

83 Chestnut St

Boston, MA

Presentation to Beacon Hill
Architectural Commission,
January 18, 2018 Design Review

Application for
Certificate of Appropriateness



DSK | Dewing Schmid Kearns ARCHITECTS + PLANNERS

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Howland Inc.
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Framingham Survey Consultants Inc.
CIVIL ENGINEER

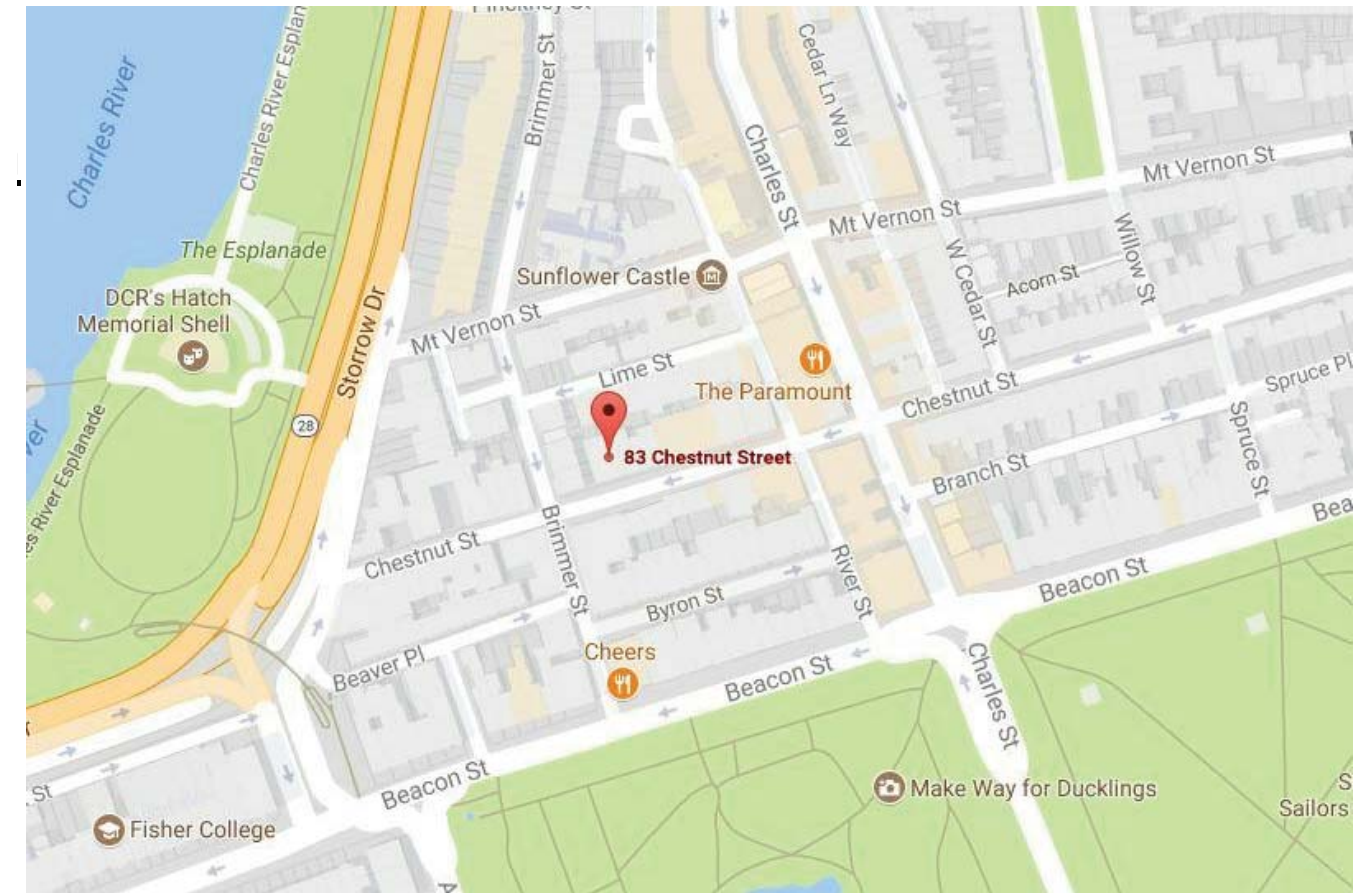
Simpson Gumpertz Heger
STRUCTURAL ENGINEER

