

Wilhelmi-Furtado Residence

18 Melrose Street, Boston, MA 02116

PROJECT DESCRIPTION:

This proposed project at 18 Melrose Street, unit 2, includes the repair of minor damage to the brick facade on Melrose and re-pointing the entire facade in a historically conscious method, replacing existing double hung, single pane windows on Melrose Street with Pella Architect Series black clad double hung windows with integrated lites, and replacing the rubber roof and installing a new roof deck at the rear half of the building.

Additional work taking place on the exterior of the rear facade includes additional brick repointing (to match the front), replacing the existing single pane windows with Pella Architect series black clad casement windows, re-sheathing the existing rear dormer (currently 3-tab asphalt shingles) with a flat seam architectural sheet metal in Englert's (*brand*) "dark bronze" color.

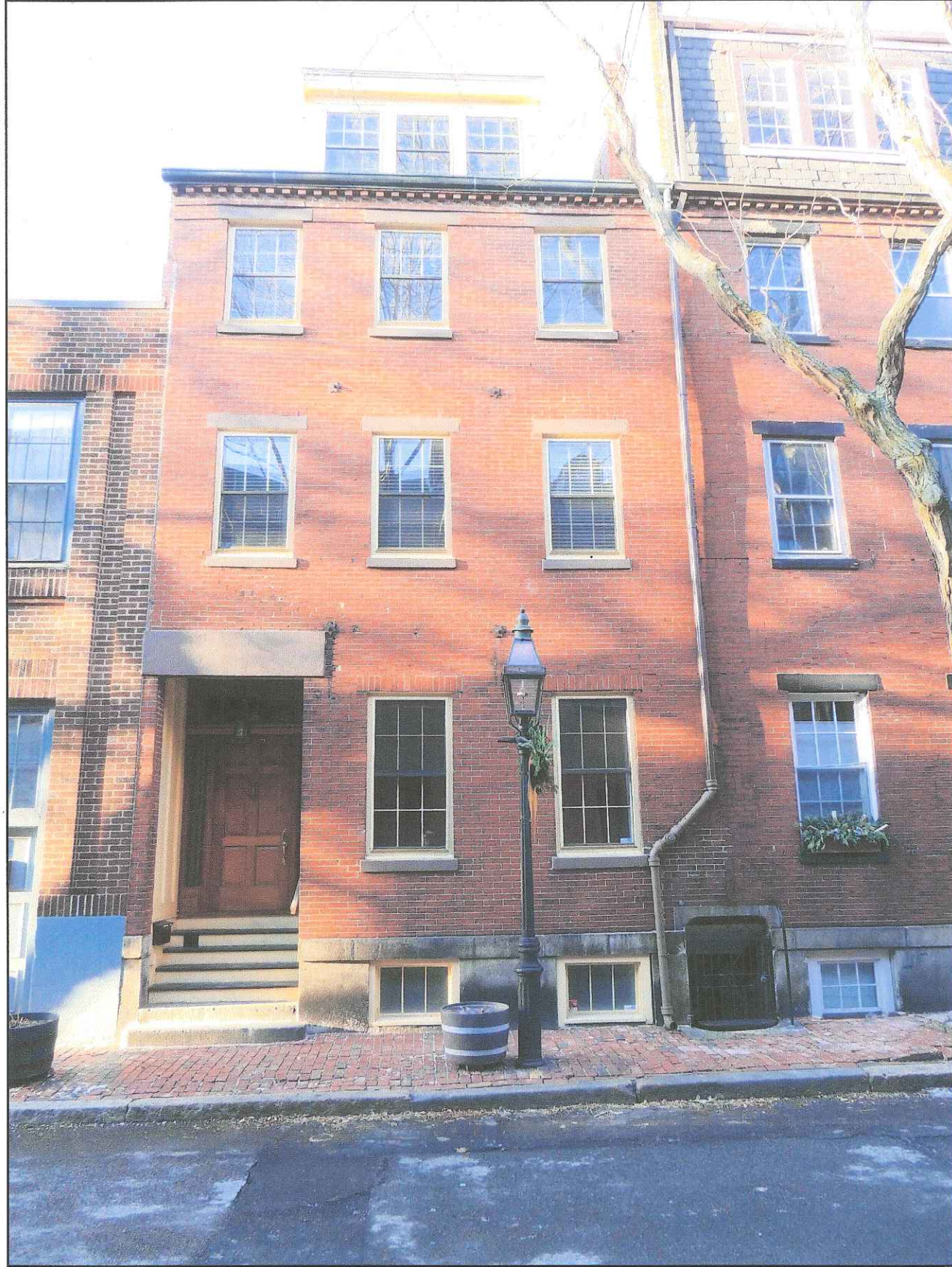
DRAWING INDEX

- | | |
|---|--|
| A ₁ Photos of Melrose Street Elevation | A ₁₁ Roof Plan
Proposed & Existing |
| A ₂ Photos of Rear Elevation | A ₁₂ Skylight & Roof Access Hatch |
| A ₃ Brick Repair & Re-point | A ₁₃ Roof Photos and Detailed Handrail Design |
| A ₄ Typical Existing Windows | A ₁₄ Siteline Section |
| A ₅ Melrose Street Elevation Existing & Proposed | A ₁₅ Block Plan |
| A ₆ Side Elevation Existing & Proposed | |
| A ₇ Rear Elevation Existing & Proposed | |
| A ₈ Enlarged Melrose Street Elevation | |
| A ₉ Melrose Street Window Detail Drawings | |
| A ₁₀ Rear Window Detail Drawings | |



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Melrose Street Elevation



Side Elevation from Melrose Street

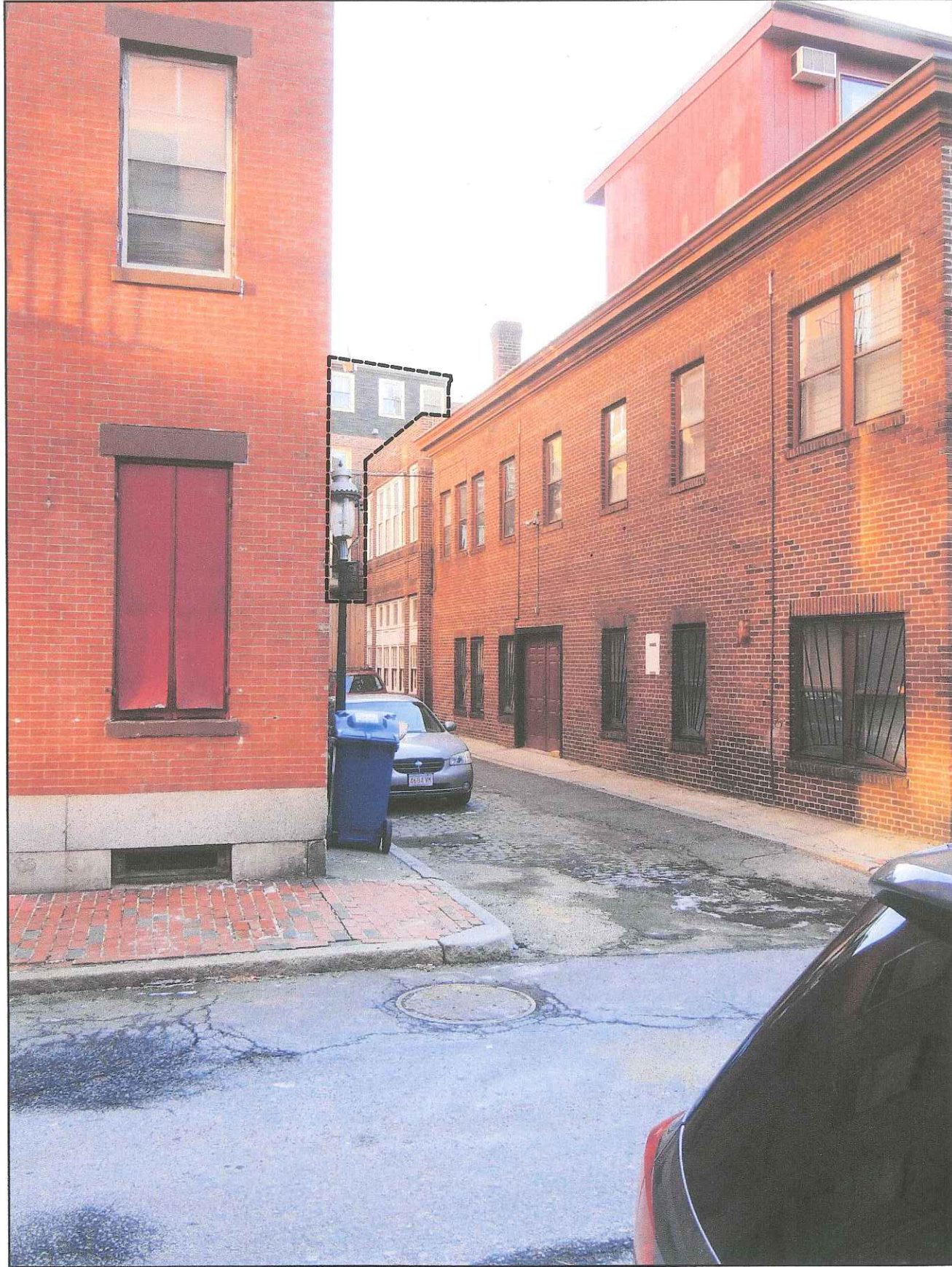
WILHELMI-FURTADO
18 MELROSE STREET, BOSTON MA 02116
PHOTOS OF MELROSE STREET ELEVATION

