

94 MT VERNON

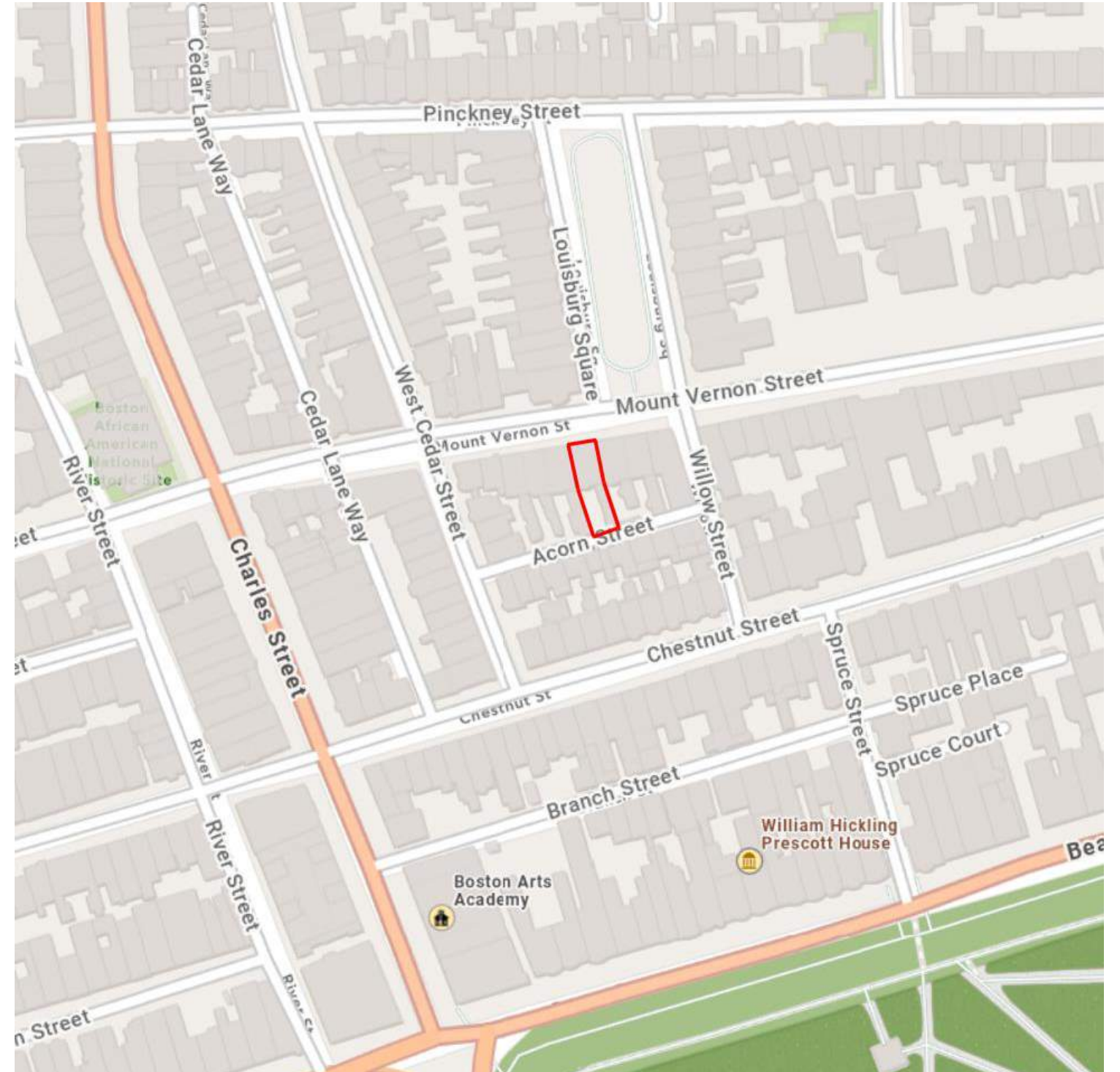
BOSTON MA 02108

BEACON HILL ARCHITECTURAL COMMISSION

09/20/24



EMBARC





92 MT VERNON



94 MT VERNON



96 MT VERNON



PATCH AND REPAIR AS NEEDED EXISTING RUBBER ROOF

PATCH AND REPAIR AS NEEDED EXISTING SLATE ROOF

REPAIR AS NEEDED AND REPAINT DORMER TRIM. PAINT BLACK.

RESTORE AND REPAIR AS NEEDED EXISTING
COPPER GUTTERS AND DOWNSPOUTS

PATCH AND REPAIR BROWNSTONE SILLS AND LINTELS.
PAINT BENJAMIN MOORE HC-69 "WHITALL BROWN"

REPAIR AND REPOINT EXISTING BRICK MASONRY FACADE

REPLACE WINDOWS, MIX OF 2-OVER-2, 6-OVER-6, 6-OVER-9,
WITH NEW ALL WOOD WINDOWS. PAINT OFF-WHITE.

