

374 D COLUMBUS AVENUE - FIRE EGRESS IMPROVEMENT

At 374 Columbus Avenue the apartments have a compliance alternative for egress, where the second means of egress require a resident to go through a window and across a fire escape into the neighboring apartment. Most of the Apartment windows are at the level of the fire escape or have taller windows at meet the fire escape. At 374 D, the resident is required to crawl out the window and down to the fire escape.

The proposal is to modify the window opening to drop it down to the level of the fire-escape and put in a door.

For the following reasons we feel that this should be approved by the South End Landmarks Commission:

1. The change is primarily for safety and although it will improve the quality of life for the resident, it will vastly improve the means of egress.
2. This is the secondary elevation of the building and is not critical to the historic fabric of the architecture.
3. The window in question is tucked back from the street and hard to see unless you are looking for it.
4. The rear facade of the building has multiple window sizes and types this alteration is in character with alterations over time and does not substantially deviate from the rhythm and character of the rest of the building.



Location of window being altered

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Existing fire escape would remain.



Variation in the facade. The window to the right has a lower head and sill. The proposed alteration would align the sill.

The windows below are much taller and the proposed alteration would be consistent with this height.

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View showing the proposed alteration from Appleton Street

- These views show that the alteration will be hard to notice from the street
- They show the variation in the facade and variety of window sizes
- The egress balconies all seem to be aligned at the bottom of the balcony except at this location.