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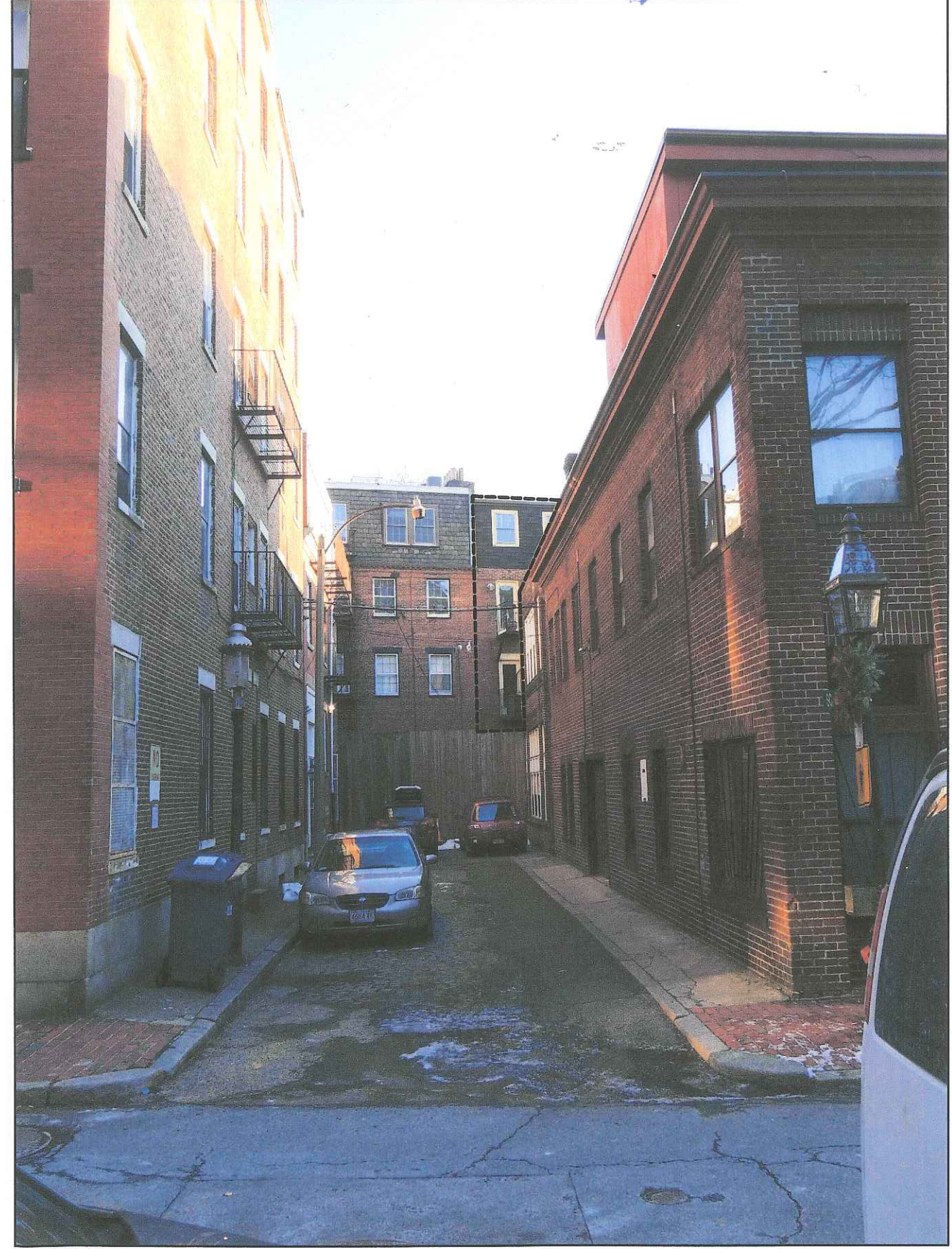
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Rear Elevation from Winchester Street



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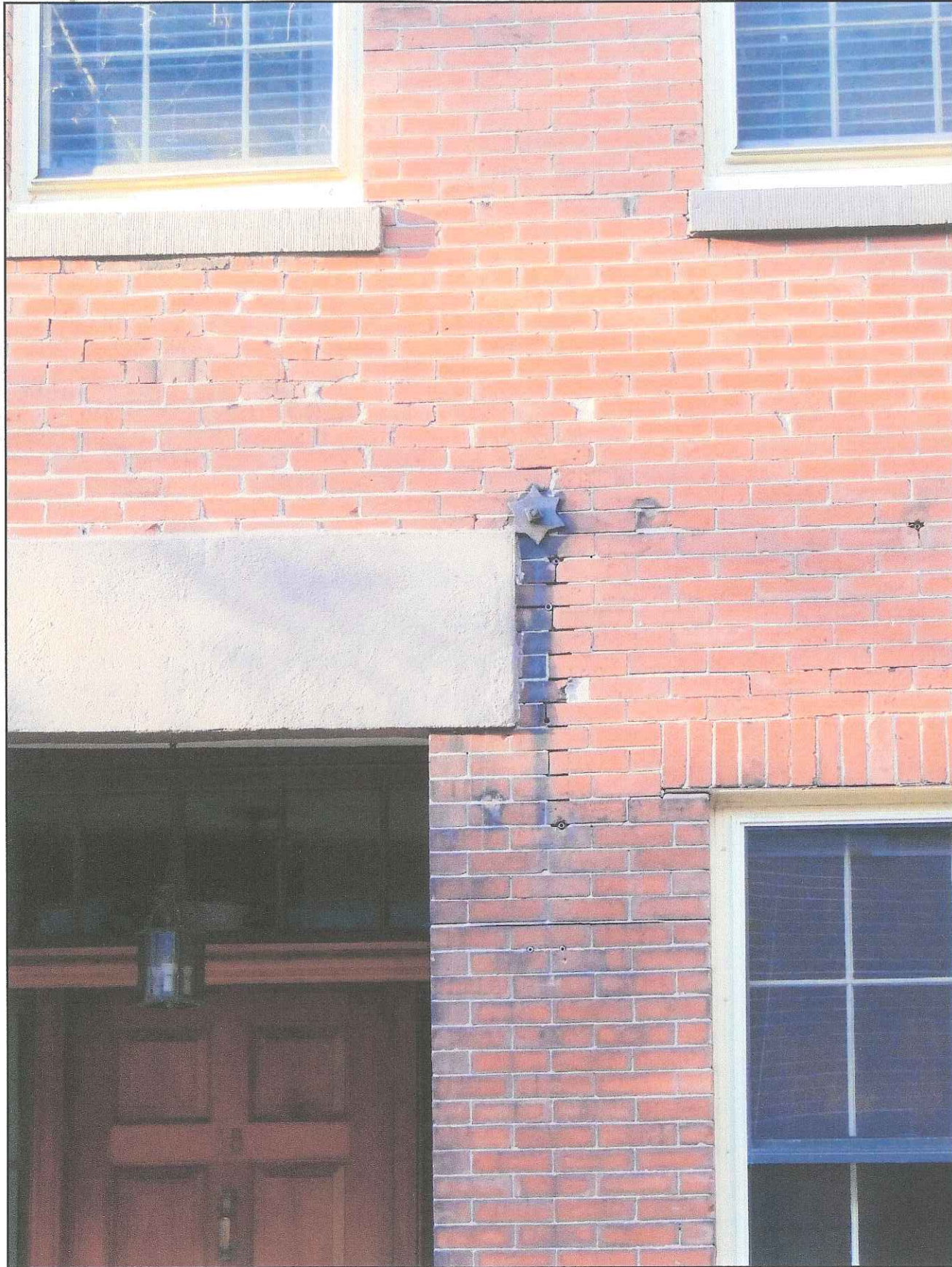
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PHOTOS OF REAR ELEVATION

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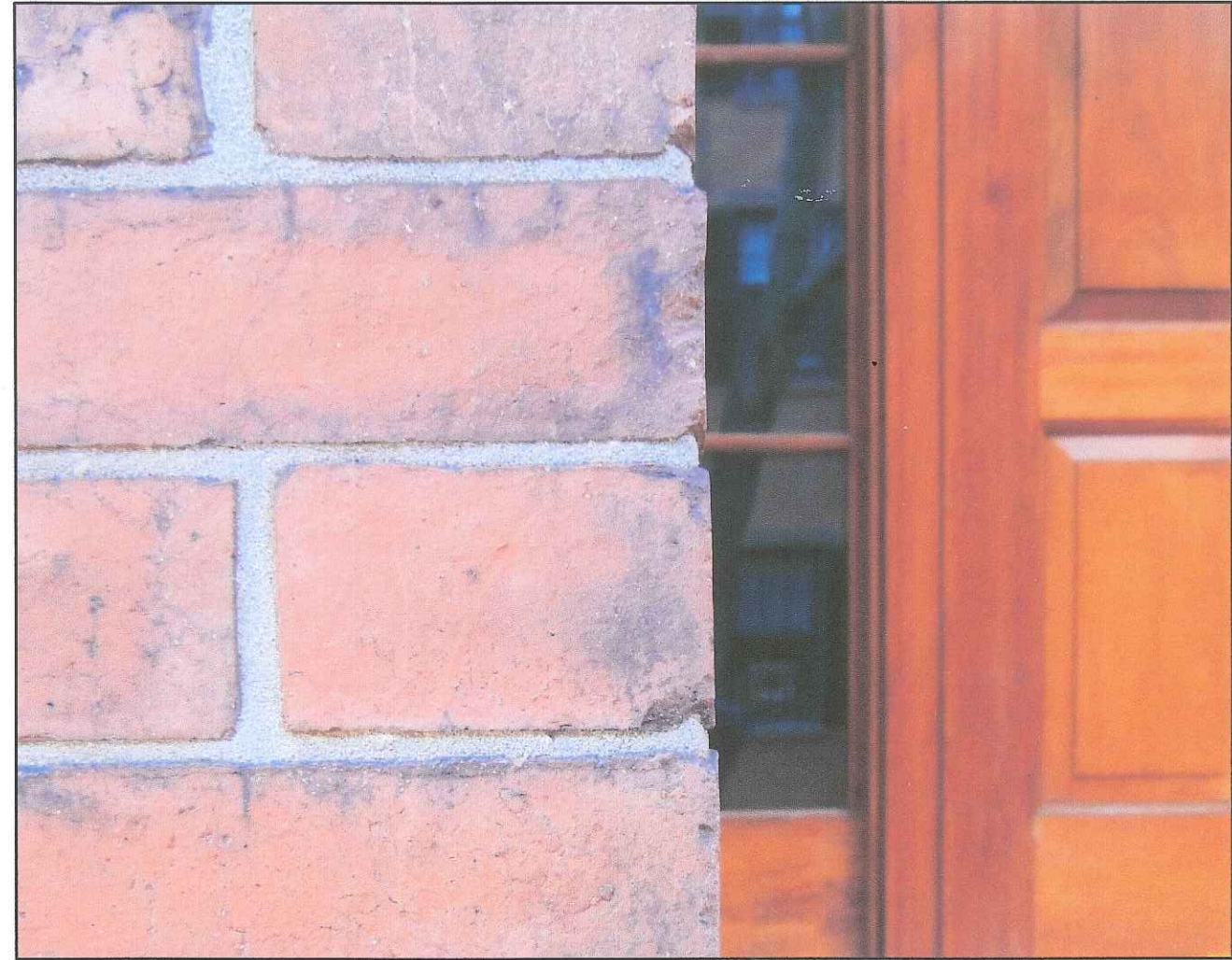
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Melrose Street facade in need of repair and repointing
(typical condition, front & rear)



Existing mortar color and joint type in good condition (target condition)

Scope of work:

The Melrose Street and rear facades will be repaired as needed around weep holes and lintels where damage is visible, and the facades will be entirely re-pointed, with the mortar color and joint type pictured above.