Allied
MEP ENGINEER

Beacon Hill Architectural
Commission
01/12/2018

9/27/17

83 Chestnut Street:
South Facade



Neighborhood Locus Plan



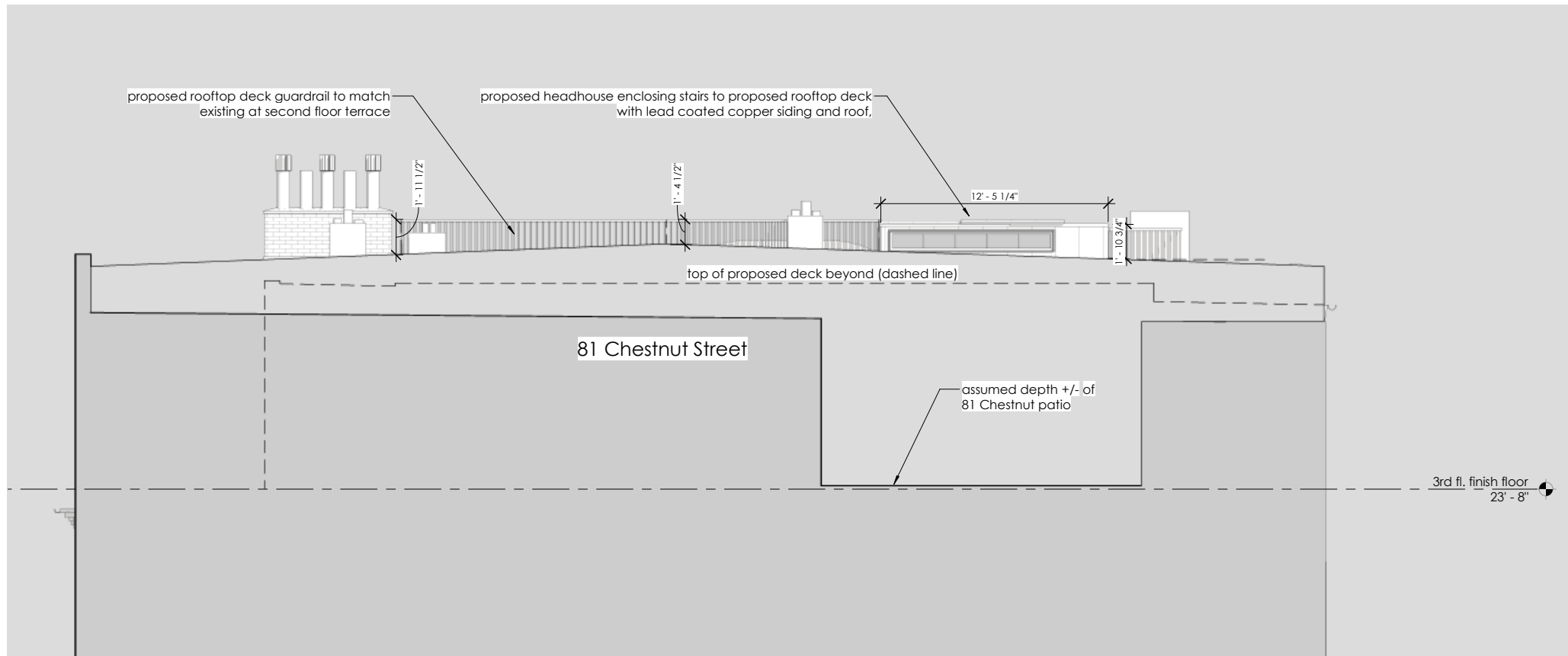
Regional Locus Plan

Presentation Overview

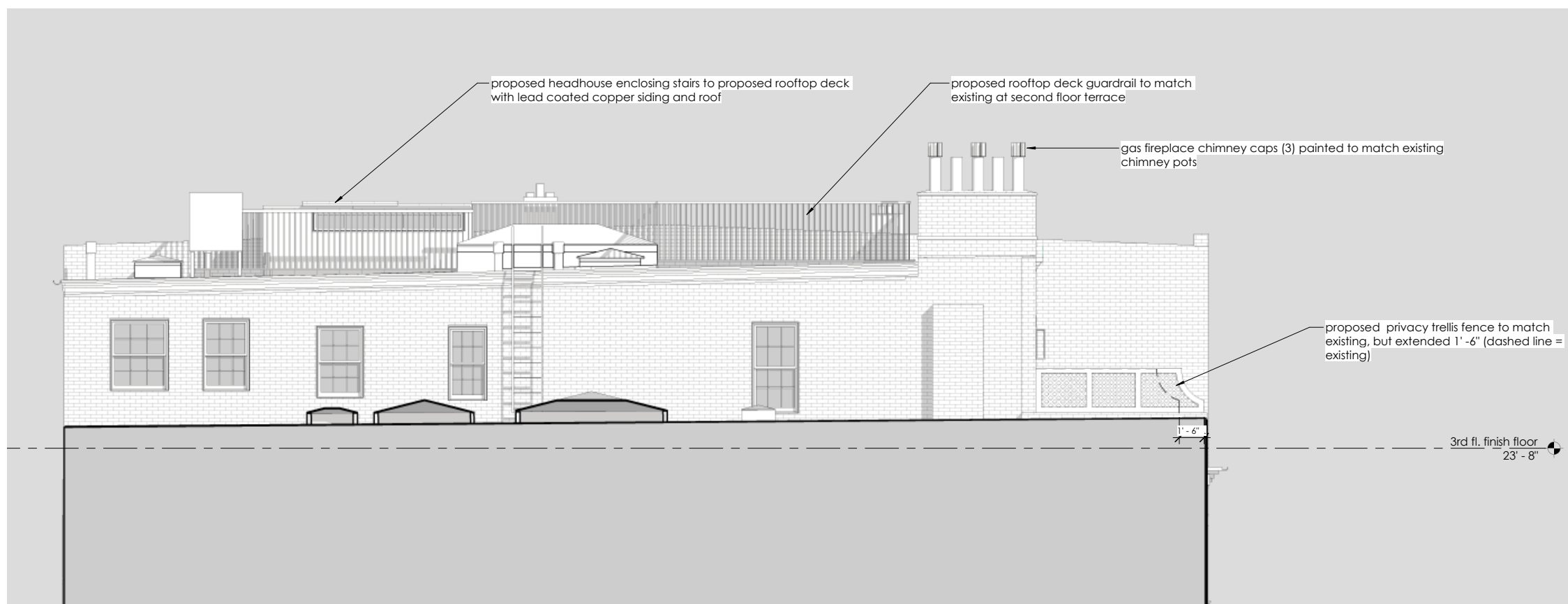
- Roof Deck & Headhouse
- Front Window, 1st floor
- Front Door, hardware & intercom
- Sconce lighting, 3rd floor terrace
- Chimney Caps
- Terrace Fence, 3rd floor front
- Exhaust louver & spigot, 1st floor
- Rear Windows, kitchen 2nd floor

Roof deck & Headhouse

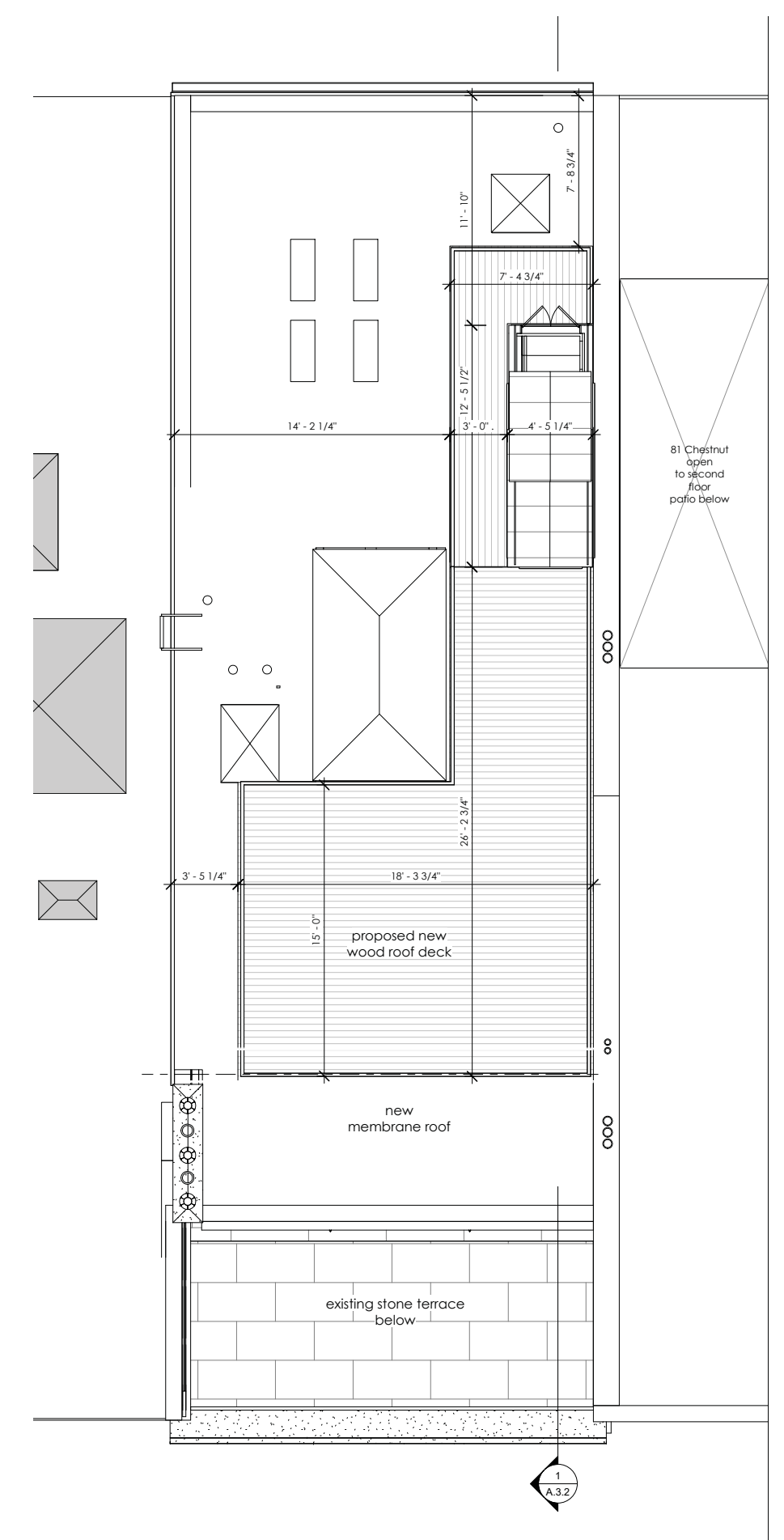
- New wood deck, painted black wrought iron railings to match existing third floor terrace with new headhouse enclosing stairs up from third floor. Headhouse will be lead coated copper standing seam siding and roof.



