

83 Chestnut St

Boston, MA

Presentation to Beacon Hill
Architectural Commission,
February 15, 2018 Design Review

Application for
Certificate of Appropriateness

DSK | Dewing Schmid Kearns ARCHITECTS + PLANNERS

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Howland Inc.
CONSTRUCTION MANAGER

Framingham Survey Consultants Inc.
CIVIL ENGINEER

Simpson Gumpertz Heger
STRUCTURAL ENGINEER

Allied
MEP ENGINEER

Beacon Hill Architectural
Commission
01/29/2018



Neighborhood Locus



Regional Locus



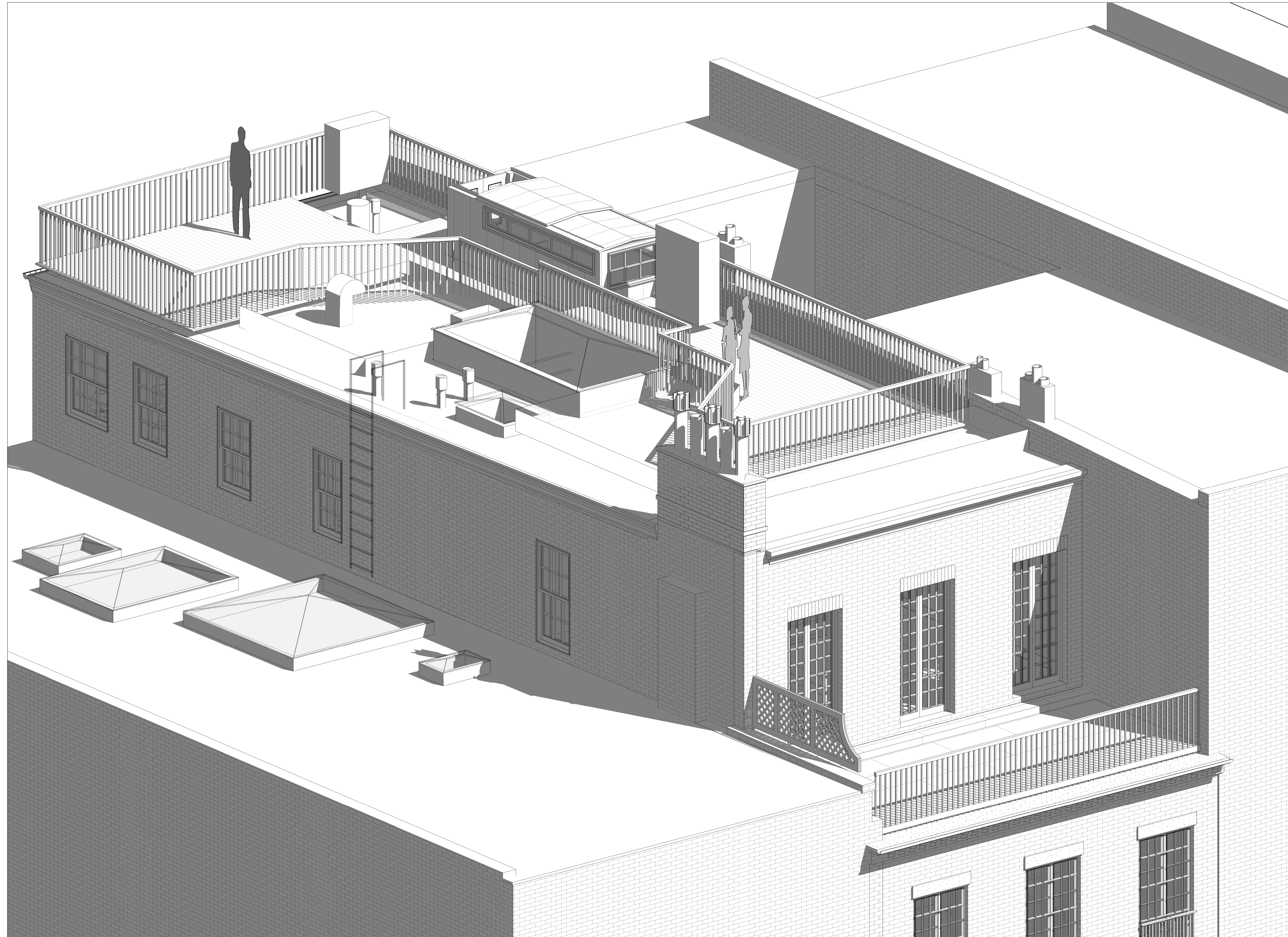
83 Chestnut

Presentation Overview

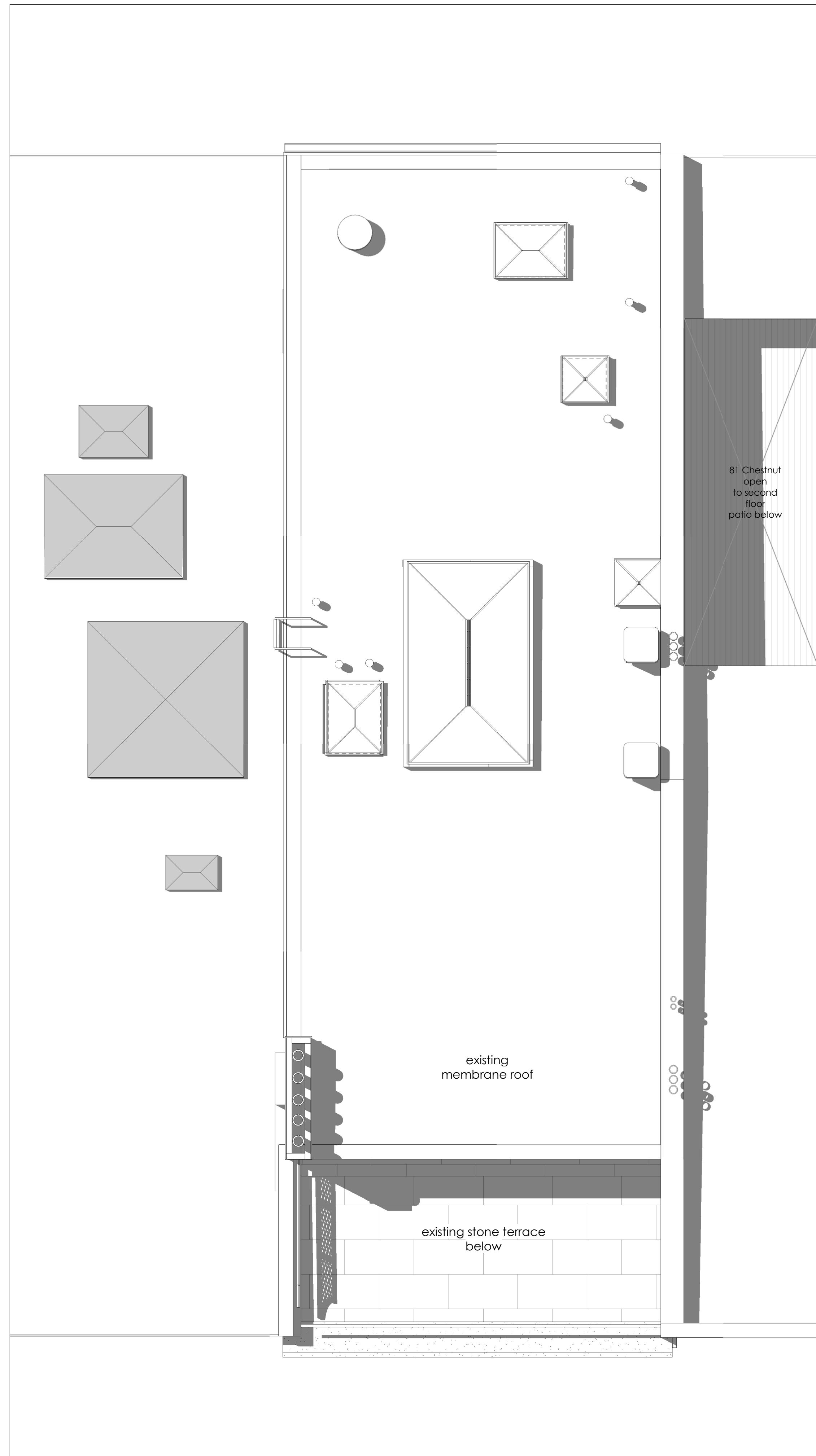
- Roof Deck & Headhouse
- Front Window & lintel, coal chute panel
- Front Door & hardware, intercom, Vestibule pendant lighting, Front Gate & doorbell

