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PROJECT TEAM INCLUDES AMMANN WHITNEY AND MCGINLEY KALSOW

A.J. Martini completes building envelope restorations at Tufts' Paige and Miner Halls

WALTHAM, MA A.J. Martini, Construction Managers & General Contractors of Winchester, recently completed the exterior restoration of Paige Hall and Miner Hall at Tufts University. Ammann Whitney, of Boston and McGinley Kalsow, of Somerville, engineers and architects provided the design services for the project.

Miner Hall was constructed in 1891 to serve as headquarters for the School of Theology. Paige Hall was constructed in 1892 to serve as a dormitory for the divinity school. Both buildings are now occupied by the departments of philosophy and comparative religion.

This extensive exterior restoration of the two, three-story century old buildings and the connecting center arcade, located prominently at the university's gateway to the main upper campus off of College Ave., included façade masonry cleaning, brick replacement and re-pointing, complete replacement of the slate roofs, repair and recoating of terra cotta ornamental cornices, columns, horizontal bands and window trim, replacement of the pre-cast cornice at the arcade, and repairs and gold gilding of the cupola on Paige Hall. These elements were restored to their original character. The



Paige Hall, Tufts University

university's facilities grounds staff made exterior landscaping improvements.

The work was completed while the school community had continuous access through the arcade at the main campus gateway. Internally, the professors were teaching in the classrooms and the academic administrative staffs were working in their offices. The scaffolding encased the buildings and included a see-through shrouding that allowed natural light to filter through the windows to the building occupants inside. This shrouding was also effective in minimizing the dust from the saw cutting of the mortar joints and protecting the campus community as they accessed the buildings and walked through the gateway. These mea-

sures prevented disruptions to the University's schedule and campus accessibility. Tours of prospective students and their parents went on uninterrupted.

Several months of pre-construction efforts provided budgets and analyses of different materials and methods for the team to review and incorporate into the project's planning.

Several mock-ups were performed before and during the construction process as well. The project team consisted of program manager Rudi Pizzi of Tufts; engineer Andre Martecchini of Ammann Whitney; architect Wendall Kalsow of McGinley Kalsow; superintendent Paul Pothier; project managers Maurizio Cassano, Jon Sutphin and

project executive Biagio DiTullio of A.J. Martini.

Two different blends of bricks were used in the construction of the buildings differentiating pilasters from field brick and upper floors from the ground floor. Matching brick for the first blend of two bricks were identified during the preconstruction phase of work. The second blend of five bricks provided to be very elusive even after looking at dozens of brick. The ground floor of the North Paige Elevation should have originally been constructed of blend 1; however the original mason must have run short of these bricks and created a new blend combining blends 1 and 2. The contractor removed these bricks, salvaging blend 2 bricks for use elsewhere in the building and installed new blend 1 bricks where originally intended on the ground floor.

Tufts Univ. recently has made important financial commitments to deferred maintenance programs such as this project. As these buildings are restored, they become new shining jewels on campus.

Other A.J. Martini restoration projects include: Memorial Hall for Harvard University; Faneuil Hall and The Old State House in Boston; Building 7 Dome for MIT; Nott Memorial for Union College; Murkland Hall for UNH.