

401 BEACON STREET

BOSTON, MASSACHUSETTS

401 BEACON, LLC

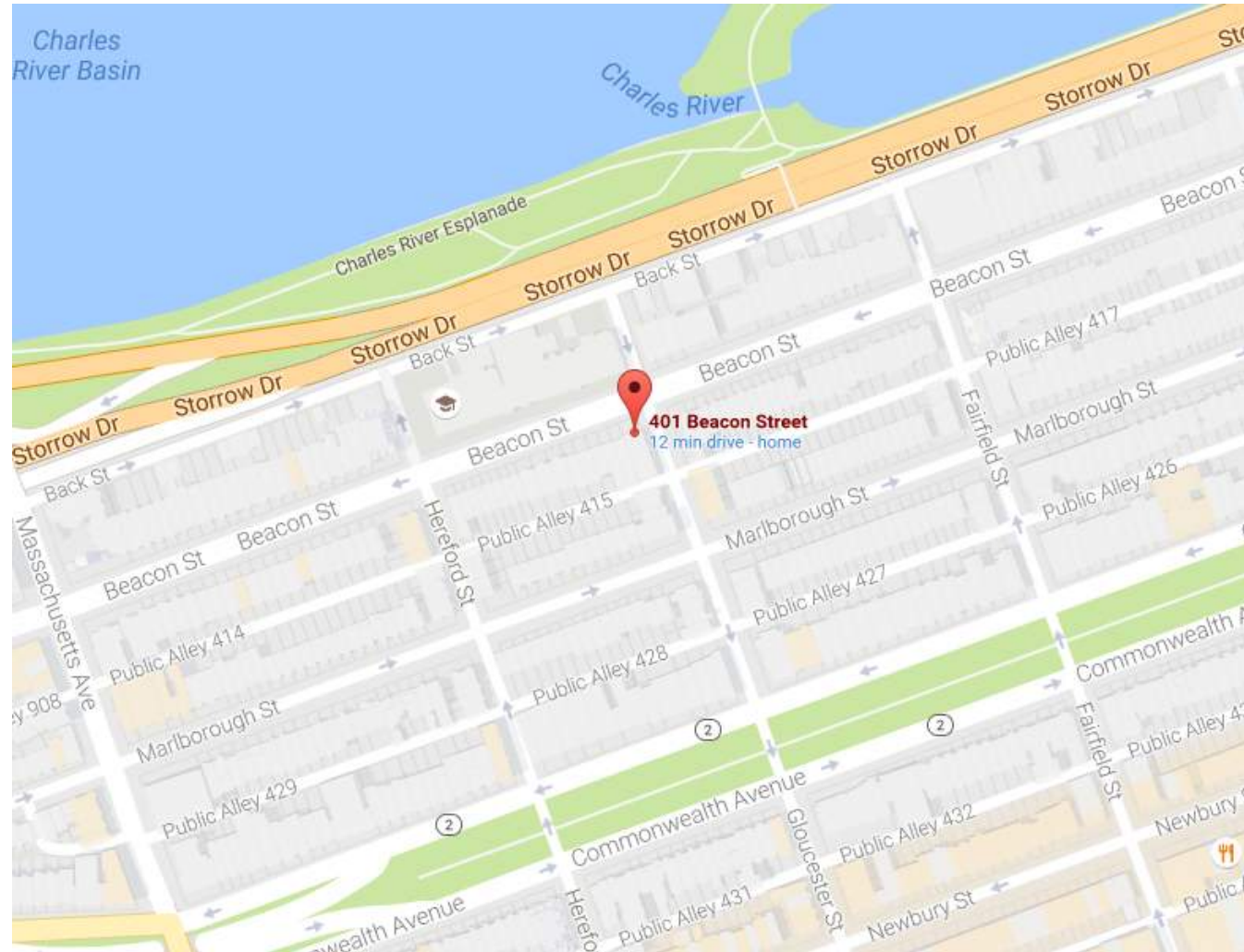
BBAC SUBMITTAL #3

MAY 23, 2017

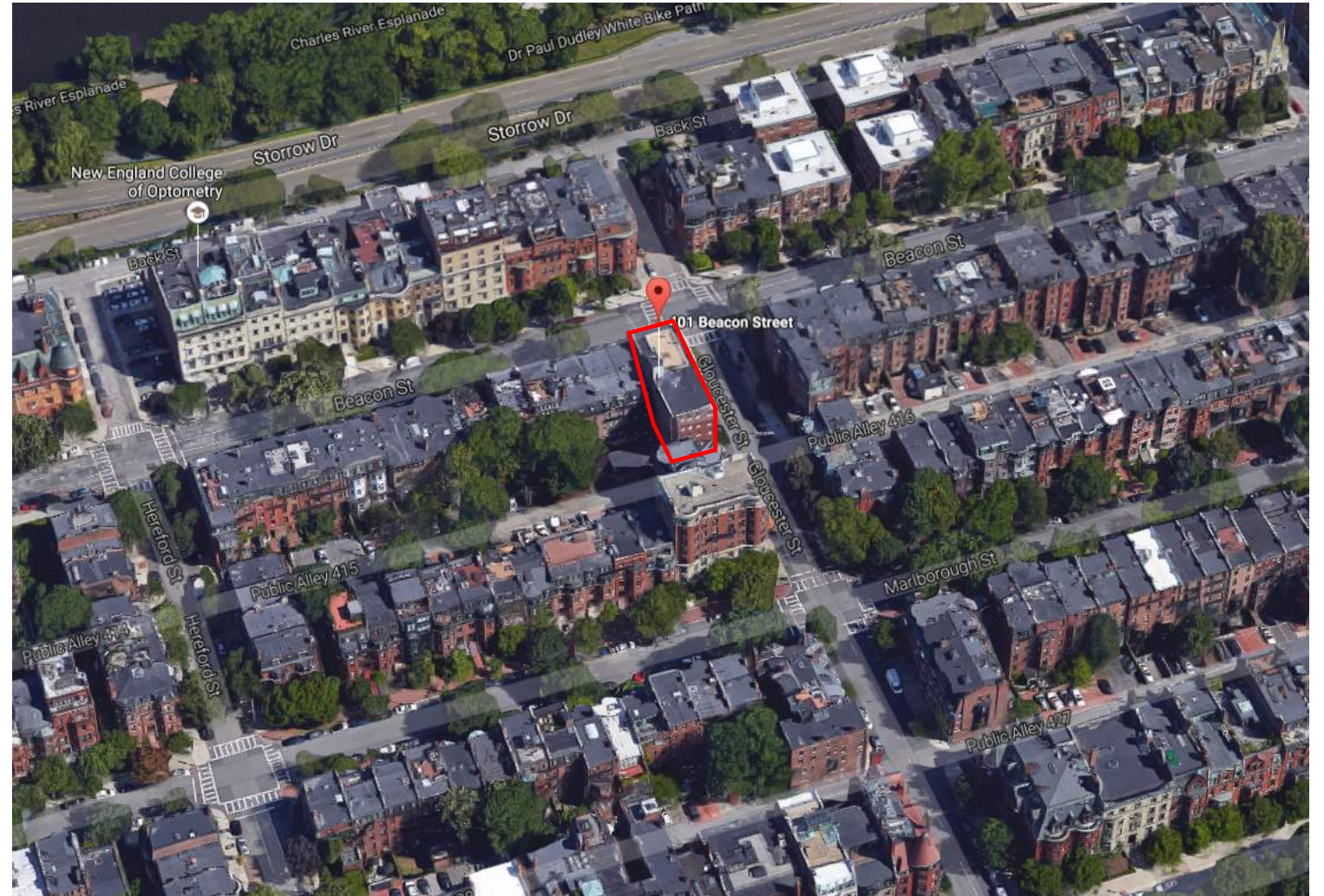


SHEET LIST

- COVER
- 1. SITE LOCATION
- 2. SITE CONTEXT - MAIN FACADES
- 3. SITE CONTEXT - SIDE AND REAR
- 4. BUILDING ELEVATION - BEACON STREET
- 5. BUILDING ELEVATION - PUBLIC ALLEY 415