Roof Deck & Headhouse

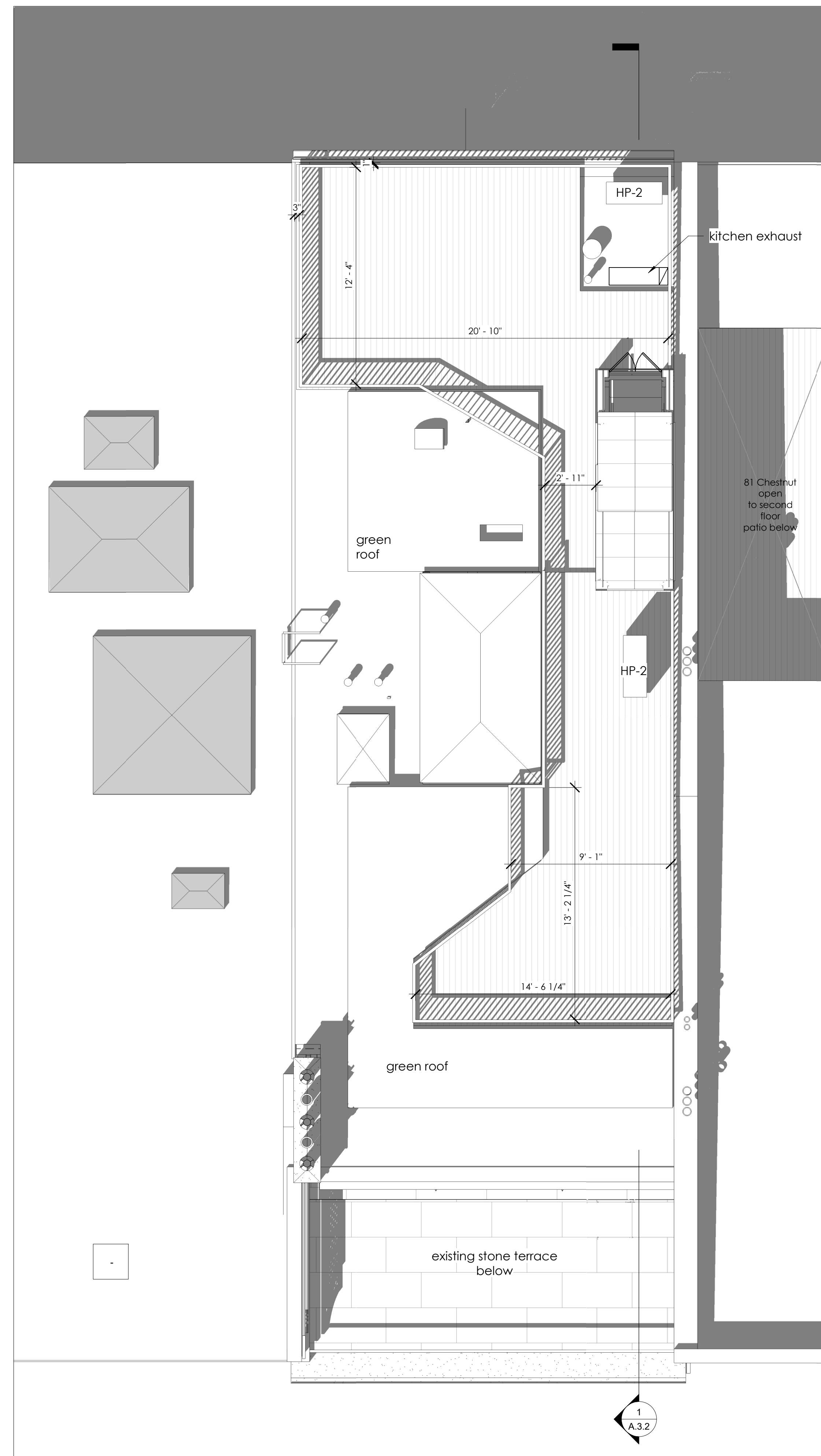
- Not visible from public way



1
A.8.1 3D roof deck



2 roof - existing conditions
A.1.3 1/4" = 1'-0"



1 proposed roofdeck & headhouse
A.1.3 1/4" = 1'-0"

