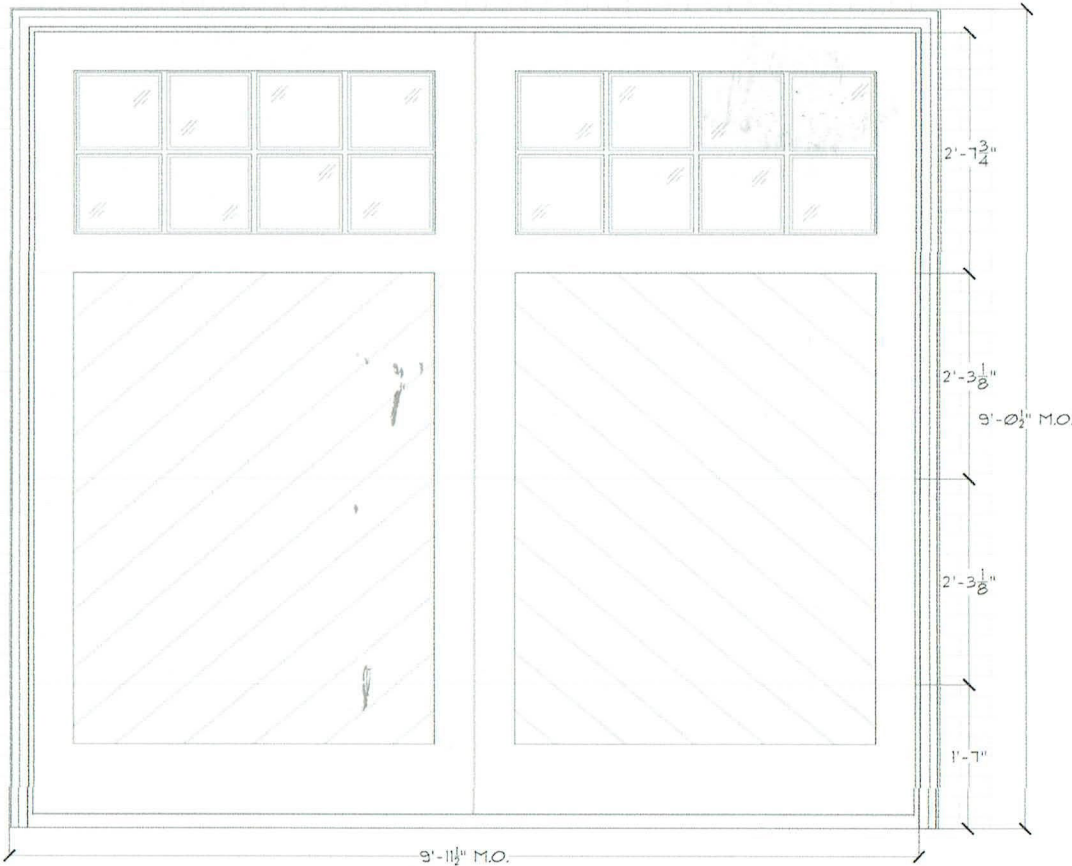


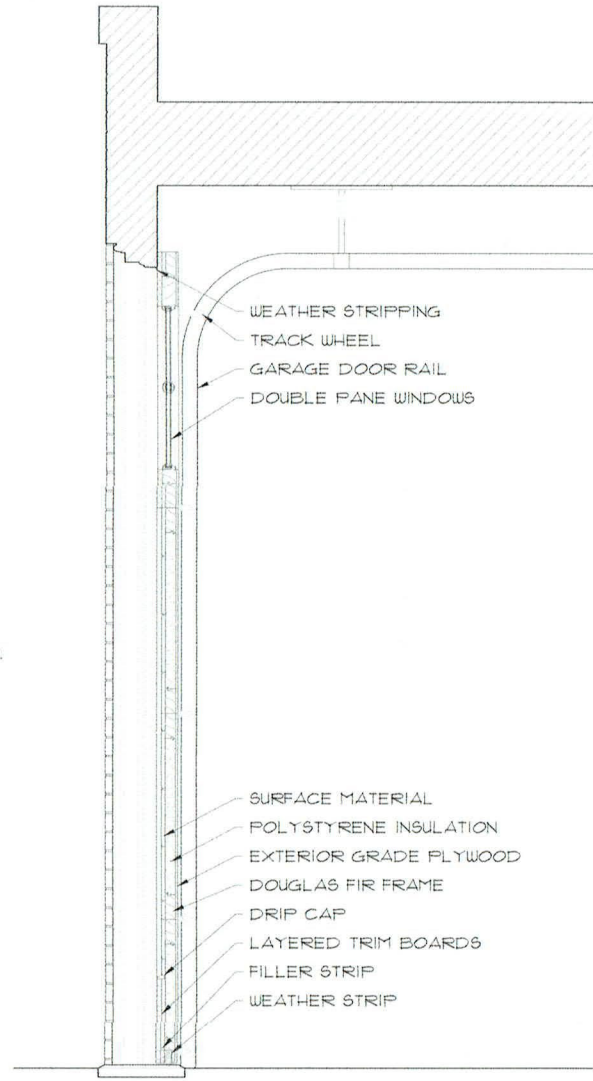
28 PINCKNEY STREET



A3.02
1



① Garage Door Elevation
Full: 1/4" = 1'-0", Half: 3/4" = 1'-0"



② Garage Door Section
Full: 1/4" = 1'-0", Half: 3/4" = 1'-0"

PAULI & URIBE
ARCHITECTS LLC



121 MOUNT VERNON STREET
BOSTON, MASSACHUSETTS, 02108
617.227.0954
www.pauli-uribe.com

SEALS:

28 Pinckney Street
Boston, MA 02108

GENERAL NOTES:

REVISIONS:

No	Date

SHEET TITLE:

GARAGE DOOR ELEVATION
4 SECTION

DATE: JUNE 2, 2015
SCALE: AS NOTED
DRAWN: AM 4 RUP
CHECKED: JGUR 4 MZP

SHEET NO.

A3.02

PAULI & URIBE
ARCHITECTS LLC



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BOSTON, MASSACHUSETTS, 02108
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SEALS:

28 Pinckney Street
Boston, MA 02108

GENERAL NOTES:

REVISIONS:

No.	Date

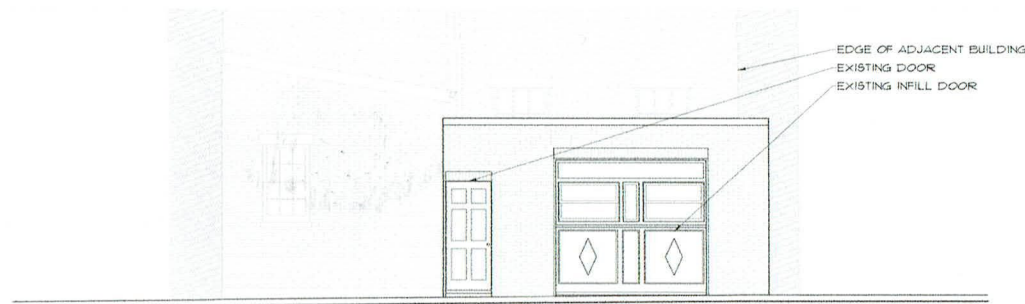
SHEET TITLE:

EXISTING
-ELEVATION
PROPOSED
-ELEVATION

DATE: JUNE 2, 2015
SCALE: AS NOTED
DRAWN: AM & RJP
CHECKED: JGUR & MZP

SHEET NO.

A3.01



① Existing Elevation
Full: 1/4" = 1'-0" Half: 1/8" = 1'-0"



② Proposed Elevation
Full: 1/4" = 1'-0" Half: 1/8" = 1'-0"


6 BYRON STREET



SIMILAR DOOR TO BE USED

Paint Removal Specification

To remove the paint on the surface brick located at 28 Pinckney Street, the following manufacturer's recommendation is as follows:

In just one application, the **Peel Away® 1** Heavy Duty Paint Remover Complete Removal System can cover approximately 20 square feet per gallon kit and remove more than 30 coats of paint from a wide range of surfaces, including, wood, brick, concrete, stone, stucco, plaster, cast iron, steel, marble, and fiberglass. Not only is the **Peel Away® 1** Heavy Duty Paint Removal System safe and easy to use, it's also  **biodegradable**, making this the best paint stripper for the homeowner and environment.

