 2015

In early 2015, Abbot repointed the brick façade and caulked the windows on the Commonwealth Avenue side including the entrance porticos. In this phase, Abbot also replaced damaged brick with matching brick and made minor repairs to the stonework.

Phase 4 – Fall 2015

Then in the Fall 2015, Abbot performed repointing, caulking, and brick replacement at the light well section in the middle the building, the rear area way on the Commonwealth Avenue side, and the wall next to the chimney.

Phase 5 – Fall 2016

Finally, in the Fall 2016, Abbot wire brushed and painted the fire escapes at the rear elevations beyond the light wells, and performed masonry repairs to the right rear wall.

Roof Inspection/Repair Contract

Abbot has established a long-term relationship with the building owner that currently includes an ongoing maintenance contract. The contract calls for Abbot to periodically examine the roof of the building and repair any defects to assure that the roof is well prepared for extreme winter weather conditions.