REPLACE EXISTING SHUTTERS AND HARDWARE. PAINT BLACK

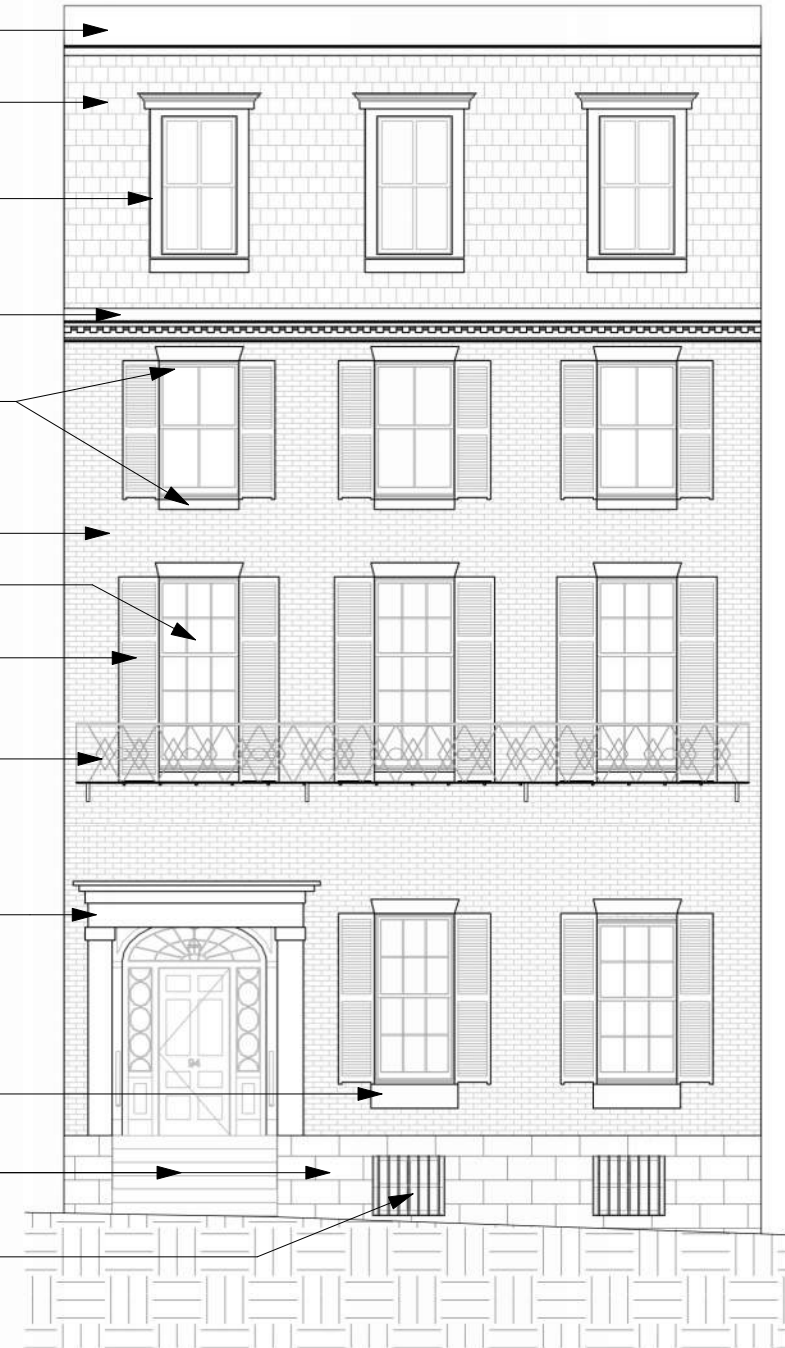
SCRAPE, CLEAN AND PAINT DECORATIVE BALCONY.
REPLICATE MISSING BRACKETS. PAINT BLACK.

SCRAPE, CLEAN, AND REPAINT ENTRY SURROUND. PAINT
BENJAMIN MOORE HC-87 "ASHLEY GRAY"

INSTALL WINDOW BOXES AT FIRST FLOOR WINDOWS.

CLEAN AND REPAIR AS NEEDED EXISTING
GRANITE STOOP AND GRANITE BASE.

REPAIR AND RESTORE EXISTING WINDOW GRILLES.





SCRAPE, CLEAN, AND REPAINT ENTRY SURROUND. PAINT BENJAMIN MOORE HC-87 "ASHLEY GRAY"

REPLACE EXTERIOR PENDANT LIGHT FIXTURE AT ENTRYWAY.

PATCH AND REPAIR WOOD TRIM, SIDELITES, AND PANELS AT ENTRY SIDES AND CEILING. PAINT OFF-WHITE.

PATCH AND REPAIR AS NEEDED LEADED-GLASS SIDELIGHTS AND FANLIGHT.

RESTORE AND STAIN EXISTING FRONT DOOR.

RESTORE EXISTING EAGLE PLAQUE AND DOOR HANDLE/THUMB LATCH. REPLACE MAIL SLOT IN EXISTING LOCATION; REPLACE KEYED DEADBOLT HARDWARE; REPLACE ADDRESS NUMBERS. ALL NEW HARDWARE TO BE UN-LACQUERED BRASS.

INSTALL NEW "DOORBIRD" ENTRY BUZZER. MOUNT IN SIDE PANEL WITHIN ENTRY SURROUND.

REPAIR AS NEEDED AND PAINT STOOP HANDRAILS.