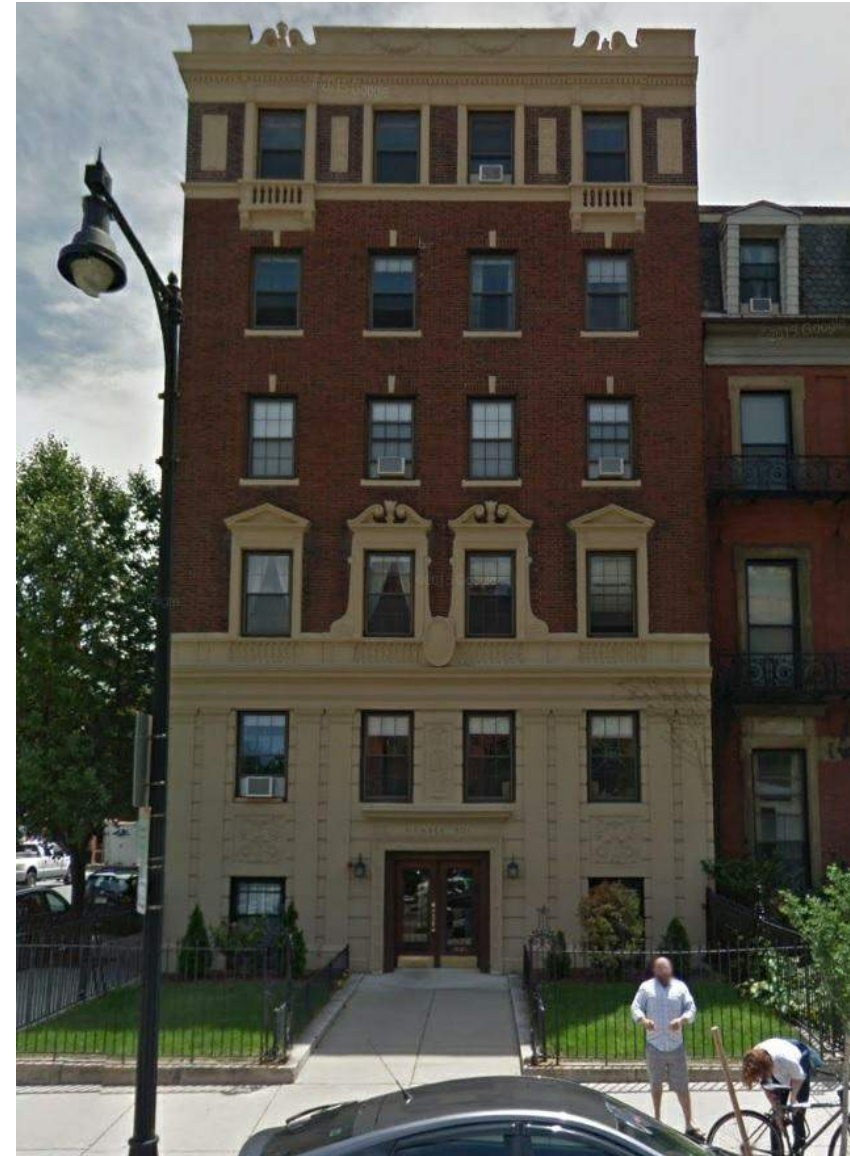
AERIAL VIEW



BIRD'S EYE VIEW



401 BEACON STREET AT CORNER OF BEACON AND GLOUCESTER



BEACON STREET FACADE



BEACON STREET FACADE - EXISTING SCONCES



EXISTING CONDITIONS PRIOR TO DEMOLITION AND NEW CONSTRUCTION. WORK WILL INVOLVE REMOVAL AND REPLACEMENT OF EXISTING WINDOW GRILLES. NEW WINDOW GRILLES WILL BE AS PREVIOUSLY APPROVED BY BBAC. THIS SUBMISSION REQUESTS APPROVAL TO REPLACE WINDOWS WITH NEW BLACK ALUMINUM LOUVERS FOR VENTILATION INTAKE, SET BEHIND NEW DECORATIVE WINDOW GRILLES.