Every **Peel Away® 1** Heavy Duty Paint Remover Complete Removal System includes a paste remover, paint removal application tool, **Dumond®**Laminated Paper, and **Citri-Lize™** neutralizer. When you need paint removal products for stripping paint from more complex or molded surfaces, the **Peel Away® 1** Complete Removal System is excellent for removing paint from inside intricately carved areas and is highly recommended for historic restorations and other projects involving lead-based paint abatement.

How to remove paint using the Peel Away® 1 Heavy Duty Paint Remover Complete Removal System:


1. Spread or spray the **Peel Away® 1** Heavy Duty Paint Remover paste over the surface to be stripped.
2. Cover the paste remover with **Dumond®** Laminated Paper, which controls evaporation, and leave it covered until all of the paint is dissolved.
3. When it is ready, place the paint removal tool under the **Dumond®**Laminated paper and scrape product from the surface.
4. Wash the paint-stripped surface with clean water.
5. Neutralize the surface using our new **Citri-Lize™** neutralizer included in the kit.

ADVANTAGES OF LEAD PAINT ENCAPSULATION

When removing dangerous lead paint from wood and other surfaces, you want to prevent lead particles from escaping into the air or onto the surrounding area. During the paint stripping process using **Peel Away® 1**Heavy Duty Paint Remover Complete Removal System, the **Dumond®**Laminated Paper keeps the paint removal paste and paint in a wet or damp state, trapping the harmful lead particles. Before disposal of lead-based material, please refer to federal and local regulations.

FEATURES AND BENEFITS

- Remove 30+ coats of paint in one application.
- Formulated without methylene chloride or flammable solvents; does not generate any hazardous fumes or odors

- ***Environmentally friendly paint remover: Non-toxic, non-carcinogenic, nonflammable, and contains zero VOCs.*** 
- Paint removal system controls lead-dust dispersal on historic restoration and lead remediation projects.

This process cannot work if the temperature is less than 40 degrees. However, FSL Associates, Inc. recommends that this process only take place when the outside temperature is no less than 70 degrees as this procedure works better when the temperature is warm. The masonry will be repaired as required once the paint has been removed. Also, a curb cut will be restored by Eversource as the work for rebuilding the electrical vault/transformer in the sidewalk is completed. This work is expected to take ten weeks.