1
A.2.4 1/4" = 1'-0"



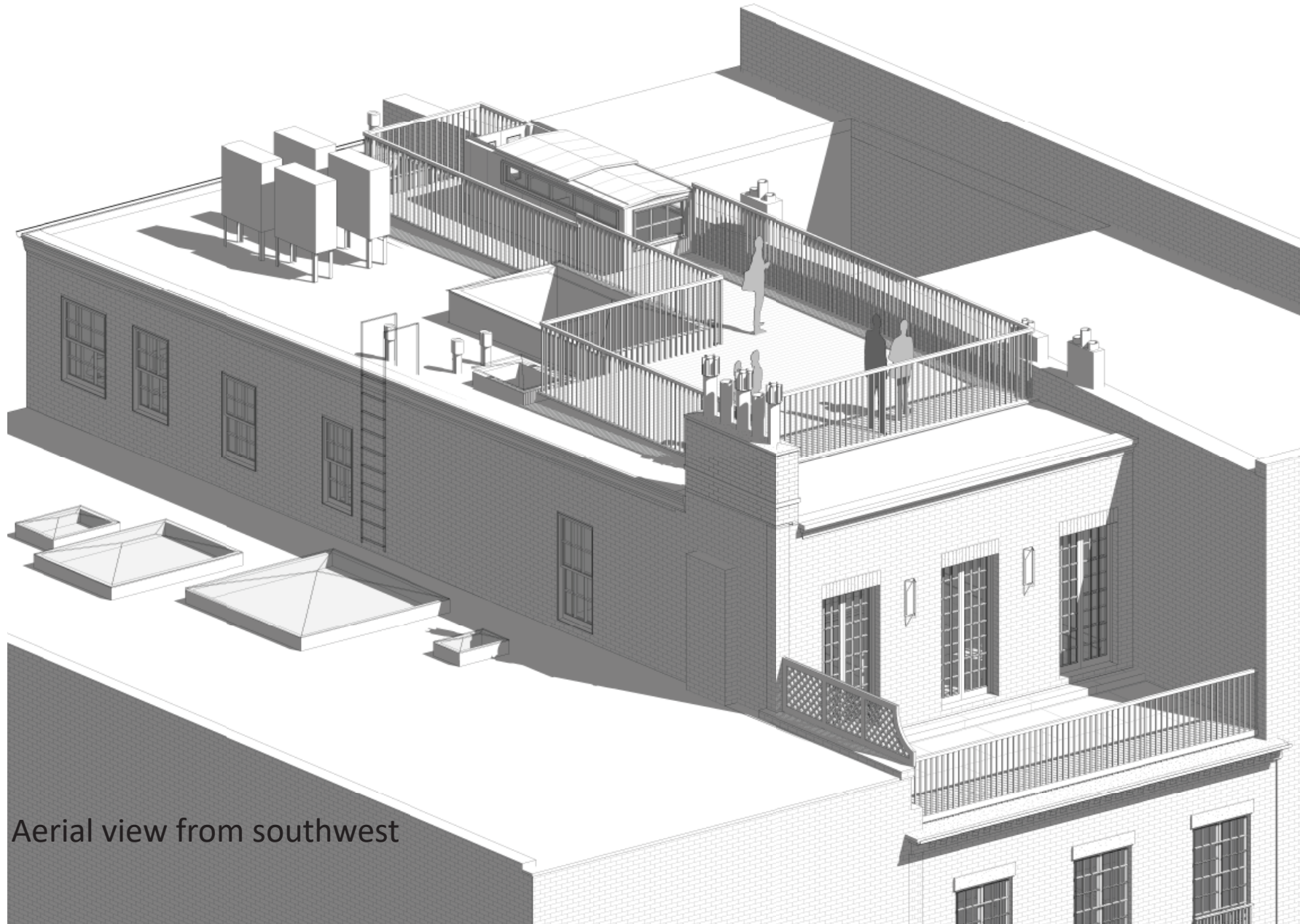
1
A.2.3 1/4" = 1'-0"



1
A.1.3 1/4" = 1'-0"



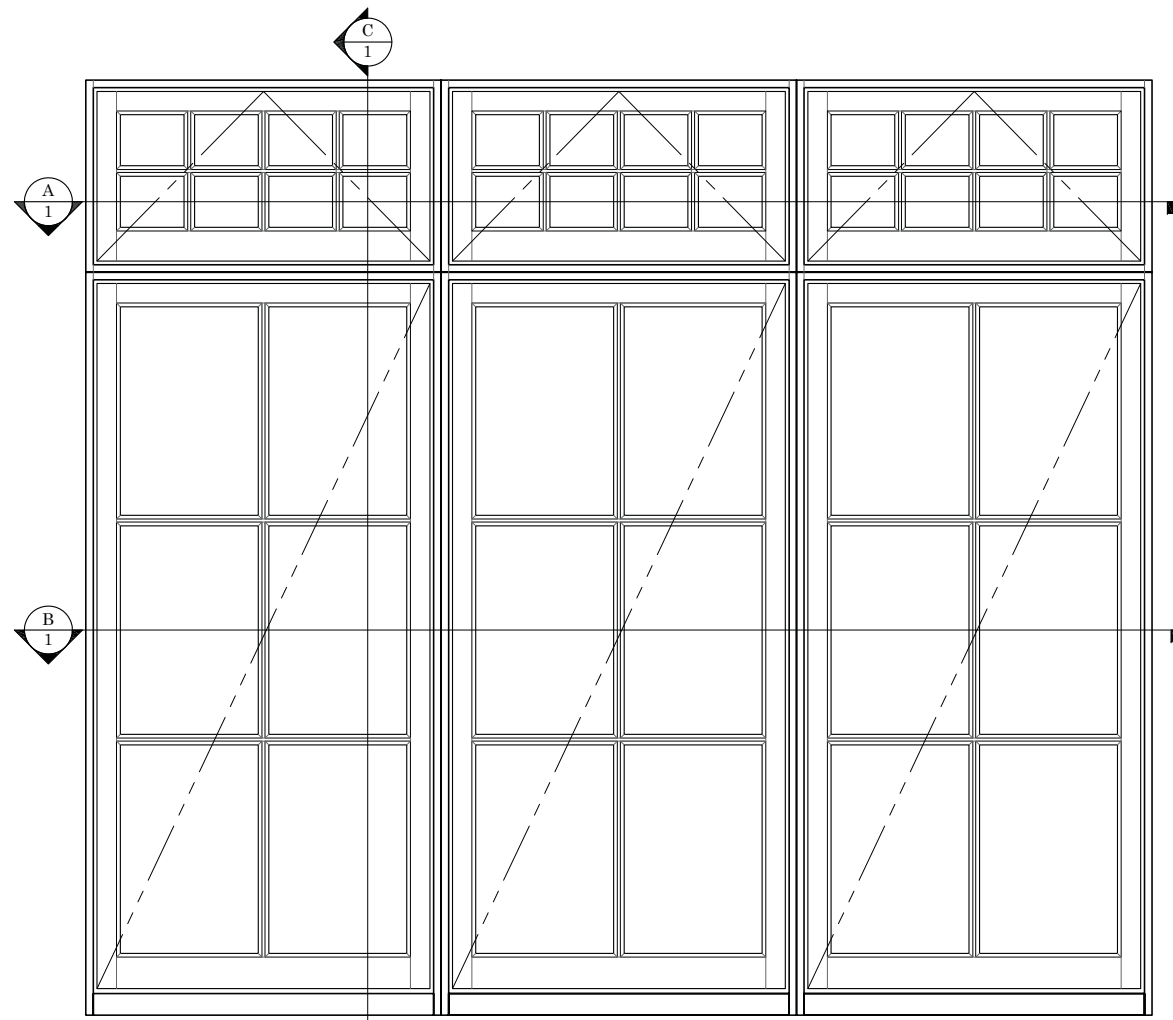
South elevation (Chestnut Street)



