

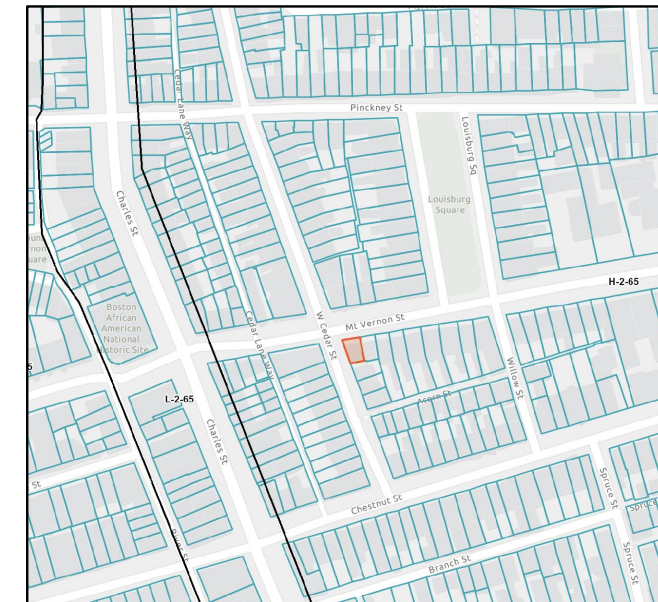
BEACON HILL ARCHITECTURAL COMMISSION APPLICATION

104 MOUNT VERNON ST

FEBRUARY 27, 2020



LOCUS MAP:



NOT TO SCALE

DRAWINGS:

- SITE** SITE SURVEY
- A-0** EXISTING & PROPOSED MT VERNON ST ELEVATION
- A-1** EXISTING NORTH ELEVATION
- A-2** PROPOSED NORTH ELEVATION
- A-2-1** HAND RAIL DRAWINGS
- A-2-2** GRANITE FACE LAYOUT & DETAIL DRAWINGS
- A-3** EXISTING & PROPOSED SECTIONS
- A-4** EXISTING & PROPOSED VIEW FROM STREET
- A-5** PRECEDENT DETAIL PHOTOS
- A-5-1** PRECEDENT DETAIL PHOTOS
- A-6** PRECEDENT PHOTO
- A-7** EXISTING DETAIL PHOTOS
- A-8** STONE SAMPLES
- A-9** PRECEDENT RAILING PHOTOS

104 MOUNT VERNON ST

BOSTON, MA 02108

DRAWING NAME:

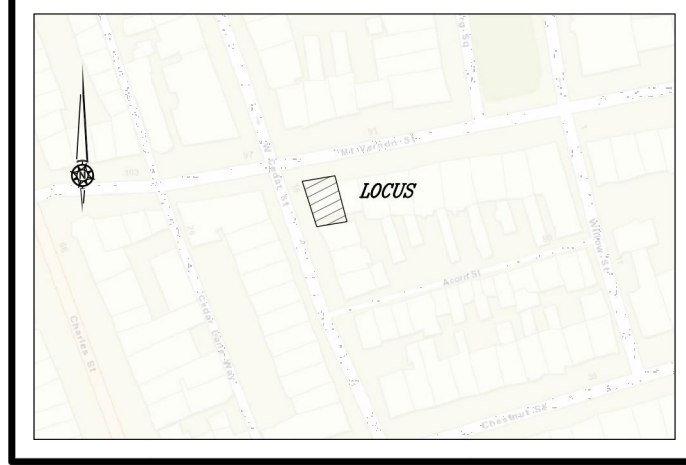
COVER

DATE:
APRIL 9, 2020

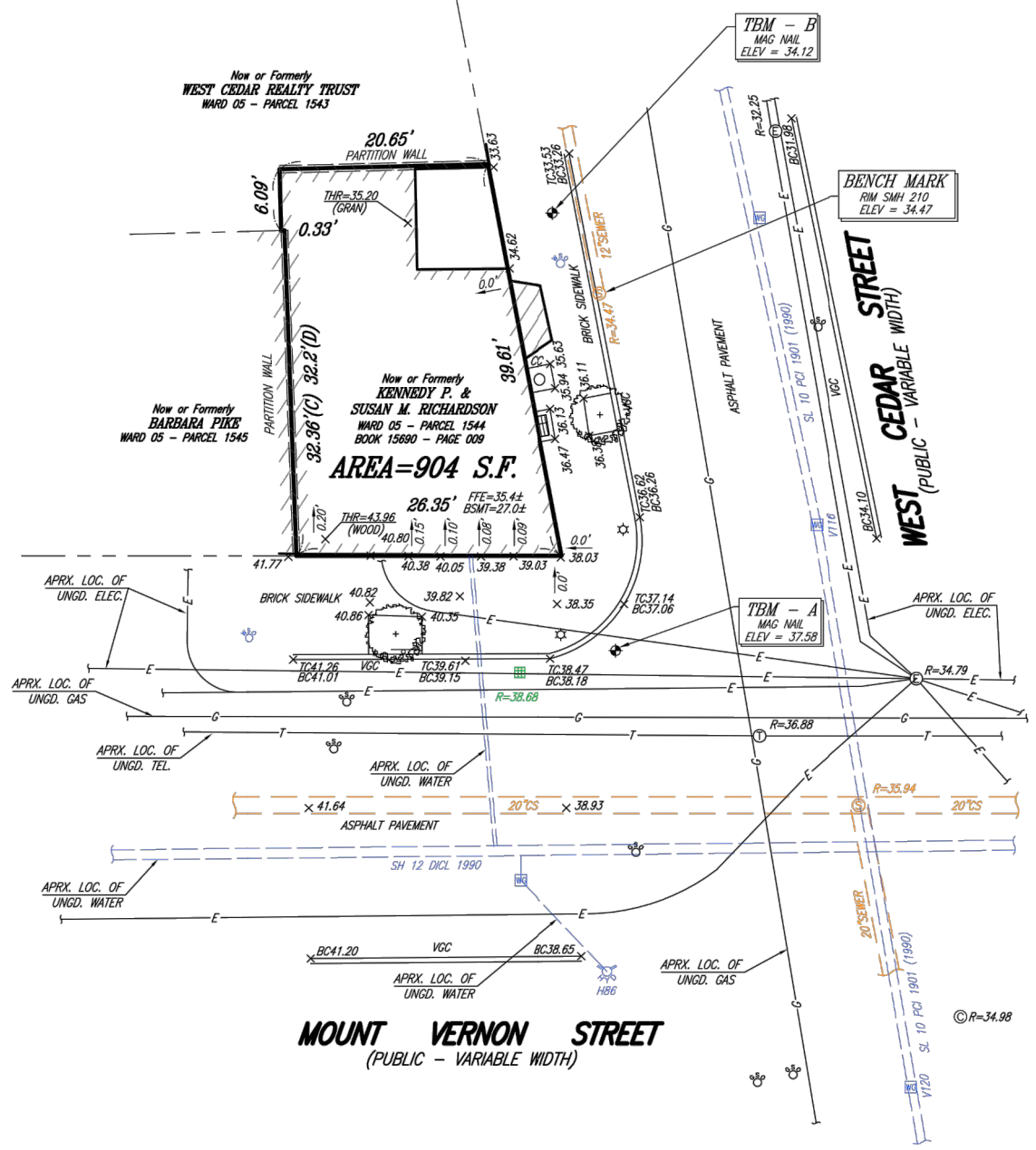
SCALE:
N/A

SHEET NUMBER:
C-1

104 MOUNT VERNON ST
BOSTON, MA 02108



VICINITY MAP - NOT TO SCALE



NOTES

- 1) - BENCH MARK:
RIM OF SEWER MANHOLE NO. 210 ON THE EASTERLY SIDE OF WEST CEDAR STREET SHOWN ON PLAN 213 OF 2008 RECORDED IN THE SUFFOLK COUNTY REGISTRY OF DEEDS.

TBM-A: MAG NAIL SET NEAR THE INTERSECTION OF MT. VERNON STREET AND WEST CEDAR STREET, AS SHOWN. ELEVATION = 37.58

TBM-B: MAG NAIL SET IN BRICK SIDEWALK ON THE EASTERLY SIDE OF WEST CEDAR STREET, AS SHOWN. ELEVATION = 34.12
- 2) - ELEVATIONS REFER TO BOSTON CITY BASE.
- 3) - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FRAMINGHAM SURVEY CONSULTANTS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FRAMINGHAM SURVEY CONSULTANTS SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT.
- 4) - UNDERGROUND CABLE CONDUIT, TELEPHONE AND STREET LIGHTING WERE NOT AVAILABLE AT THE TIME OF THE SURVEY.
- 5) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0077J, MAP REVISED MARCH 16, 2016.
- 6) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 7) - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT IT'S SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

STEPHEN P. DesROCHE, PLS (MA# 27699) DATE

	PARTIAL TOPOGRAPHIC PLAN 104 MOUNT VERNON STREET BOSTON, MASSACHUSETTS		
	FRAMINGHAM SURVEY CONSULTANTS INC. P.O. BOX 1190 FRAMINGHAM, MA 01701 PH: 508-628-1444 FAX: 508-879-9292 WWW.FRAMINGHAMSURVEY.COM		
SCALE: 1"=10'	DRAWN BY: RDN	DWG: 264_20	
DATE: FEBRUARY 19, 2020	CHECKED BY: SPD	JOB NO: 264_20	
GRAPHIC SCALE (IN FEET)			
IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.			

DRAWING NAME:	SITE SURVEY
DATE:	APRIL 8, 2020
SCALE:	N/A
SHEET NUMBER:	SITE

EXISTING MOUNT VERNON STREET ELEVATION



ALL OF THE HOUSES ON THIS STRETCH OF MT VERNON STREET
HAVE GRANITE OR STONE FACING UP TO THE LINTELS OF THE LOWER LEVEL WINDOWS,
EXCEPT 104