PUBLIC ALLEY 415 FACADE - CURRENT CONDITION



PUBLIC ALLEY 415 FACADE AT GLOUCESTER ST



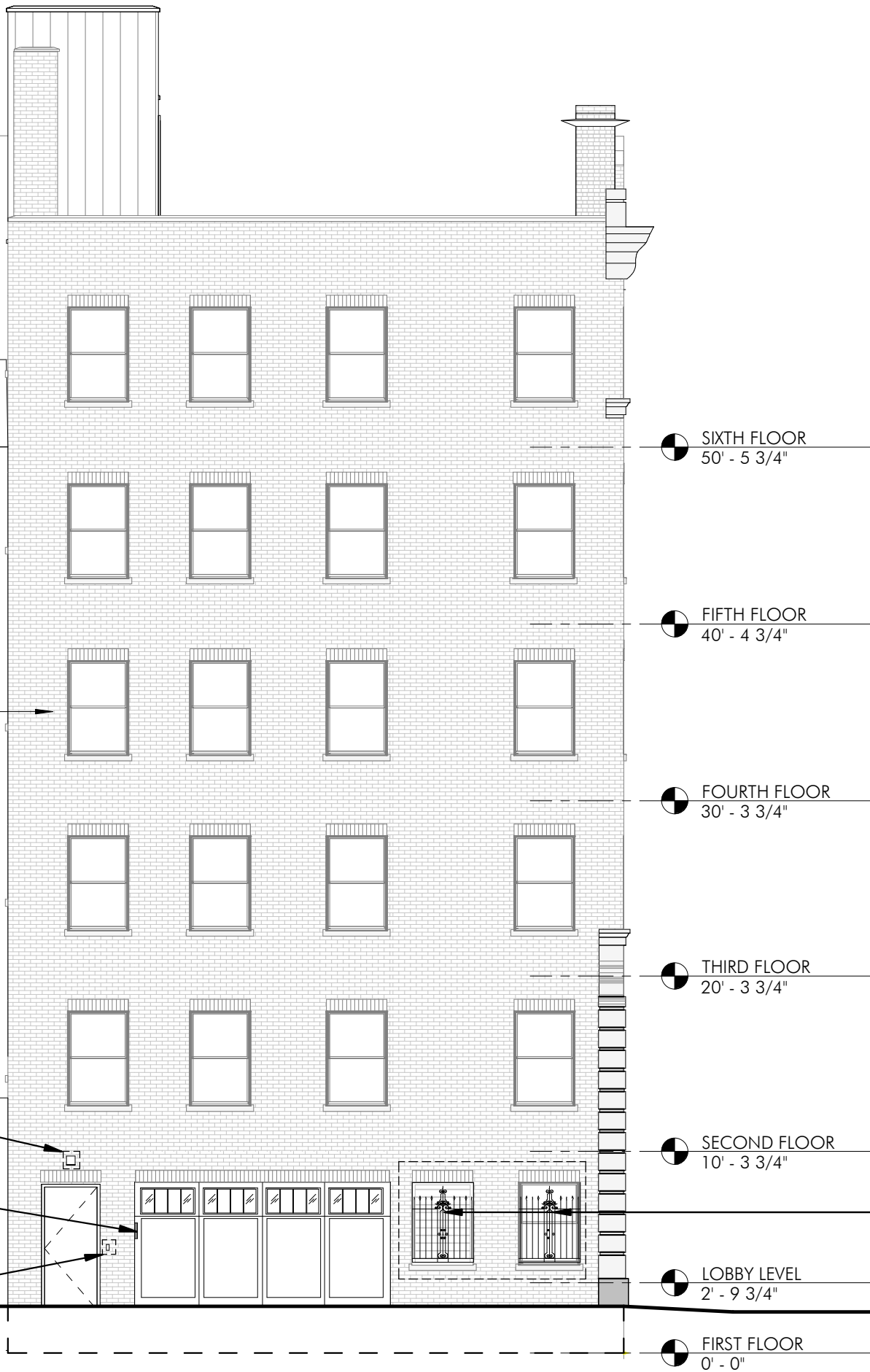
ALL EXTERIOR WORK APPROVED BY BBAC
 DECEMBER 14, 2016 APPLICATION 17.647.
 GARAGE DOOR IN EXPANDED MASONRY
 OPENING APPROVED BY BBAC ON MAY 17,
 2016 UNDER APPLICATION 16.1395BB