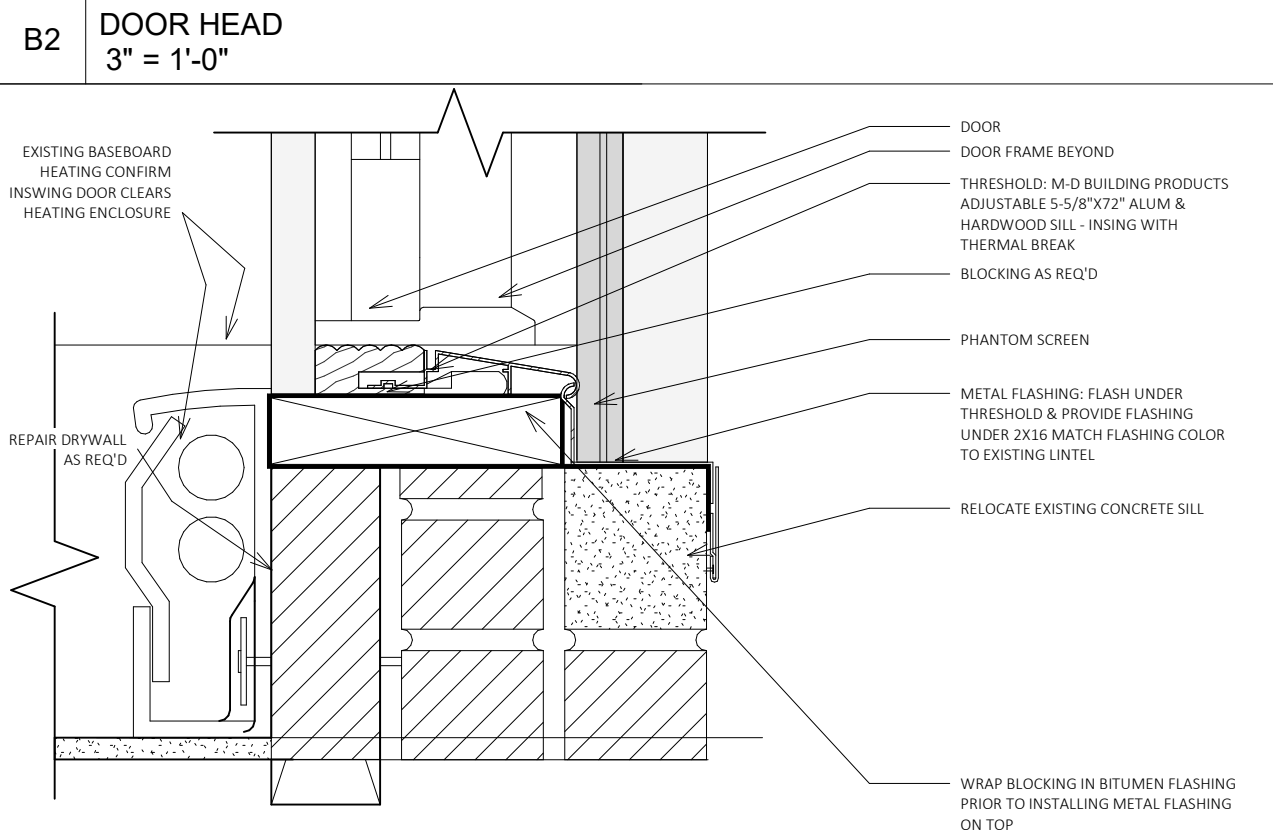
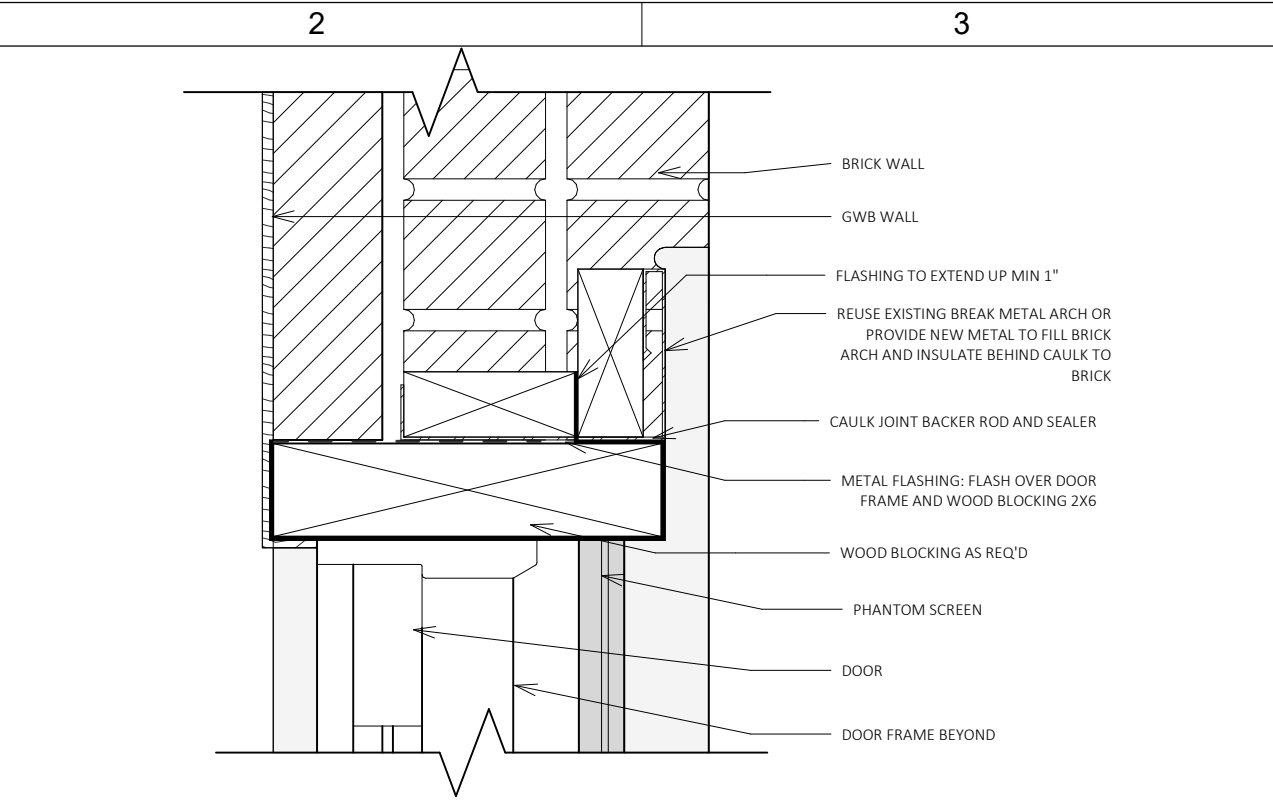
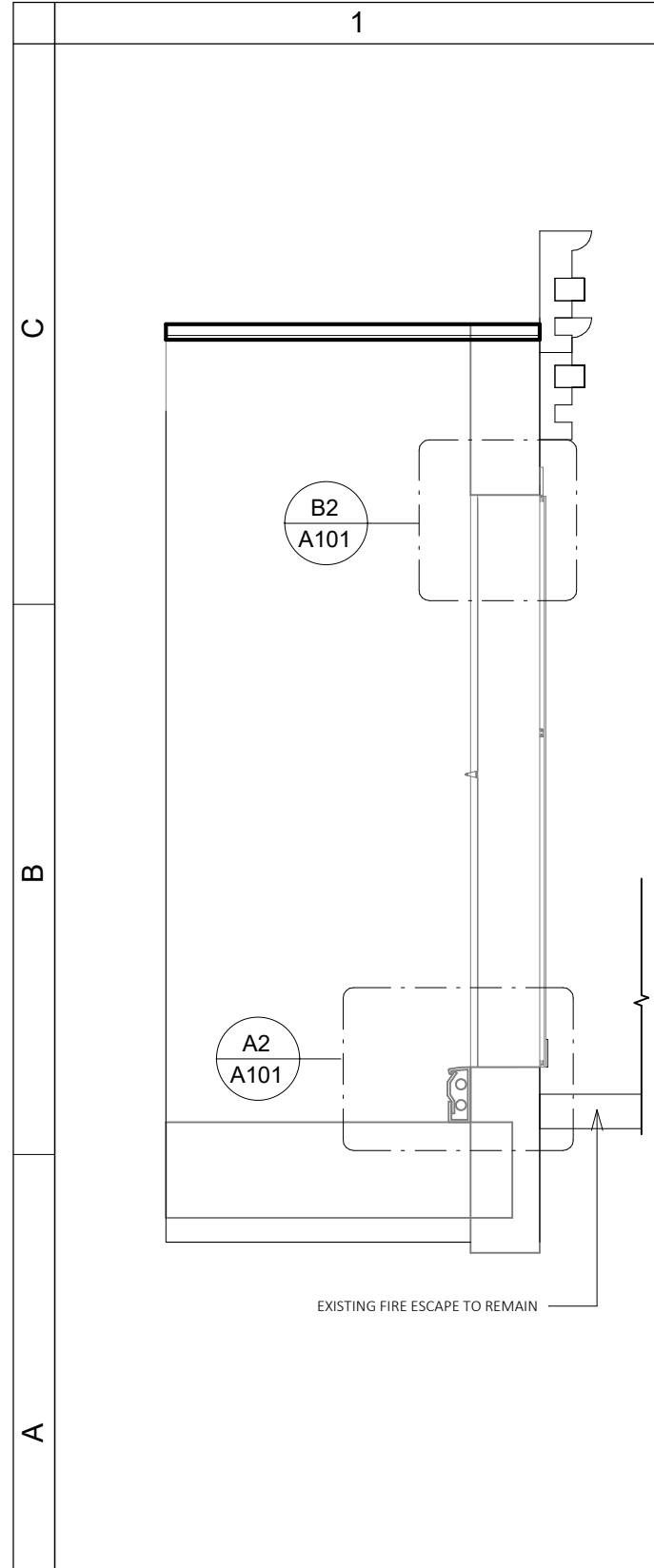
Note the change of windows and size at this location. That being said the window is at the height of the balcony.

