

BEACON HILL ARCHITECTURAL COMMISSION

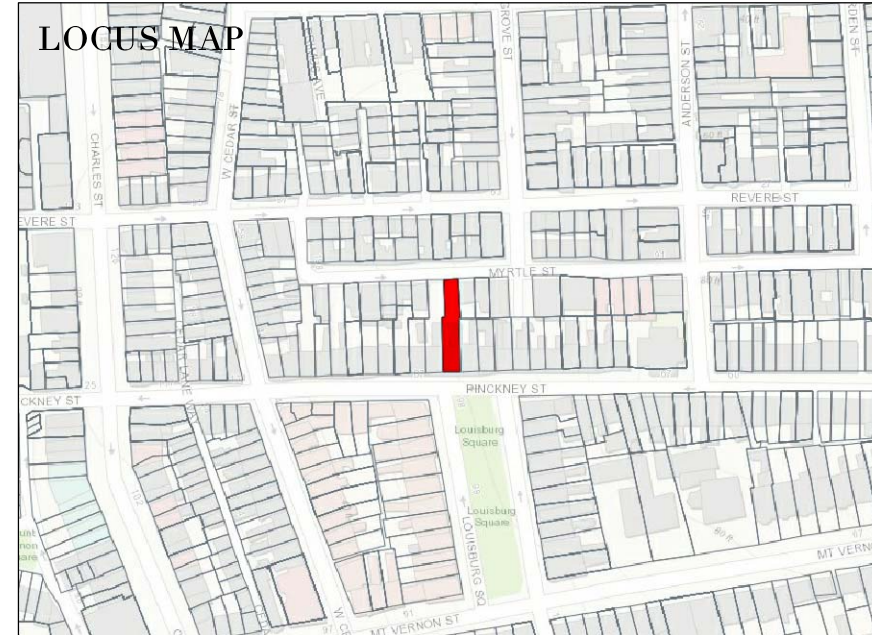
87 PINCKNEY STREET - UNIT 3

HWA
HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA
617.542.1080

JUNE 07, 2019

87 PINCKNEY STREET
BOSTON, MA



DRAWING LIST	
G000	COVER SHEET
A000	SITE PLAN
A001	EXISTING & PROPOSED SOUTH ELEVATION (FRONT)
A002	EXISTING & PROPOSED NORTH ELEVATION (REAR)
A003	EXISTING & PROPOSED WEST ELEVATION (REAR SIDE)
A004	MAP OF VIEWPOINTS
A005	EXISTING & PROPOSED - VIEW 1
A006	EXISTING & PROPOSED - VIEW 2

STAMP:

DRAWING NAME:

COVER SHEET

SCALE:

N/A

SHEET NUMBER:

G000

87 PINCKNEY STREET
BOSTON, MA

STAMP:

DRAWING NAME:
SITE PLAN

SCALE:
1/16" = 1'-0"



SHEET NUMBER:

A000

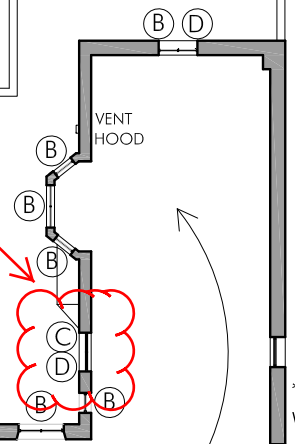
MYRTLE STREET

PINCKNEY STREET

REFER TO SHEET
A000, DATED
JUNE 13, 2019,
FOR REVISION TO
REQUESTED
WINDOW

A002

A003



87 PINCKNEY ST.
UNIT 3

*NOT
VISIBLE

A001

- (A) REPAIR WINDOW
- (B) REPLACE WINDOW
- (C) NEW WINDOW
- (D) NEW LINTEL & SILL

} ALL TO MATCH EXISTING
(SEE ELEVATIONS FOR
FURTHER INFORMATION)



**87 PINCKNEY STREET
BOSTON, MA**

STAMP:

DRAWING NAME:
SITE PLAN

SCALE:

1/16" = 1'-0"



SHEET NUMBER:

A000



- (A) REPAIR WINDOW
- (B) REPLACE WINDOW
- (C) NEW WINDOW
- (D) NEW LINTEL & SILL

ALL TO MATCH EXISTING
(SEE ELEVATIONS FOR
FURTHER INFORMATION)