At this time, we do not believe there is any structural damage that will require more invasive repair work.

Re-pointing specification:

Mortar joints will be cut out to $\frac{1}{2}$ " deep using a grinder, before being hand tooled with a steel jointer tool.

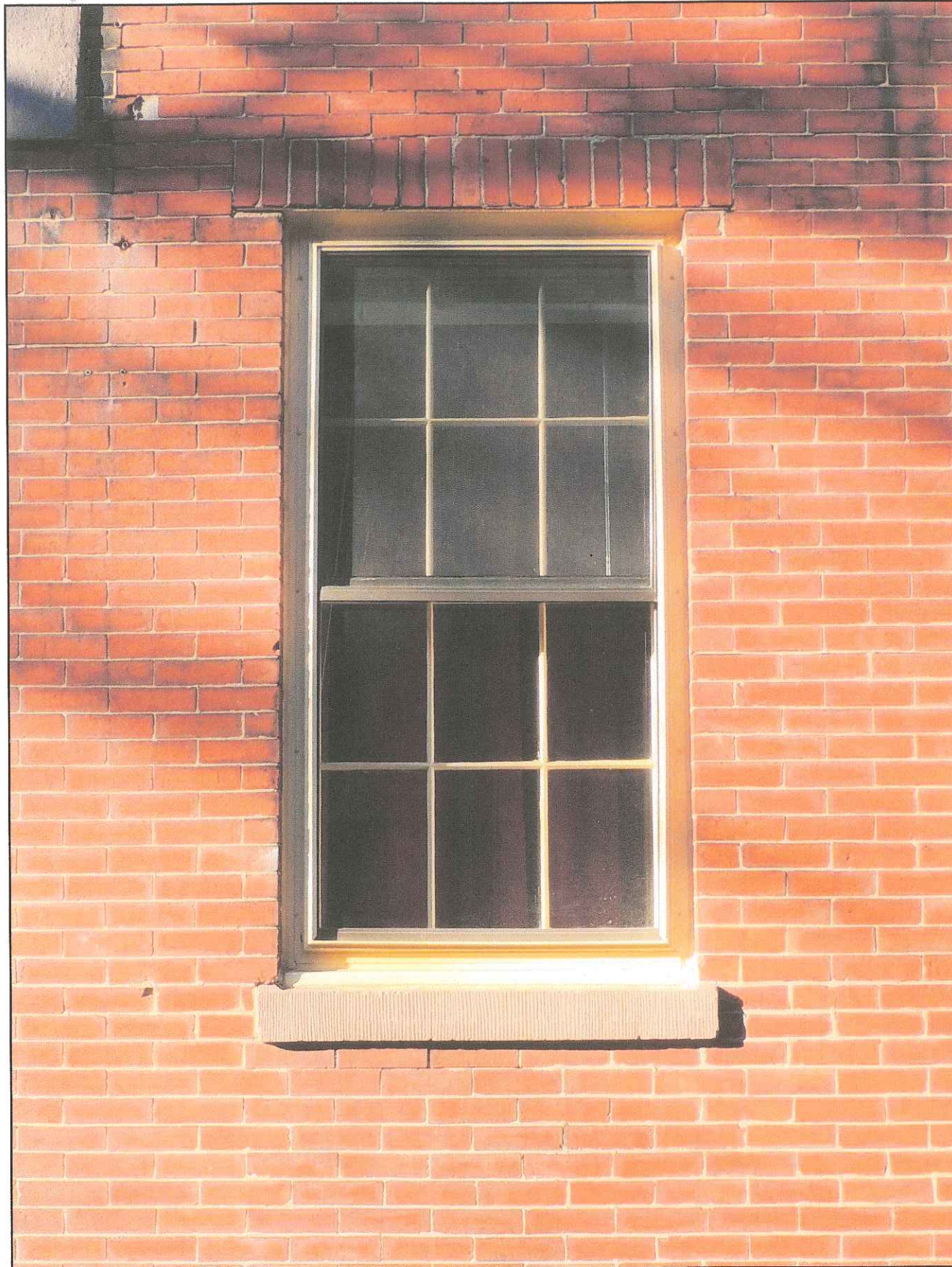
Type O mortar will be used;
1 part portland cement, 2 parts lime, 9 parts sand. The compressive strength of the mortar is 350 psi.

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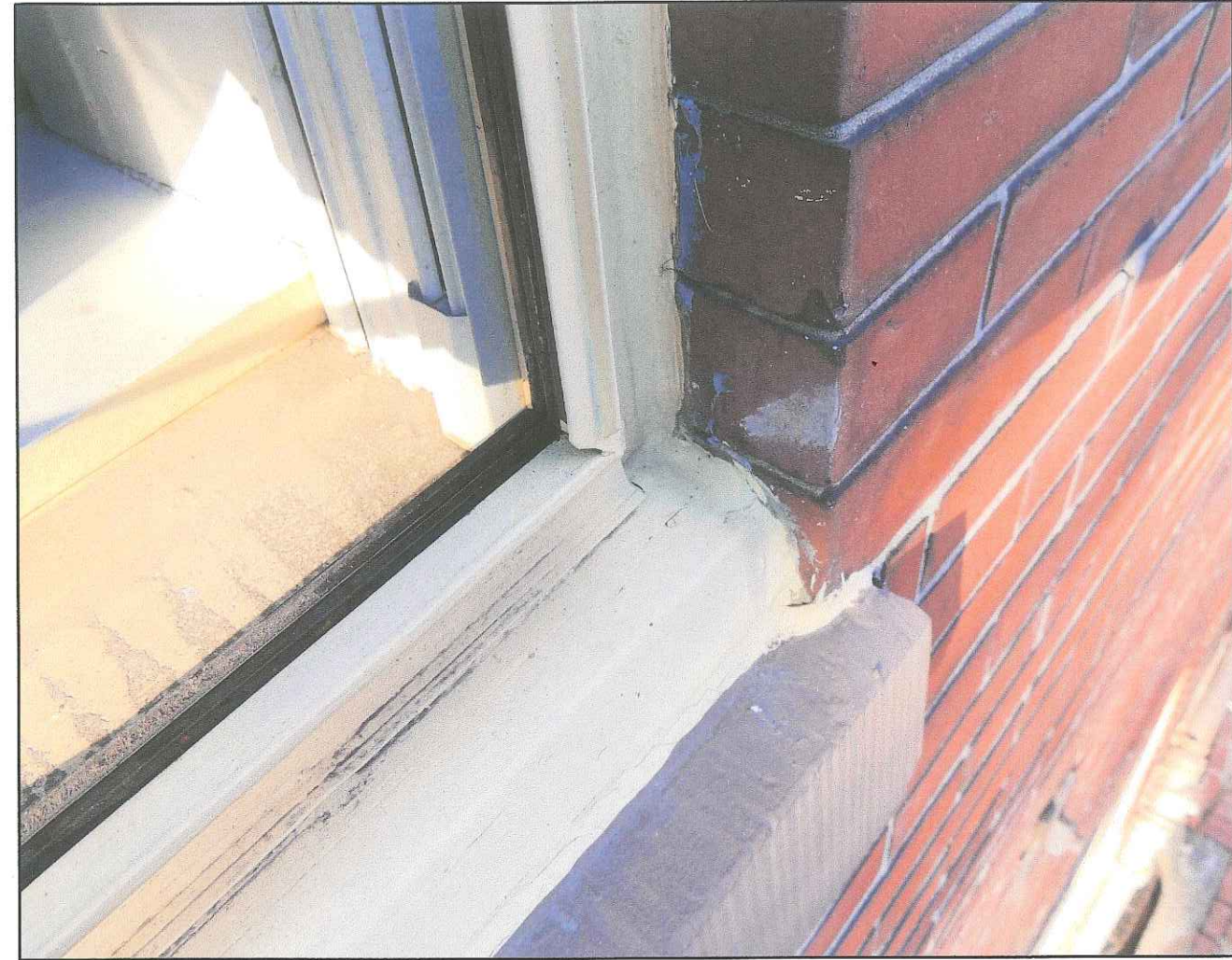
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BRICK REPAIR & REPOINT

A3



Typical Existing Window Style



Typical Existing Sill, Brick Mould, & Storm Sash Detail

Scope of work:

The existing windows throughout the building were installed during a renovation. They are single paned replacement windows with storm sashes attached to the brickmould.

Our proposal is to replace these windows with historically conscious black clad windows that will operate more efficiently for the client, and look better from the street, as they will not need the storm windows.