PROPOSED MOUNT VERNON STREET ELEVATION



104 MOUNT VERNON ST

BOSTON, MA 02108

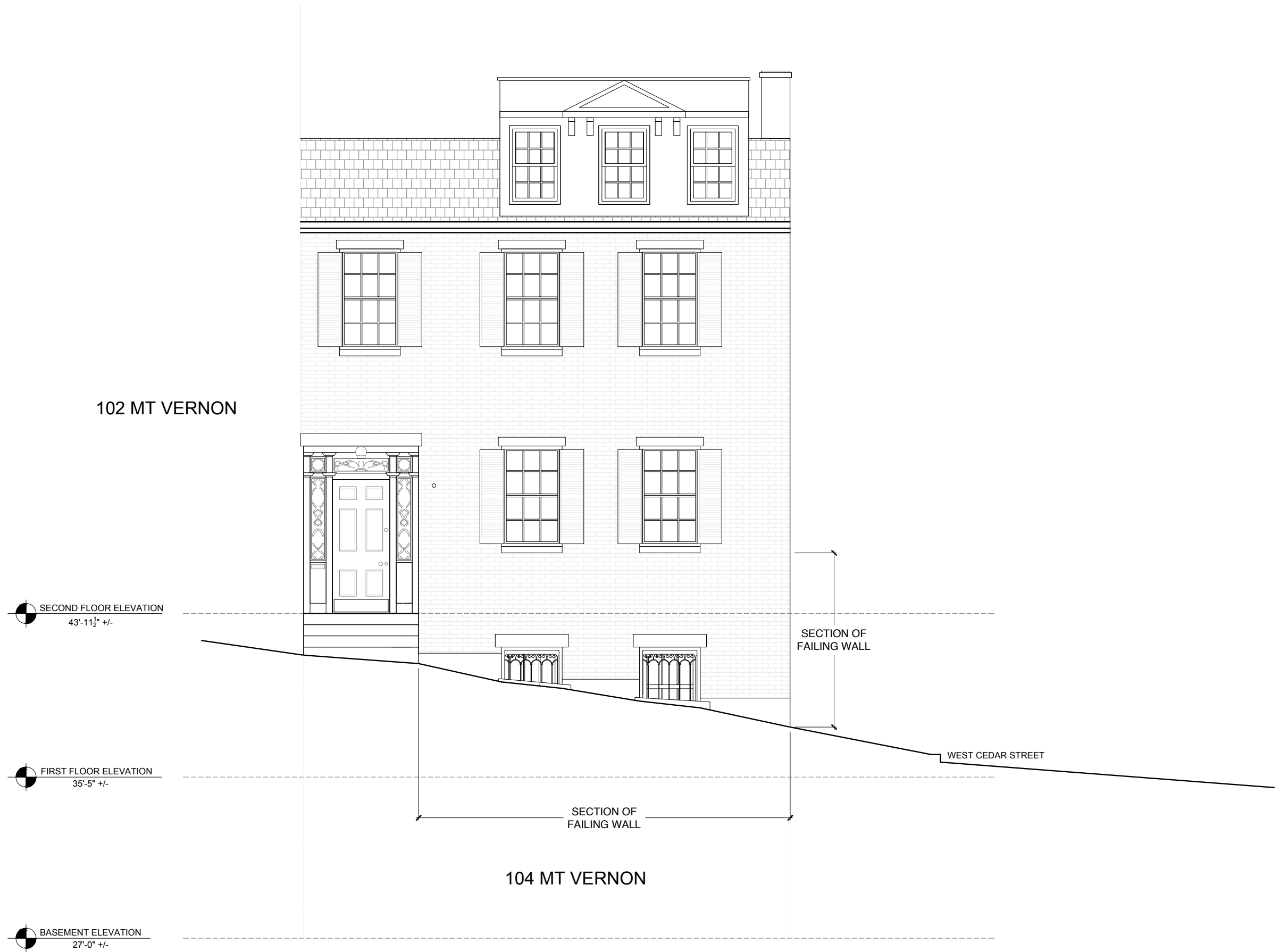
DRAWING NAME:
EXISTING &
PROPOSED
MT VERNON ST
ELEVATION

DATE:
FEBRUARY 27, 2020

SCALE:
N/A

SHEET NUMBER:
A-0

104 MOUNT VERNON ST
BOSTON, MA 02108



DRAWING NAME:

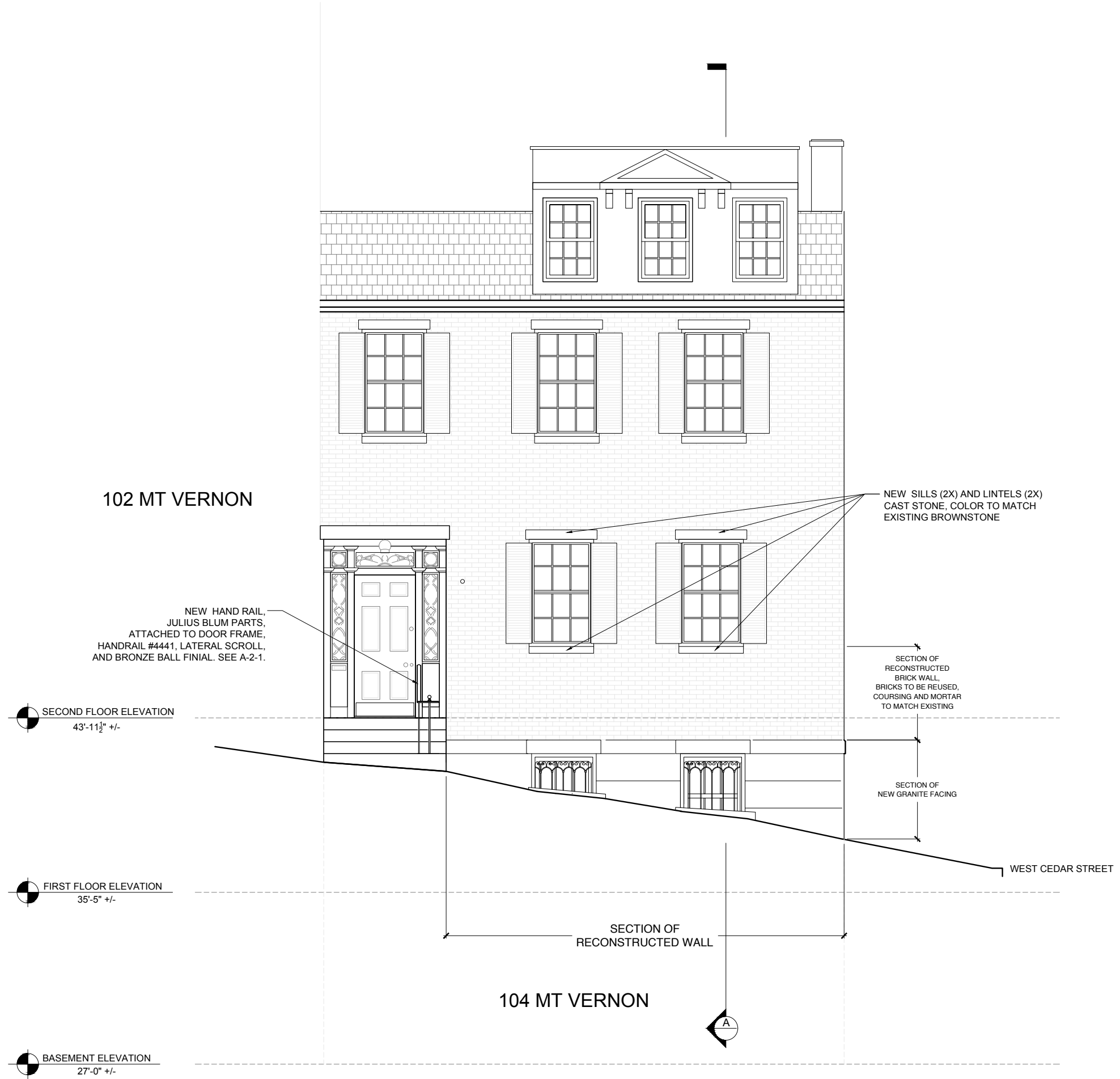
EXISTING
NORTH
ELEVATION

DATE:
APRIL 8, 2020

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

SHEET NUMBER:

A-1



102 MT VERNON

104 MT VERNON

SECOND FLOOR ELEVATION
43'-11 1/2" +/-

FIRST FLOOR ELEVATION
35'-5" +/-

BASEMENT ELEVATION
27'-0" +/-

NEW SILLS (2X) AND LINTELS (2X)
CAST STONE, COLOR TO MATCH
EXISTING BROWNSTONE

SECTION OF
RECONSTRUCTED
BRICK WALL,
BRICKS TO BE REUSED,
COURSING AND MORTAR
TO MATCH EXISTING

SECTION OF
NEW GRANITE FACING

WEST CEDAR STREET

SECTION OF
RECONSTRUCTED WALL

A

DRAWING NAME:

NORTH
ELEVATION

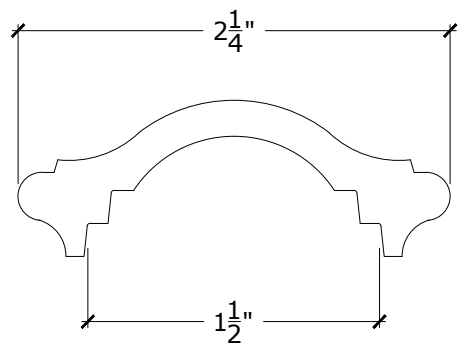
DATE:
APRIL 8, 2020

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

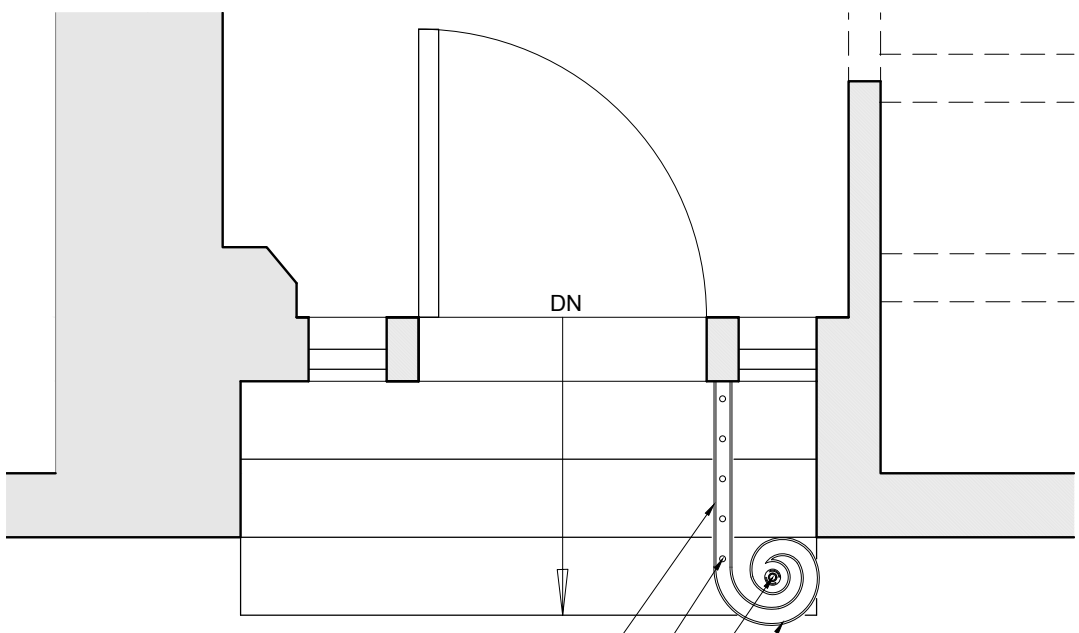
SHEET NUMBER:

A-2

A HAND RAIL SECTION- FULL SCALE
1'-0" = 1'-0"