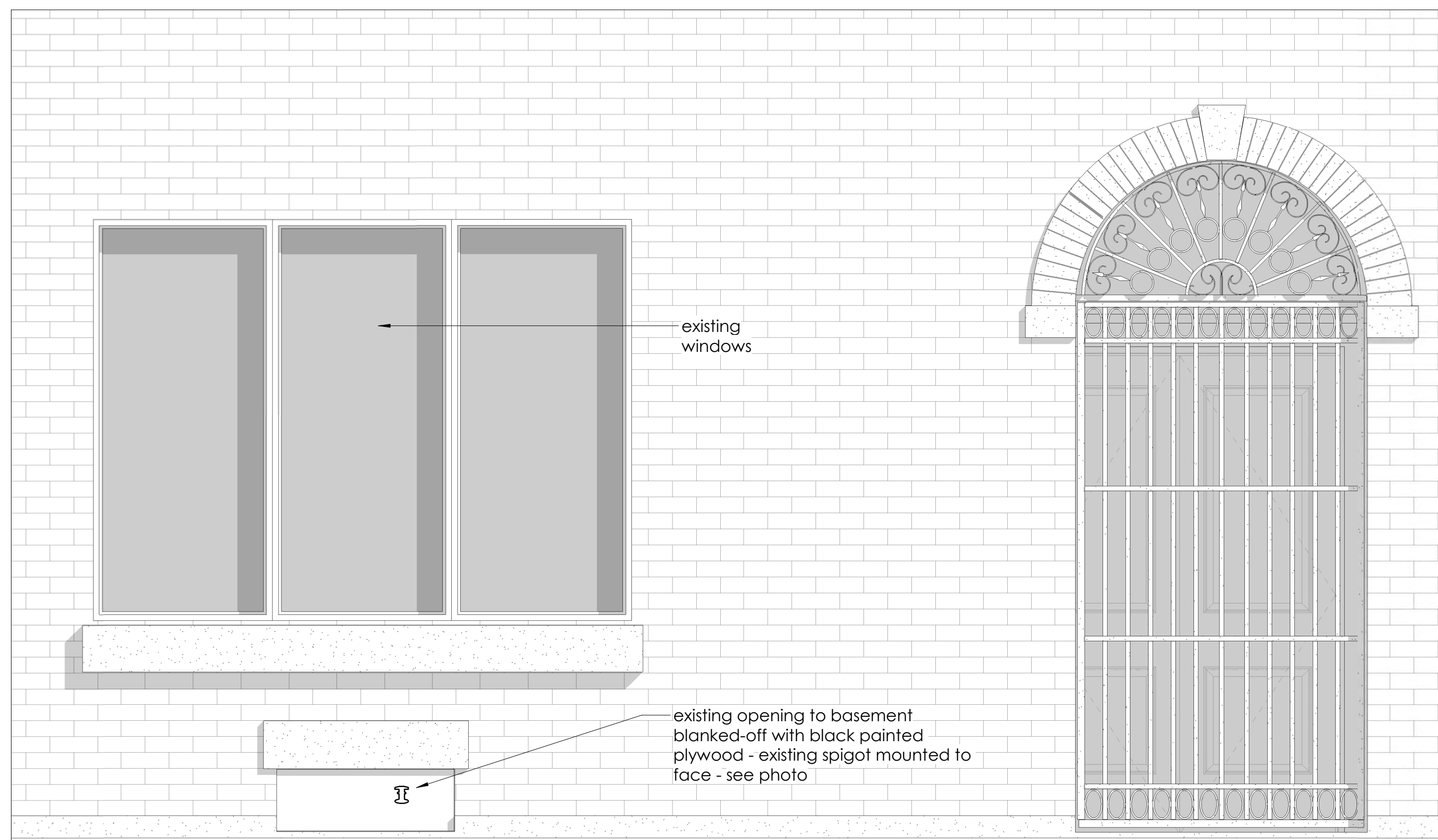
Front Window & lintel,
coal chute panel



existing coal chute panel and spigot

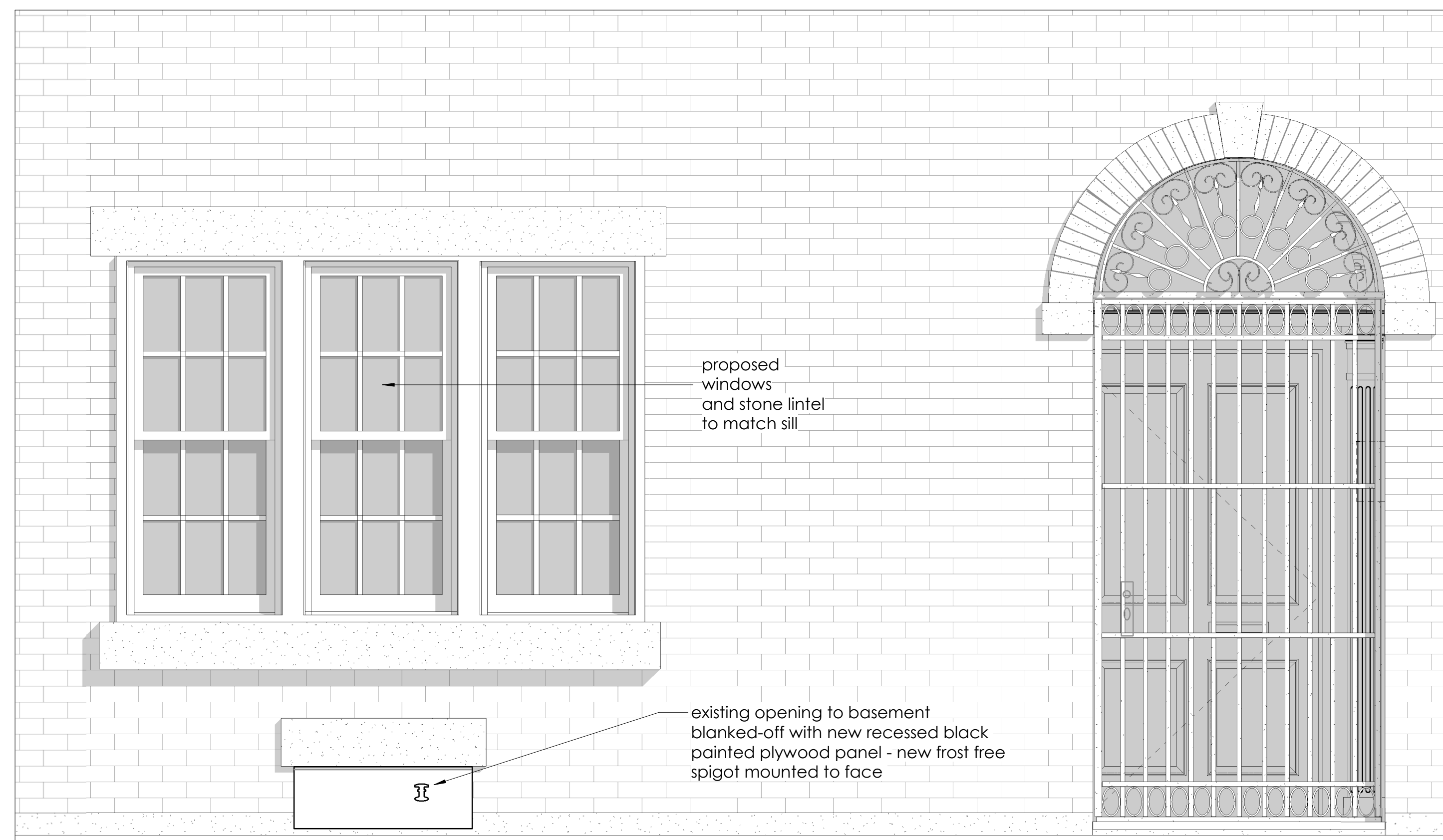


2 south - existing conditions
A.2.1.A 1/4" = 1'-0"

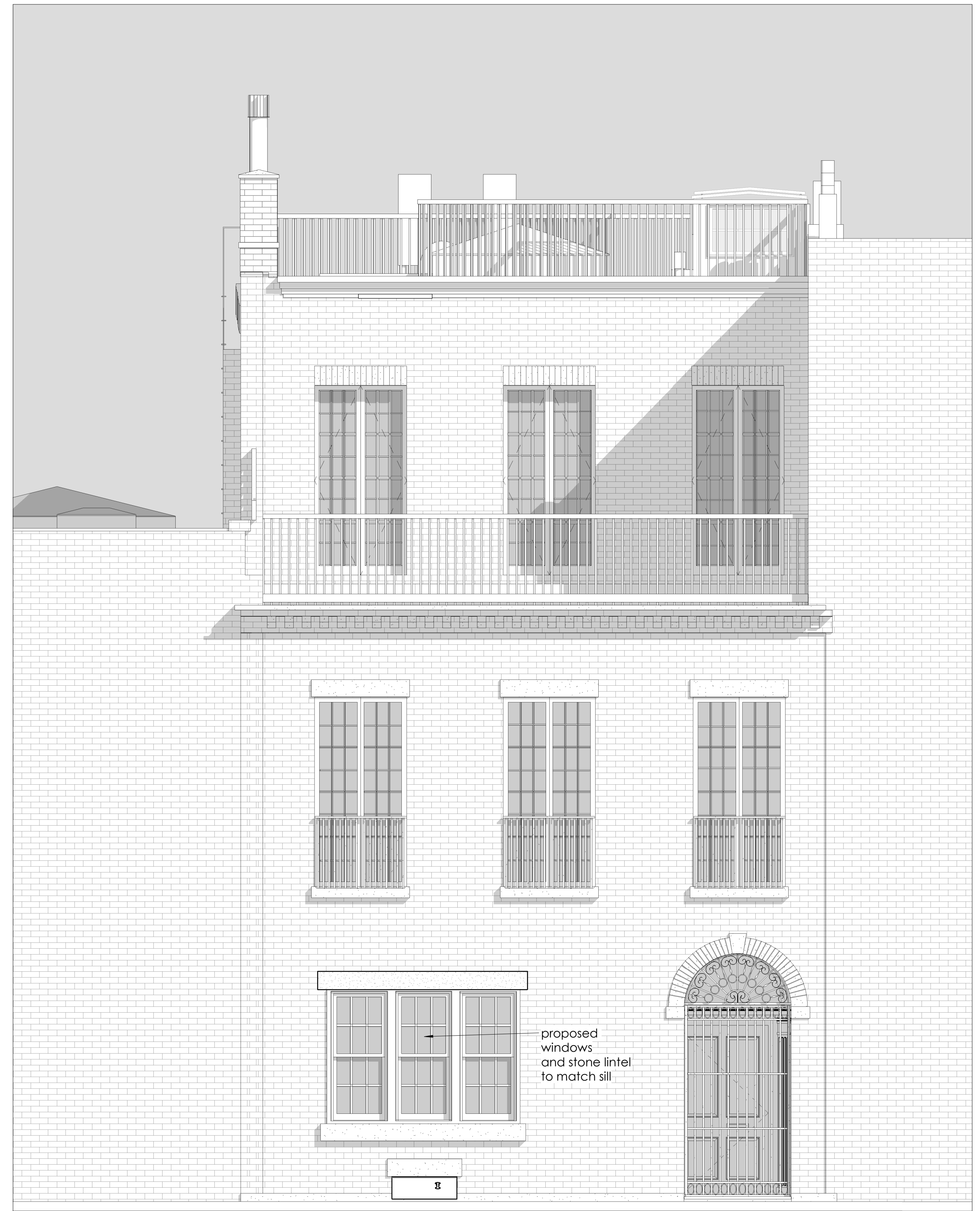


4 south - existing conditions DETAIL
A.2.1.A 3/4" = 1'-0"