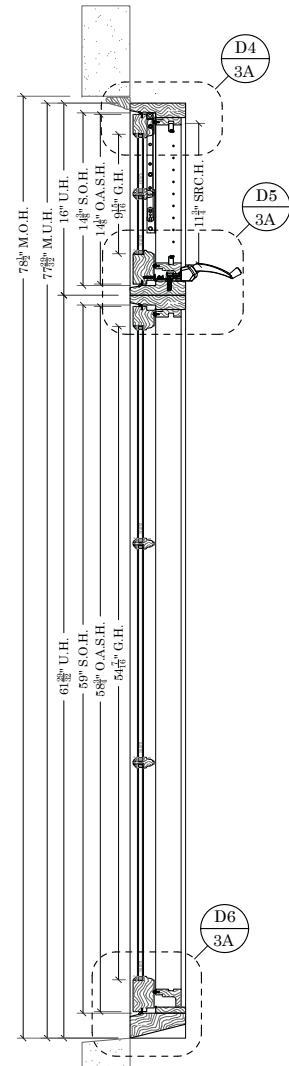
Aerial view from southwest

Front Window

- New historic profile triple wood fixed casement windows with true divided lights and operable transoms replace non-historic wood storefront windows



ELEVATION
SCALE: 1/4" = 1'-0"



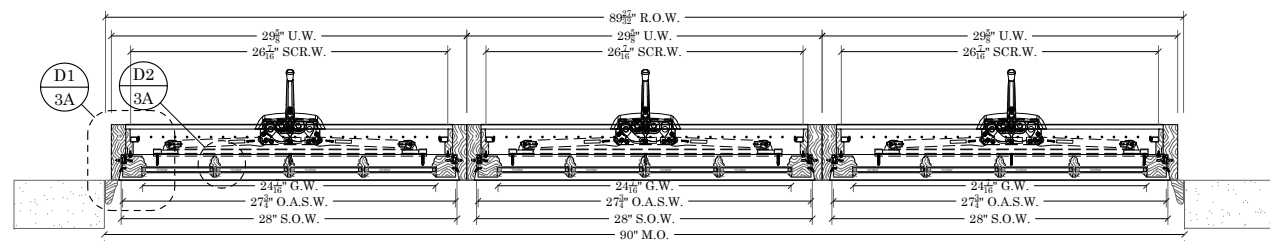
ELEVATION
SCALE: 1/4" = 1'-0"



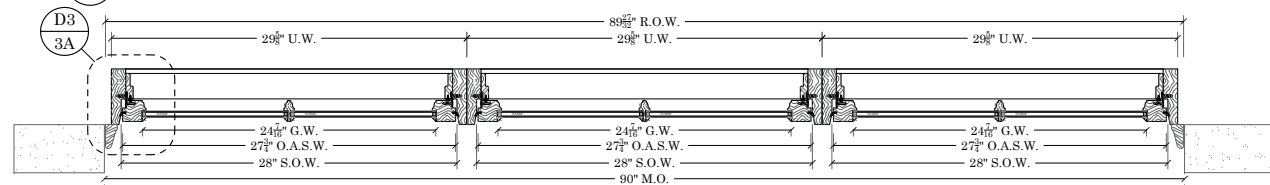
south - existing conditions
1/4" = 1'-0"



south - building elevation proposed
1/4" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"

ARCH/GC NOTES:

- ALL SASH & FRAMES TO BE UTILE
- ALL SILLS & BRICK MOLDS TO BE CEDAR
- ALL INTERIOR STOPS TO BE PINE
- ALL GLASS TO BE CLEAR I.G. UNITS
- ALL BARS & MUNTINS TO BE T.D.L.
- ALL UNITS TO SHIP (PRIME ONLY) INTERIOR & PRE-FINISHED BLACK EXTERIOR
- ALL EXTENSION JAMBS & INTERIOR TRIM (BY OTHERS)

Boston Sash shop drawings



Detail: Neighboring existing windows at 85 Chestnut with six light windows below, 8 light transoms above



Detail: Proposed window enlargement & similar existing windows at 85 Chestnut



Overview: existing street level windows neighboring 83 Chestnut with proposed window enlargement to allow venting transom windows at top.

Front Door, Hardware & Intercom

- Modified building entrance: traditional door replaces wrought iron gate at sidewalk. This creates a single point of entry for the single family home, rather than maintain the two entrances from the previous office and single family usage. Wrought iron fan above remains, and with the addition of insulated glass behind functions as a transom window.

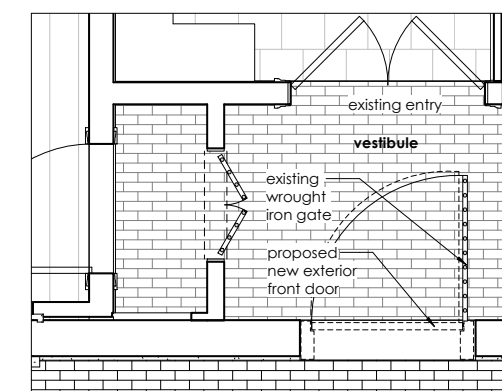
Existing wrought iron fan opening over gate to remain – fixed glass panel to be added inside.



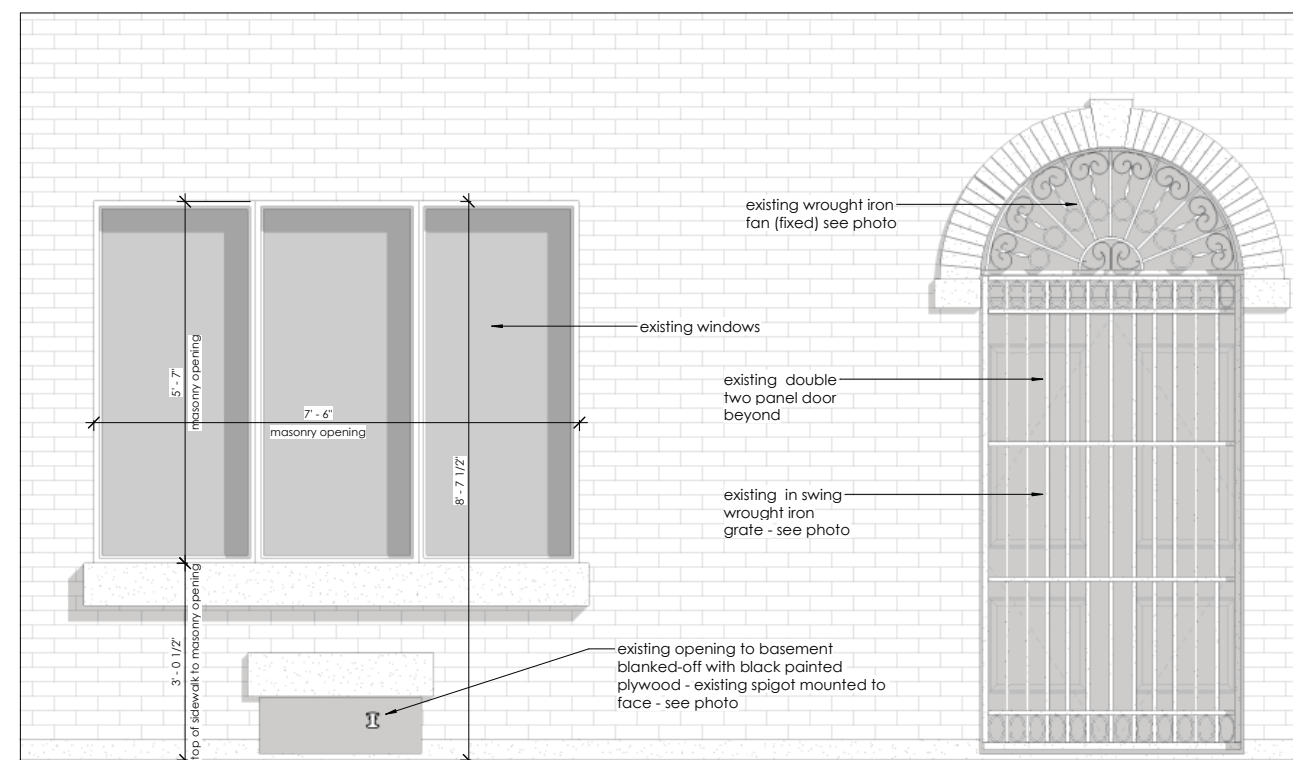
Existing wrought iron gate to be replaced with four panel exterior door.