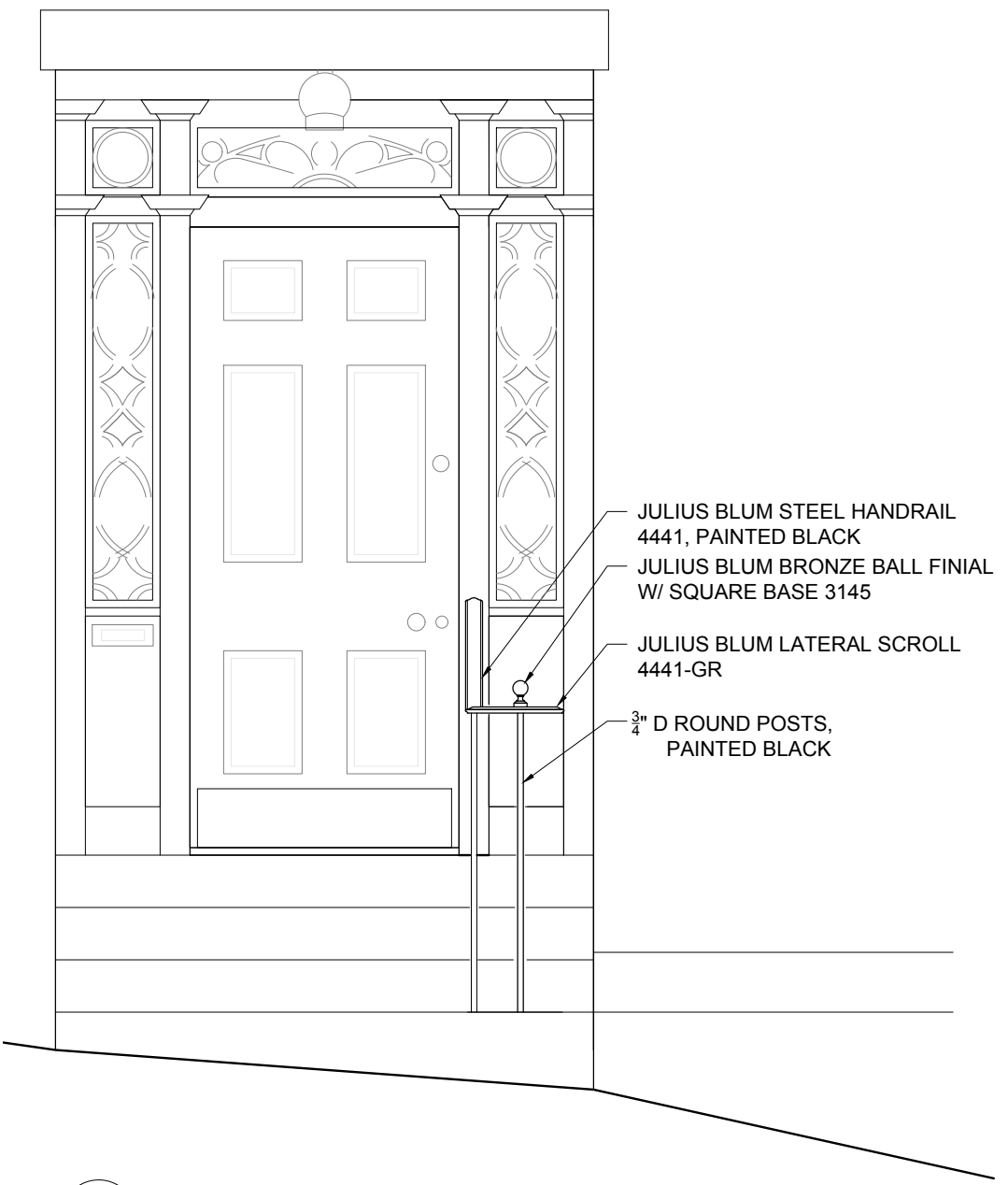


JULIUS BLUM HANDRAIL- 4441



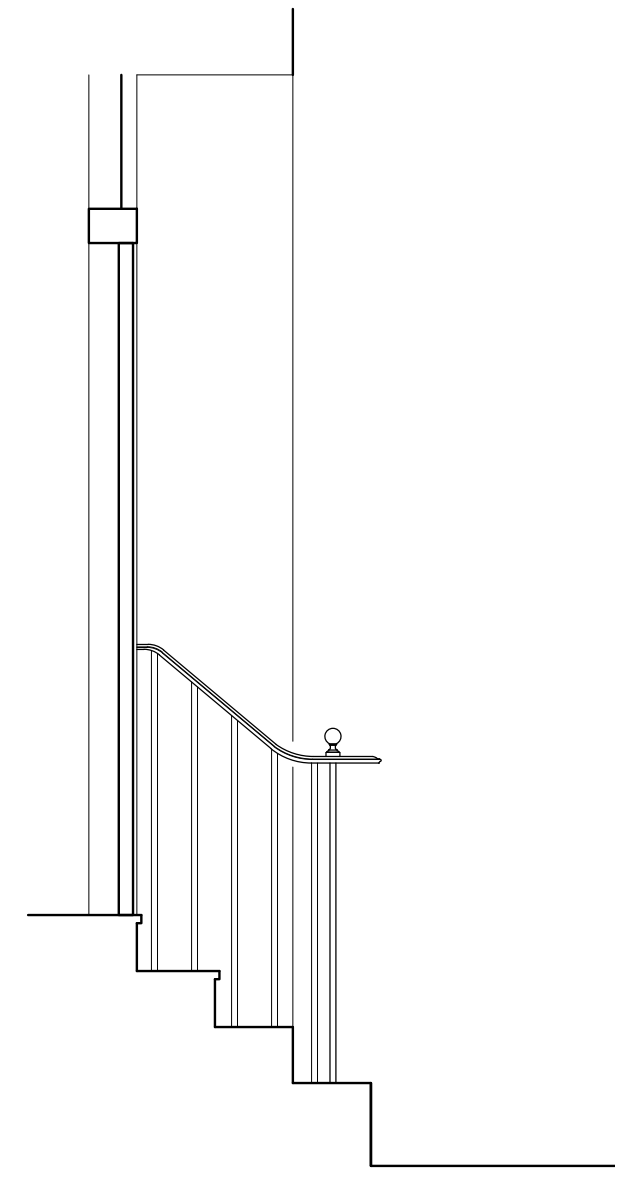
- JULIUS BLUM STEEL HANDRAIL 4441, PAINTED BLACK
- 3/4" D ROUND POSTS, PAINTED BLACK
- JULIUS BLUM BRONZE BALL FINIAL W/ SQUARE BASE 3145
- JULIUS BLUM LATERAL SCROLL 4441-GR

B HAND RAIL PLAN
1/2" = 1'-0"



- JULIUS BLUM STEEL HANDRAIL 4441, PAINTED BLACK
- JULIUS BLUM BRONZE BALL FINIAL W/ SQUARE BASE 3145
- JULIUS BLUM LATERAL SCROLL 4441-GR
- 3/4" D ROUND POSTS, PAINTED BLACK

C HAND RAIL FRONT ELEVATION
1/2" = 1'-0"