87 PINCKNEY STREET
BOSTON, MA

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
SOUTH ELEVATION

FRONT

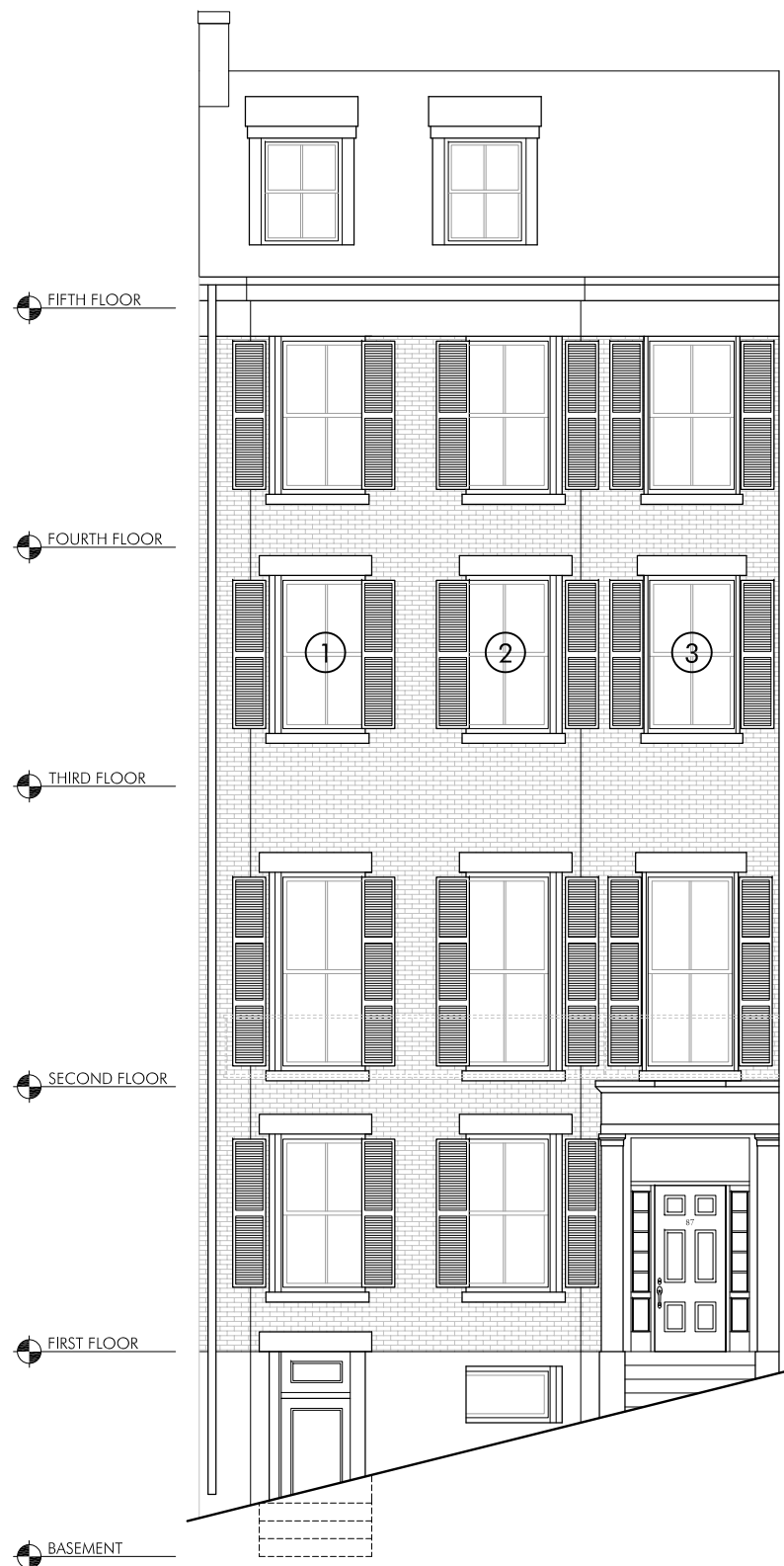
SCALE:

1/8" = 1'-0"



SHEET NUMBER:

A001



1 EXISTING SOUTH ELEVATION - VISIBLE FROM PINCKNEY STREET

REPAIR EXISTING DOUBLE-HUNG WINDOWS
AT THIRD FLOOR ONLY (UNITS 1-3)



