

7 CHESTNUT

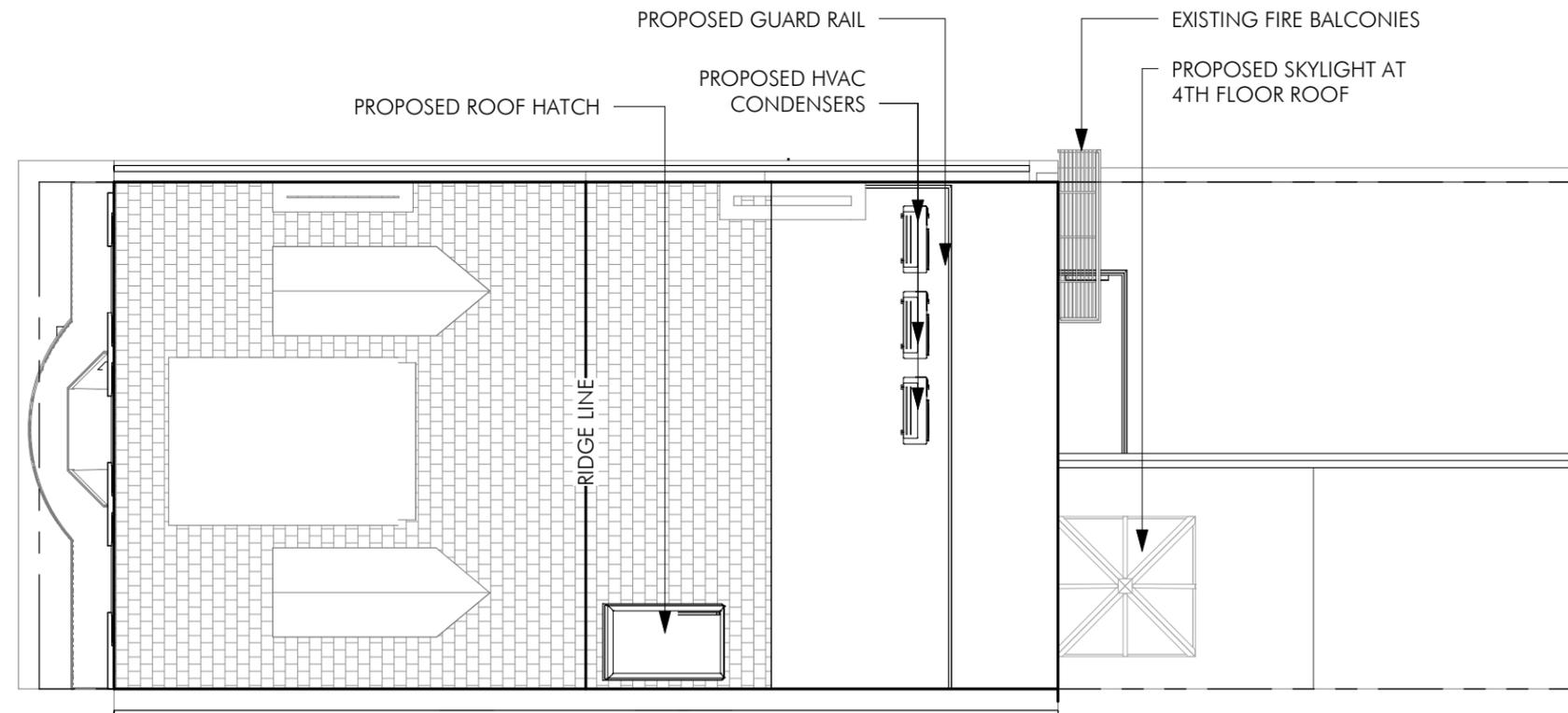
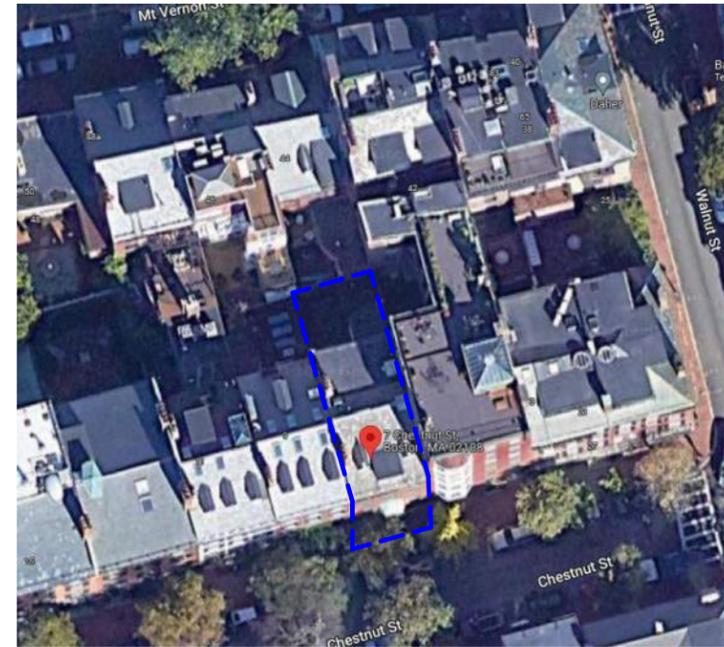