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

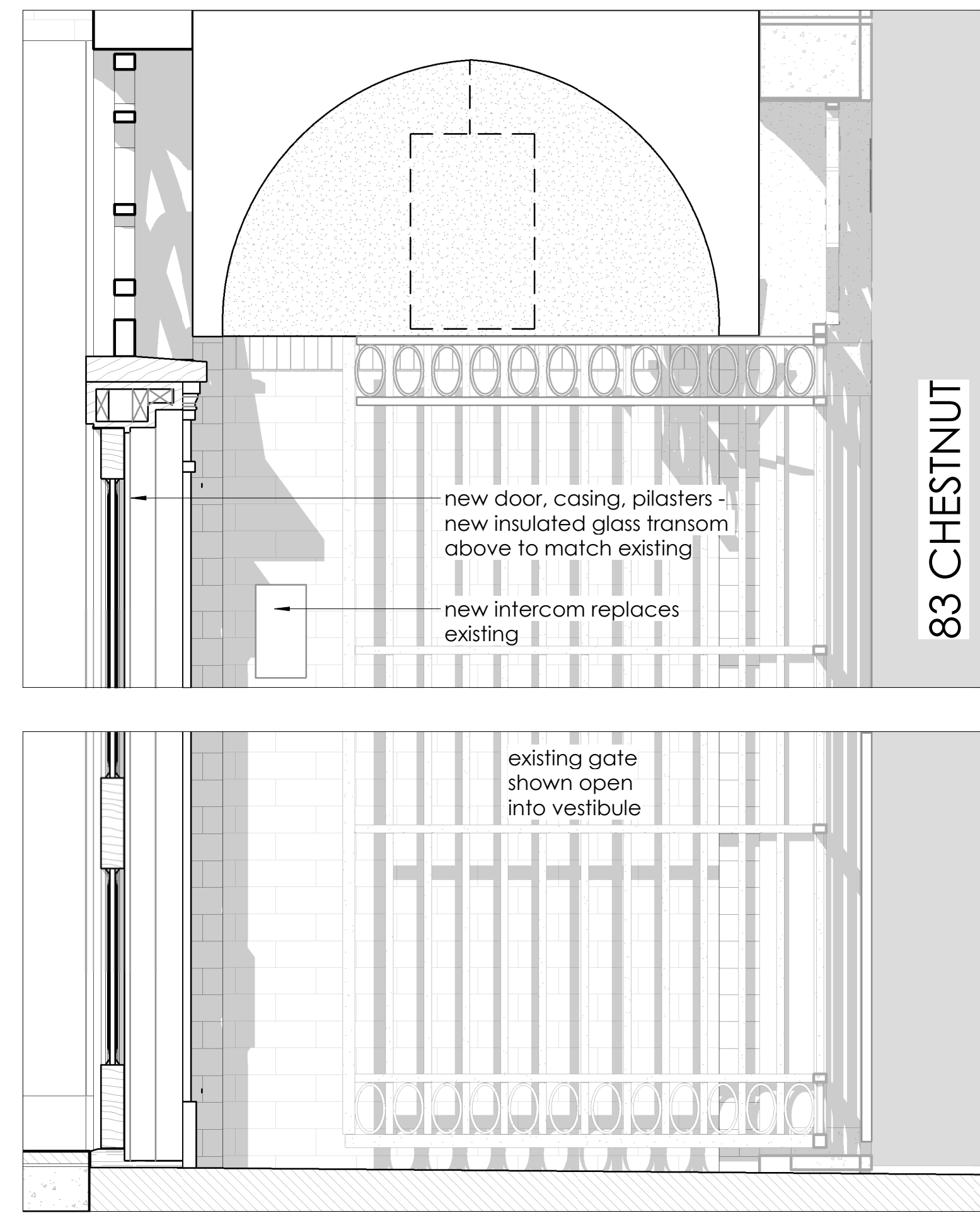
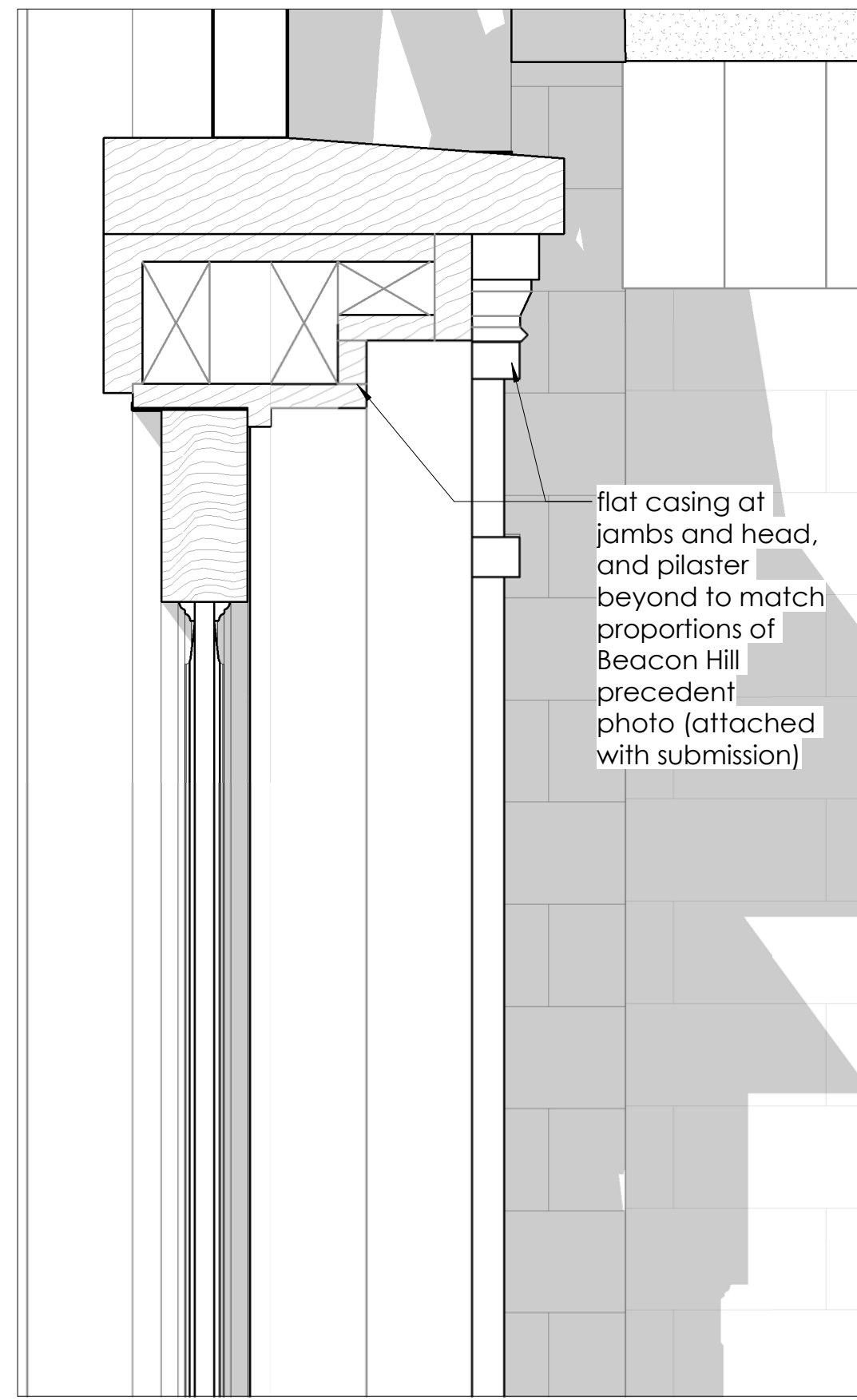


2 south - proposed
A.2.1.B 3/8" = 1'-0"

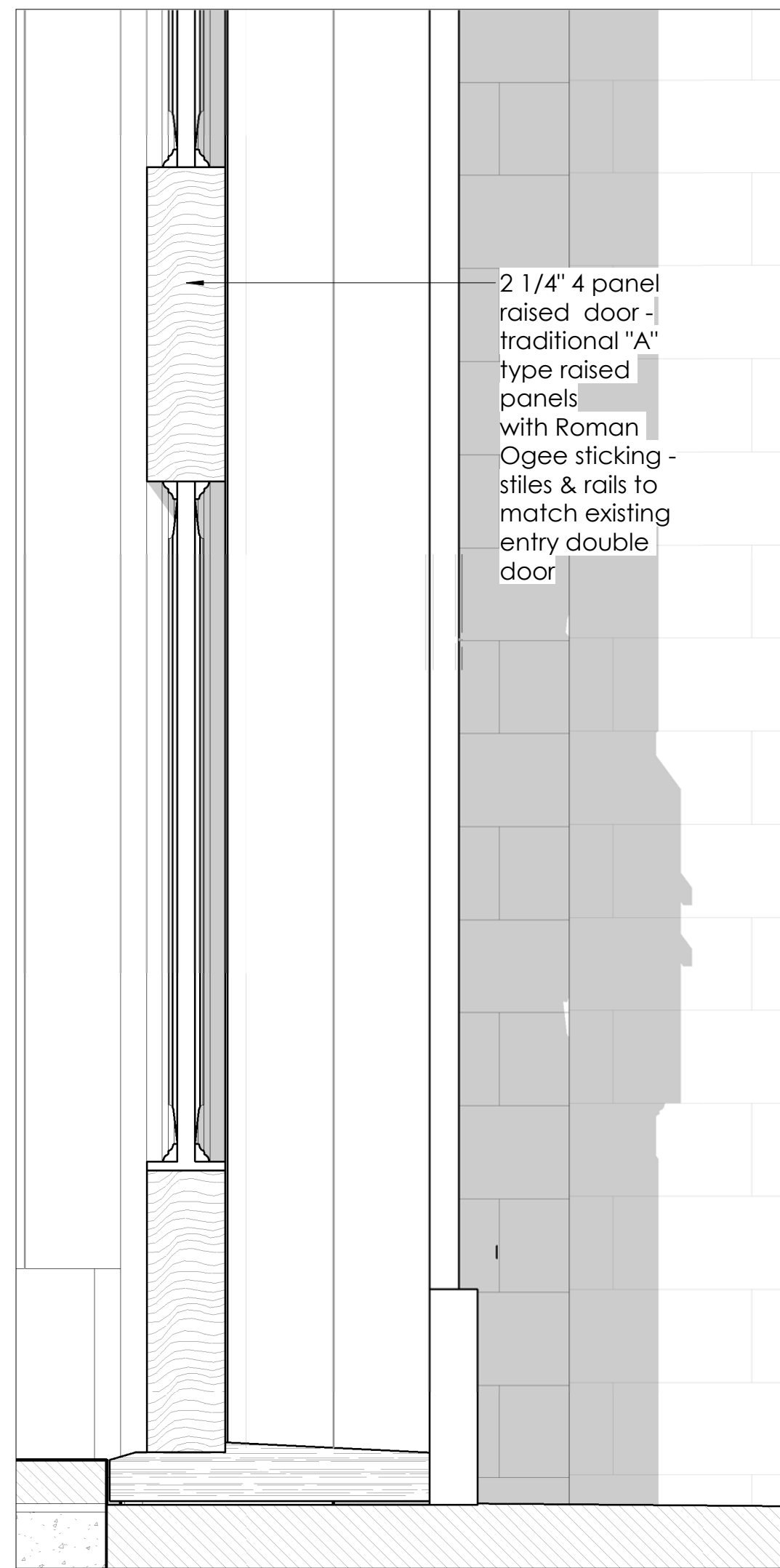
Front Door & hardware,
intercom,
Vestibule pendant lighting,
Front Gate & doorbell