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TYPICAL EXISTING WINDOWS

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Existing Melrose Elevations

Scale: $\frac{1}{16}'' = 1' - 0''$



Proposed Melrose Elevations

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 18 MELROSE STREET, BOSTON MA 02116
 MELROSE ELEVATIONS

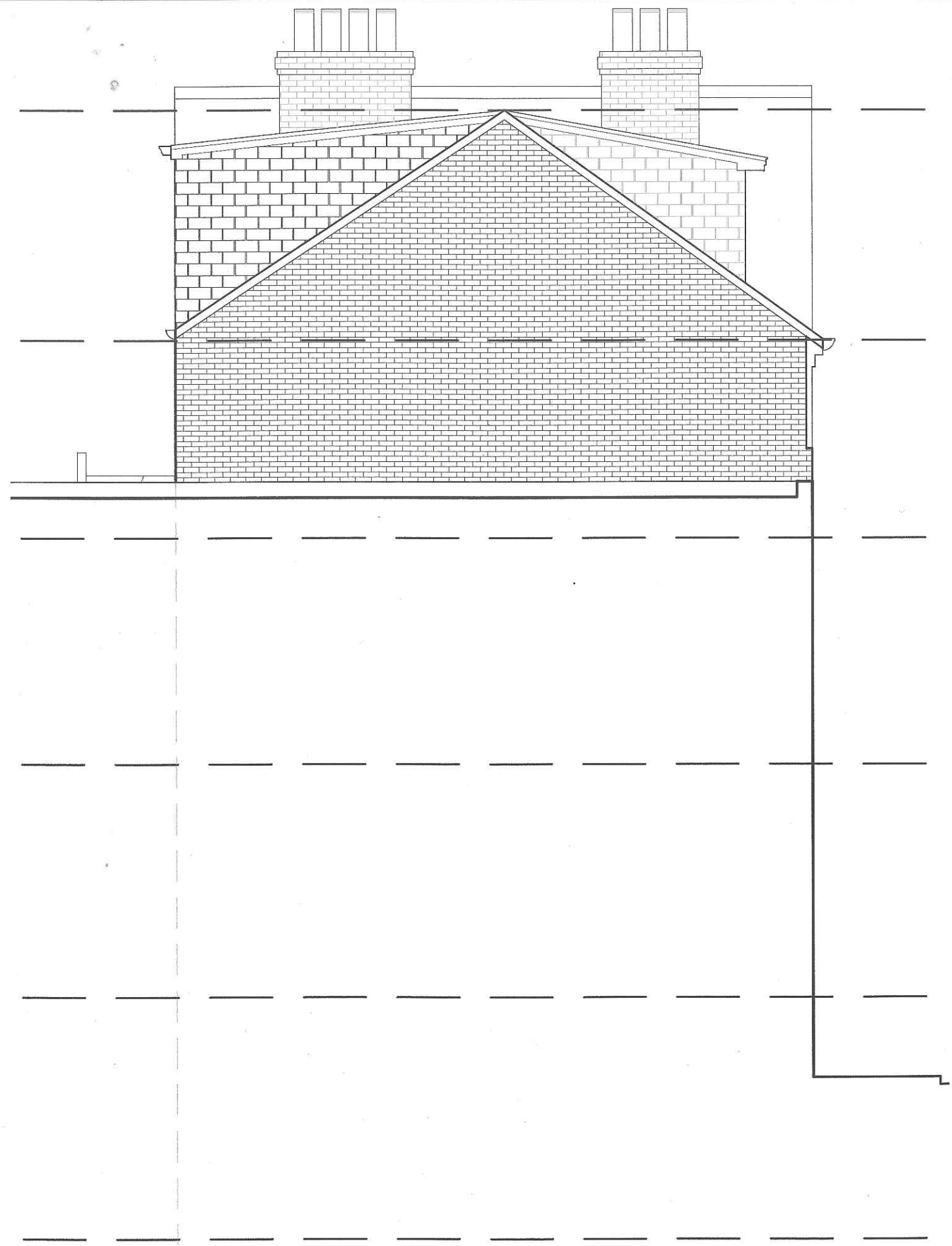
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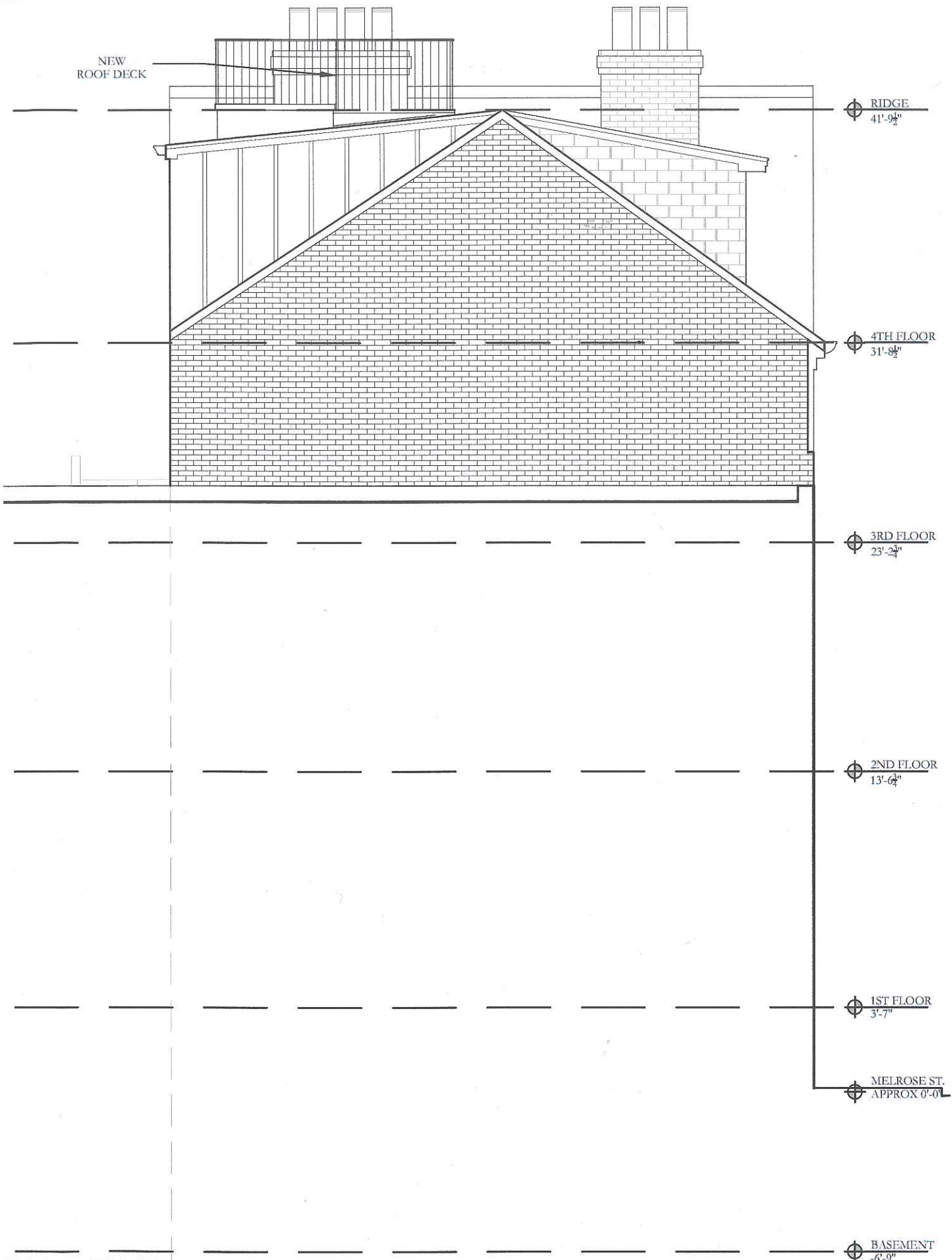
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SIDE ELEVATIONS

A6



Existing Side Elevations

Scale: 1/8" = 1' - 0"