CURRENT SUBMISSION
 NEW EXTERIOR WALL SCONCE

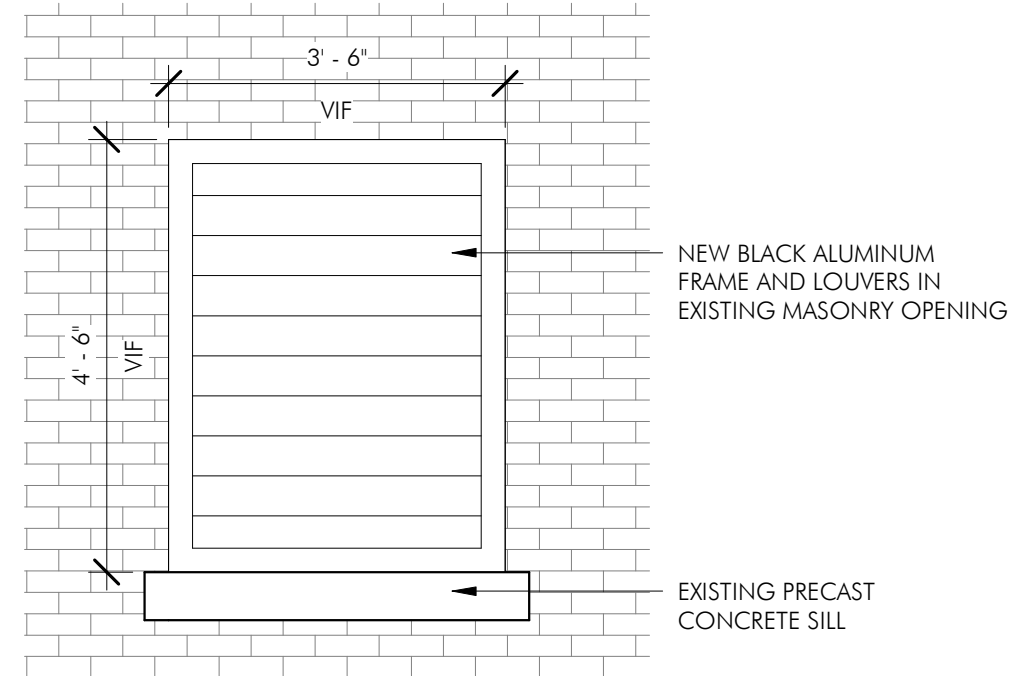
CURRENT SUBMISSION
 PARKING GARAGE INDICATOR LIGHT

CURRENT SUBMISSION
 NEW 2" x 4" CARD READER FOR REAR ENTRY

GARAGE OF 403
 BEACON STREET



EXAMPLE OF LOUVER ASSEMBLY
 (PROPOSED LOUVERS TO BE BLACK)



2 METAL LOUVER DETAIL
 1/2" = 1'-0"

CURRENT SUBMISSION
 IN LIEU OF INSTALLING NEW WOOD WINDOWS,
 WHICH WAS APPROVED UNDER APPLICATION 17.647,
 THIS APPLICATION INVOLVES INSTALLING (2) NEW
 LOUVERS INSTEAD OF THE WINDOWS. THE DECORATIVE
 WINDOW GRILLE WILL STILL BE INSTALLED.



APPLICATION
CERTIFICATE of APPROPRIATENESS-or-
DESIGN APPROVAL-or-EXEMPTION

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

FEE _____

HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 401 Beacon Street
NAME of BUSINESS/PROPERTY 401 Beacon Street, Boston MA 02115

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT 401 Beacon Street, LLC.

CONTACT NAME <u>Dartagnan Brown</u>	RELATIONSHIP TO PROPERTY <u>ARCHITECT</u>
MAILING ADDRESS <u>60 K Street, Third Floor, Boston, MA</u>	ZIP <u>02127</u>
PHONE <u>617.766.8330</u>	EMAIL <u>dbrown@embarcstudio.com</u>

PROPERTY OWNER 401 Beacon Street, LLC.