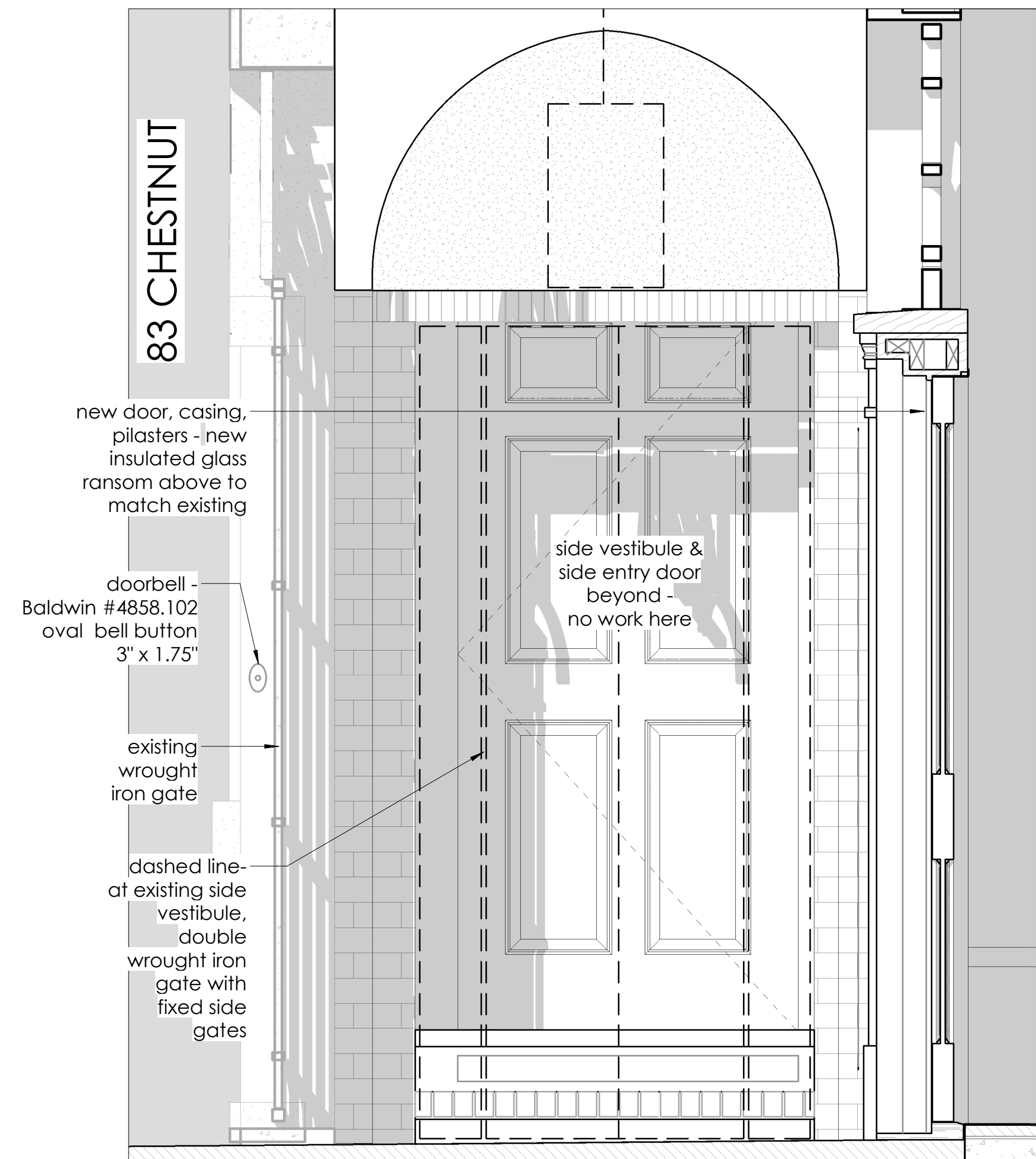
existing
intercom



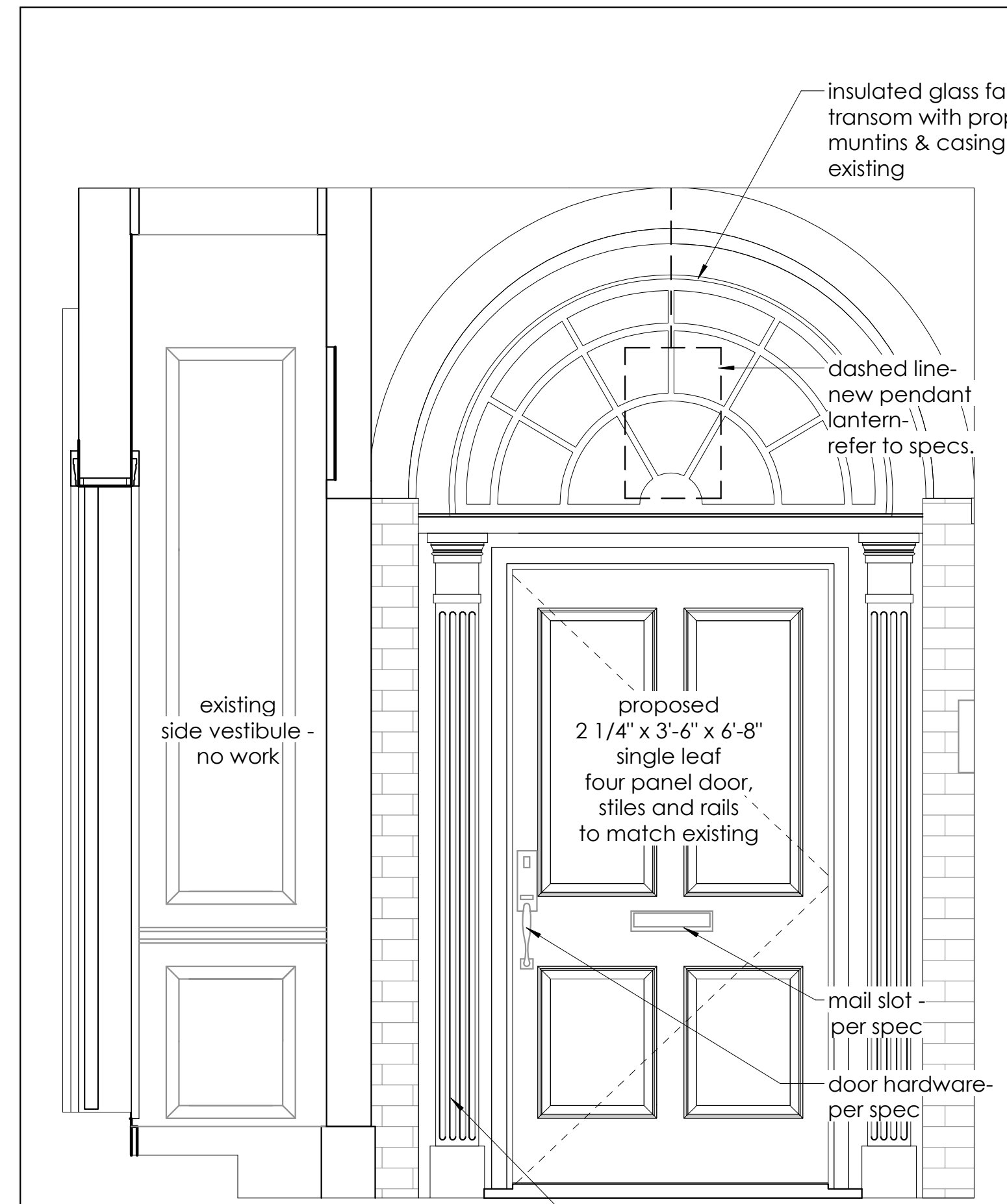
1 proposed entry door section - view east
A.2.1.C 1" = 1'-0"