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View from Appleton Street Showing windows and doors without mutins.





Note:

- REMOVE EXISTING WINDOW AND FRAME.
- REMOVE CONCRETE WINDOW SILL & REUSE IF POSSIBLE
- REMOVE BRICKS AT SILL AS REQ'D TO CREATE ROUGH OPENING TO ACCOMODATE NEW DOOR AND FRAME
- PROVIDE NEW FULL LIGHT EXTERIOR DOOR AND FRAME
- WEATHER STRIP NEW DOOR AND FRAME
- KEEP BREAK METAL AT WINDOW HEAD THAT FILLS EXISTING BRICK ARCH.
- INSTALL PHANTOM SCREEN (OR EQUAL) ON EXTERIOR
- PAINT NEW DOOR AND FRAME TO SATIN BLACK TO MATCH EXISTING WINDOWS

A1 Door Section
1/2" = 1'-0"

A2 DOOR SILL
3" = 1'-0"

A101 Balcony Door

As indicated

Date	
Revision/Submission	
No.	

meander
Studio
collaborative design

Balcony Door

Project Name
Balcony Door

Project No. 01

Date 06/07/2019

Scale As indicated

Drawing No.



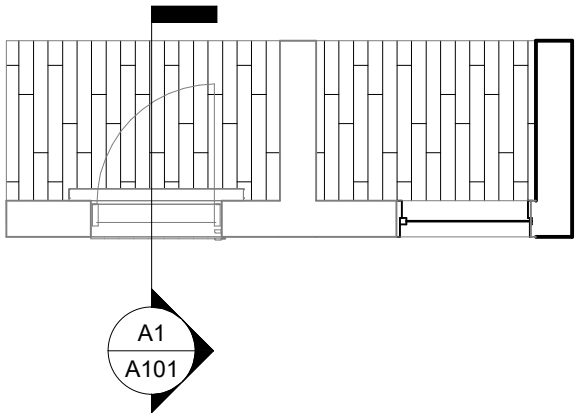


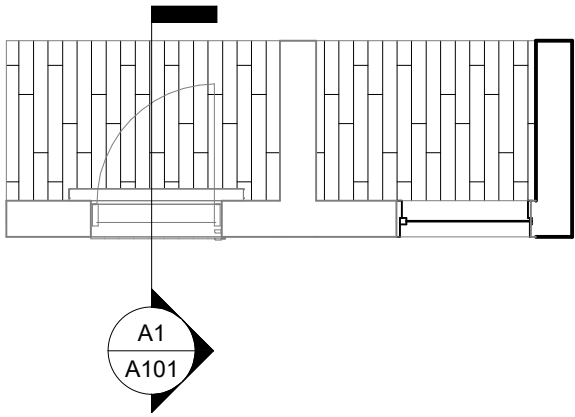


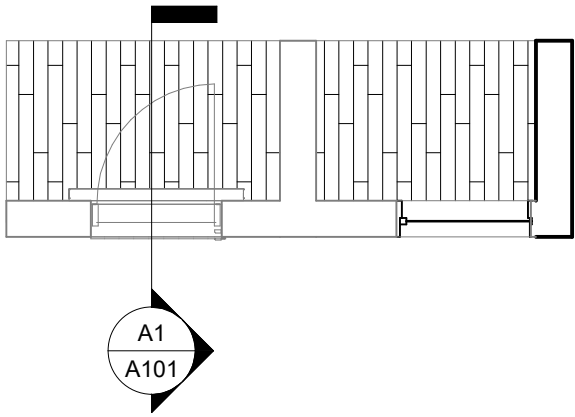
A101

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4

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C						
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