2 PROPOSED SOUTH ELEVATION - VISIBLE FROM PINCKNEY STREET

**87 PINCKNEY STREET
BOSTON, MA**

STAMP:

DRAWING NAME:
**EXISTING & PROPOSED
NORTH ELEVATION**

REAR

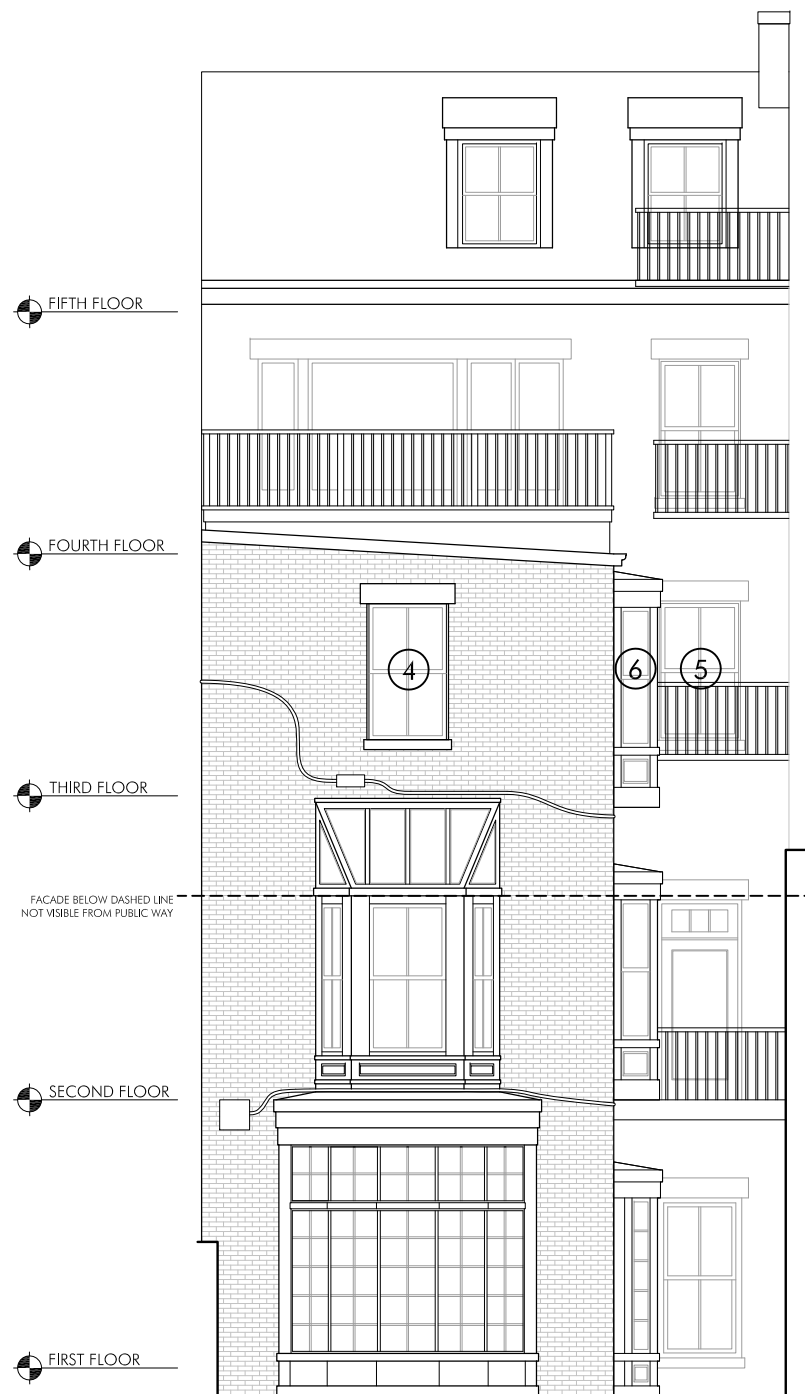
SCALE:

1/8" = 1'-0"



SHEET NUMBER:

A002

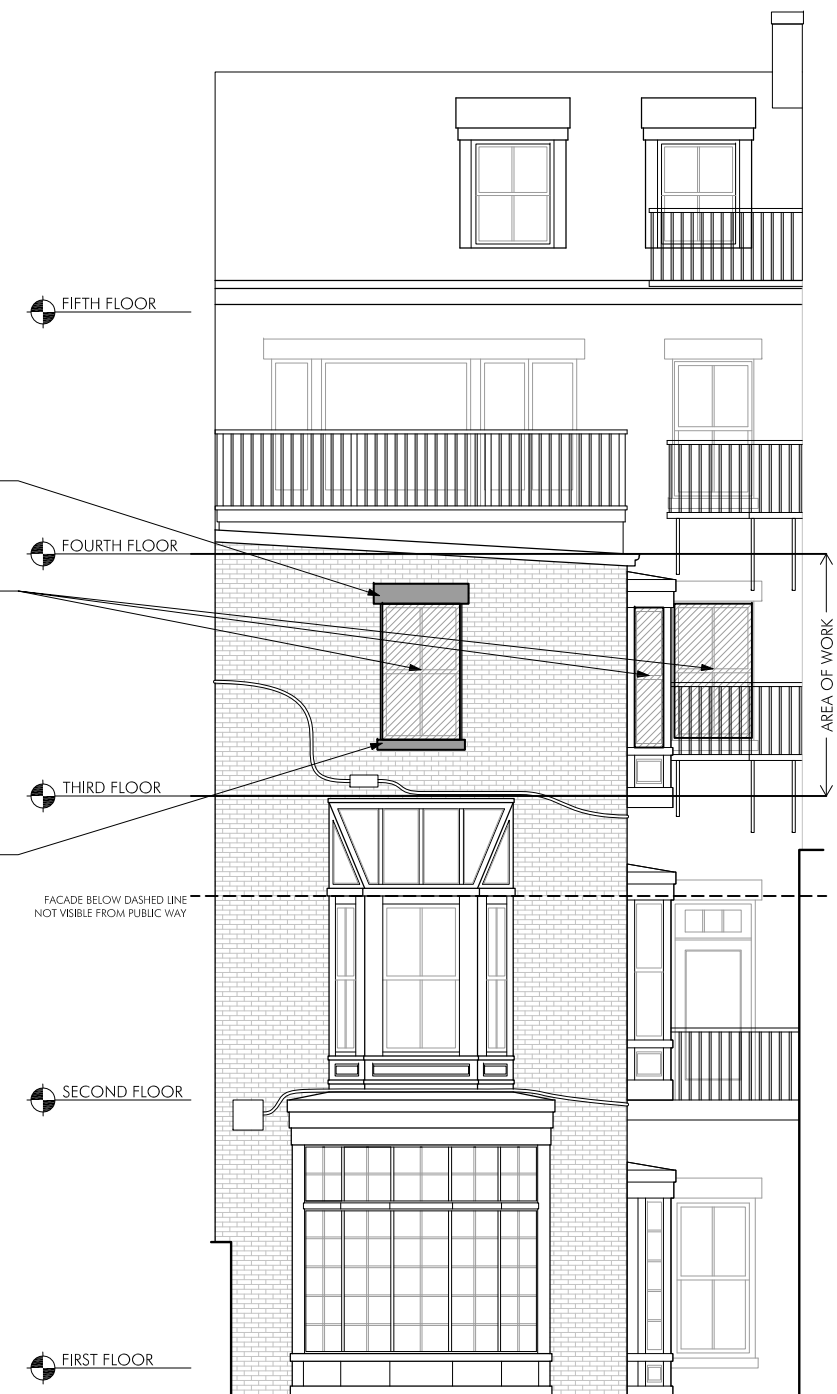


1 EXISTING NORTH ELEVATION - VISIBLE FROM MYRTLE STREET

REPLACE EXISTING LINTEL WITH PIGMENTED, Poured CONCRETE TO MATCH EXISTING BROWNSTONE.

REPLACE WINDOWS AT THIRD FLOOR ONLY (UNITS 4-6) TO MATCH EXISTING WITH 2/2 LAYOUT (UNIT 6 WITH 1/1 LAYOUT). NEW WINDOWS: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 2/2 LAYOUT (UNIT 6 WITH 1/1 LAYOUT), BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

REPLACE EXISTING SILL WITH PIGMENTED, Poured CONCRETE TO MATCH EXISTING BROWNSTONE.