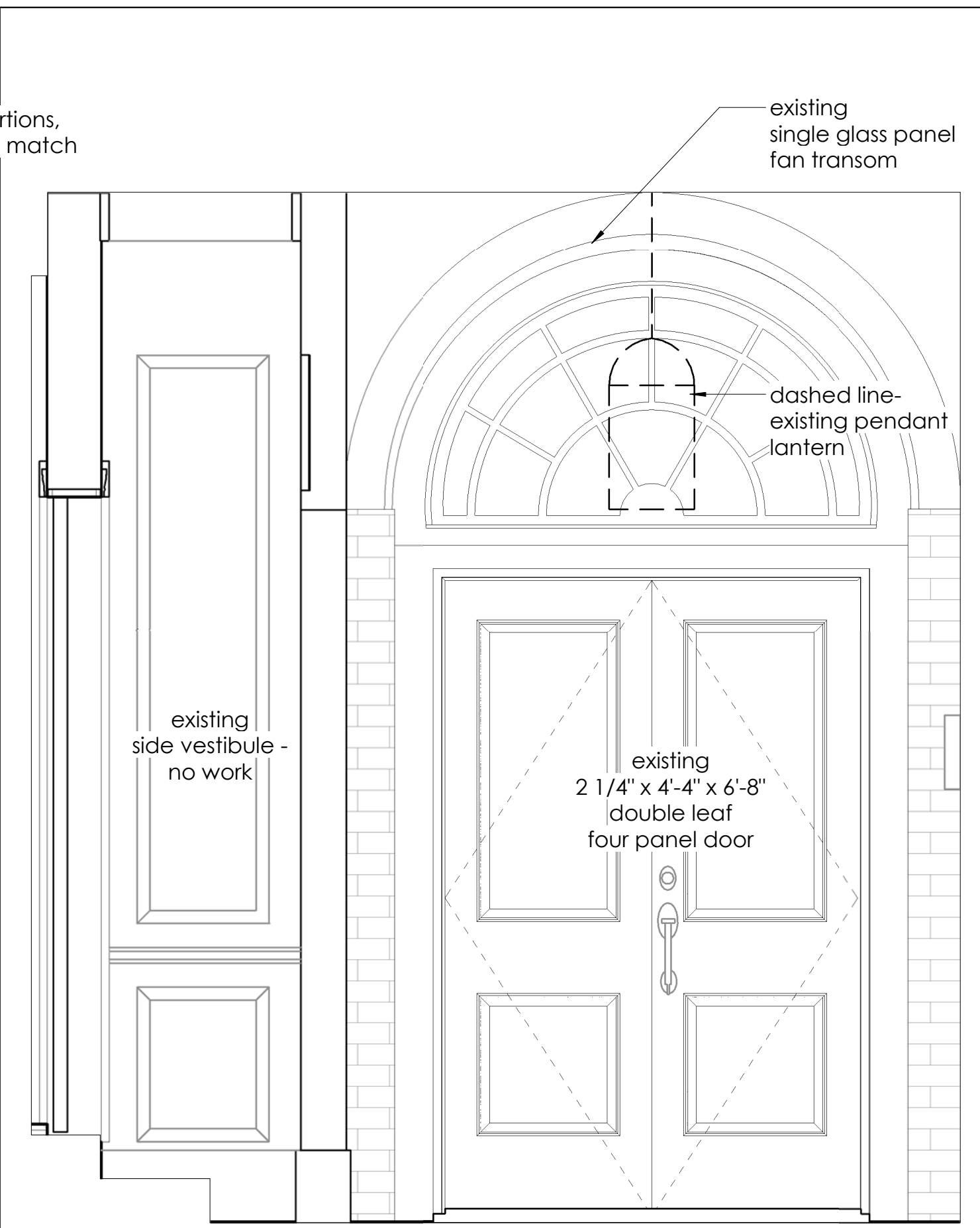
6 section detail
A.2.1.C 3" = 1'-0"



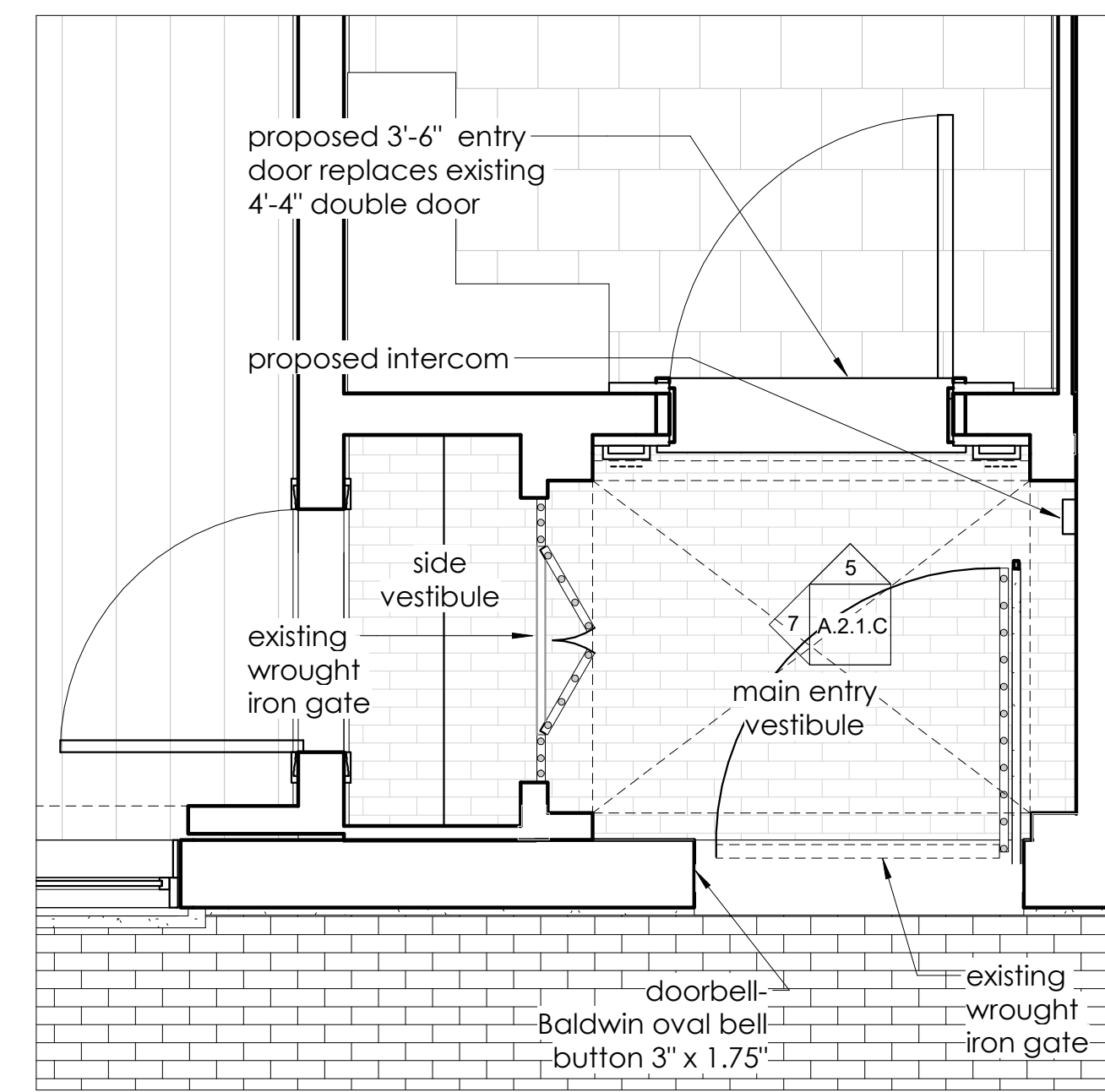
7 proposed entry door section-view west
A.2.1.C 1" = 1'-0"



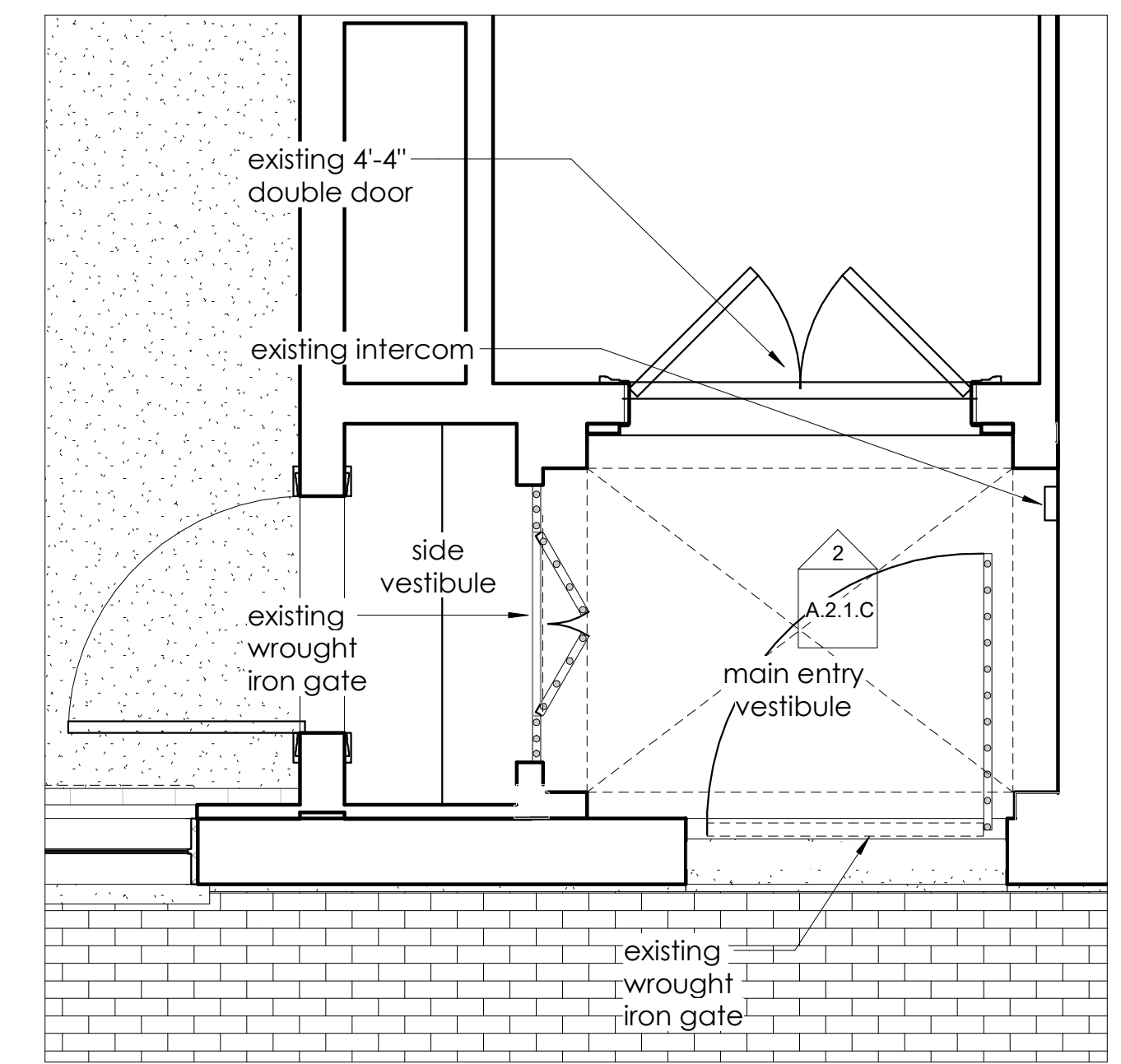
5 entry door proposed
A.2.1.C 3/4" = 1'-0"



