



VIEW FROM CORNER OF GROVE STREET & MYRTLE STREET



VIEW FROM MYRTLE STREET

BHAC

April 19, 2018

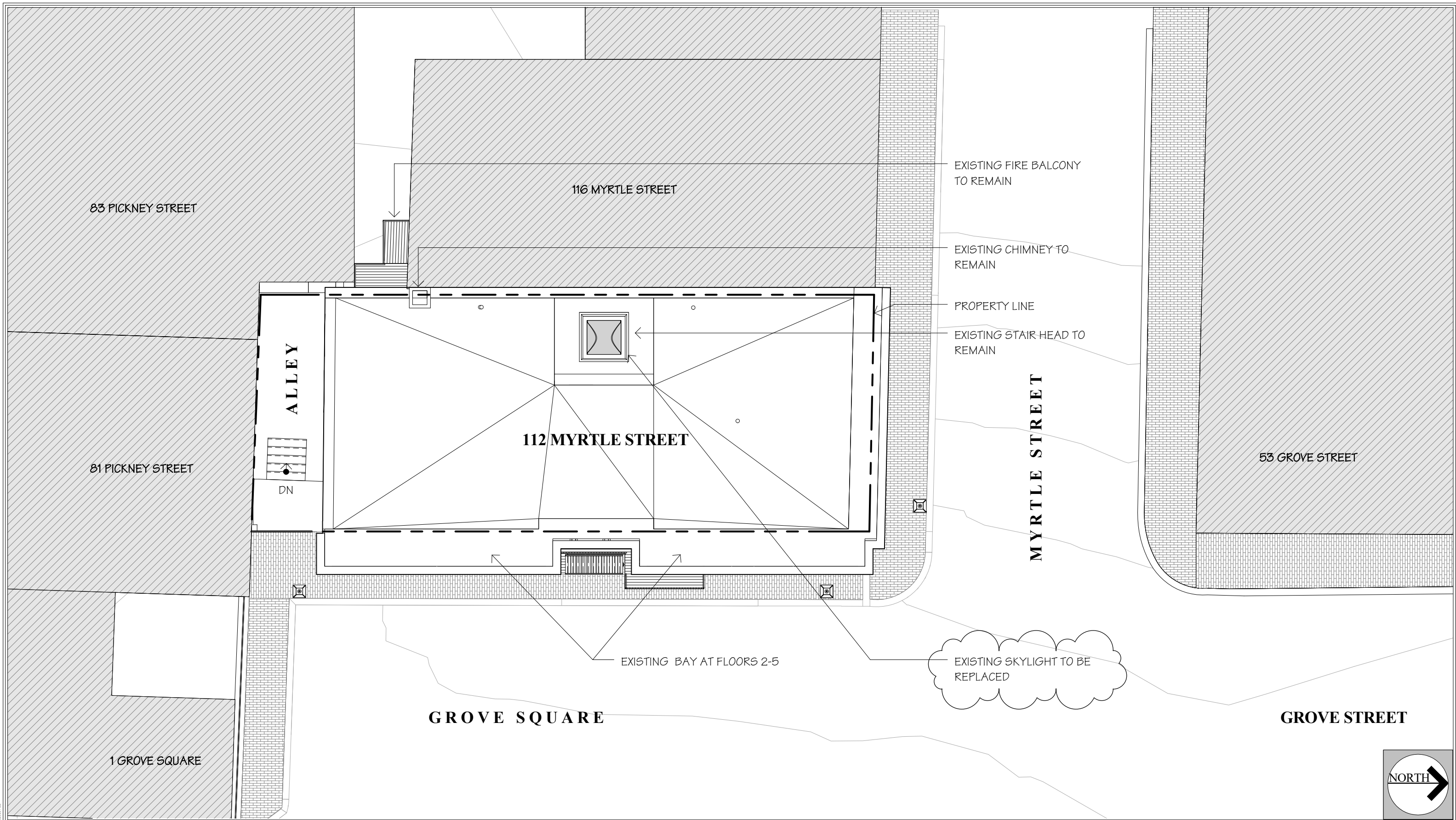
112 Myrtle Street

Boston, MA

Existing Street Views

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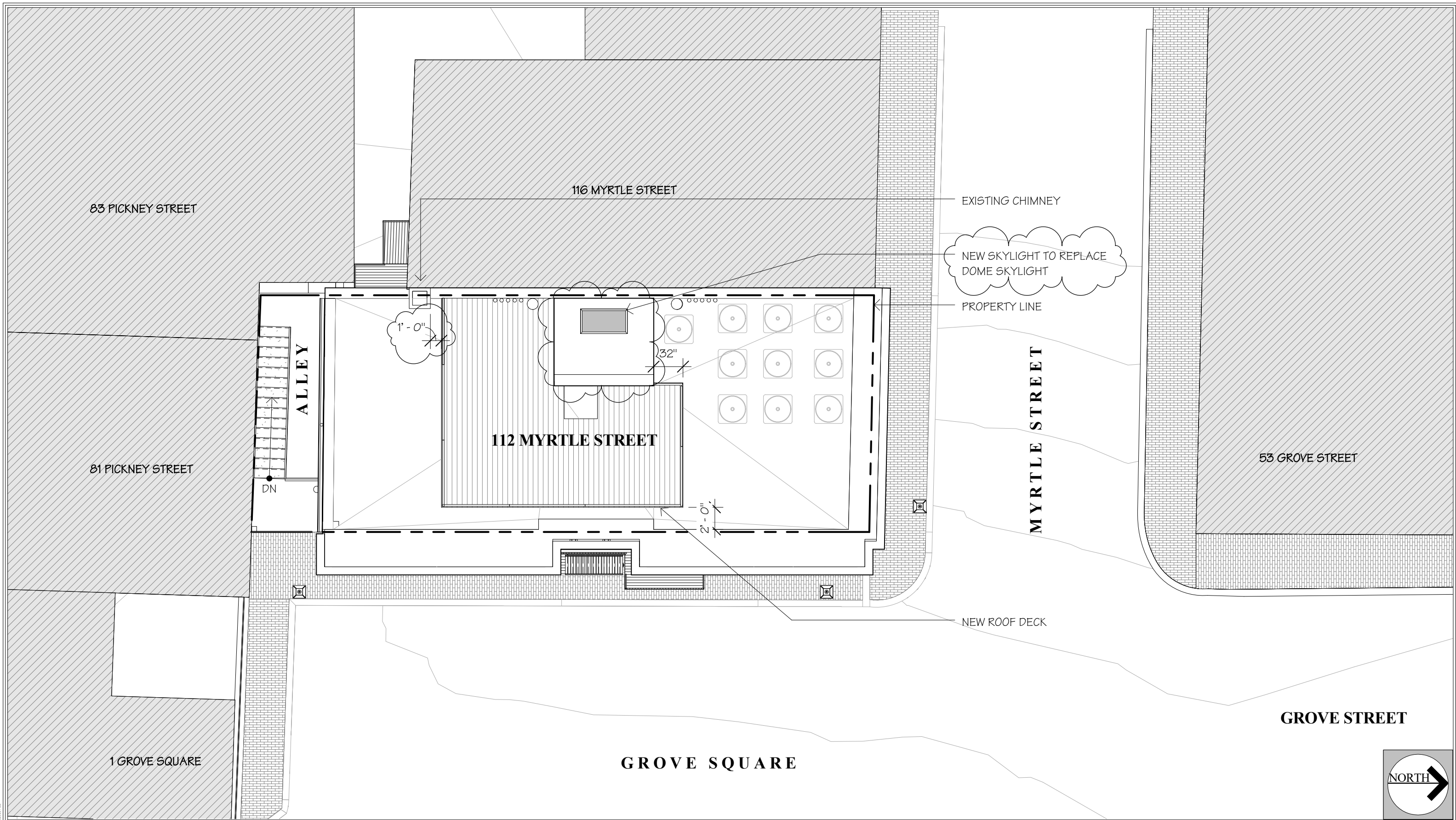
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Site Plan
 1/8" = 1'-0"

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Proposed Site Plan
 1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

REPLACE EXISTING SKYLIGHT

REMOVE EXISTING
MEMBRANE AT STAIR HEAD
HOUSE



116 MYRTLE STREET

118 MYRTLE STREET

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Existing North Elevation (Myrtle Street)