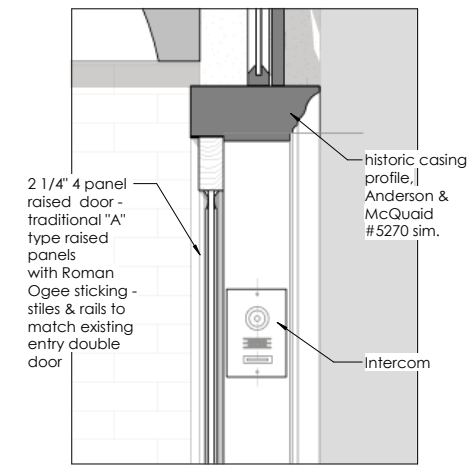
2 south - existing conditions
A.2.1 1/4" = 1'-0"



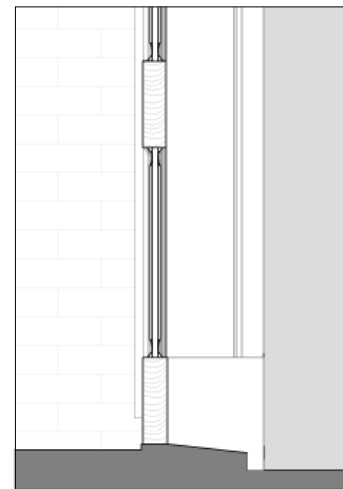
6 vestibule plan
A.2.1 1/2" = 1'-0"



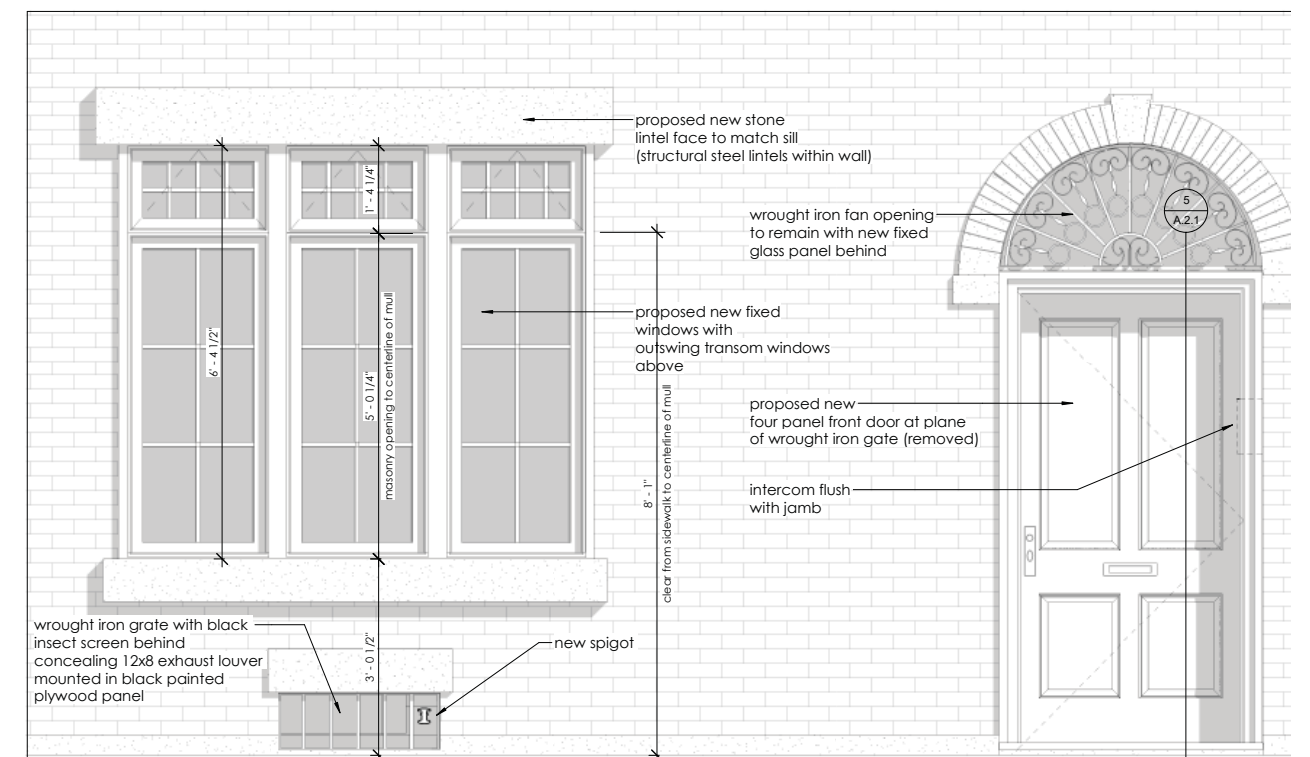
4 south - existing conditions DETAIL
A.2.1 3/4" = 1'-0"



5
A.2.1 1 1/2" = 1'-0"



1
A.2.1 1/4" = 1'-0"



3
A.2.1 3/4" = 1'-0"

83 Chestnut St - Proposed Mail Slot
Baldwin Model #: 0012.102
Finish: Oil Rubbed Bronze
Dimensions: 13" x 3.625"



83 Chestnut St - Proposed Front Door Hardware
Baldwin Cody 3/4 Handset
Finish: Oil Rubbed Bronze



83 Chestnut St - Proposed Intercom
Make/Model: Holovision - Model 575
Finish: Black
Faceplate Dimensions: 8.125" h x 5.625" w



Sconce Lighting

- Replace existing sconces and exposed conduit at third floor terrace

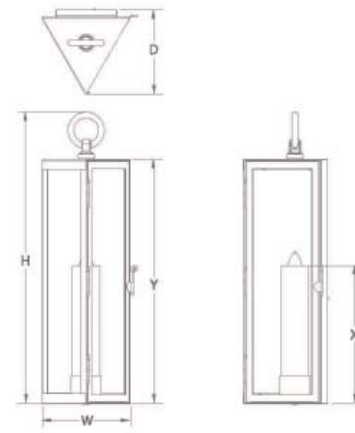
THE URBAN ELECTRIC CO[®]



LYFORD WALL

TS-1010

THE URBAN ELECTRIC CO[®]



LYFORD WALL

TOM SCHEERER / TS-1010

| WALL REGULAR | TS-1010WR | W | H | D | LAMP | BACKPLATE | X | Y | Z | UL | WEIGHT |
|--------------|-----------|-----|------|---|---------|-----------|----|----|---|-----|--------|
| | | 6.5 | 21.5 | 6 | 1-60W-C | 4.5 X 18 | 10 | 18 | | WET | 12 lbs |

AVAILABLE FINISHES
 STANDARD AB, BC, BL, BP, BZ, DC, FC, HB, HC, VH
 PREMIUM I AD, AS, DB, DT, GT, HW, PT, PW, SB, SO, VN, ZC
 PREMIUM II HR, PB, PBU, PN

AVAILABLE GLASS
 STANDARD CL
 PREMIUM CG, ET, GN, IC, MI, PT, RT, SD, TM



NOTES
 Designed by Tom Scheerer.
 Photographed in vintage with clear glass.
 Fixture ships standard with antique mirror inlay and opal glass cylinder.
 Ships with complimentary bulbs.
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2130 NORTH HOBBAN AVENUE N. CHARLESTON, SC 29405 | TEL 843 728 8140 | FAX 843 728 8144 | WWW.URBANELECTRICCO.COM



Existing sconces with exposed conduit and electrical boxes replaced with "Lyford Wall" sconces, recessed electrical boxes and wiring concealed in wall



Chimney Caps

- Three gas chimney caps added to existing terra cotta chimney pots, painted to match.