2 entry door existing
A.2.1.C 3/4" = 1'-0"



4 entry door proposed plan
A.2.1.C 1/2" = 1'-0"



3 entry door existing plan
A.2.1.C 1/2" = 1'-0"



25 Lime Street

Precedent Image:
Beacon Hill entry
door with glass
fan transom and
fluted pilasters

Entry Set: Baldwin
"Evolved" Cody
3/4 Knob Handleset



Baldwin Mail Slot
0012.102 13" x 3.625,
Oil-Rubbed Bronze



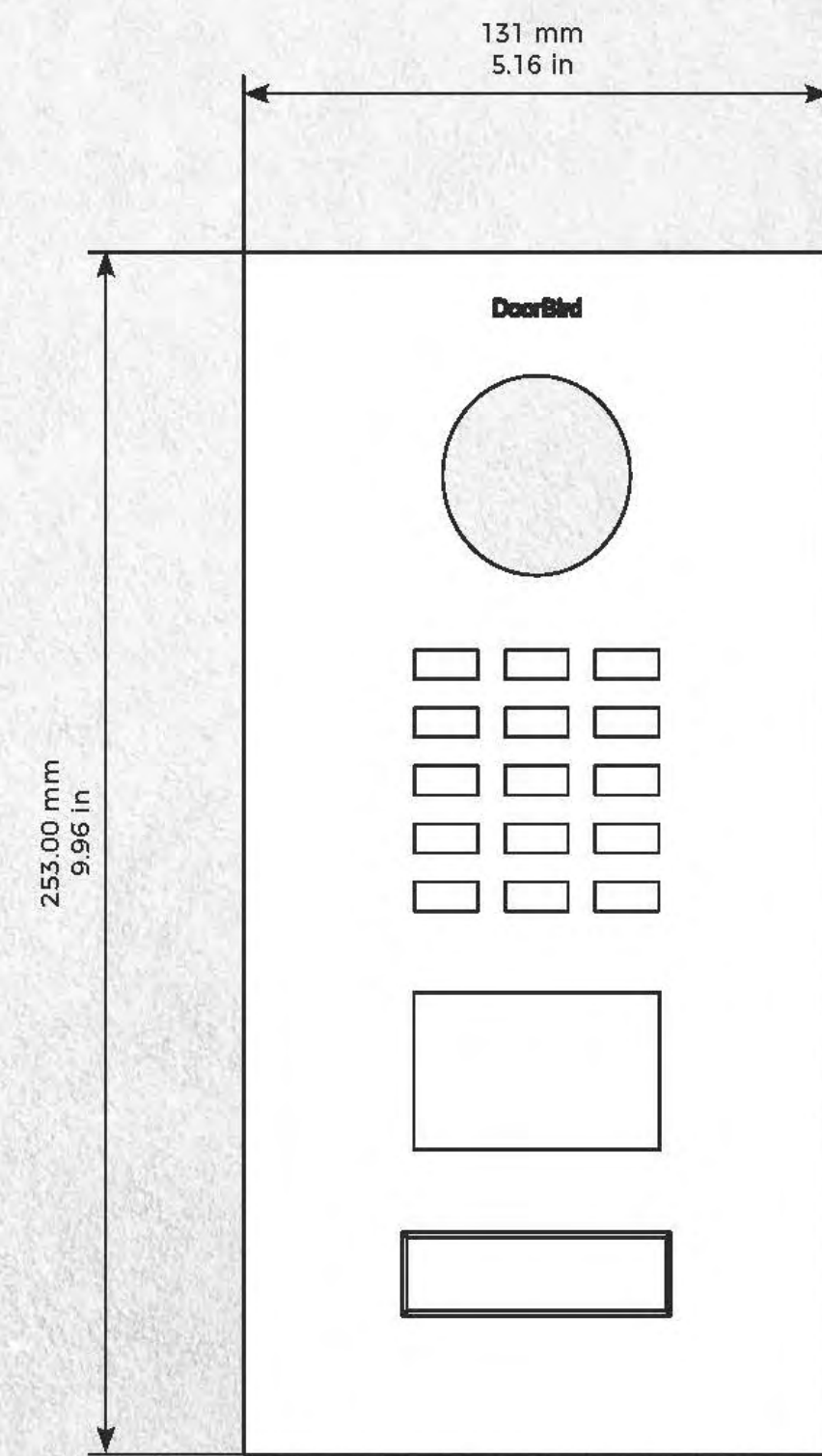
"Alhambra" pendant fixture
Dimensions: 18" tall x 7.5" square