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

EXISTING CHIMNEY TO REMAIN

EXISTING SKYLIGHT TO BE REPLACED

EXISTING STAIR HEAD
HOUSE TO REMAIN



53 GROVE STREET

81 PINCKNEY STREET

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Existing East Elevation (Grove Square)

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

Exist Basement
-7' - 2 3/4"

EXISTING SKYLIGHT TO BE REPLACED

EXISTING STAIR HEAD HOUSE TO REMAIN

116 MYRTLE STREET

118 MYRTLE STREET

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Existing South Elevation

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

53 GROVE STREET

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

Exist Basement
-7' - 2 3/4"

EXISTING CHIMNEY TO REMAIN

116 MYRTLE STREET

118 MYRTLE STREET

83 PINCKNEY STREET

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Existing West Elevation

1/8" = 1'-0"

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● T.O. Headhouse
57' - 10"

● Parapet
52' - 0 3/8"

● Fifth Floor
39' - 10 1/4"

● Fourth Floor
30' - 1"

● Third Floor
20' - 4"

● Second Floor
10' - 7 3/4"

● First Floor
0' - 0"

WROUGHT IRON RAILING,
PAINTED BLACK

NEW SKYLIGHT TO REPLACE DOME
SKYLIGHT

EXISTING STAIR HEAD HOUSE WITH NEW
STANDING SEAM COPPER CLADDING

116 MYRTLE STREET

118 MYRTLE STREET

NEW STROBE PER FIRE DEPARTMENT
(TO BE REVIEWED AT LATER DATE)

FRONT DOOR, TRANSOM, AND
ASSOCIATED TRIM TO BE REPAIRED
AND REPAINTED AS NECESSARY

NEW FRONT DOOR HARDWARE

NEW SIAMESE FIRE DEPARTMENT CONNECTION
(TO BE REVIEWED AT LATER DATE)

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Proposed North Elevation (Myrtle Street)

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

81 PINCKNEY STREET

First Floor
0' - 0"

Exist Basement
-7' - 2 3/4"

EXISTING STAIR HEAD HOUSE BEYOND WITH
NEW COPPER CLADDING AND NEW SKYLIGHT

WROUGHT IRON RAILING,
PAINTED BLACK

53 GROVE STREET

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Proposed East Elevation (Grove Square)

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

Exist Basement
-7' - 2 3/4"

NEW SKYLIGHT TO REPLACE DOME SKYLIGHT

EXISTING STAIR HEAD HOUSE WITH NEW STANDING SEAM COPPER CLADDING

WROUGHT IRON RAILING, PAINTED BLACK

PROPOSED NEW ROOF DECK (IPE DECKING ON SLEEPERS)

116 MYRTLE STREET

118 MYRTLE STREET

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Proposed South Elevation
1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
52' - 0 3/8"