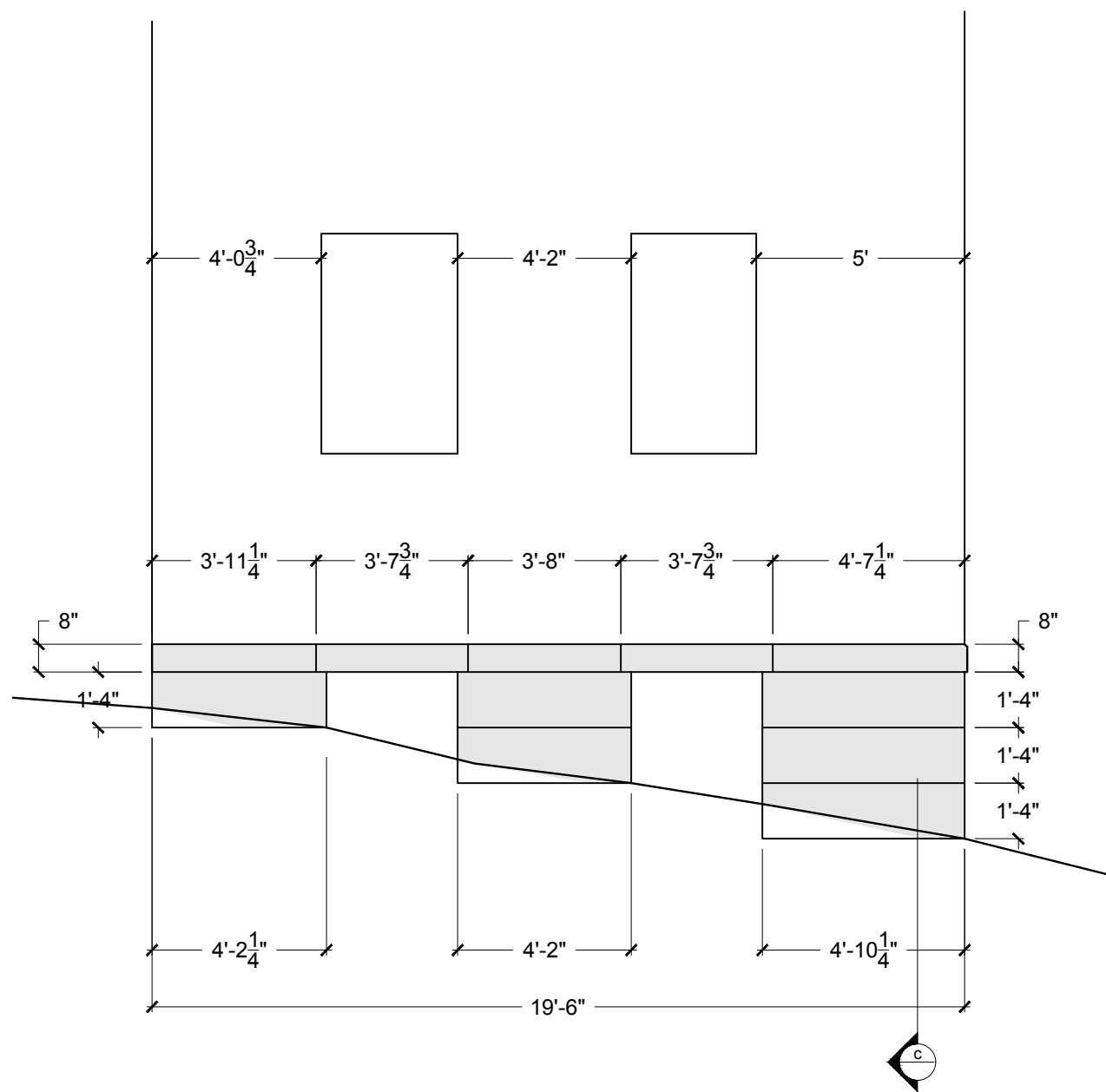


D HAND RAIL SIDE ELEVATION
1/2" = 1'-0"

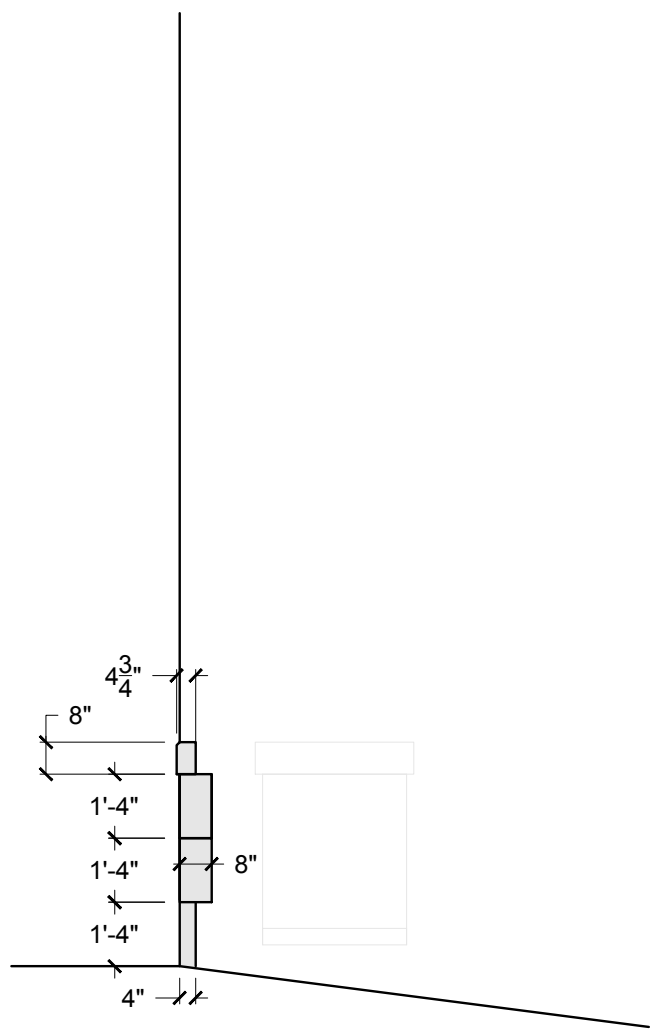
104 MOUNT VERNON ST
 BOSTON, MA 02108

DRAWING NAME:	HAND RAIL DRAWINGS
DATE:	APRIL 8, 2020
SCALE:	
SHEET NUMBER:	A-2-1

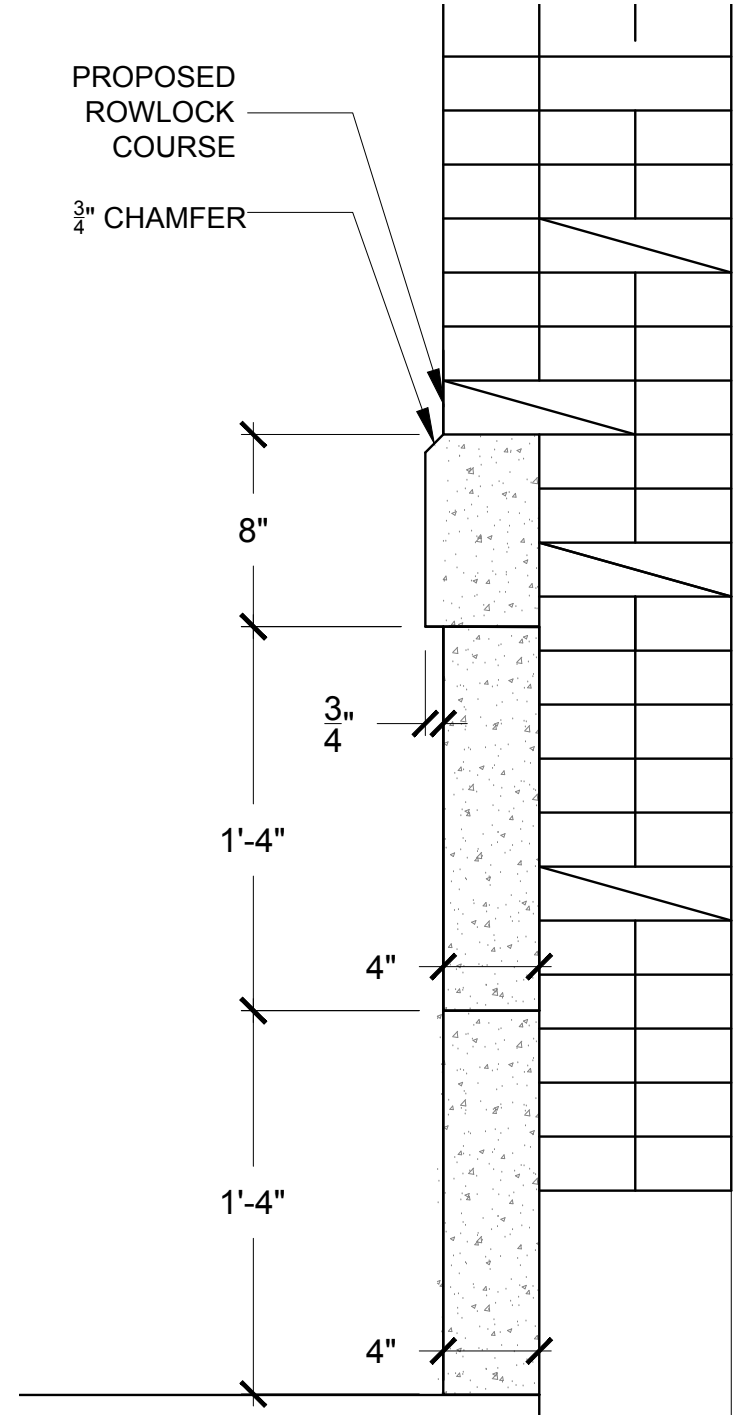
104 MOUNT VERNON ST
BOSTON, MA 02108



A NORTH ELEVATION- GRANITE LAYOUT
1/4" = 1'-0"