Cieby
under
sidewalk

6" I-beam
over
12" concrete
tip

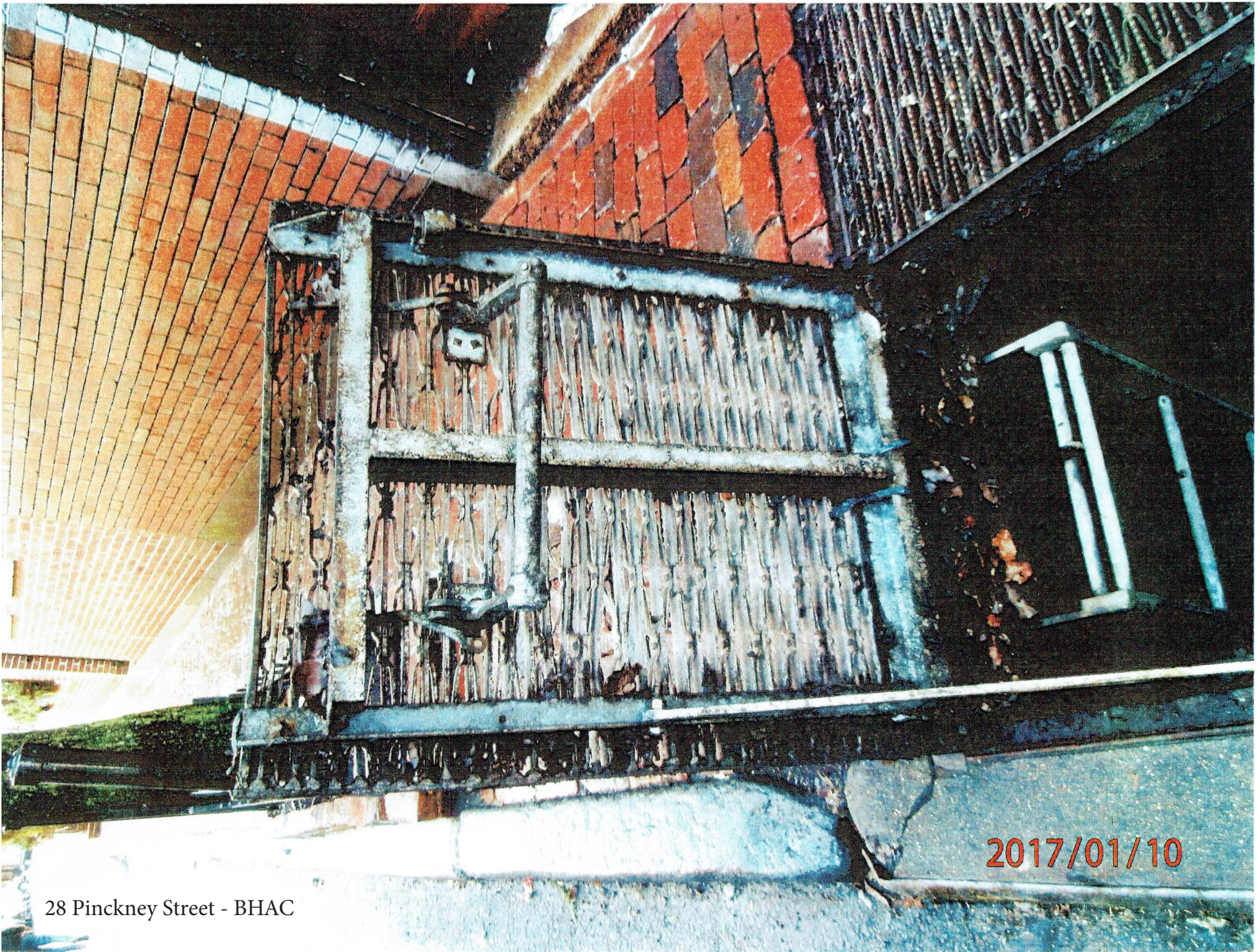
2017/01/10

28 Pinckney Street - BHAC



28 Pinckney Street - BHAC

2017/01/10



28 Pinckney Street - BHAC

2017/01/10

at least 10' long
3-4" wide
Dirt Floor

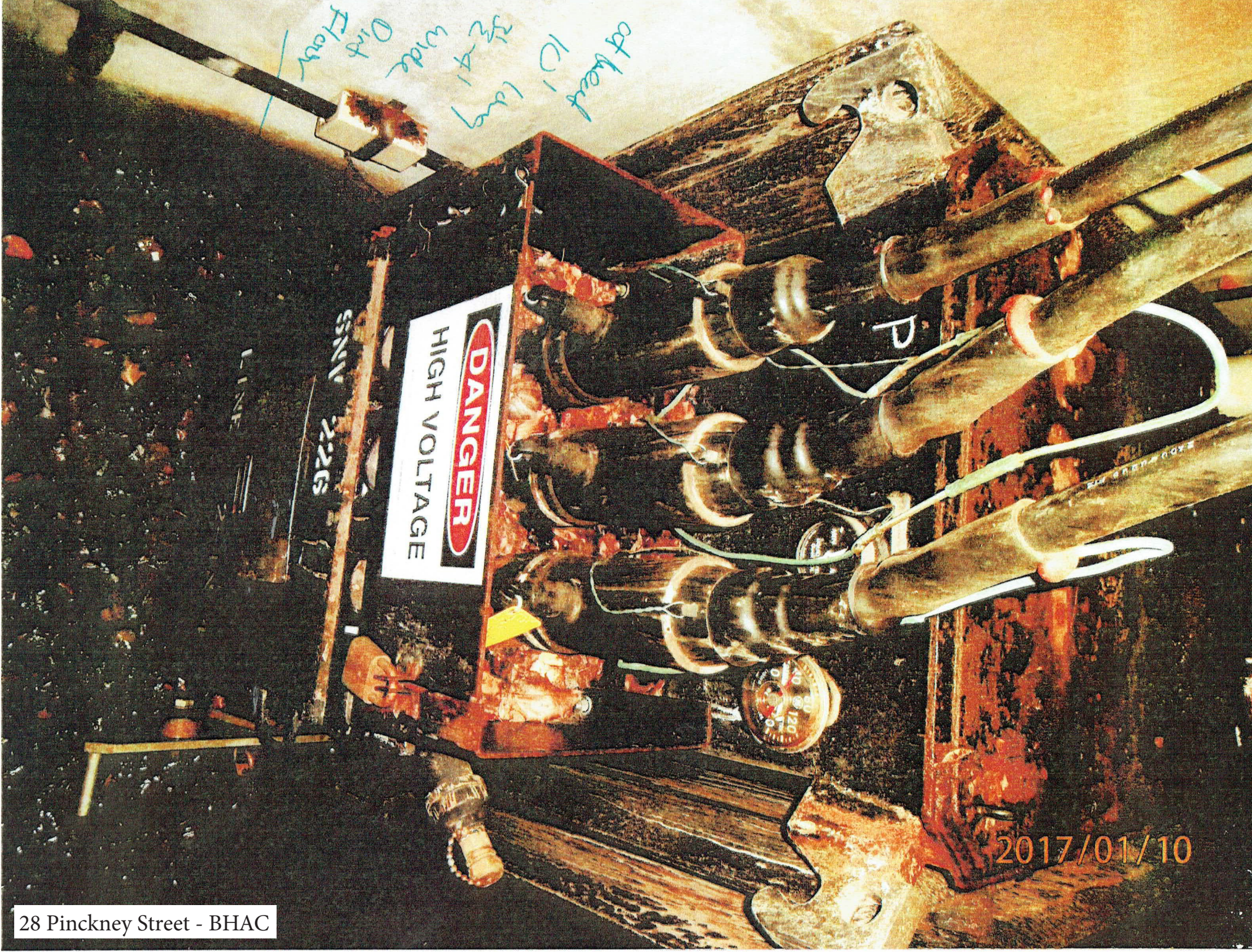
DANGER
HIGH VOLTAGE

SNV 226

LINER

2017/01/10

28 Pinckney Street - BHAC





28 Pinckney Street - BHAC

2017/01/10



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

14 July 2015

BEACON HILL ARCHITECTURAL COMMISSION

Pauli & Uribe Architects
Monika Pauli
121 Mount Vernon Street
Boston, MA 02108

NOTICE OF DECISION
Application 15.1385 BH
28 Pinckney Street

APPROVAL WITH PROVISOS

Dear Ms. Pauli:

At a public hearing held at Boston City Hall on 18 June 2015 the Beacon Hill Architectural Commission continued to review your application for a Certificate of Appropriateness to reintroduce a garage door and curb cut at 28 Pinckney Street, remove paint from its brick exterior, and repaint the pedestrian door at the property black. The subject building is a one-story brick garage now associated with the residential property at 63 Mount Vernon Street.

The commission recognized that the subject property was originally constructed as a garage, and that its current appearance was associated with an illegal conversion to residential use in the mid-20th century. As confirmed at the hearing, the project does not involve alterations to the existing masonry openings. Rather, existing infill materials at the vehicular entry dating to the mid-20th century will be removed, and replaced with a glazed and wood paneled overhead operating door. The existing pedestrian door will be repainted black. The commission observed that while no photographic documentation could be located to direct the design of the garage's vehicular door, the proposed design appeared consistent with the visual vocabulary of such buildings on the Hill. Further, the removal of paint from the brick exterior was considered a substantial improvement to the appearance of the garage, as it would serve to restore the original appearance of the material.

Public comment was offered at the hearing, mainly concerning aspects of the project outside of the commission's jurisdiction, including but not limited to traffic, parking, air pollution, use, and the procedures of other City departments. As the commission's jurisdiction is limited to evaluation of proposed projects based on their physical appearance as viewed from the public way and compliance with architectural guidelines, they declined to comment on such superfluous matters. The commission respectfully disagreed with public comment citing the existing conditions as worthy of retention. Voting accordingly, the commission approved the application as presented with the proviso that all remaining details, including the methodology for paint removal and specifications for masonry repointing, shall be reviewed. The review of all details was deferred to the undersigned commission staff.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two years from its date of issue. The applicant is required to inform the commission of any project changes; failure to do so may affect the status of this certificate. The applicant is further required to consult commission staff regarding those items deferred to its further review and approval, as summarized above. Please present this letter at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Kindly submit photographs of the completed work to confirm compliance with the terms of this certificate.

Sincerely,

Erin Ross Doherty
Preservation Planner
Beacon Hill Architectural Commission

RECORD OF VOTE ON APPLICATION 15.1385 BH

MOTION by Hopkins, SECOND by Terranova
AFFIRMATIVE: Taylor, Terranova, Hopkins
NEGATIVE: Pierce