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

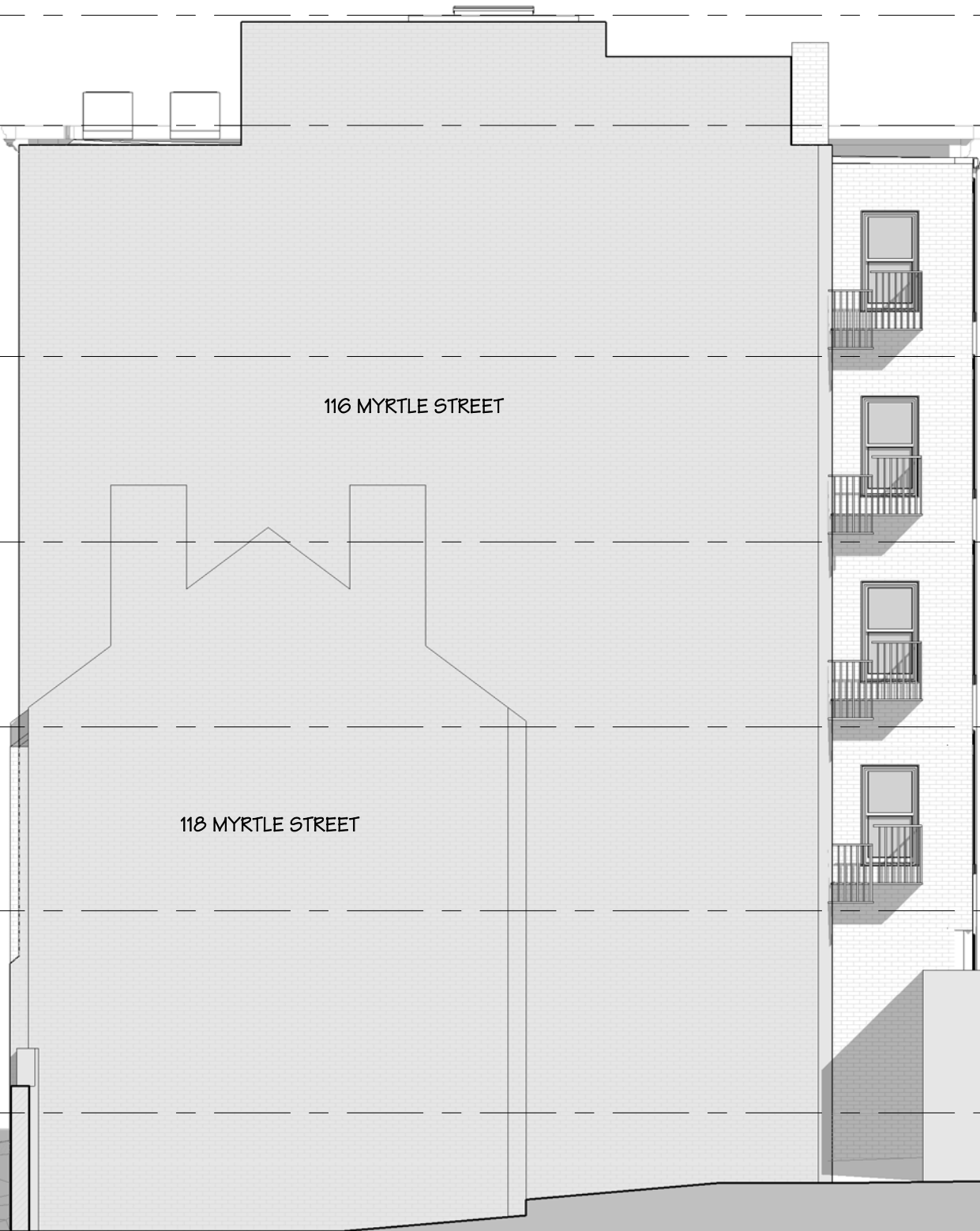
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Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

First Floor
0' - 0"

Exist Basement
-7' - 2 3/4"



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Proposed West Elevation

1/8" = 1'-0"

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T.O. Headhouse
57' - 10"

Parapet
Roof 0 3/8"
50' - 0 3/4"

LINE OF NEIGHBOR'S FENCE BEYOND
EXISTING CHIMNEY TO REMAIN

LINE OF NEIGHBOR'S ROOF BEYOND
NEW STANDING SEAM COPPER CLADDING AT HEADHOUSE

PROPOSED NEW ROOF DECK WITH WROUGHT IRON RAILING, PAINTED BLACK

LINE OF SIGHT FROM LOUISBURG SQUARE (VISIBLE)

Fifth Floor
39' - 10 1/4"

Fourth Floor
30' - 1"

Third Floor
20' - 4"

Second Floor
10' - 7 3/4"

81 PINCKNEY STREET

First Floor
0' - 0"

New Basement
-9' - 1"

10' - 2 1/2"
9' - 9 1/4"
9' - 9"
9' - 8 1/4"
10' - 7 3/4"
9' - 1"

LINE OF SIGHT FROM MYRTLE STREET (NOT VISIBLE)

53 GROVE STREET

MYRTLE STREET

5' - 6"

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Proposed Building Section

1/8" = 1'-0"