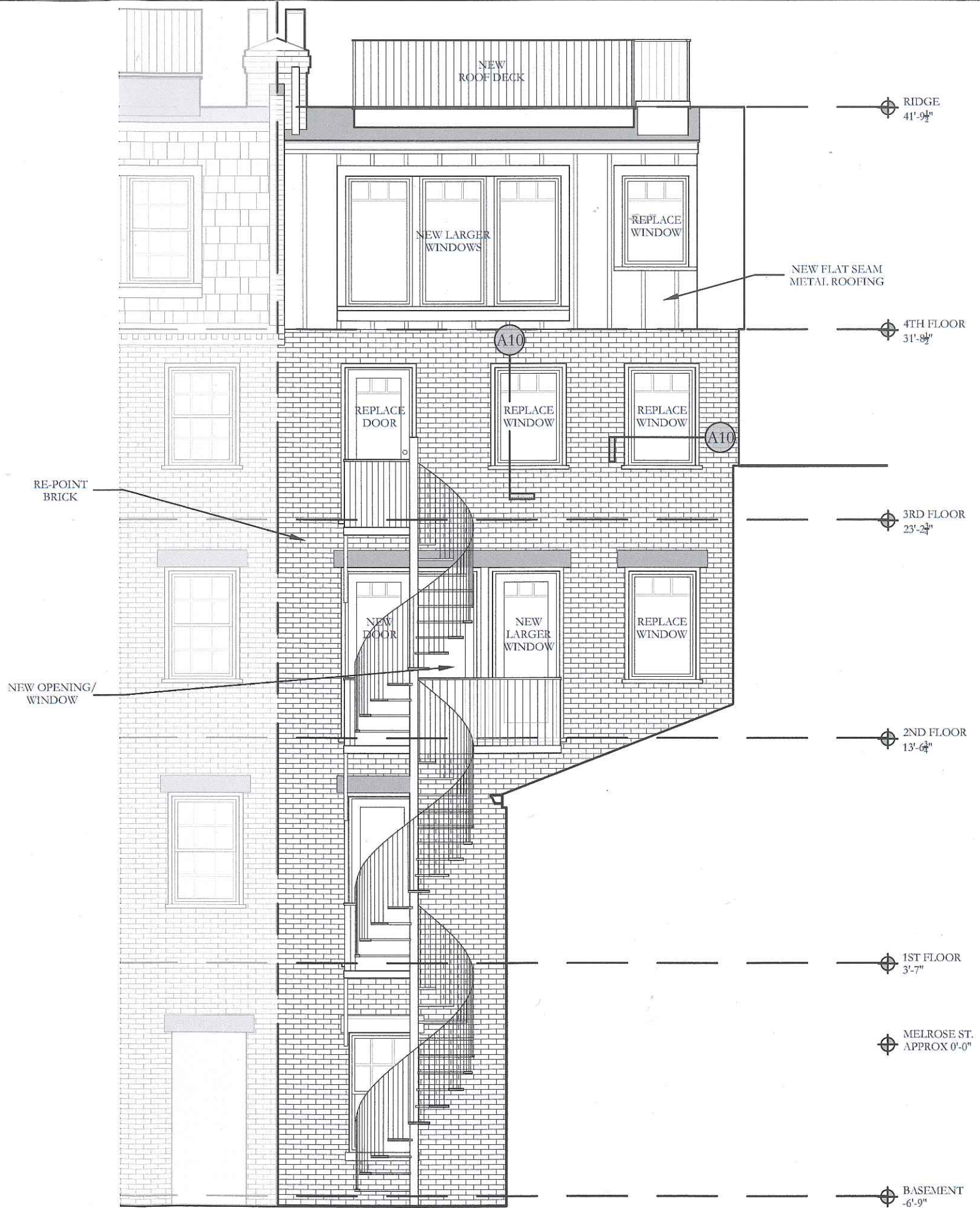


Proposed Side Elevations



Existing Rear Elevations

Scale: $\frac{3}{16}'' = 1' - 0''$



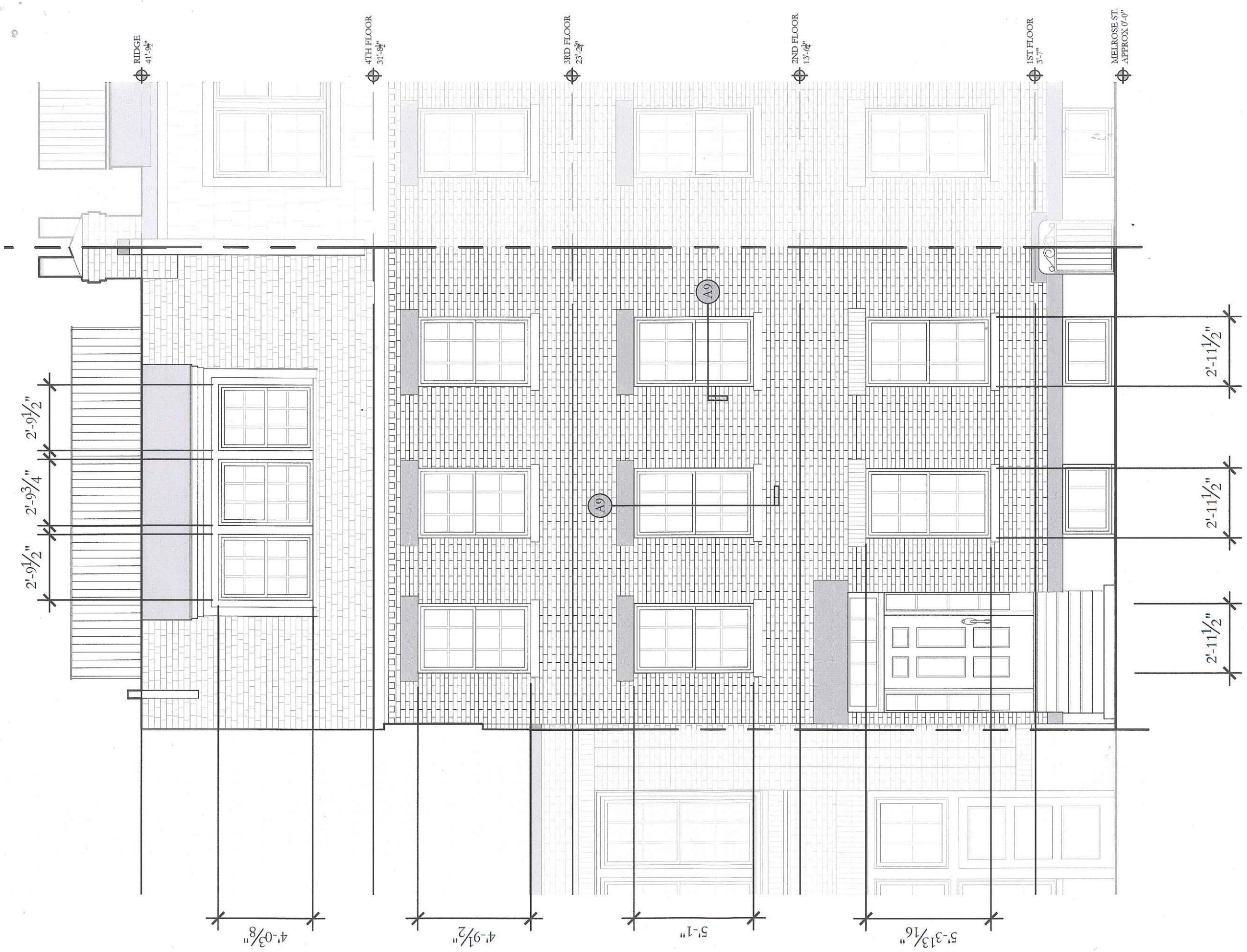
Proposed Rear Elevations

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 REAR ELEVATIONS

A7



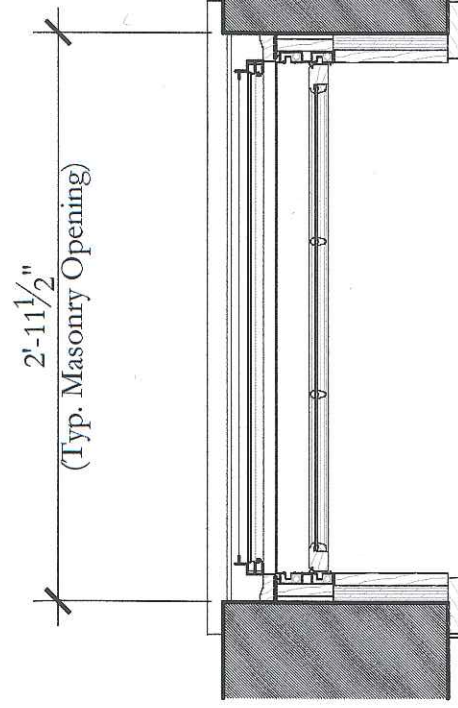
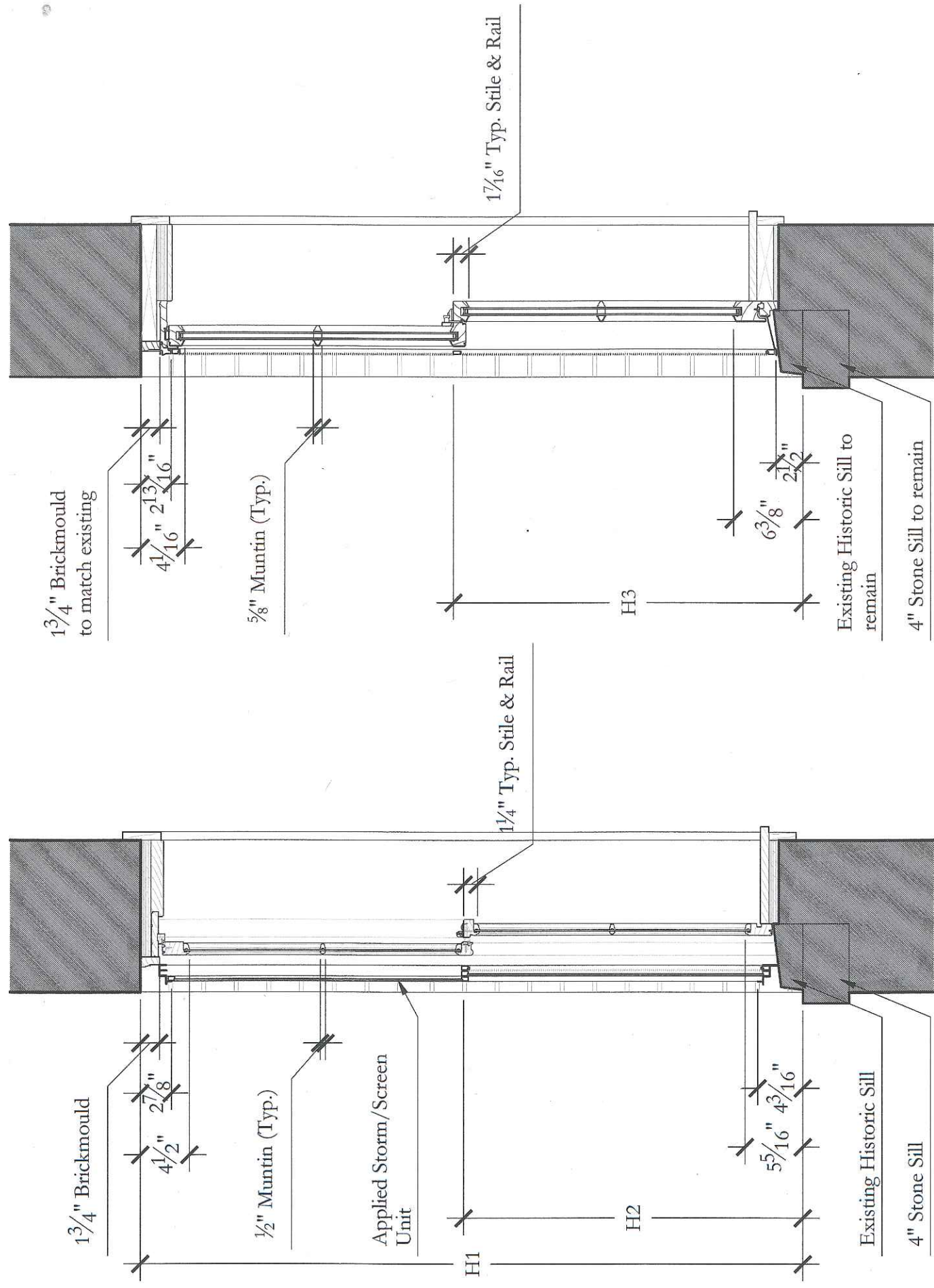
Melrose Elevation
 Scale: 1/8" = 1'-0"

A8

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 ENLARGED MELROSE STREET ELEVATION

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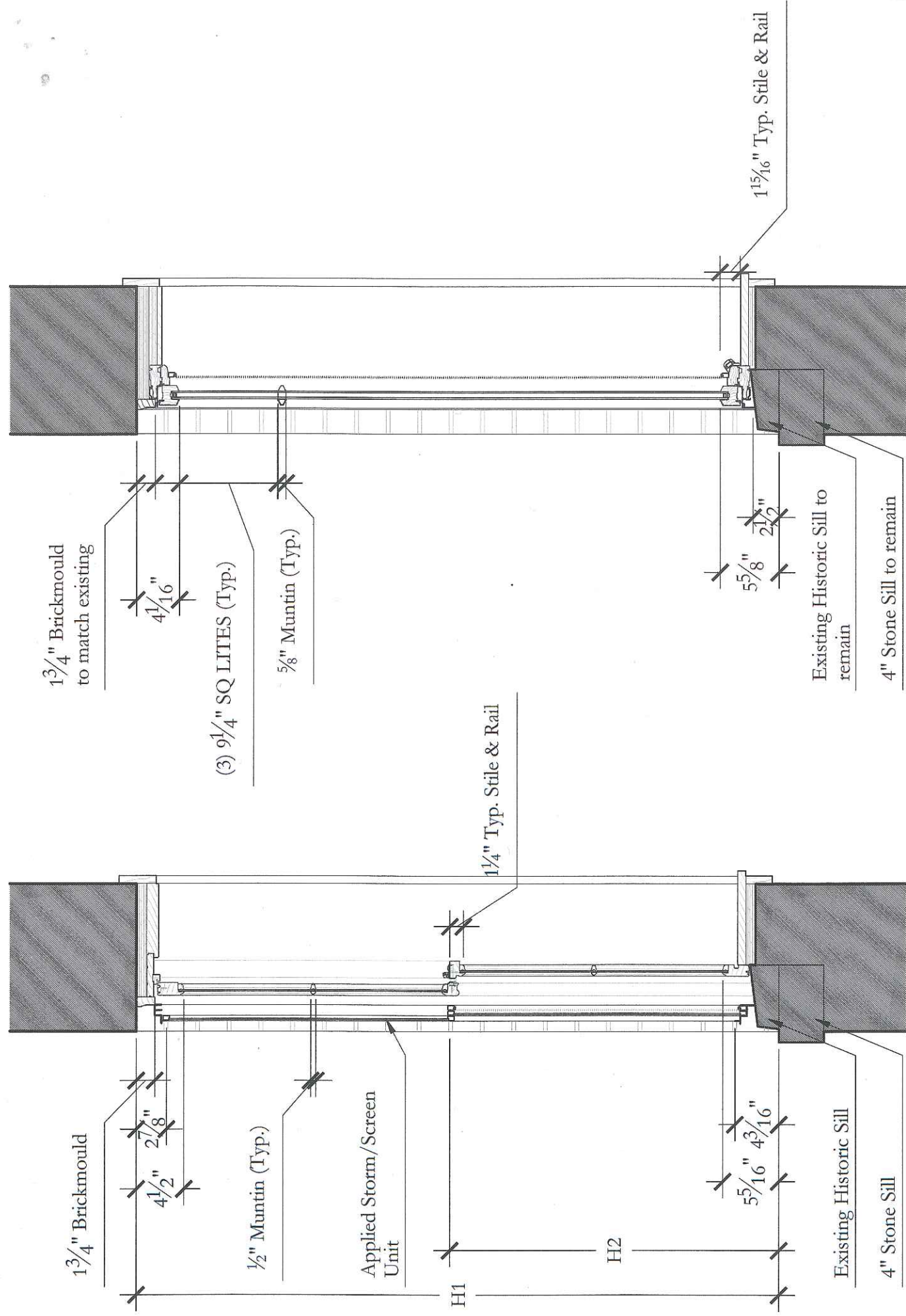