CLEAN AND REPAINT BOOT SCRAPER



PROPOSED LANTERN



PROPOSED BUZZER



PROPOSED MAIL SLOT



BALDWIN 5" HOUSE NUMBERS



Classic Gray OC-23

OFF-WHITE



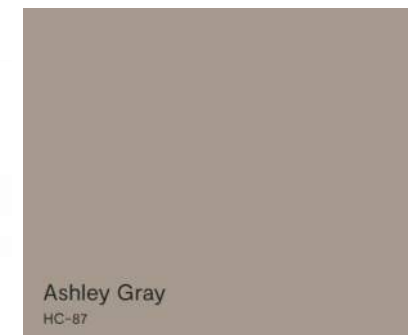
Whitall Brown HC-69

LINTELS AND SILLS



Black HC-190

BLACK



Ashley Gray HC-87

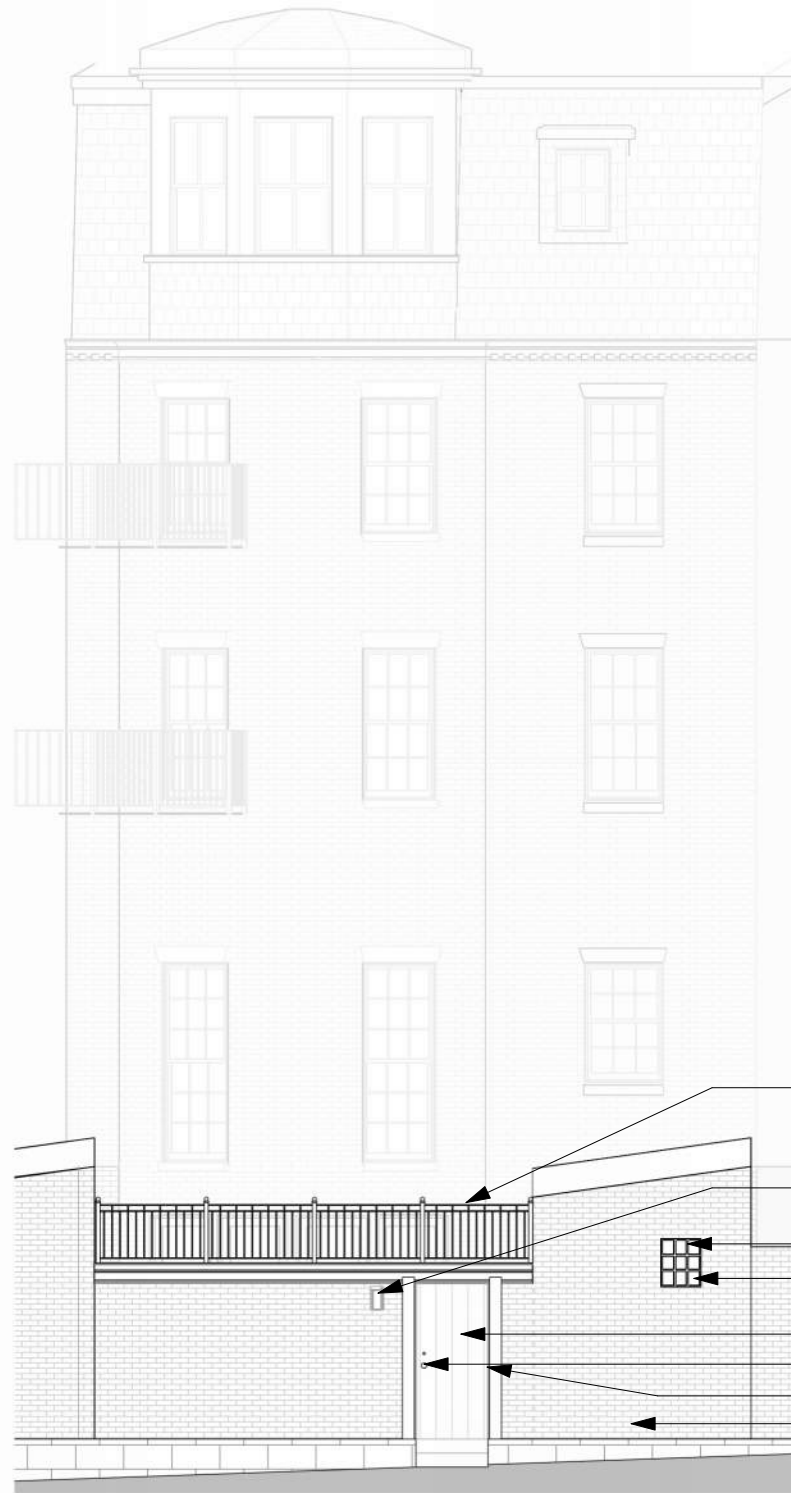
ENTRY SURROUND



HISTORIC PHOTO OF ENTRY



94 MT VERNON



- REPLACE SCREEN ON TOP OF GARDEN WALL WITH NEW DECORATIVE METAL RAILING. PAINT BLACK.
- INSTALL NEW WALL-MOUNTED LANTERN
- SCRAPE AND PAINT BLACK METAL GRILLE AT WINDOW.
- REPLACE WINDOW WITH 4-LITE WOOD CASEMENT WINDOW. REPLACE BRICKMOLD AND WINDOW TRIM. PAINT BLACK.
- PATCH AND PAINT BLACK EXISTING GARDEN DOOR AND TRIM
- REPLACE DOOR HARDWARE
- NEW DOORBELL / INTERCOM INSTALLED ON DOOR FRAME. PAINT BLACK.
- REPAIR AND REPOINT EXISTING BRICK GARDEN WALL