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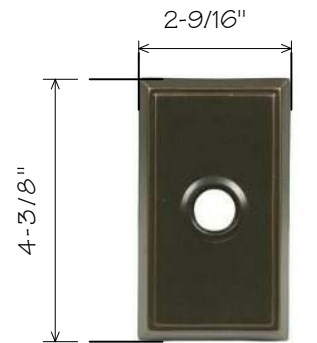
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AREAS OF DETERIORATION TO BE REPAIRED



② Proposed Front Door Elevation
1/2" = 1'-0"



PROPOSED ENTRY DOOR HARDWARE
EMTEK NORWICH KNOB WITH
RECTANGULAR ROSETTE, POLISHED
BRASS FINISH

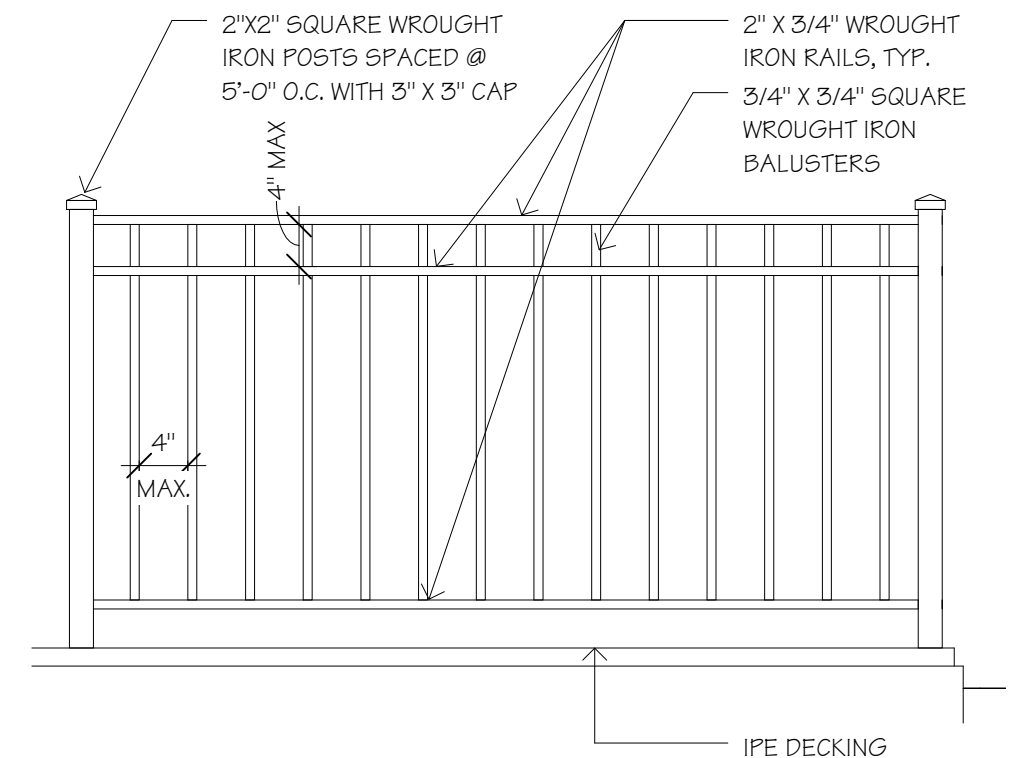
① Existing Front Door Photos

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Proposed Front Door
1/2" = 1'-0"

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① Proposed Railing Elevation
3/4" = 1'-0"