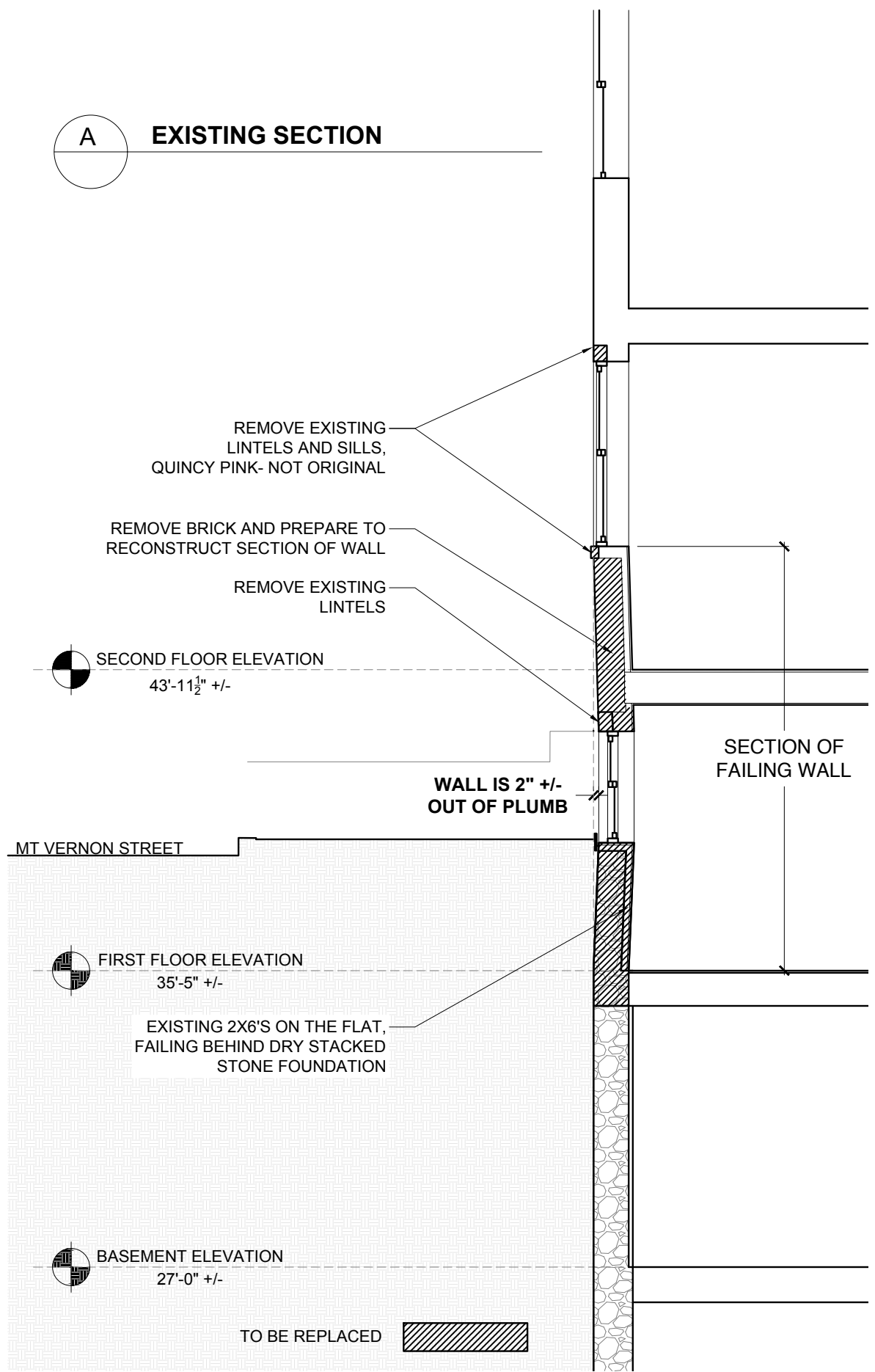
B WEST ELEVATION- GRANITE LAYOUT
1/4" = 1'-0"