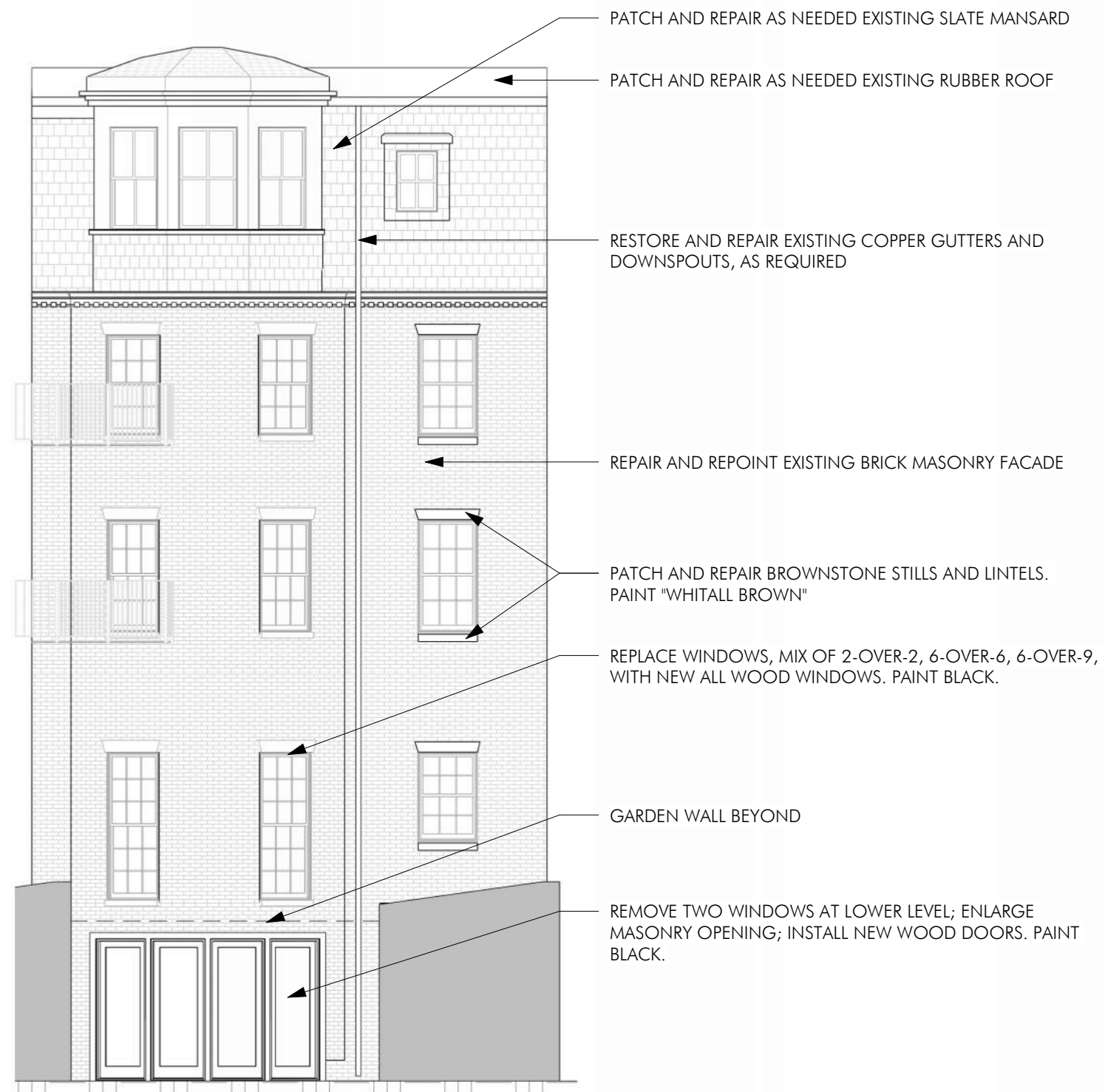
PROPOSED LANTERN



PROPOSED DOORBELL / INTERCOM

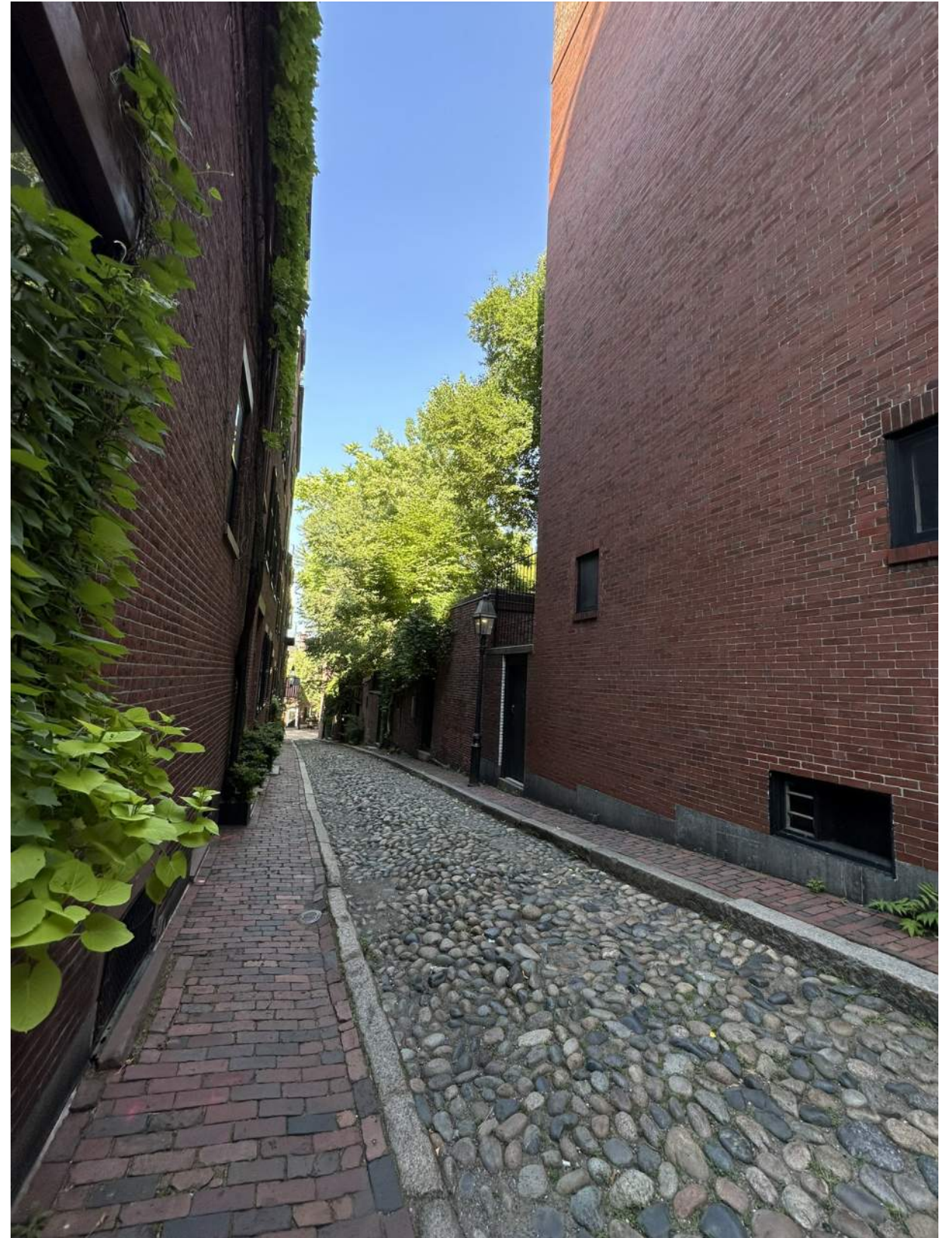


PROPOSED DEADBOLT AND KNOB





VIEW FROM WILLOW STREET



VIEW FROM WEST CEDAR STREET



4-1



4-2



4-3



3-1



3-2



3-3



2-1



2-2



2-3



1-1



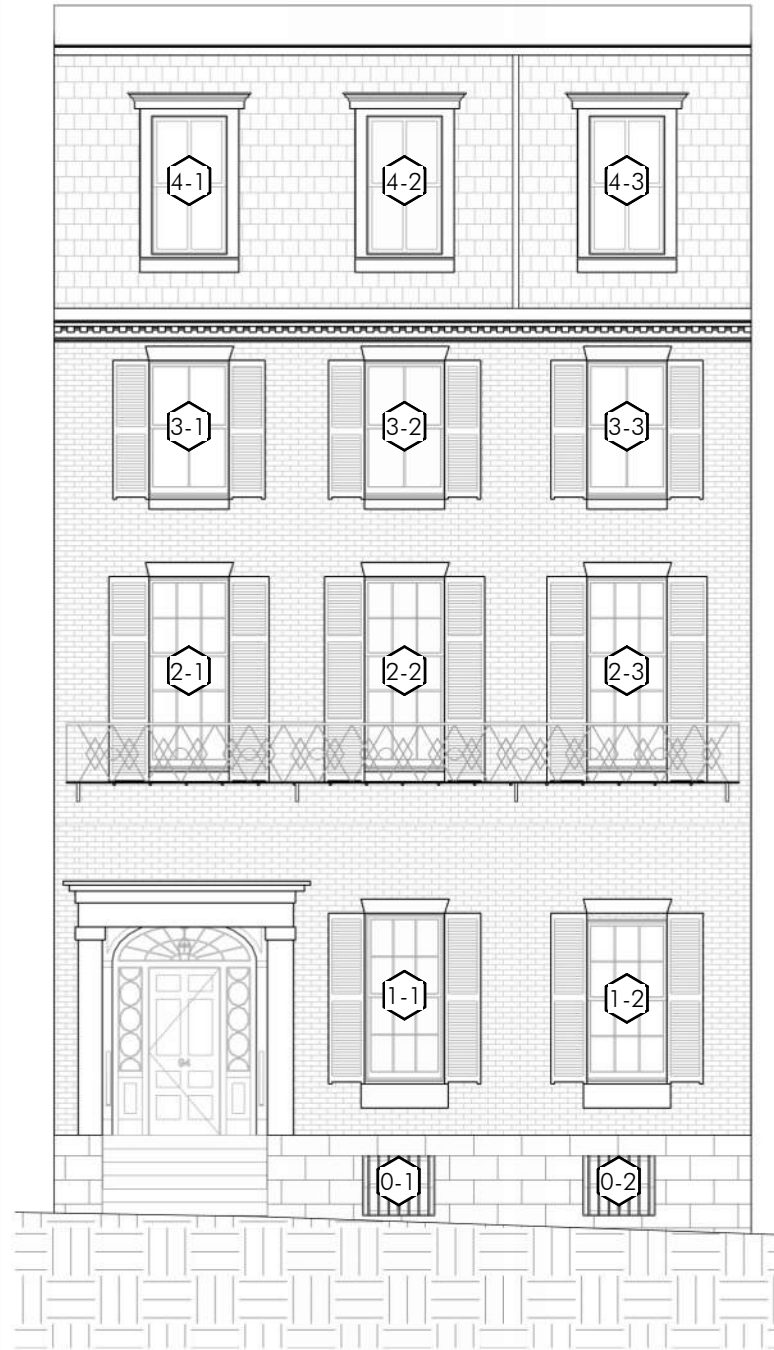
1-2



0-1



0-2