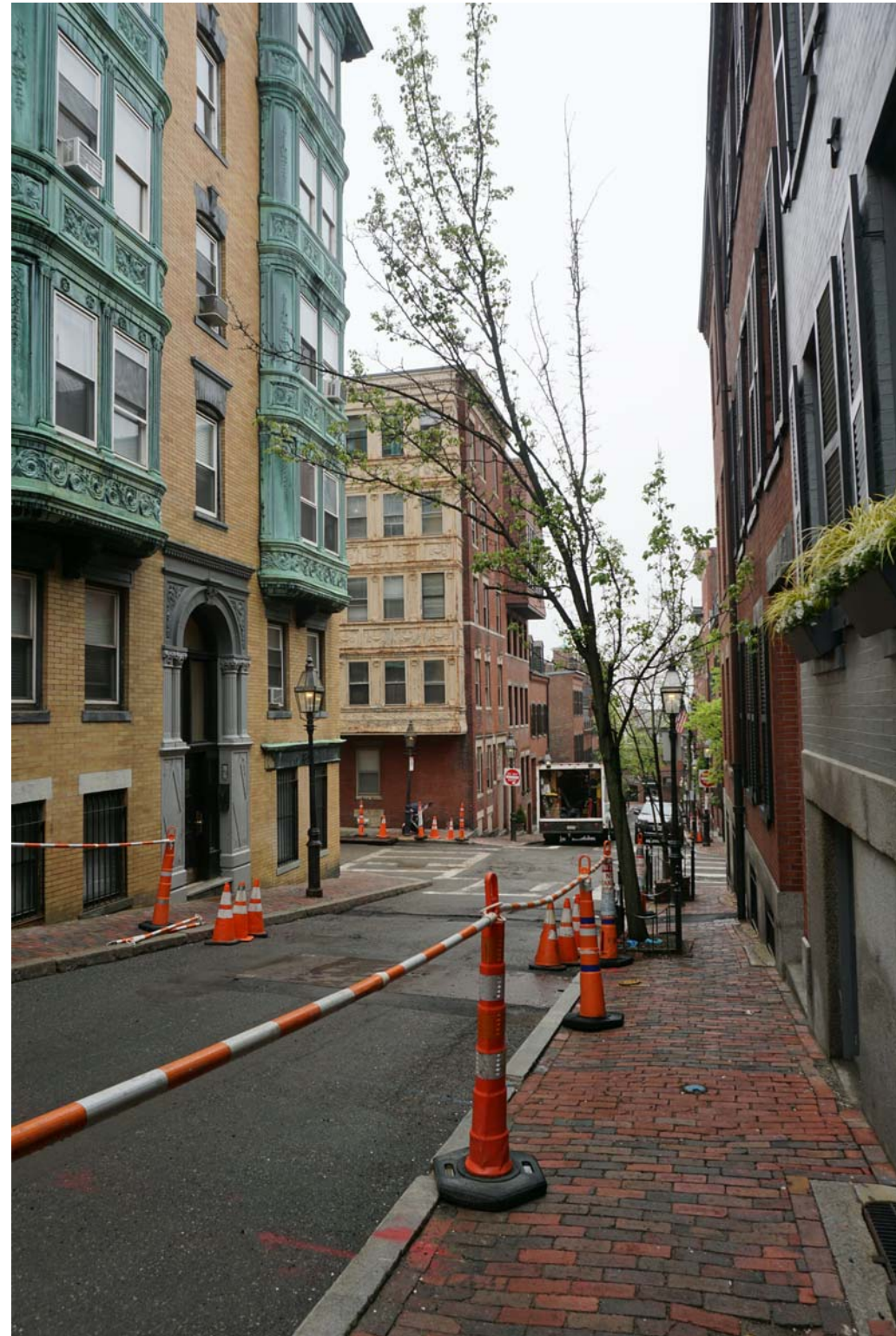
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Existing Rooftop Photos & Proposed Railing

3/4" = 1'-0"

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EXISTING PHOTO FROM MYRTLE STREET LOOKING WEST



MOCK-UP PHOTO FROM MYRTLE STREET LOOKING WEST (MOCK-UP NOT VISIBLE)

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Existing & Proposed Street Views 1

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EXISTING PHOTO FROM GROVE STREET



MOCK-UP PHOTO FROM GROVE STREET (MOCK-UP NOT VISIBLE)

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Existing & Proposed Street Views 2

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EXISTING STAIR HEAD HOUSE & SKYLIGHT

NEW WROUGHT IRON RAILING,
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EXISTING PHOTO FROM LOUISBURG SQUARE

ORIGINAL PROPOSAL - FROM LOUISBURG SQUARE

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Original Proposal - View from Louisburg Square

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EXISTING STAIR HEAD HOUSE & SKYLIGHT



EXISTING PHOTO FROM LOUISBURG SQUARE

EXISTING STAIR HEAD HOUSE WITH NEW COPPER CLADDING AND LOW PROFILE SKYLIGHT



PROPOSED VIEW FROM LOUISBURG SQUARE

NEW WROUGHT IRON RAILING, PAINTED BLACK

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New Proposal - View from Louisburg Square