2 PROPOSED NORTH ELEVATION - VISIBLE FROM MYRTLE STREET

**87 PINCKNEY STREET
BOSTON, MA**

**REFER TO SHEET
A003, DATED
JUNE 13, 2019,
FOR REVISION TO
REQUESTED
WINDOW**

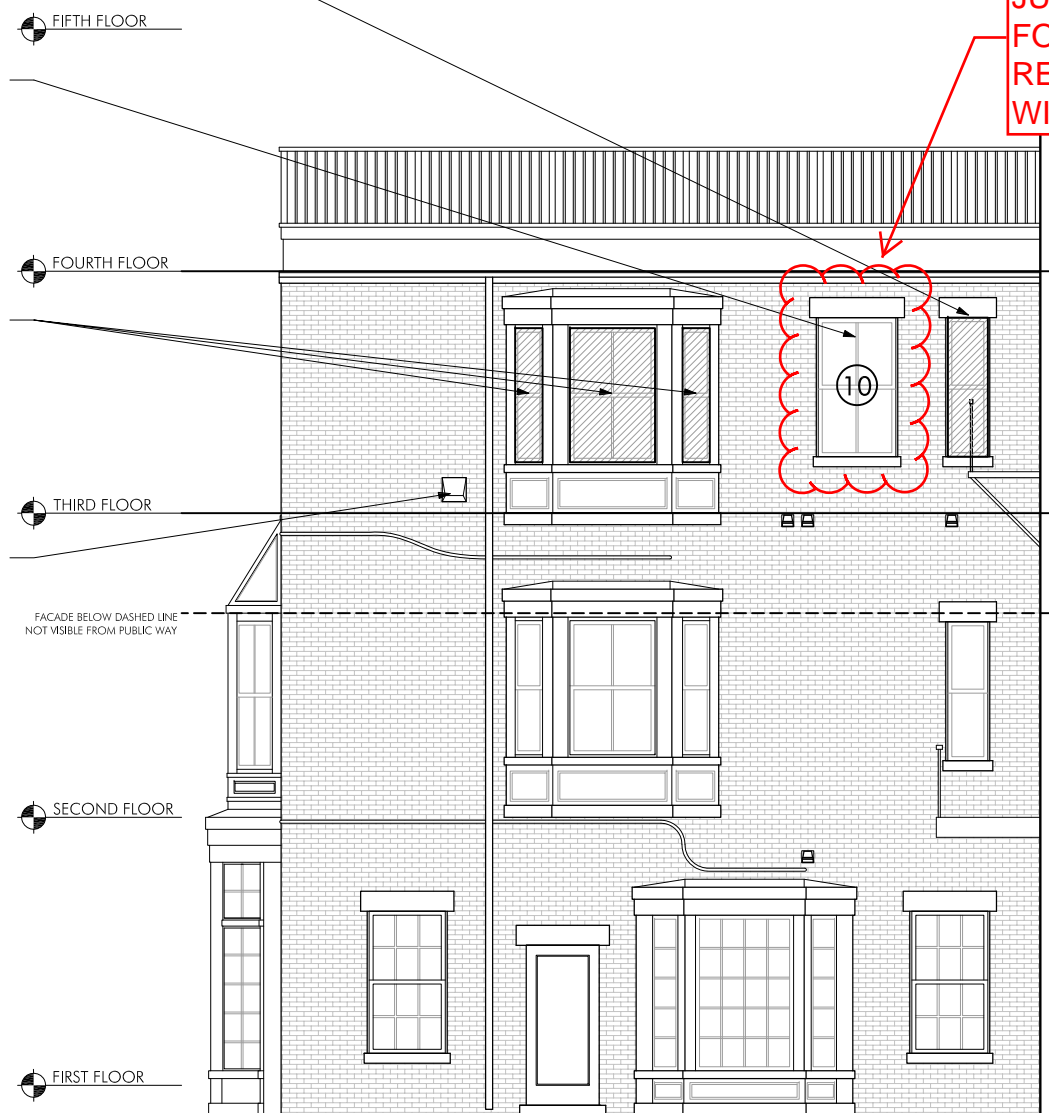


REPLACE WINDOW AT THIRD FLOOR (UNIT9) TO MATCH EXISTING WITH 1/1 LAYOUT. NEW WINDOW: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 1/1 LAYOUT, BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