SECOND FLOOR WINDOW DETAILS, TYP. FRONT FACADE



THIRD & FOURTH FLOOR WINDOW DETAILS, TYP. FRONT FACADE



STREET LEVEL WINDOW DETAILS, TYP. FRONT FACADE



FIRST FLOOR WINDOW DETAILS, TYP. FRONT FACADE





4-4



4-5



4-6



4-7



3-4



3-5



3-6



2-4



2-5



2-6



1-3



1-4



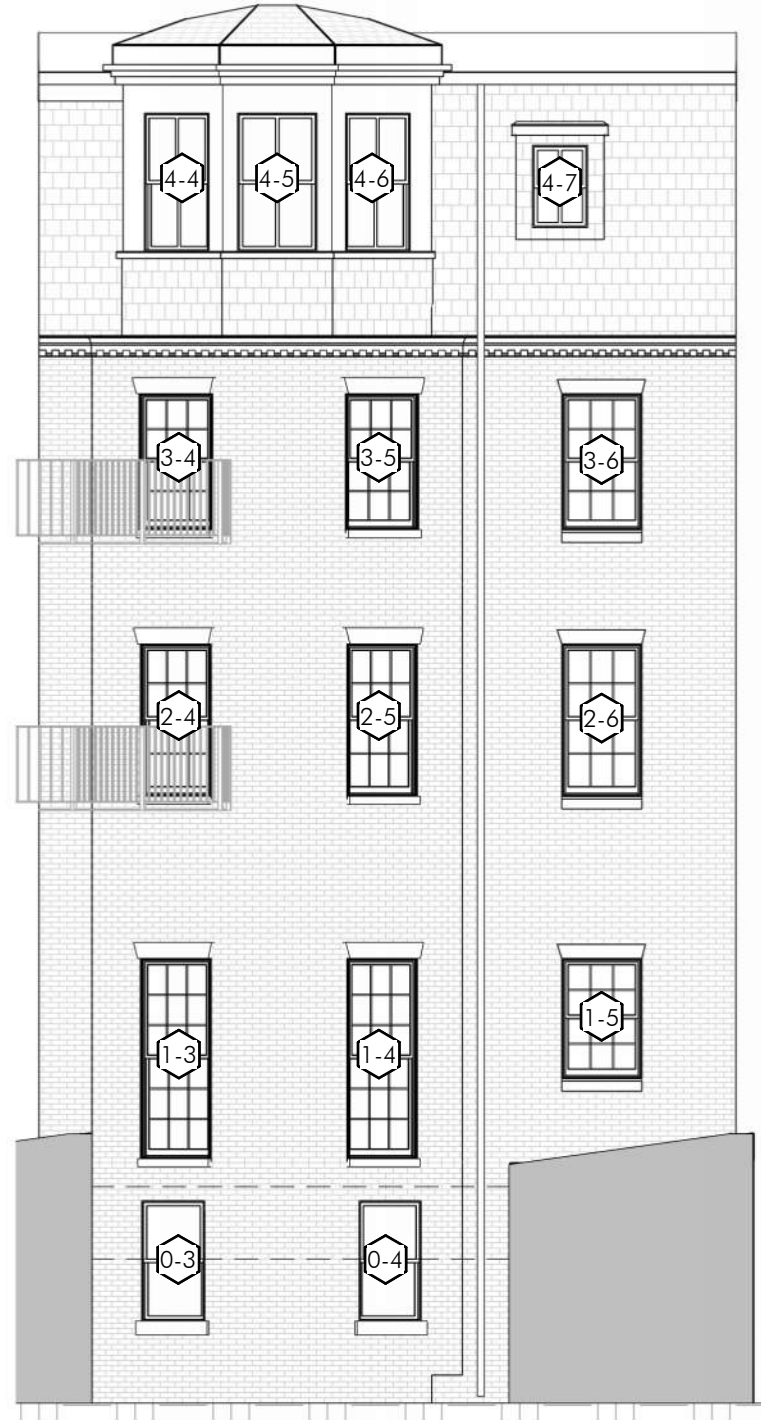
1-5



0-3



0-4



THIRD FLOOR WINDOW DETAILS, TYP. FRONT FACADE