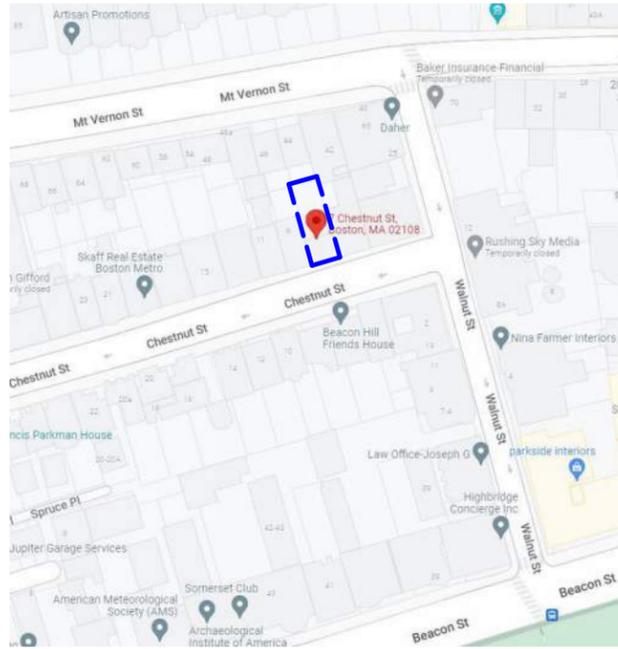
BOSTON, MA 02108