559 CLT , Co-Linear Vent Terminal

INSTALLATION INSTRUCTIONS Jan. 2005



3" Inlet & Exhaust Collars. (exhaust collar is slightly longer)

559 CLT

General

The 559 CLT Co-Linear Vent Terminal is approved for use with the following direct vent heaters when utilizing 3" side by side flexible co-linear venting into solid fuel burning fireplaces and chimneys (note - co-linear piping cannot be installed into combustible construction). Ensure proper liner connection by labeling and identifying the "EXHAUST" liner from the heater before connecting to the terminal.

559 CLT is approved for use with :

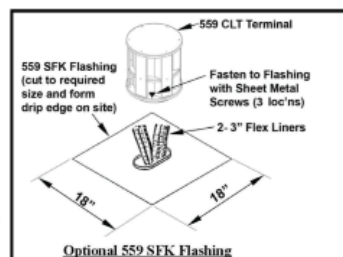
- Valor models 530,534,535 fitted with 556CLA (co-linear adapter)
- Valor model 739 Inserts
- RetroFire model RF24 Direct Vent

The 559 CLT is self-flashing when installed onto existing 7" or 8" round factory built metal chimneys (the 7-5/8" dia. collar fits inside of an 8" chimney and outside of a 7").

When installing onto existing masonry chimneys the optional 559 SFK Square Flashing Kit is recommended (see diagram). Add 1/2" to the height of terminal when installing on square flashing.

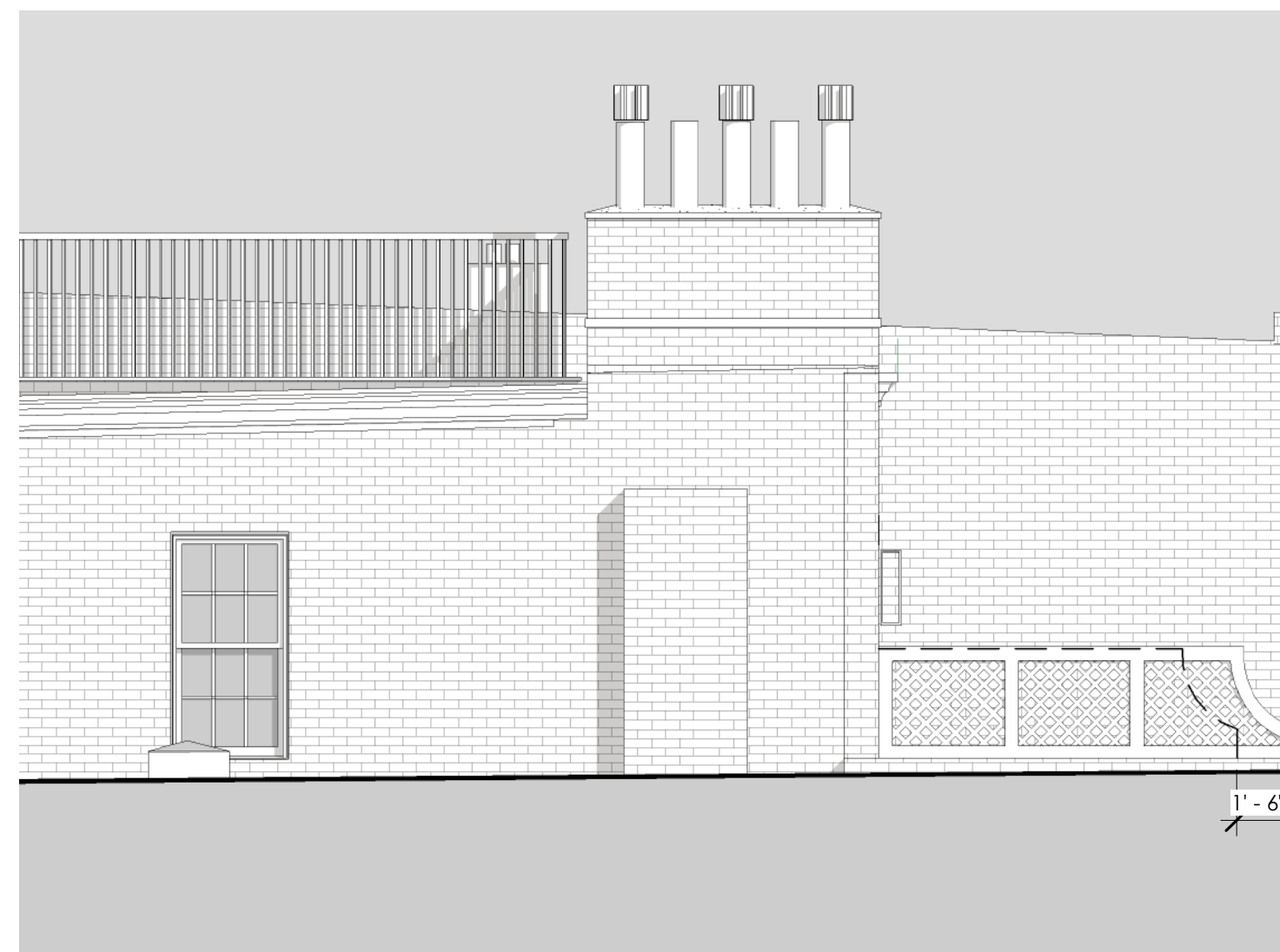
The 559 CLT may be fastened to the flashing using 3 screws as shown in the diagram at right.

Liners may be connected to the terminal using sheet metal screws



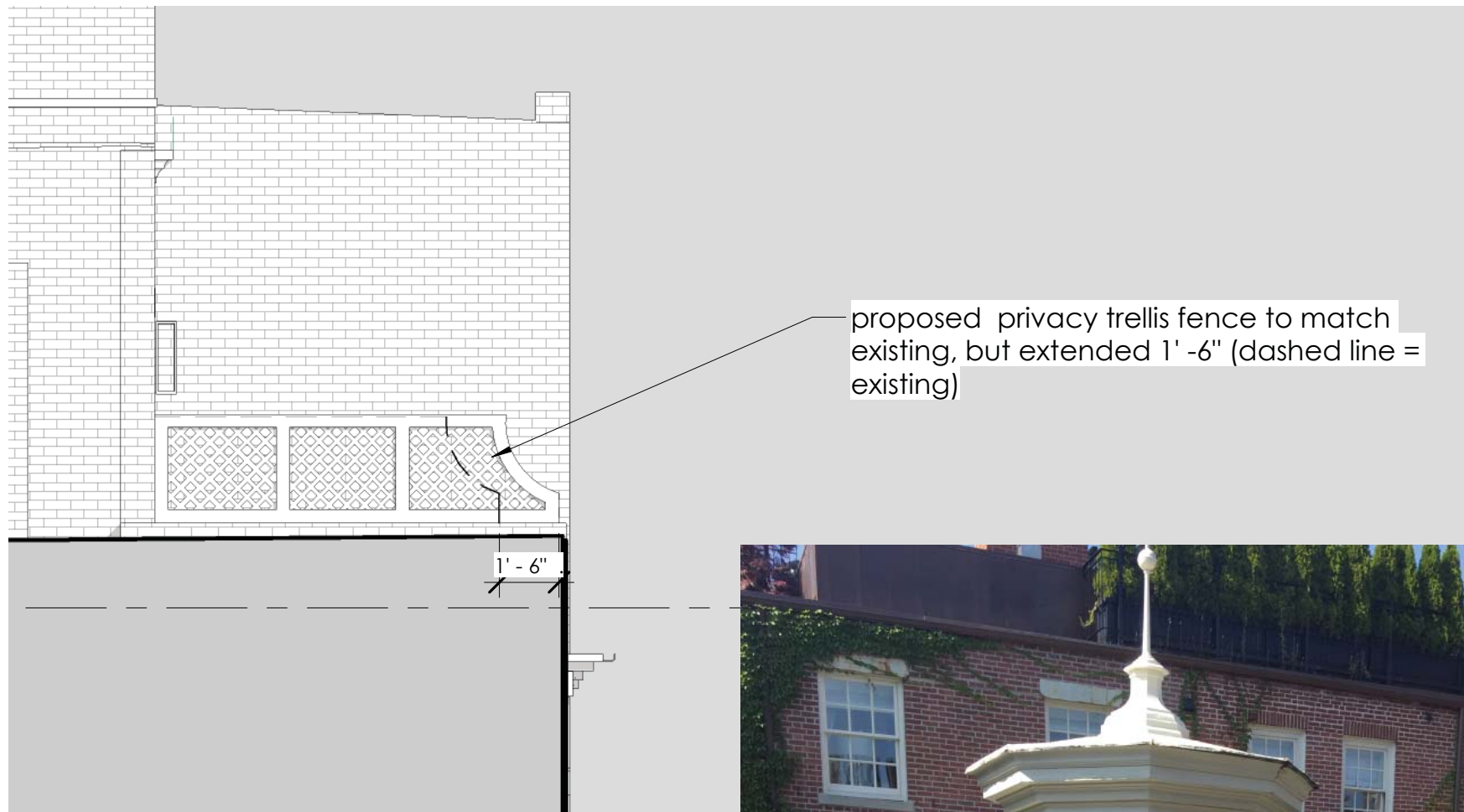
Manufactured and distributed in Canada and USA by