Existing Windows @ Melrose Street

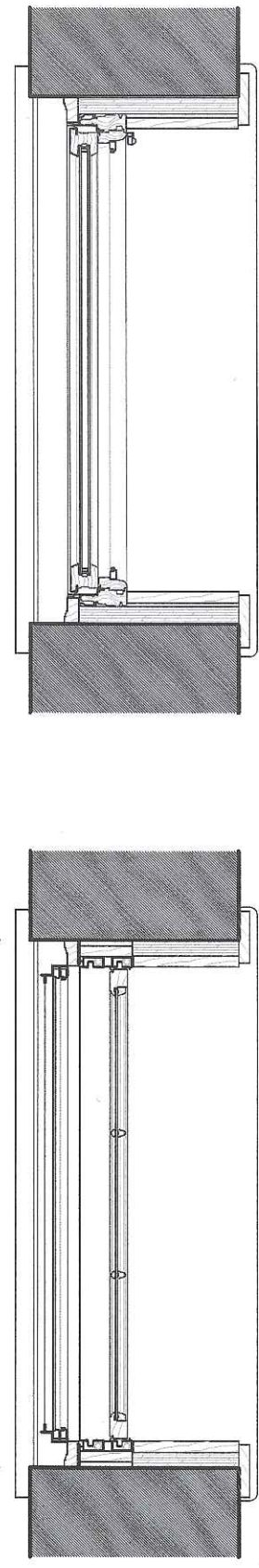
Scale: 1" = 1'-0"

Proposed Windows @ Melrose Street

	H1 Opening Height	H2 Existing Checkrail	H3 Proposed Checkrail
1st Floor	64"	32 3/4"	33 3/4"
2nd Floor	61"	31 1/4"	32 1/4"
3rd Floor	57 1/2"	29 1/2"	30 1/2"
4th Floor	(Wood Framed - Details to match masonry openings)		



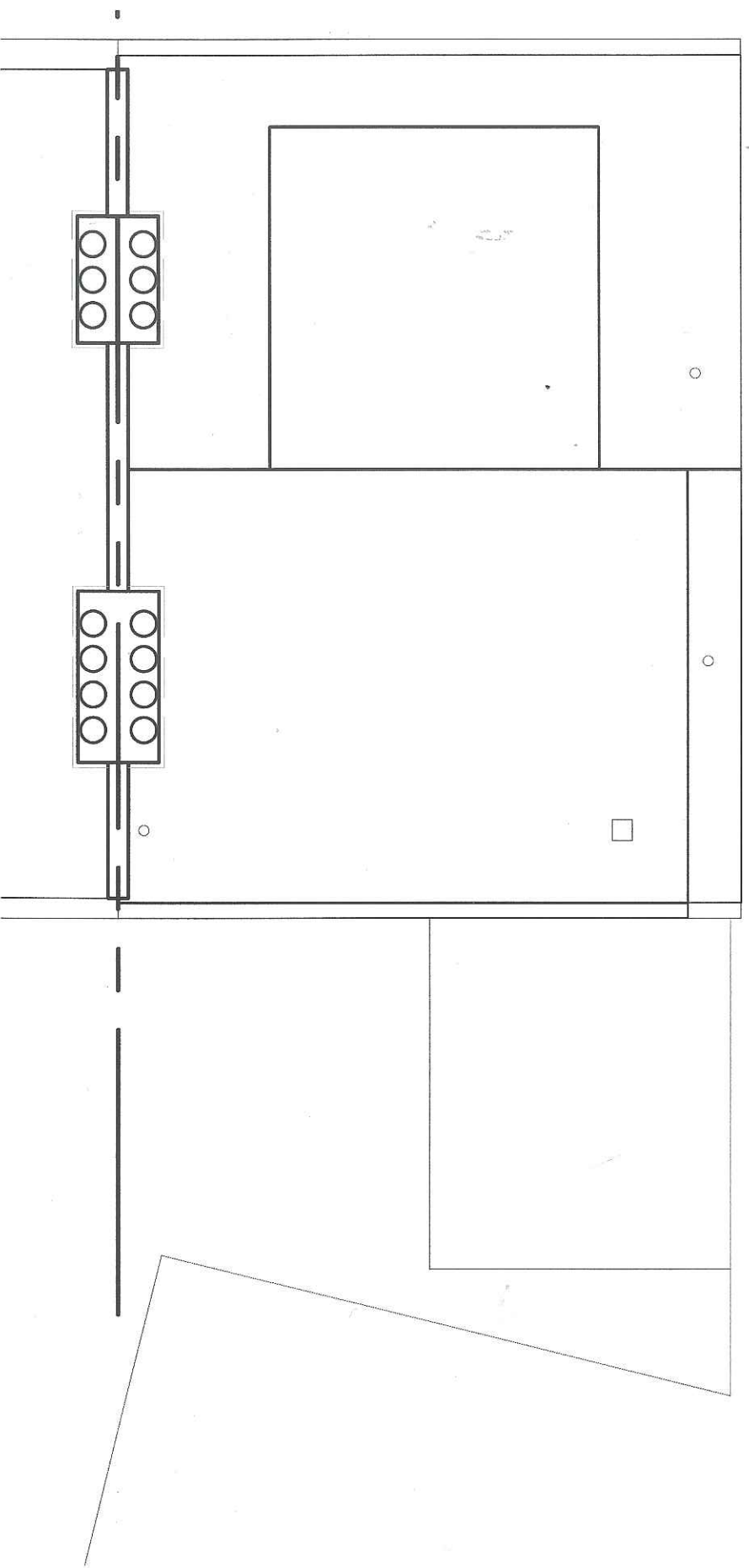
2'-11 1/2"
(Typ. Masonry Opening)



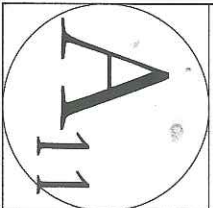
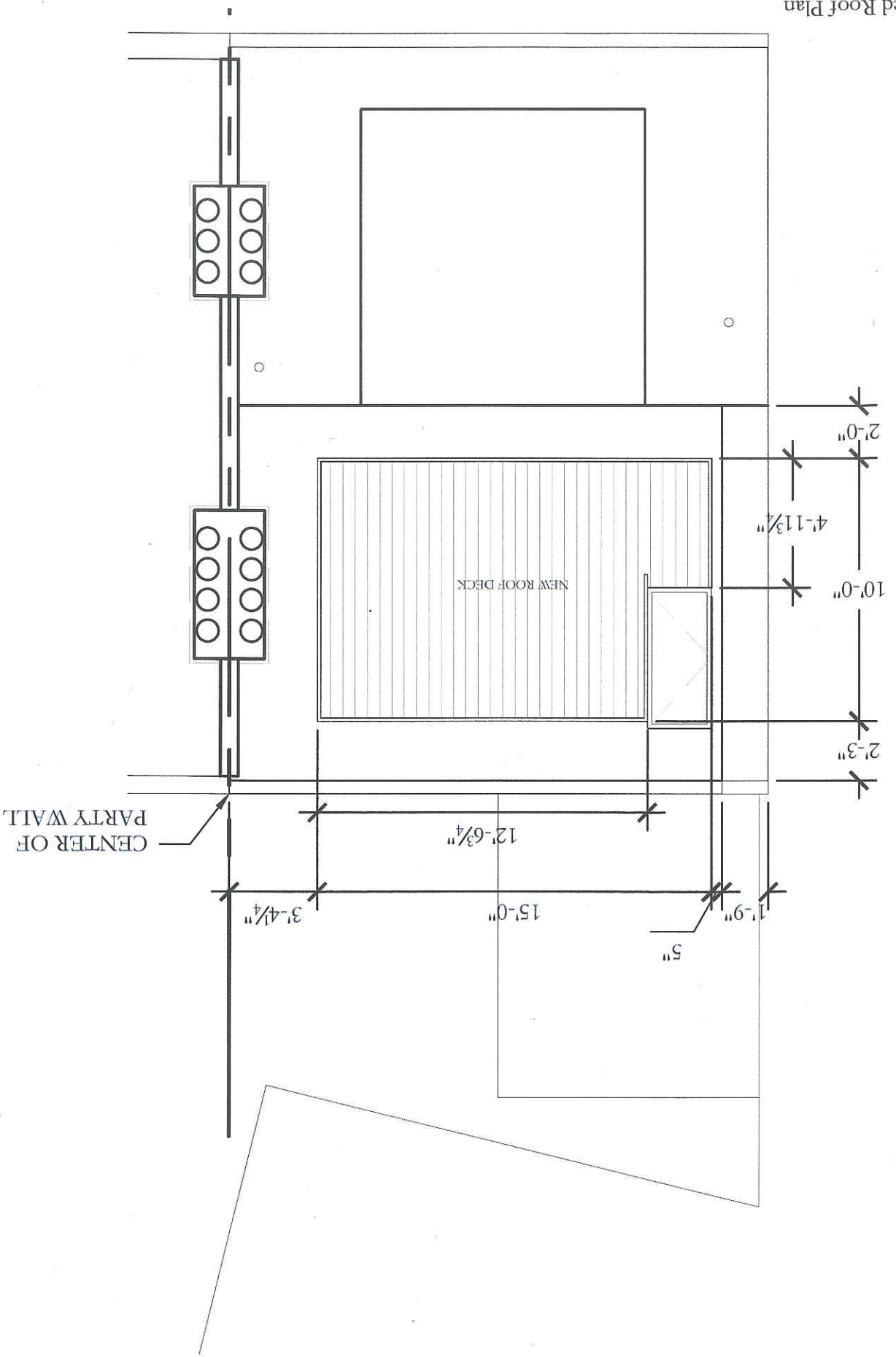
Existing Windows @ Rear Elevation
Scale: 1" = 1'-0"