BEACON HILL ARCHITECTURAL DISTRICT

12/20/2022



EMBARC





11 CHESTNUT



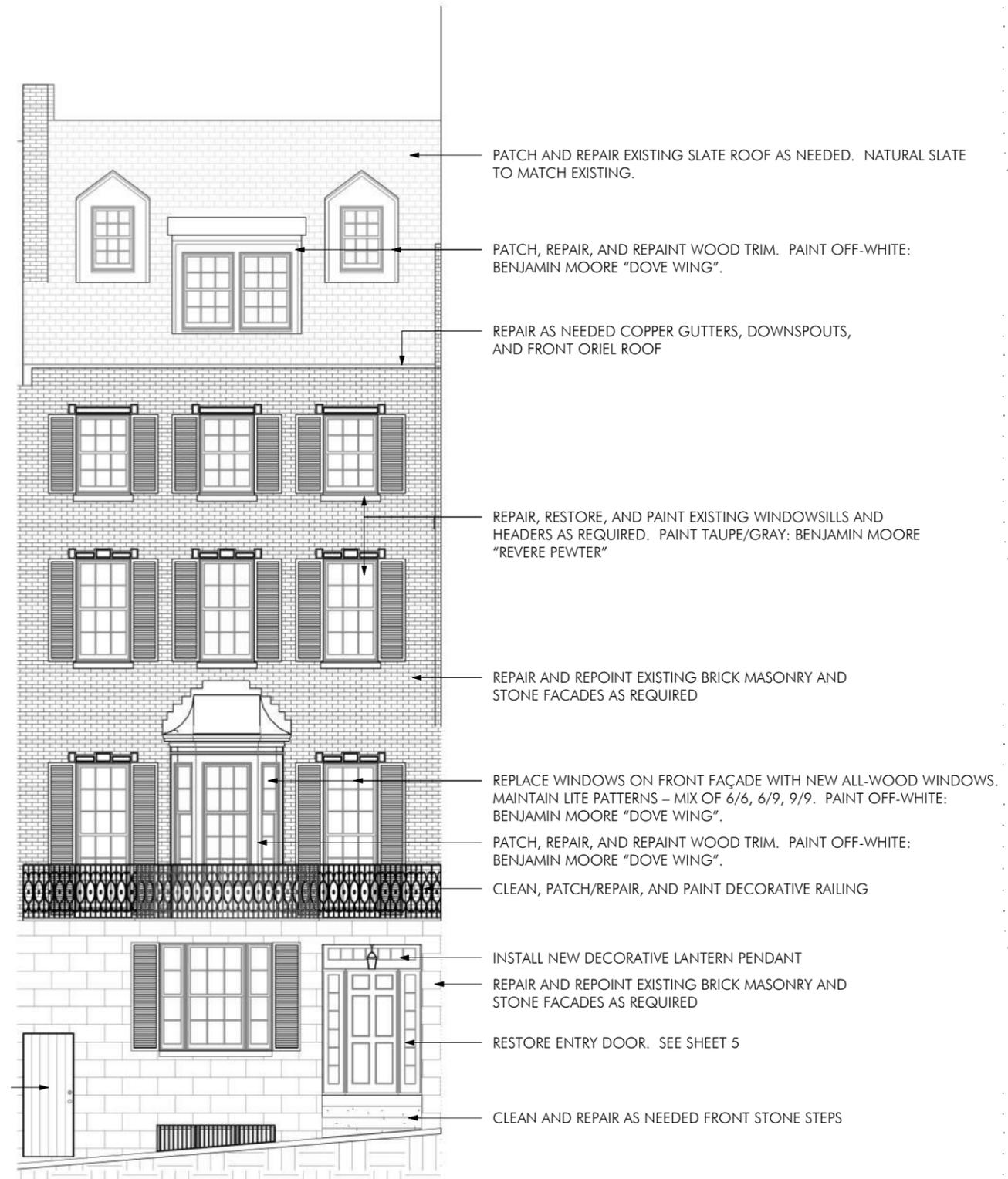
9 CHESTNUT

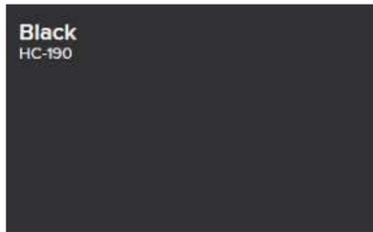
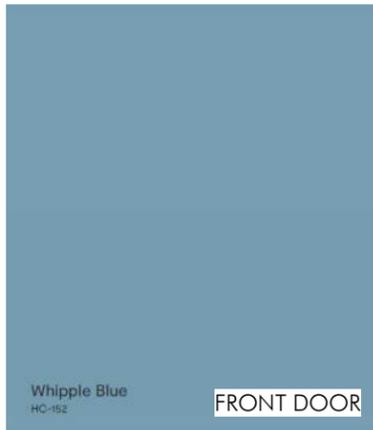
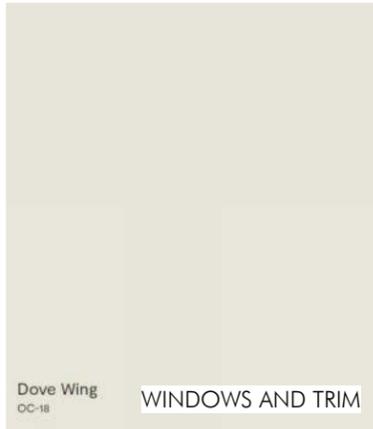


7 CHESTNUT



INSTALL NEW WOOD DOOR AND BRASS DOOR HARDWARE.