Miles Industries Ltd.
829 West Third Street, North Vancouver B.C., CANADA, V7P 3K7
Ph. (604) 984-3496 Fax (604) 984-0246



Terrace Fence

- Replace existing rotted wood fence at third floor terrace with new, black painted wood, 3' tall English lattice fence

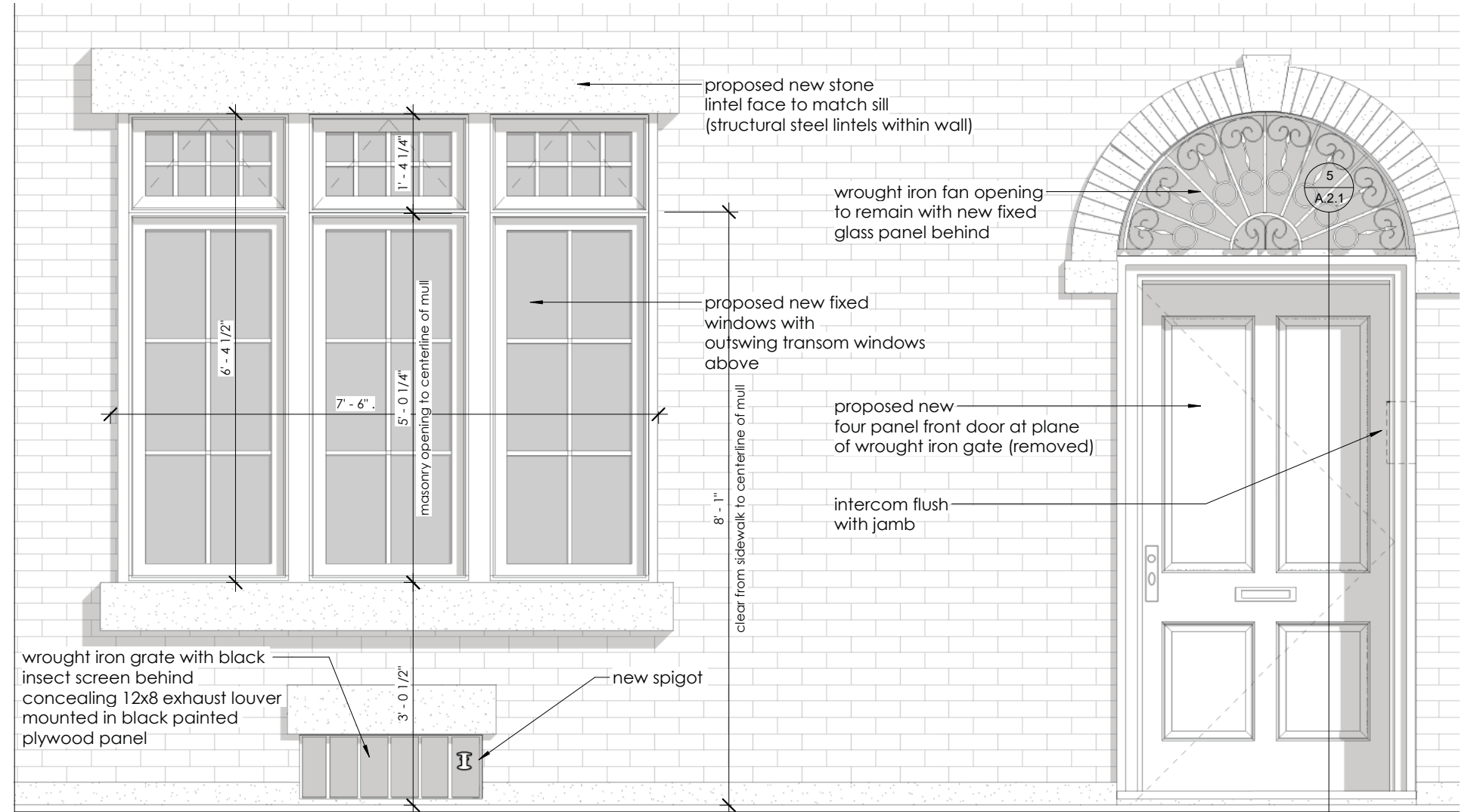


Exhaust louver & spigot

- Install 12" x 8" rectangular exhaust louver into coal chute opening on south façade. Louver to be set into a black painted plywood panel that is recessed into the masonry opening and concealed with a wrought iron grate and insect screen. Replace existing hose spigot with new frost free hose spigot.



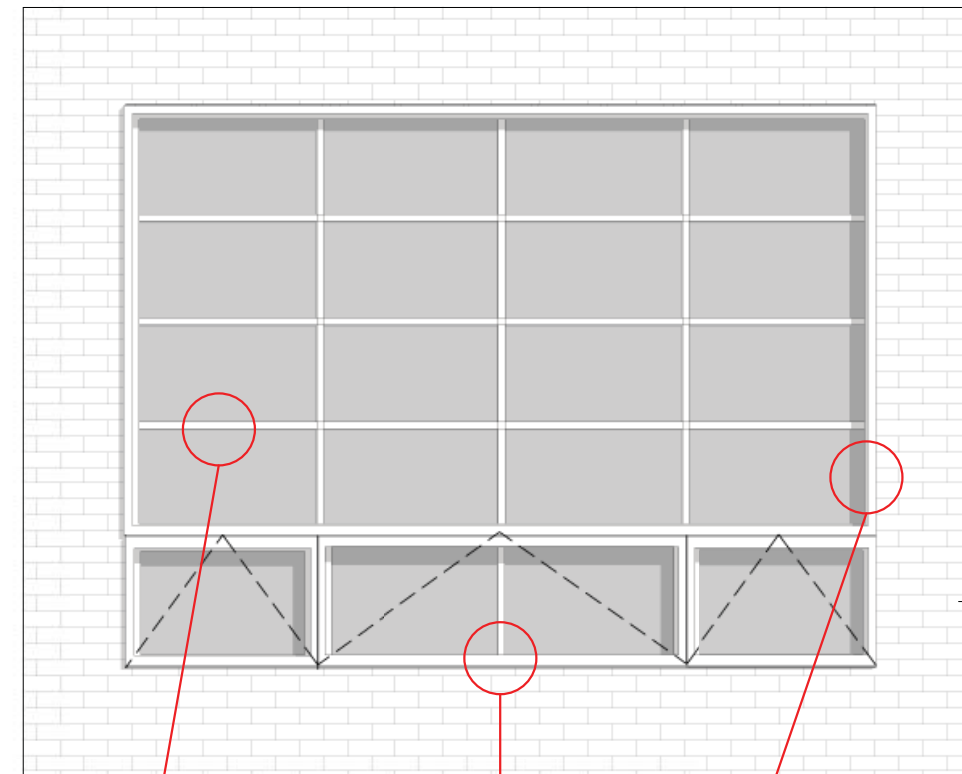
existing



3 south - building elevation proposed DETAIL
 A.2.1 3/4" = 1'-0"