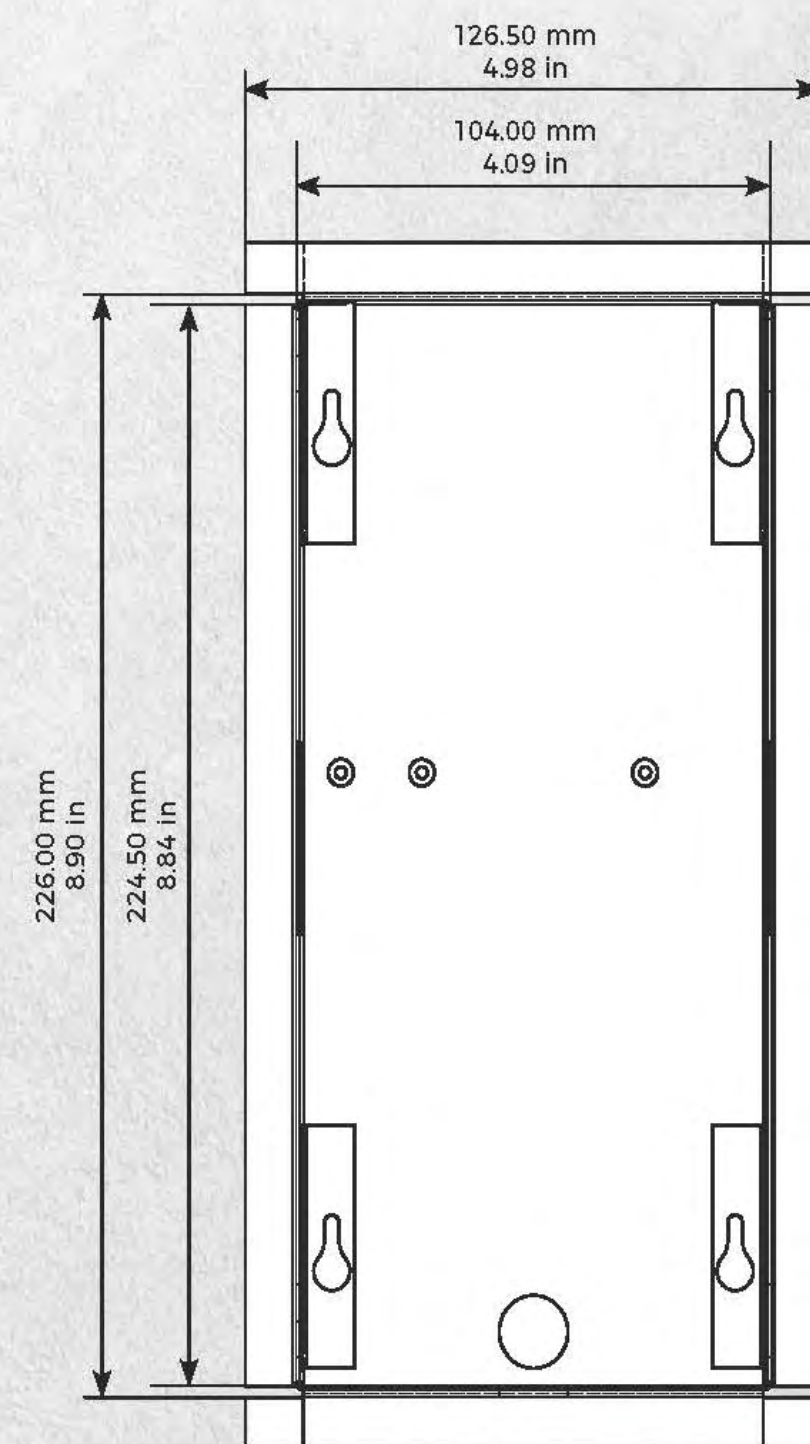
TECHNICAL DRAWINGS



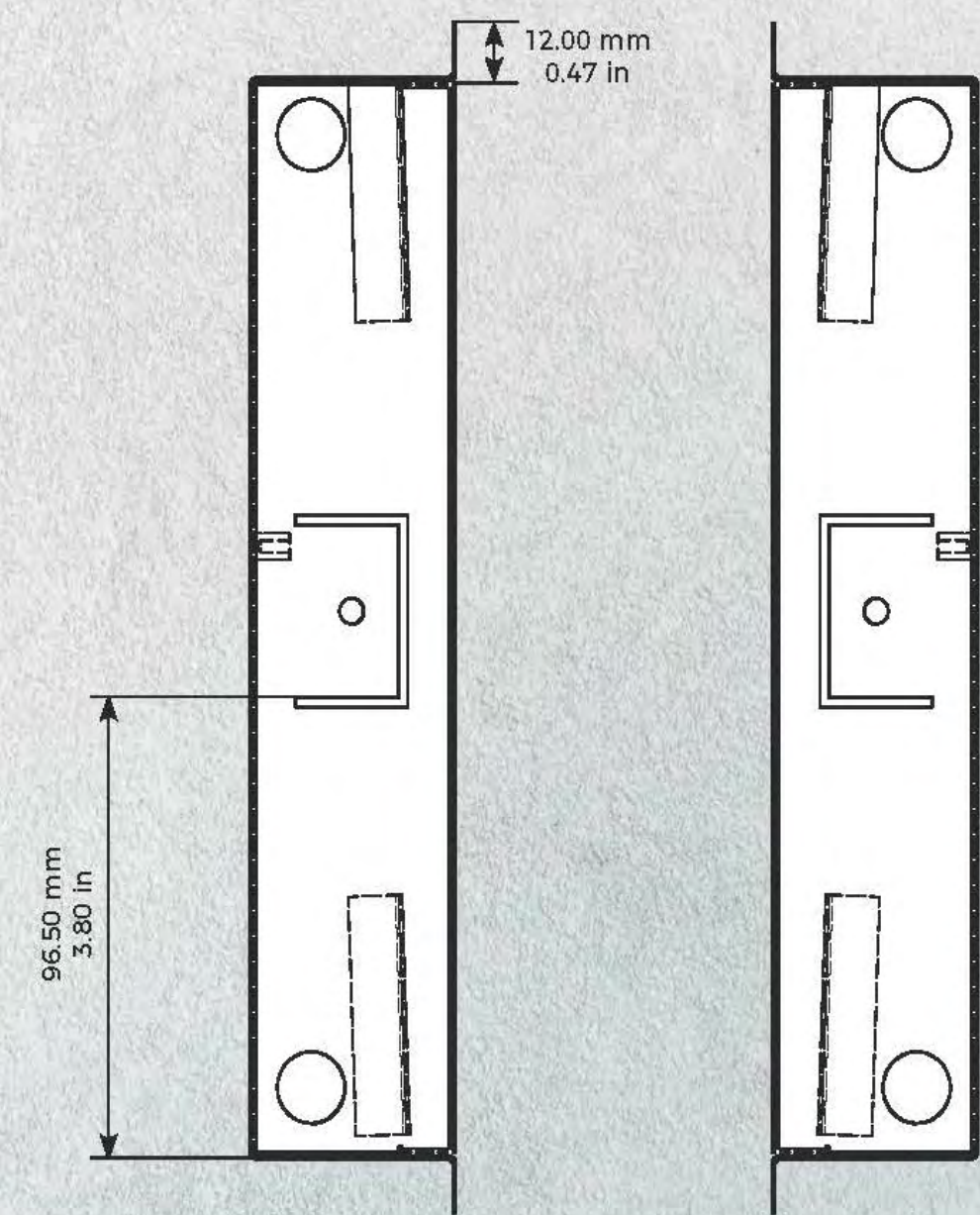
Front panel material thickness: 3.0 mm (0.12 in)



Front panel

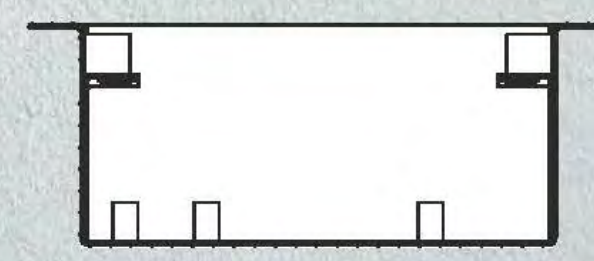
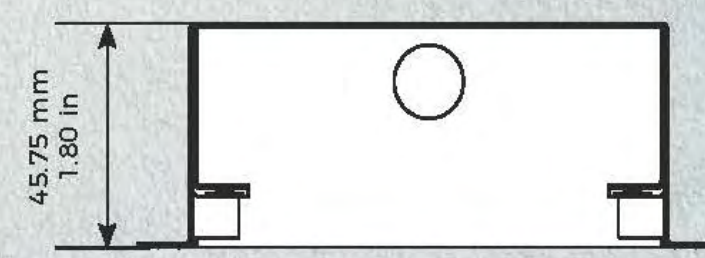


Mounting housing



Mounting housing

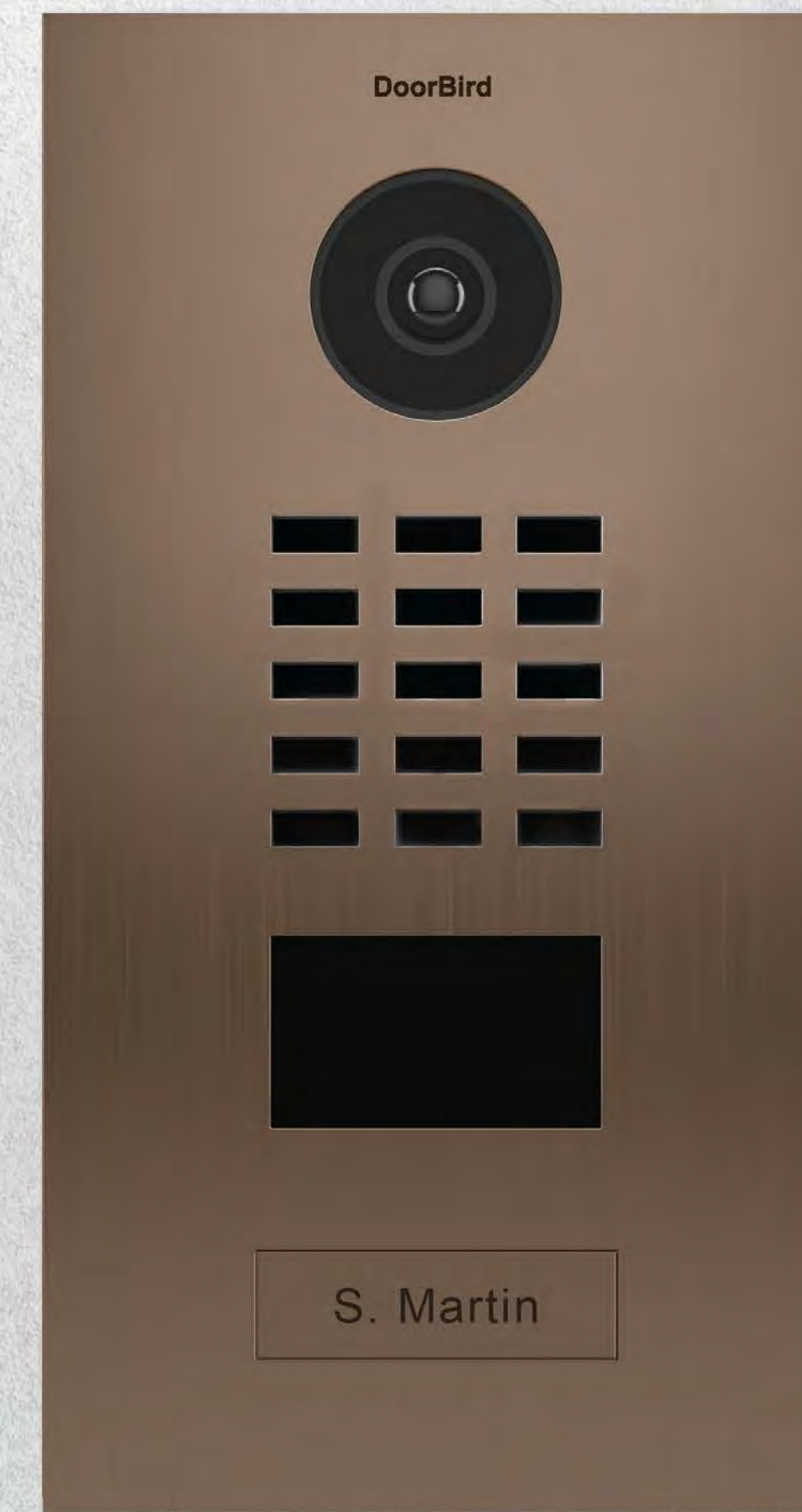
Mounting housing



Mounting housing



intercom - similar installation



D2101BV

IP VIDEO DOOR STATION

Brushed Stainless Steel · Bronze-Finish · 1 Call button





Baldwin 5025 estate
Knob (1.5" x 2.5")
Finish: Oil-Rubbed
Bronze

remove



Baldwin 4858.102
oval bell button
(1.75" x 3")
Finish: Oil-Rubbed
Bronze