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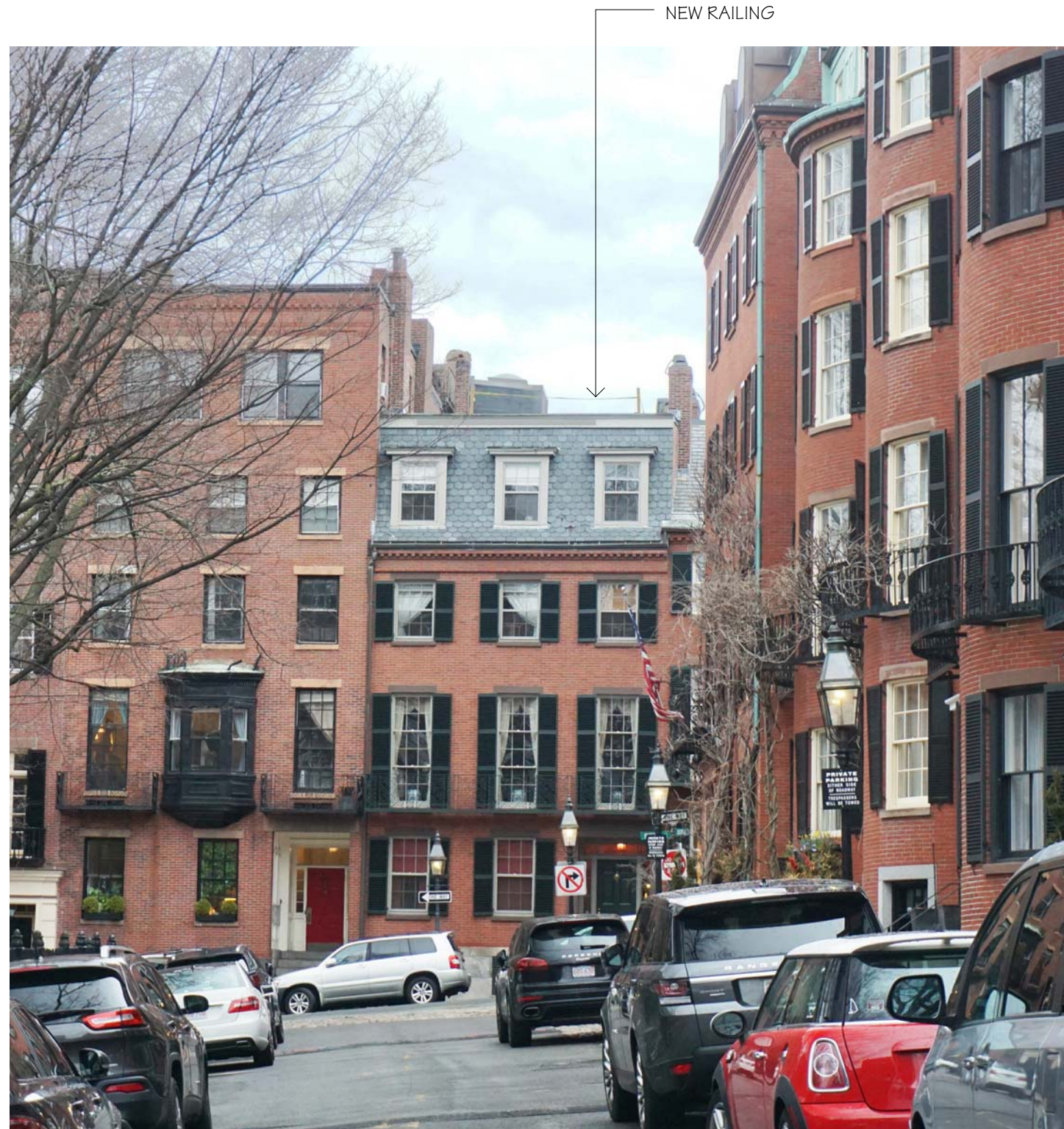


PHOTO OF MOCK-UP FROM LOUISBURG SQUARE (RAILING VISIBLE)

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Railing Mock-up From Louisburg Square

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