REMOVE EXISTING BRICK ADJACENT TO UNIT 9 AND PREPARE FOR INSERTION OF NEW WINDOW (UNIT 10). NEW MASONRY OPENING TO HAVE NEW, ASSOCIATED PIGMENTED, POURED CONCRETE INTEL AND SILL TO MATCH EXISTING BROWNSTONE. NEW WINDOW: JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 2/2 LAYOUT, BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

REPLACE WINDOWS AT THIRD FLOOR BAY (UNITS 6-8) TO MATCH EXISTING WITH 2/2 LAYOUT (UNIT 7) AND 1/1 LAYOUT (UNIT 6&8). NEW WINDOWS: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 2/2 LAYOUT (UNITS 6&8 WITH 1/1 LAYOUT), BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

NEW AIR INTAKE & EXHAUST VENT FOR HVAC SYSTEM. VENT HOOD TO BE CLAD IN COPPER.



1 EXISTING WEST ELEVATION - VISIBLE FROM MYRTLE STREET

2 PROPOSED WEST ELEVATION - VISIBLE FROM MYRTLE STREET

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
WEST ELEVATION

REAR SIDE

SCALE:

1/8" = 1'-0"



SHEET NUMBER:

A003

**87 PINCKNEY STREET
BOSTON, MA**

STAMP:

DRAWING NAME:
**EXISTING & PROPOSED
WEST ELEVATION**

REAR SIDE

SCALE:

1/8" = 1'-0"



SHEET NUMBER:

A003

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

FACADE BELOW DASHED LINE
NOT VISIBLE FROM PUBLIC WAY

SECOND FLOOR

FIRST FLOOR



REPLACE WINDOW AT THIRD FLOOR (UNIT 9) TO MATCH EXISTING WITH 1/1 LAYOUT. NEW WINDOW: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 1/1 LAYOUT, BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

NEW WINDOW NOT VISIBLE FROM MYRTLE STREET (HIDDEN BY EXISTING BAY)

REMOVE EXISTING BRICK ADJACENT TO UNIT 9 & BAY AND PREPARE FOR INSERTION OF NEW WINDOW (UNIT 10) TO MATCH SIZING & STYLE OF UNIT 9. NEW MASONRY OPENING TO HAVE NEW, ASSOCIATED PIGMENTED, POURED CONCRETE LINTEL AND SILL TO MATCH EXISTING BROWNSTONE. NEW WINDOW: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 1/1 LAYOUT, BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

REPLACE WINDOWS AT THIRD FLOOR BAY (UNITS 6-8) TO MATCH EXISTING WITH 2/2 LAYOUT (UNIT 7) AND 1/1 LAYOUT (UNIT 6&8). NEW WINDOWS: JB SASH "HISTORICAL REPLACEMENT WINDOW" - JB PROPER BOSTONIAN, PINE, BRONZE SPACER, WHITE JAMB LINERS, TRUE-DIVIDED LITES, 7/8" MUNTIN BAR, 2/2 LAYOUT (UNITS 6&8 WITH 1/1 LAYOUT), BRASS SASH LOCK, BRASS SASH LIFTS, BLACK SCREEN, KLIMA-BLACK-LOW LUSTRE EXTERIOR, AND PRIMED WHITE INTERIOR FINISH.

NEW AIR INTAKE & EXHAUST VENT FOR HVAC SYSTEM. VENT HOOD TO BE CLAD IN COPPER.