Proposed Windows @ Rear Elevation

	H1 Opening Height	H2 Existing Checkrail
Basement/ 1st Floor	64"	32 3/4"
2nd Floor	61"	31 1/4"
3rd Floor	57 1/2"	29 1/2"
4th Floor	(Wood Framed - Details to match masonry openings)	



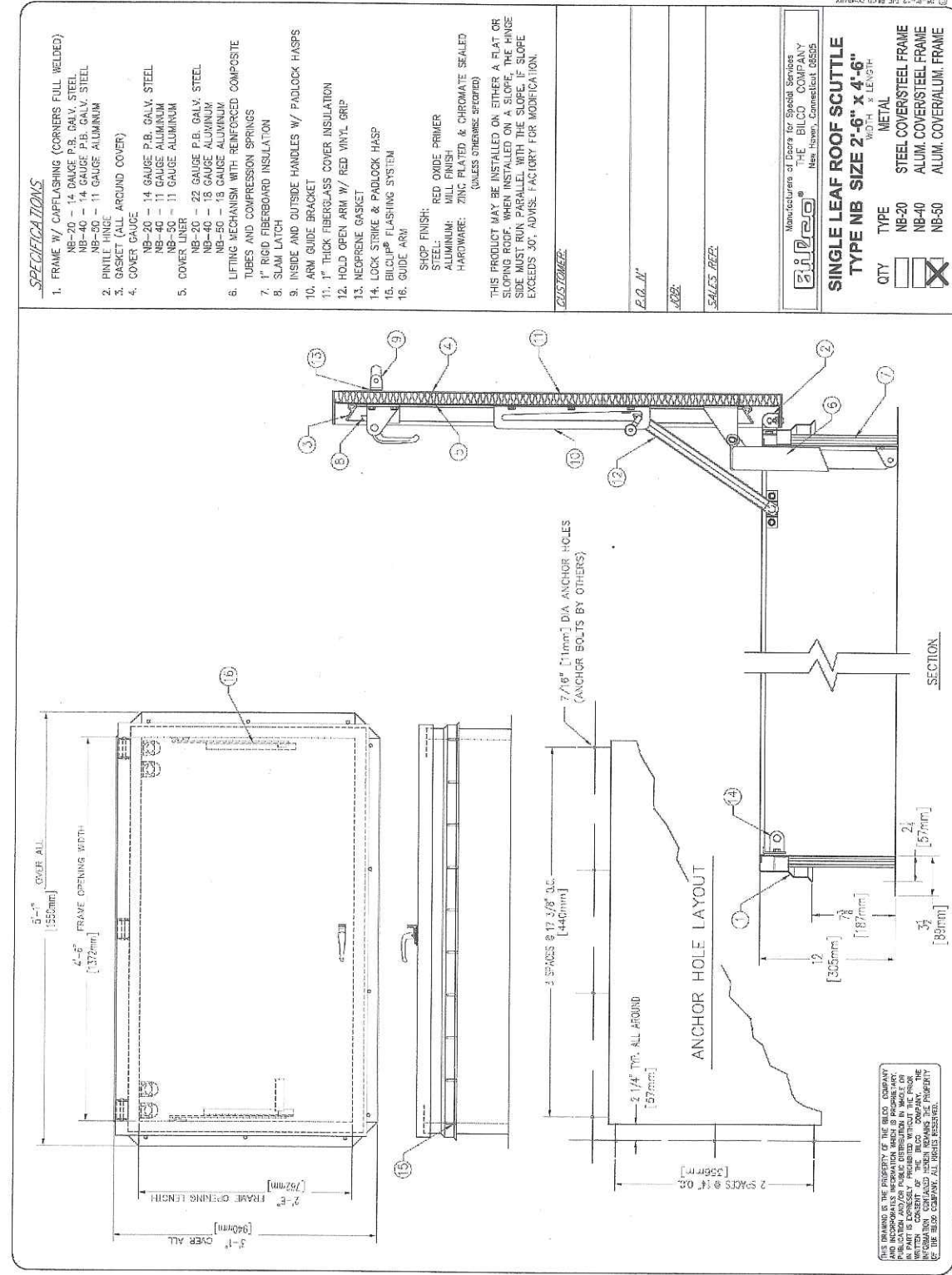
Proposed Roof Plan



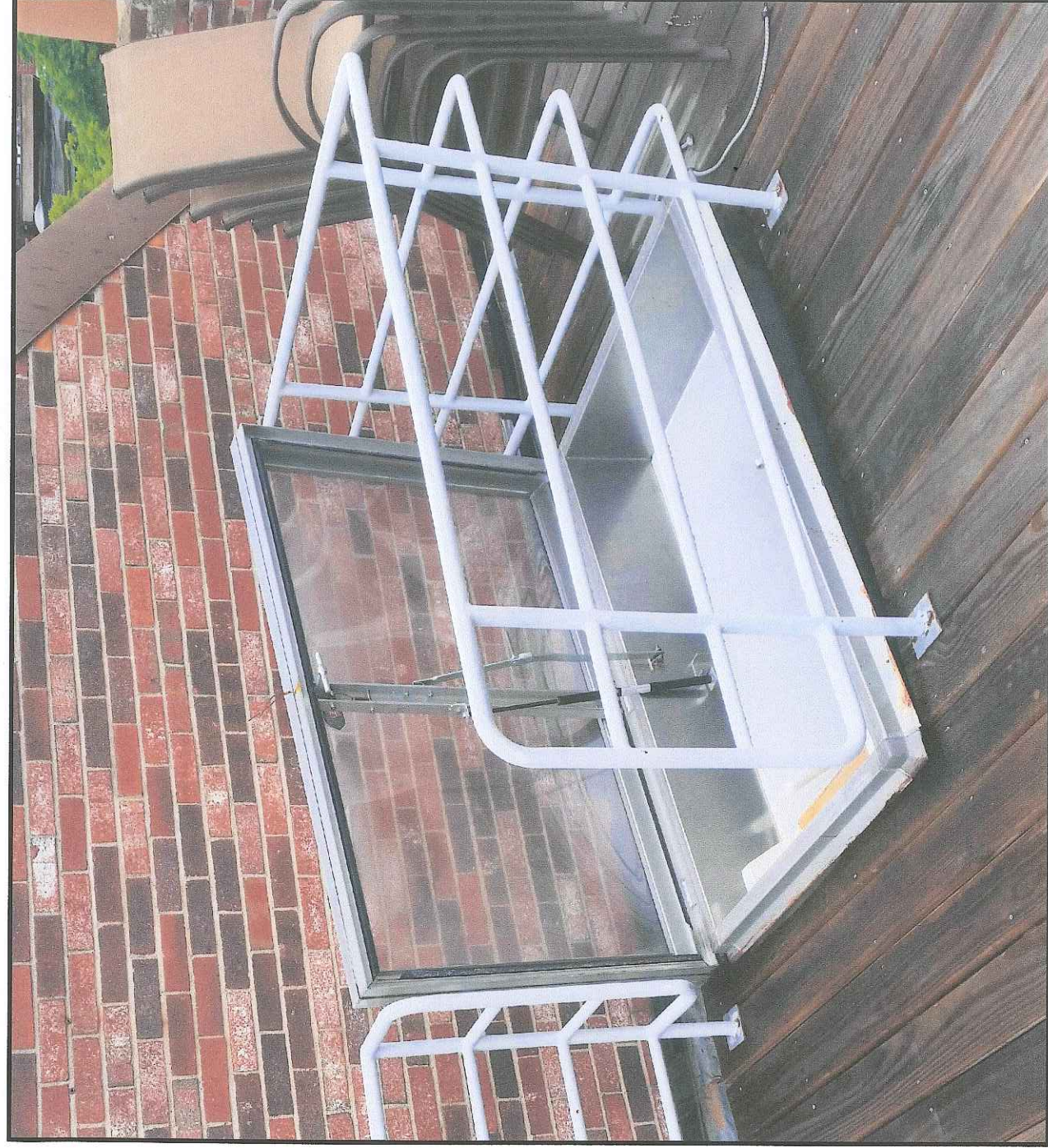
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ROOF PLAN

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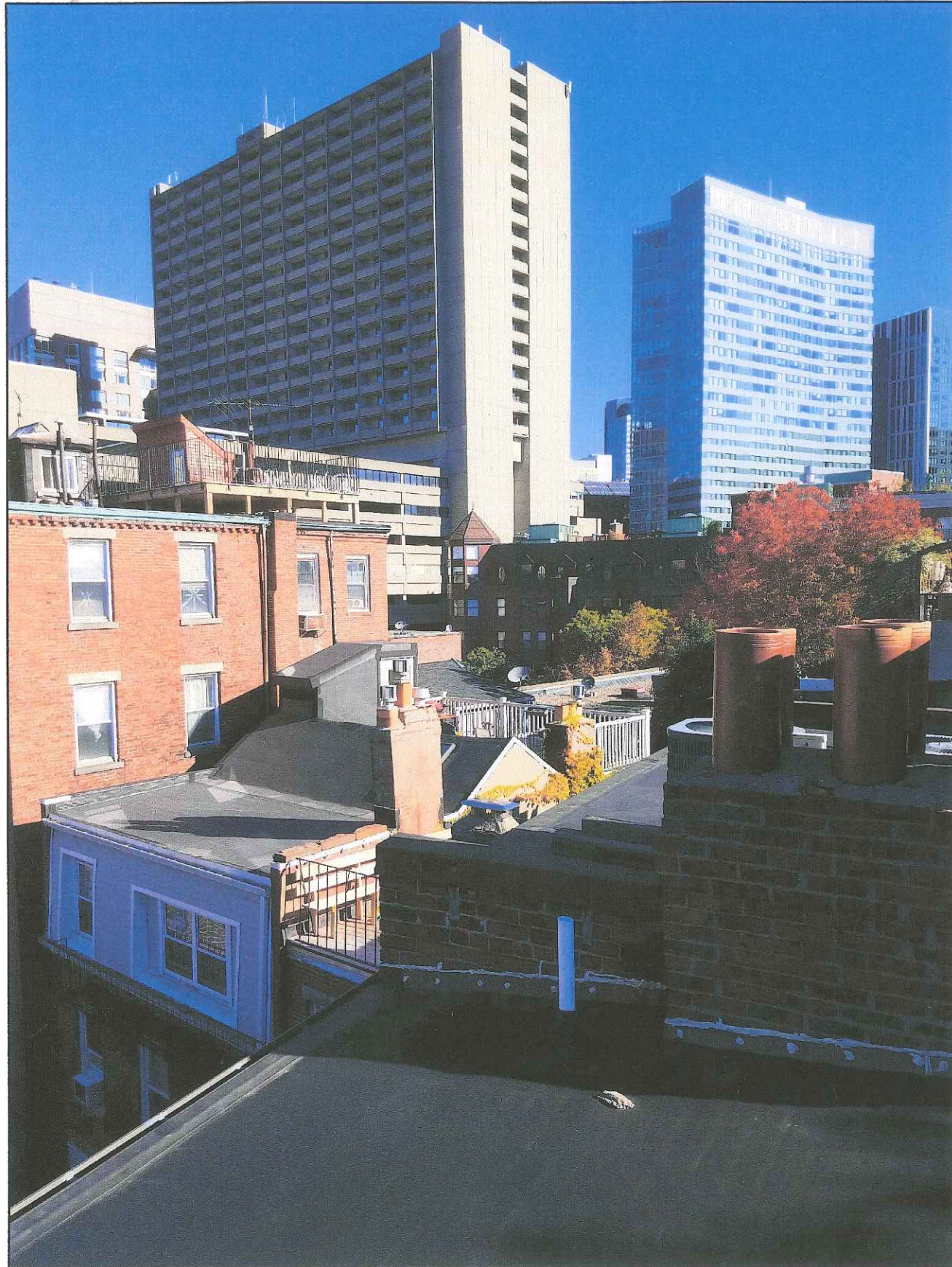
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Proposed skylight/ladder access hatch - Bilco NB-50