CONTACT NAME <u>Peter Georgantas</u>	
MAILING ADDRESS <u>22 Brimmer Street, Boston, MA</u>	ZIP <u>02108</u>
PHONE <u>617.901.7700</u>	EMAIL <u>peter@pegproperties.com</u>

ARCHITECT Embarc Studio, LLC.

CONTACT NAME <u>Dartagnan Brown</u>	
MAILING ADDRESS <u>60 K Street, Third Floor, Boston, MA</u>	ZIP <u>02127</u>
PHONE <u>617.766.8330</u>	EMAIL <u>dbrown@embarcstudio.com</u>

CONTRACTOR Pre-Con Construction

CONTACT NAME <u>John Lake</u>	
MAILING ADDRESS <u>535 Albany Street, 5C, Boston, MA</u>	ZIP <u>02118</u>
PHONE <u>617.556.2641</u>	EMAIL <u>TBD</u>

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED.** This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

1. Replace existing front entry sconces with new sconces. Refer to spec.
2. Install rear entry sconce at Public Alley 417. Refer to spec.
3. Remove existing windows at Public Alley 417 and install new metal louvers in existing masonry openings.
4. Install historically accurate metal grilles to match those at street level windows (previously approved) in front of louvers, painted black.
5. Install parking garage indicator on return of brick wall at garage door. Refer to spec.
6. Install card reader at rear entry door. Refer to drawings.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$5,000

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT [Signature] OWNER* [Signature]
 *(If building is a condominium or cooperative, the chairman must sign.)

PRINT 401 Beacon St LLC, by Dartagnan Brown PRINT Dartagnan Brown, for 401 Beacon Street, LLC

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

For more information, visit the website at: www.cityofboston.gov/landmarks

Or contact the Environment Department at (617-635-3850) or at Boston City Hall, Room 709, Boston, MA 02201



**Audley Medium Harped Wall Sconce
SP 2076BC Specifications**

Width: 13.75 in.

Height: 29.50 in.

Extension/Depth: 17.25 in.

Backplate/Canopy Width: 5.50 in.

Backplate/Canopy Length: 7.25 in.

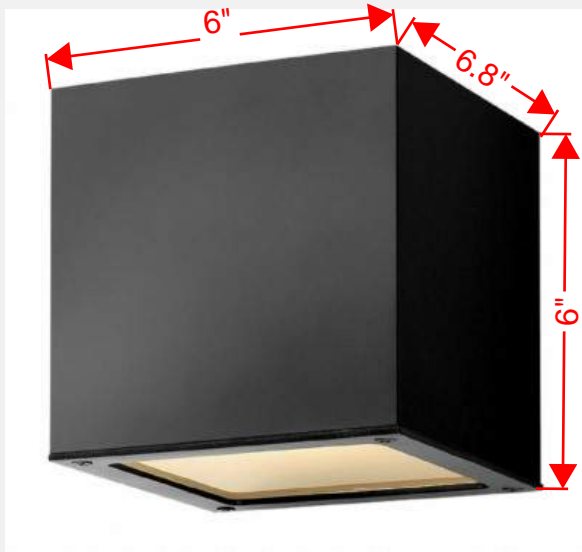
Finish: Blackened Copper/Clear Glass

Mount Plate Shape: Rectangle

Number of Lights: 4 x 60W Candelabra C-Shape

Safety Rating: UL Wet

Wattage: 60



KUBE 1768SK	
SATIN BLACK	

WIDTH:	6.0"
HEIGHT:	6.0"
WEIGHT:	3.5 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	4.5"
SOCKET:	1-8W LED *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	600
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	8w
INCANDESCENT EQUIVALENCY:	50w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	6.8"
TTO:	3.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665176896

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®

401 Beacon Street - Rear Alley Garage Indicator Light



Provided by 5 By 2 Parking solutions
Indicator lights only turn on as a signal to the driver while
automated parking system is in use.

Height: 10 5/8"
Width: 5 1/2"
Depth: 1 7/16"