FOURTH FLOOR WINDOW DETAILS, TYP. FRONT FACADE

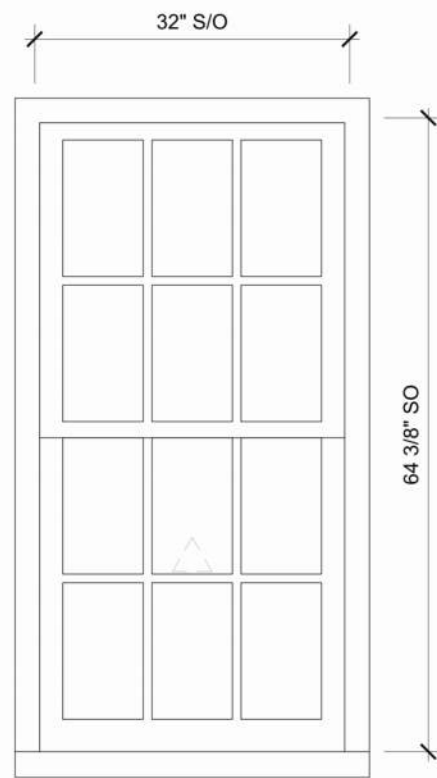


FIRST FLOOR WINDOW DETAILS, TYP. REAR FACADE



SECOND FLOOR WINDOW DETAILS, TYP. FRONT FACADE



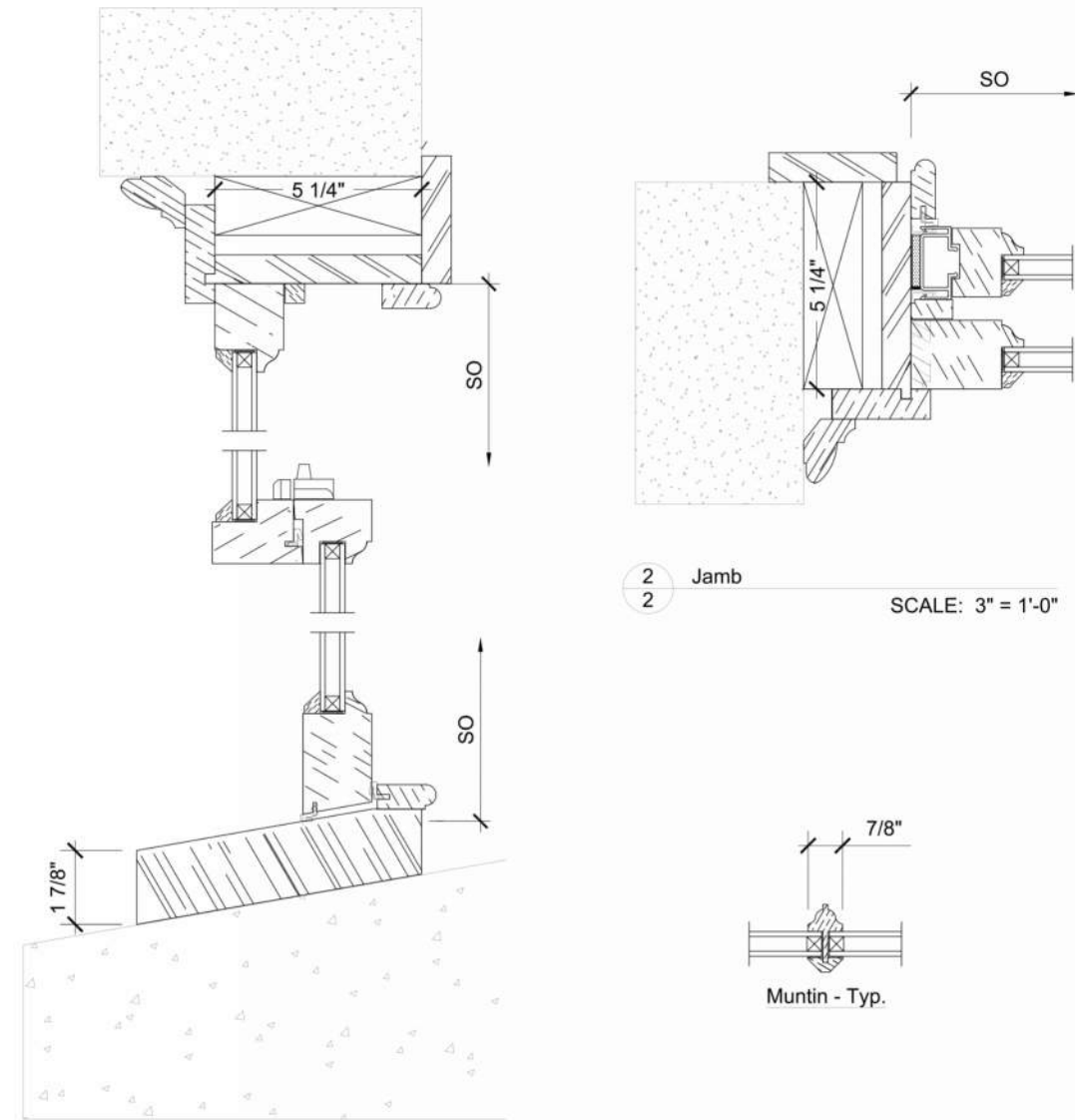


#1
SCALE: 3/4" = 1'-0"

DISTRIBUTOR: J.B. SASH AND DOOR
 NUMBER: JBPB-Details.dwg DATE: 02/07/24
 DRAWN: JLC REV DATE:

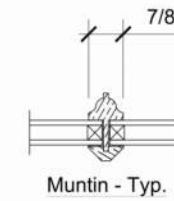
JB PROPER BOSTONIAN

SHEET
1
OF 2



1 Head, Checkrail, & Sill
2
SCALE: 3" = 1'-0"

2 Jamb
2
SCALE: 3" = 1'-0"

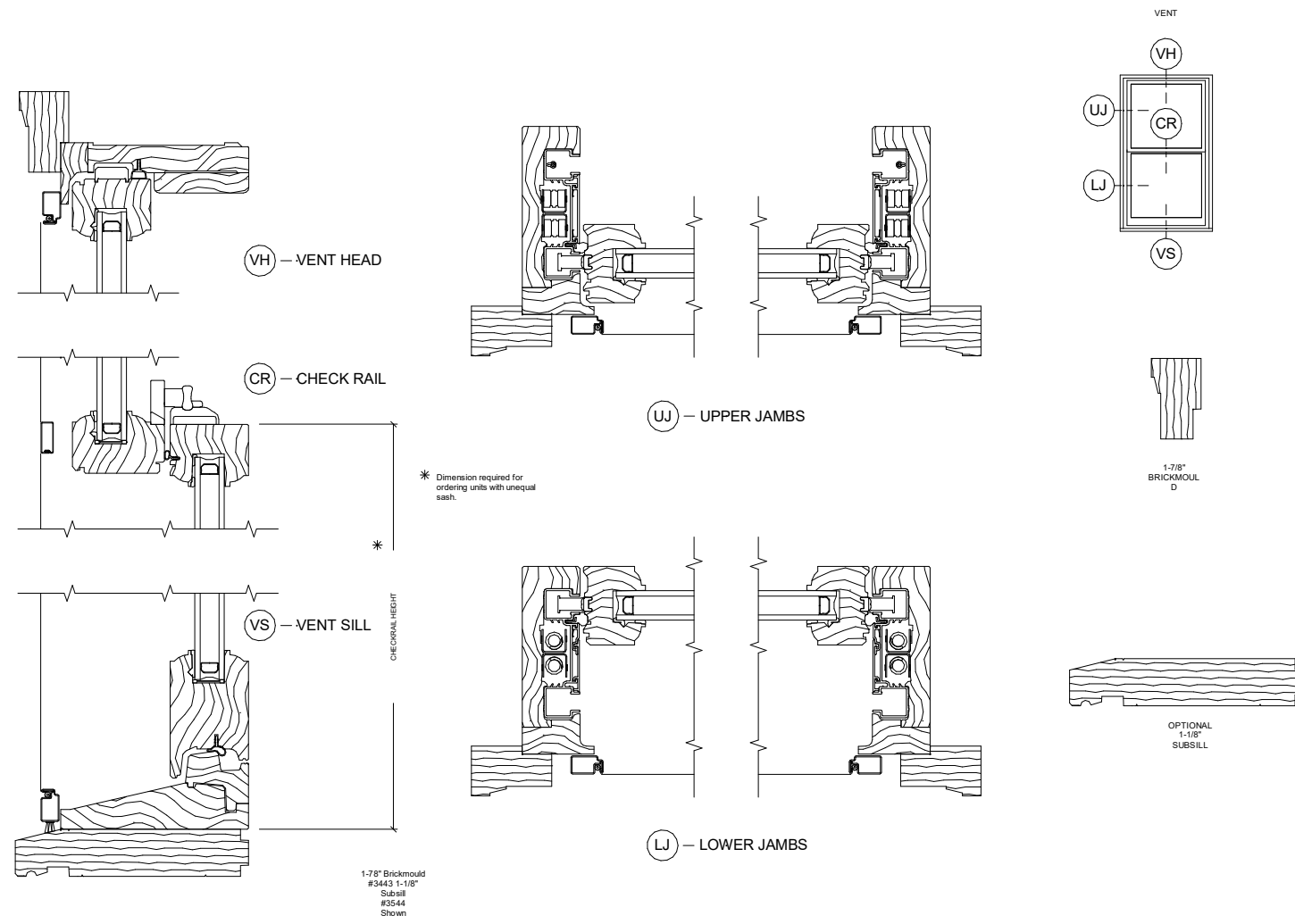


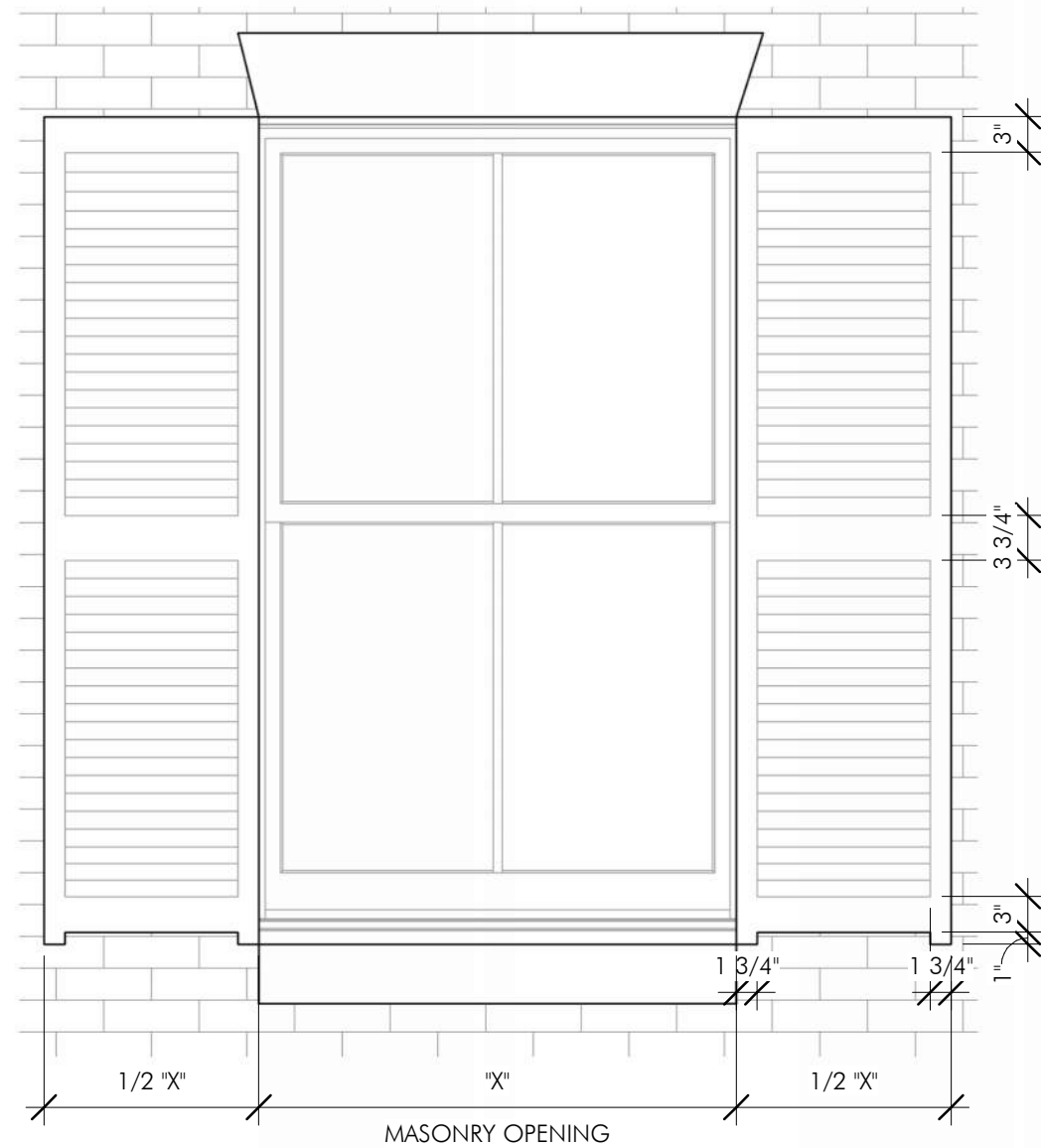
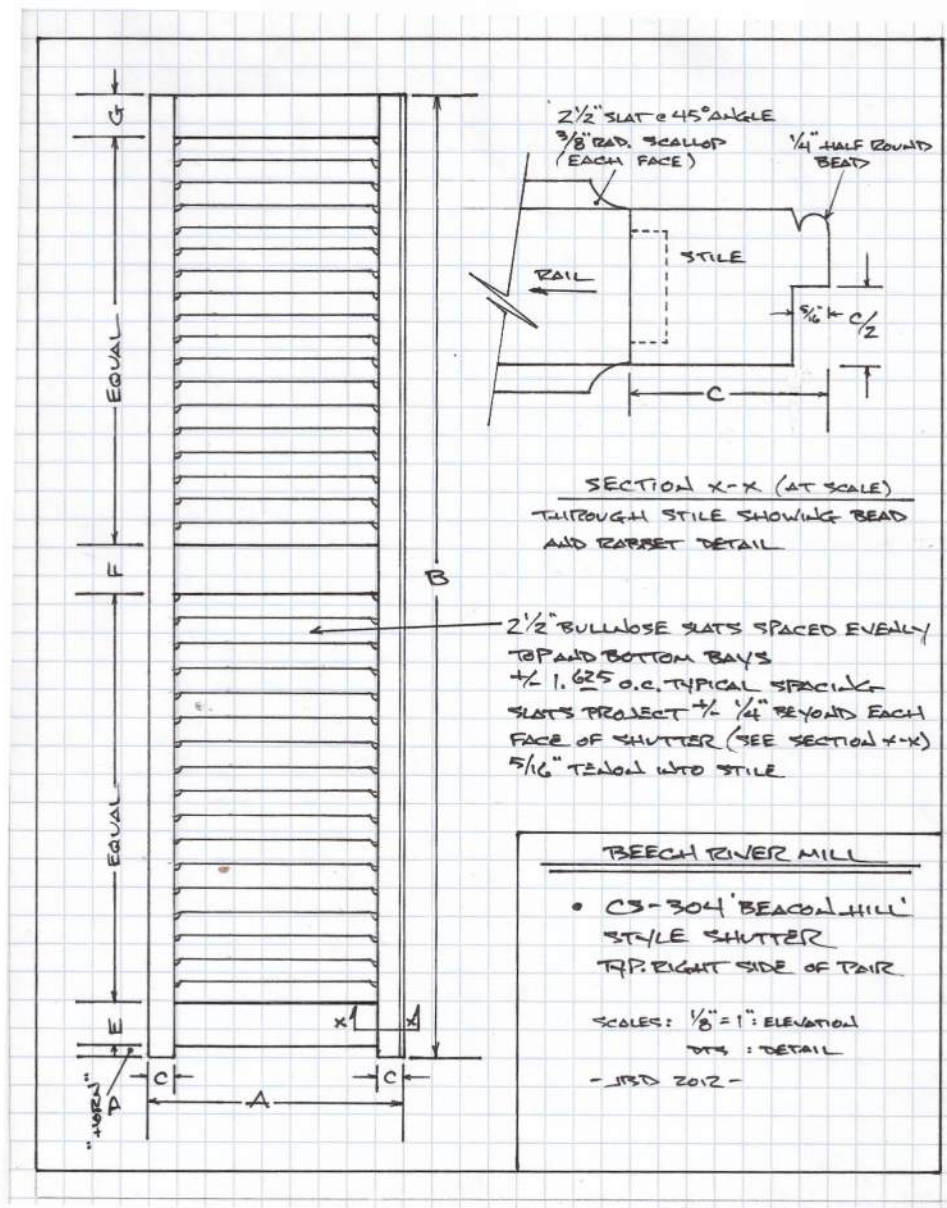
Muntin - Typ.

DISTRIBUTOR: J.B. SASH AND DOOR
 NUMBER: JBPB-Details.dwg DATE: 02/07/24
 DRAWN: JLC REV DATE:

JB PROPER BOSTONIAN

SHEET
2
OF 2





PROPOSED SHUTTER STYLE:
 BEECH RIVER MILL - THE BEACON HILL
 STYLE SHUTTER CS-304.
 PAINT BLACK.



PROPOSED SHUTTER DOG:
 BEECH RIVER MILL - 804 SERIES
 BEACON HILL.
 PAINT BLACK.



94 MT VERNON - EXISTING



94 MT VERNON - PROPOSED DAYLIGHT RENDER



94 MT VERNON - PROPOSED TWILIGHT RENDER