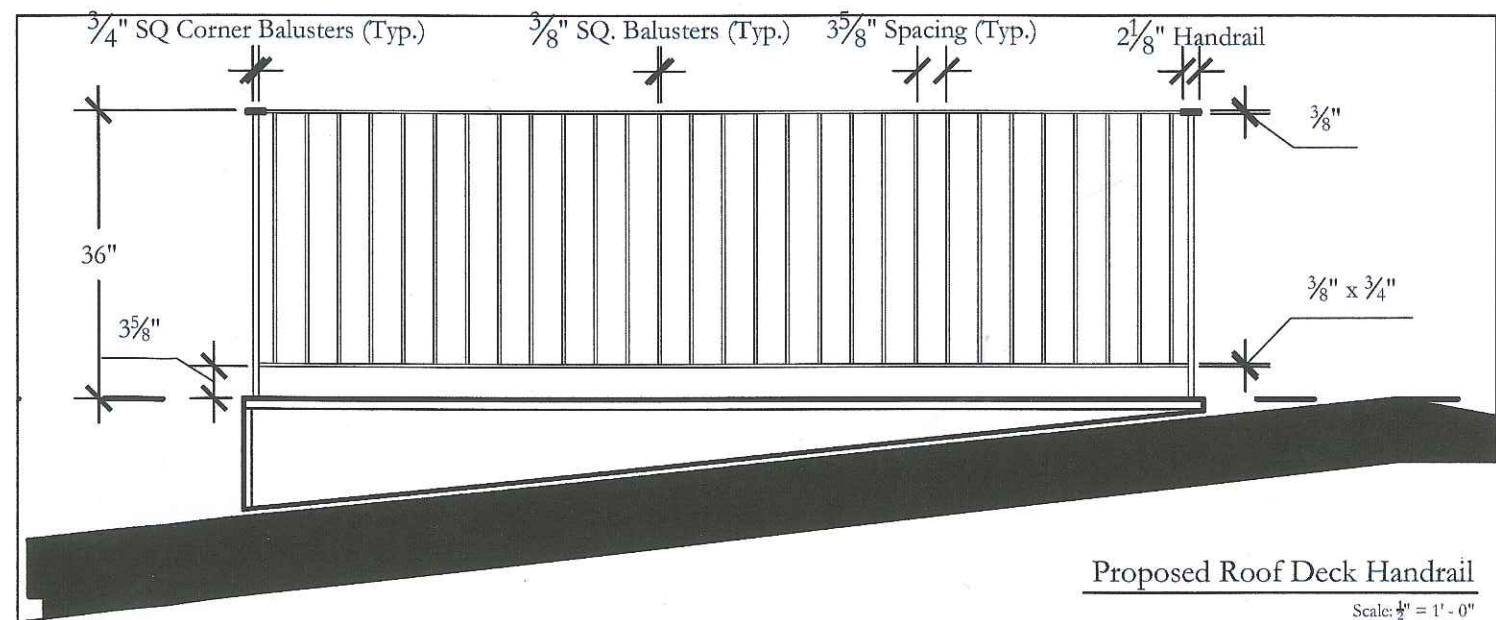
Example of similar unit installed on Appleton Street



Roof at rear of 18 Melrose Street



Roof Deck with similar railing at 16 Melrose Street



Proposed Roof Deck Handrail

Scale: $\frac{1}{2}'' = 1' - 0''$

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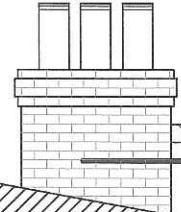
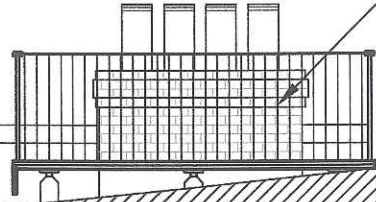
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 ROOF PHOTOS AND DETAILED HANDRAIL

A13

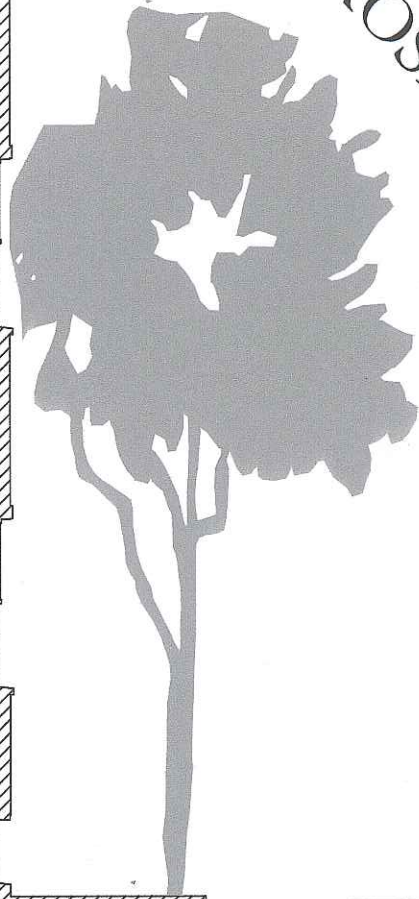
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PROPOSED ROOF DECK



SIGHTLINE FROM ACROSS
MELROSE STREET

18 MELROSE
STREET



Siteline Section

Scale: 3/16" = 1' - 0"

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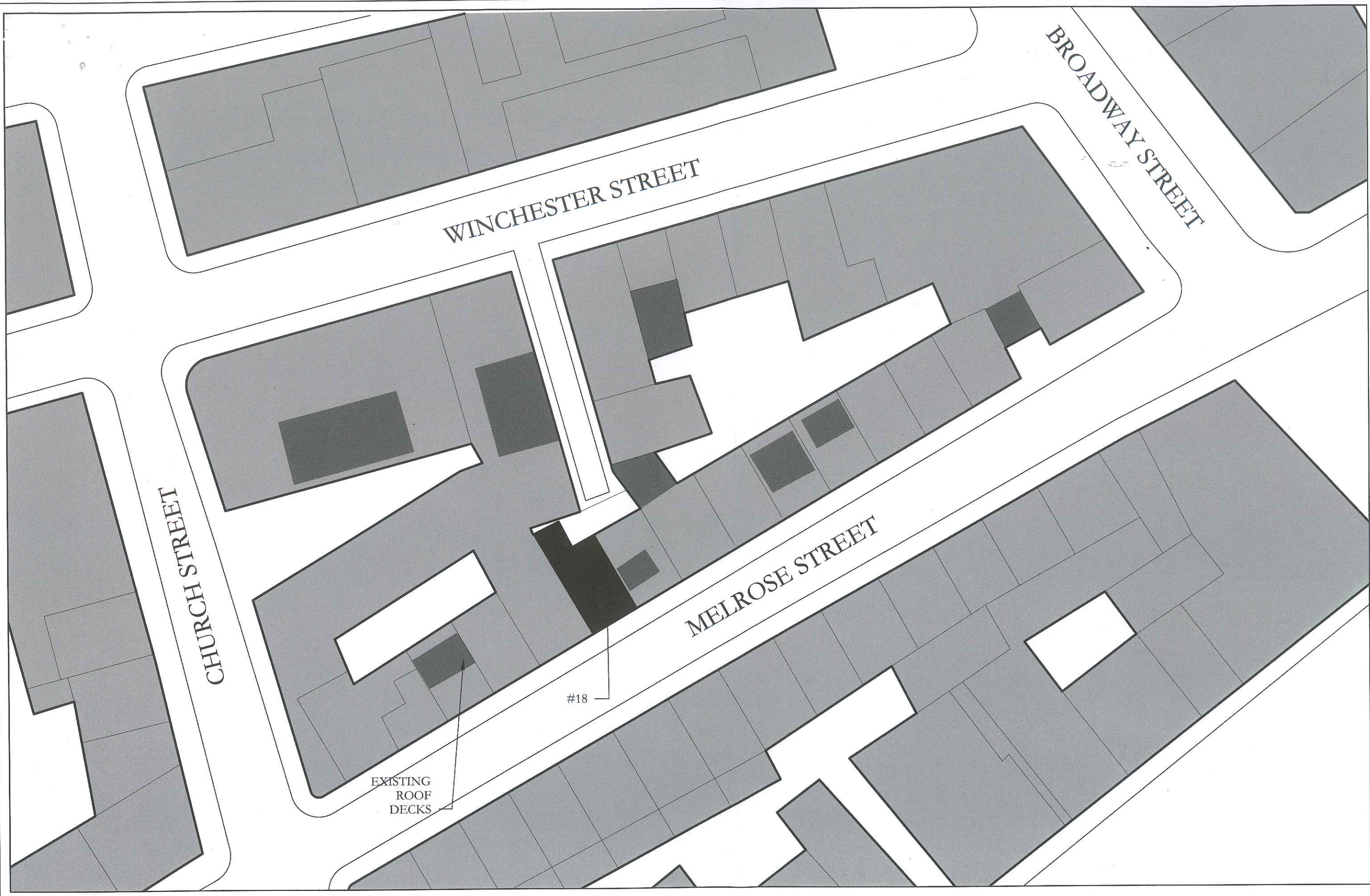
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SITELINE SECTION

A14



Block Plan
 Scale: $\frac{1}{32}'' = 1' - 0''$

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 BLOCK PLAN

A15