Rear Windows

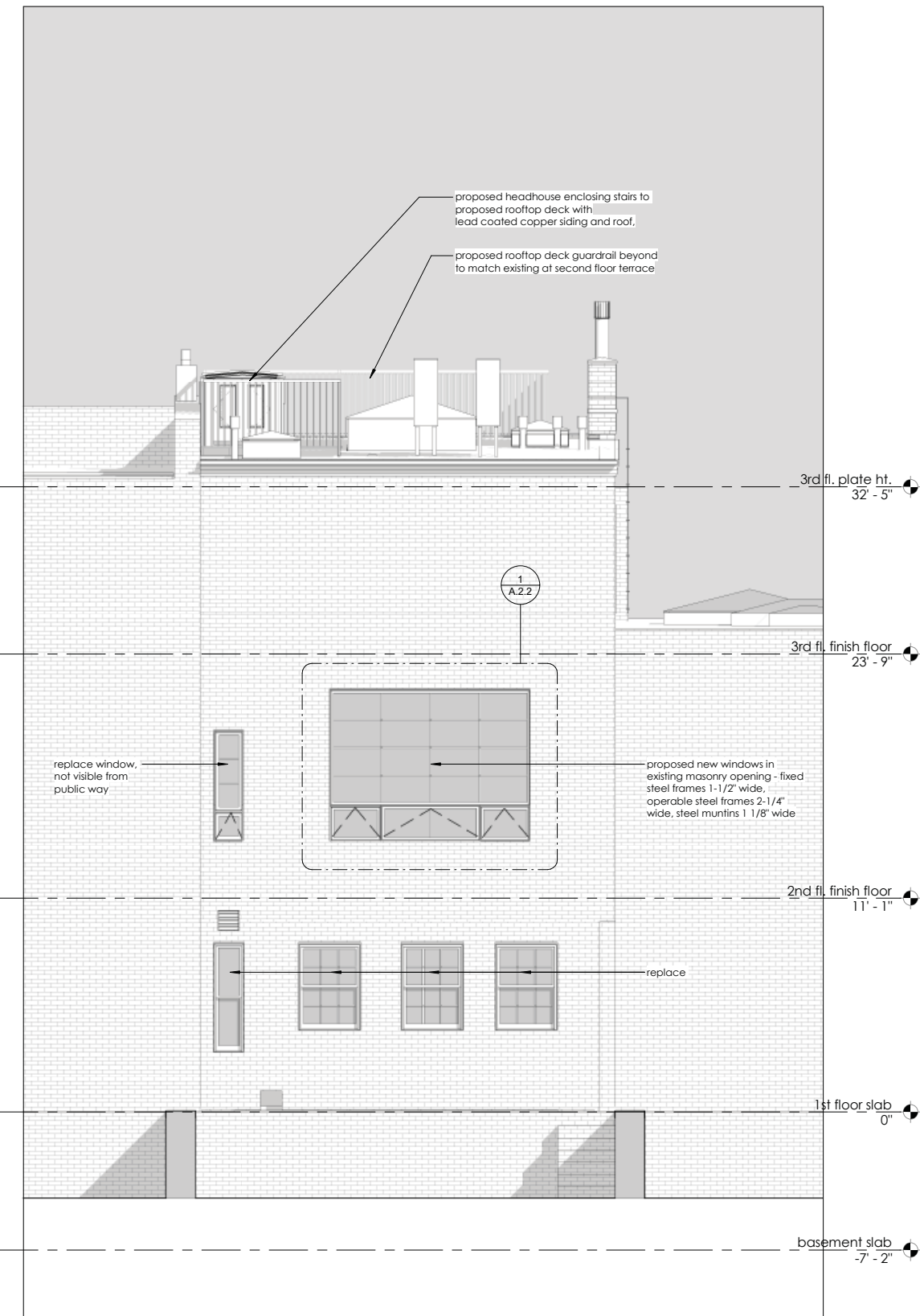
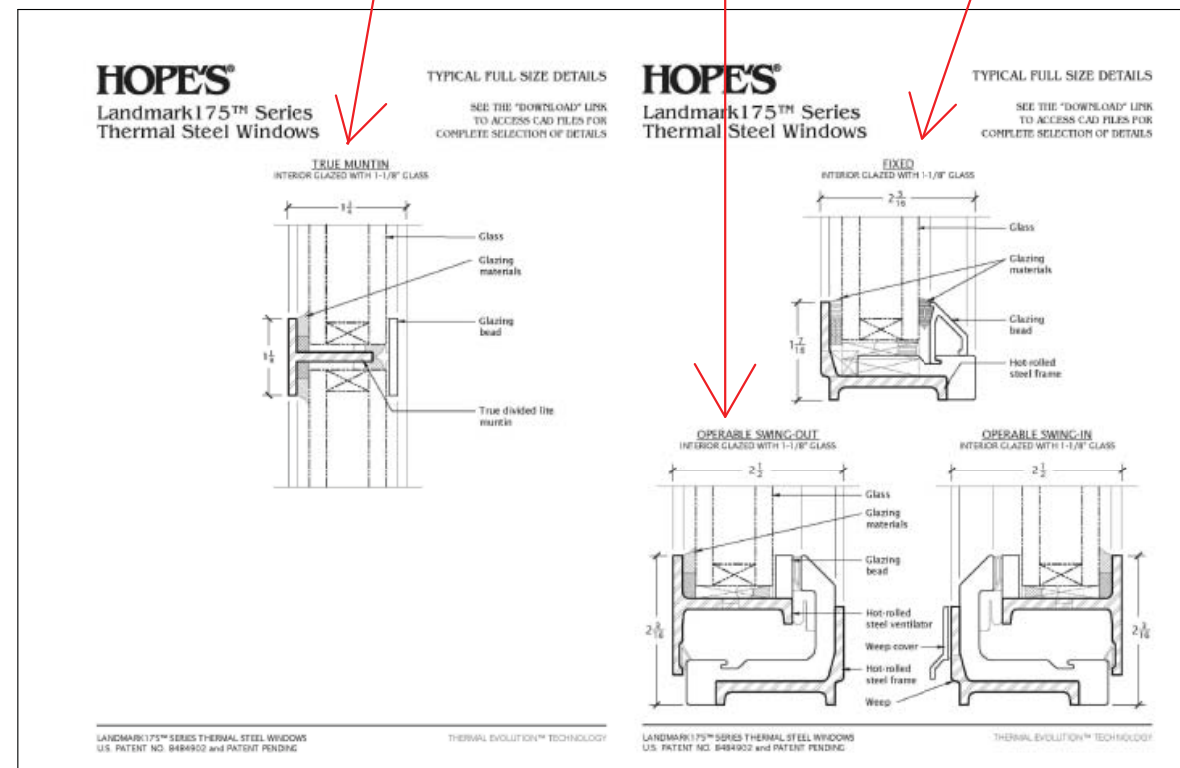
- New narrow profile steel frame and muntin insulated glass windows within existing masonry window openings at north side of house, second floor kitchen.



1
A.2.2
3/4" = 1'-0"

north - window detail

For narrow profile steel frame and muntin insulated glass windows at north elevation, kitchen, basis of design shall be windows by Hope's or equal



2
A.2.2
1/4" = 1'-0"

north - elevation with deck