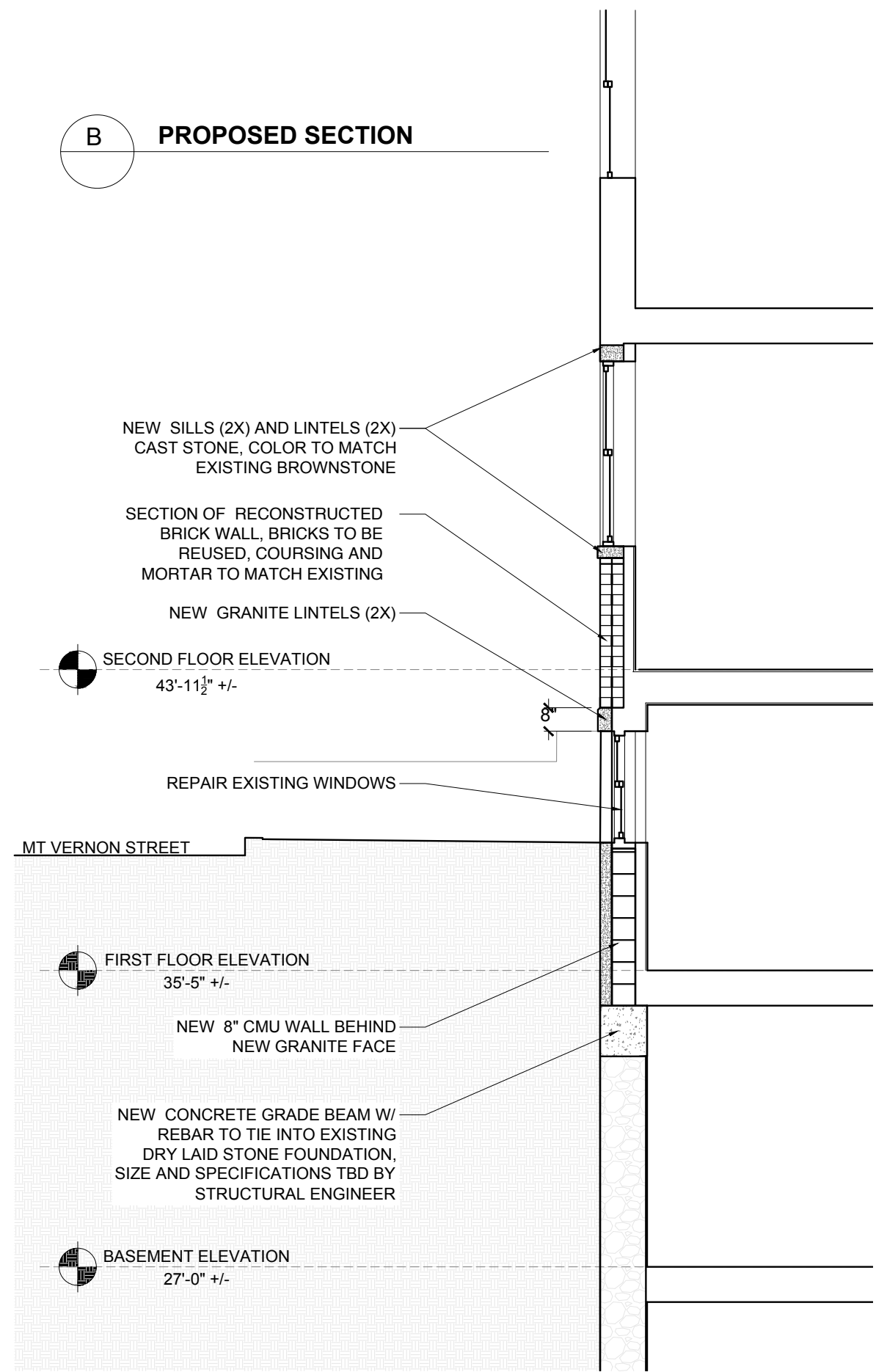
C DETAIL SECTION- NEW GRANITE FACING
1/2" = 1'-0"

DRAWING NAME:	NEW GRANITE LAYOUT AND SECTION DETAIL
DATE:	APRIL 8, 2020
SCALE:	
SHEET NUMBER:	A-2-2

A EXISTING SECTION



B PROPOSED SECTION



DRAWING NAME:	EXISTING/ PROPOSED SECTION
DATE:	APRIL 9, 2020
SCALE:	1/4" = 1'-0"
SHEET NUMBER:	A-3

104 MOUNT VERNON ST

BOSTON, MA 02108



EXISTING VIEW OF
104 MT VERNON



PROPOSED VIEW OF
104 MT VERNON

DRAWING NAME:

EXISTING AND
PROPOSED VIEW

DATE:
FEBRUARY 27, 2020

SCALE:

NA

SHEET NUMBER:

A-4

PRECEDENT DETAIL PHOTOS

DIRECTLY ACROSS MOUNT VERNON STREET,
ON CORNER OF W. CEDAR STREET-
AN EXAMPLE OF HOW WE PROPOSE TO
HANDLE THE GRANITE FACE-
"TURNING THE CORNER"



ANOTHER EXAMPLE AT THE CORNER
OF MT VERNON ST AND CEDAR LANE WAY



CORNER OF WEST CEDAR ST
AND CHESTNUT ST



104 MOUNT VERNON ST
BOSTON, MA 02108

DRAWING NAME:
PRECEDENT
DETAIL
PHOTOS

DATE:
APRIL 8, 2020

SCALE:
N/A

SHEET NUMBER:
A-5



GRANITE DETAIL BETWEEN
104 MT VERNON
AND 102 MT VERNON



GRANITE CHAMFER
AND OVERHANG DETAIL

104 MOUNT VERNON ST

BOSTON, MA 02108

DRAWING NAME:

PHOTOS OF
GRANITE
DETAILS

DATE:
APRIL 8, 2020

SCALE:

SHEET NUMBER:

A-5-1

104 MOUNT VERNON ST

BOSTON, MA 02108



MASSACHUSETTS, BOSTON. MOUNT VERNON STREET AT LOUISBURGH SQUARE

MASSACHUSETTS, BOSTON. MOUNT VERNON STREET, LOUISBURGH SQUARE

MASSACHUSETTS, BOSTON. MOUNT VERNON STREET
A PROXIMITE DU SQUARE DE LOUISBURGH

MASSACHUSETTS. LA CALLE DE MOUNT VERNON EN
LOUISBURGH SQUARE EN BOSTON

THIS PHOTOGRAPH FROM 1930 SHOWS
104 MT VERNON ORIGINALLY HAD GRANITE
FACING UP TO LOWER WINDOW LINTELS

DRAWING NAME:

1930 PHOTOGRAPH
OF MT VERNON
STREET

DATE:
FEBRUARY 27, 2020

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

SHEET NUMBER:

A-6



VIEW FROM FIRST FLOOR
TO MT VERNON ST- SHOWING HOW THE
WALL IS FAILING-
DRY LAID STONE FOUNDATION WALL &
WOOD FRAMING ON THE FLAT,
TO BE REPLACED



FAILING BRICK

WINDOW SILLS ON MT VERNON ST FACADE
ARE NOT ORIGINAL,
TO BE REPLACED W Poured CONCRETE,
COLOR TO MATCH EXISTING BROWNSTONE

DRAWING NAME:

EXISTING DETAIL
PHOTOGRAPHS

DATE:
FEBRUARY 27, 2020

SCALE:

NA

SHEET NUMBER:

A-7



1- EXISTING GRANITE
FROM MT VERNON
STREET FACADE

2- PROPOSED NEW
GRANITE FOR MT
VERNON STREET
FACADE

DRAWING NAME:

STONE SAMPLES

DATE:
FEBRUARY 27, 2020

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

SHEET NUMBER:

A-8

PRECEDENT RAILING PHOTOS FROM BEACON STREET



104 MOUNT VERNON ST

BOSTON, MA 02108

DRAWING NAME:

PRECEDENT
PHOTOS

DATE:
MARCH 12, 2020

SCALE:
NA

SHEET NUMBER:
A-9