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

FACADE BELOW DASHED LINE
NOT VISIBLE FROM PUBLIC WAY

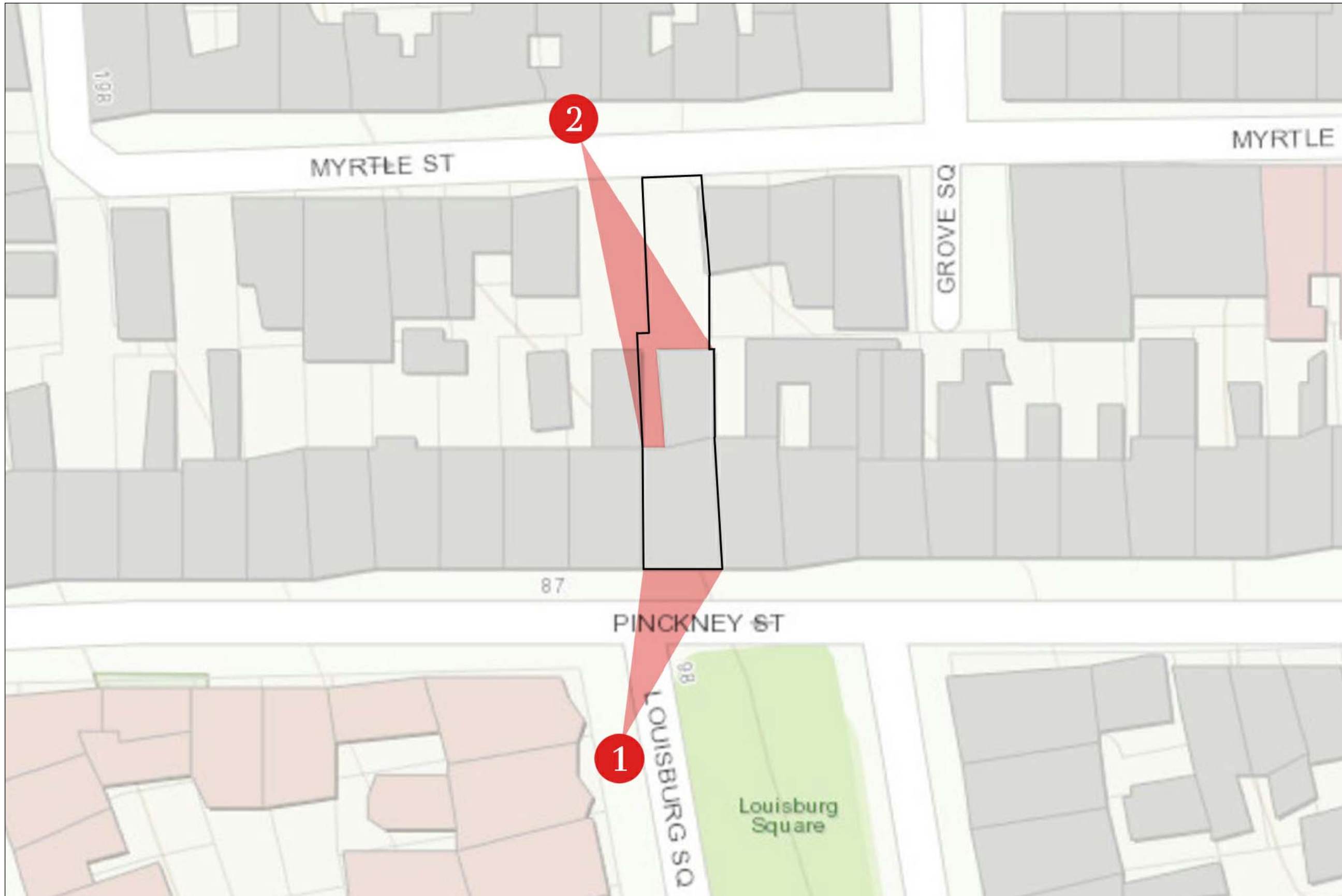
SECOND FLOOR

FIRST FLOOR



1 EXISTING WEST ELEVATION - VISIBLE FROM MYRTLE STREET

2 PROPOSED WEST ELEVATION - VISIBLE FROM MYRTLE STREET



87 PINCKNEY STREET
BOSTON, MA

STAMP:

DRAWING NAME:

MAP OF VIEWPOINTS

SCALE:

NOT TO SCALE

SHEET NUMBER:

A004



1 EXISTING VIEW 1 - VISIBLE FROM PINCKNEY STREET



2 PROPOSED VIEW 1 - VISIBLE FROM PINCKNEY STREET

87 PINCKNEY STREET
BOSTON, MA

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
VIEW 1

SCALE:
NOT TO SCALE

SHEET NUMBER:
A005



1 EXISTING VIEW 2 - VISIBLE FROM MYRTLE STREET



2 PROPOSED VIEW 2 - VISIBLE FROM MYRTLE STREET

87 PINCKNEY STREET
BOSTON, MA

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
VIEW 2

SCALE:
NOT TO SCALE

SHEET NUMBER:
A006

*PROPOSED
UNIT 10 NO
LONGER VISIBLE
FROM MYRTLE
STREET

B

A

B

C

A

B

A

A

D

B

A Third Floor replacement window

B New lintel and sill

C New copper-clad vent hood

D Third Floor new window

87 Pinckney Street
A006 Rendering Enlarged