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

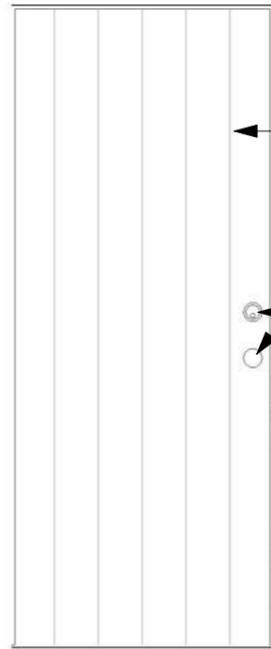
PROPOSED SHUTTER DOG:
BEECH RIVER MILL - 804 SERIES
BEACON HILL.
PAINT BLACK.



PRECEDENT



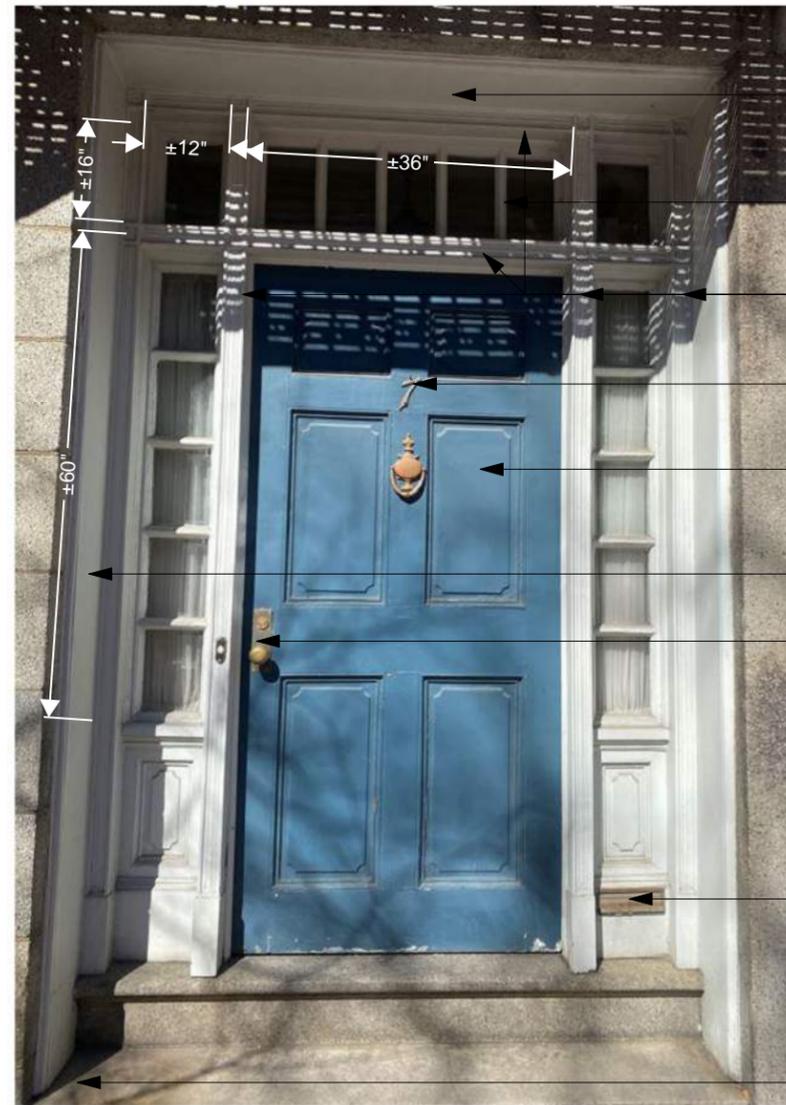
EXISTING GATE



PROPOSED GATE

NEW WOOD DOOR, PAINT BLACK

NEW KEYED DEADBOLT AND ENTRY KNOB, UNLACQUERED BRASS



ENTRY DOOR

NEW PENDANT, SATIN BRASS

REPLACE SIDELITES AND TRANSOM WITH THINNER MUNTIN PROFILE AND NEW GLASS BENJAMIN MOORE "DOVE WING"

RESTORE JAMBS/FRAMES

NEW HOUSE NUMBER AND KNOCKER, UN-LACQUERED BRASS

RESTORE WOOD DOOR. PAINT BENJAMIN MOORE "WHIPPLE BLUE"

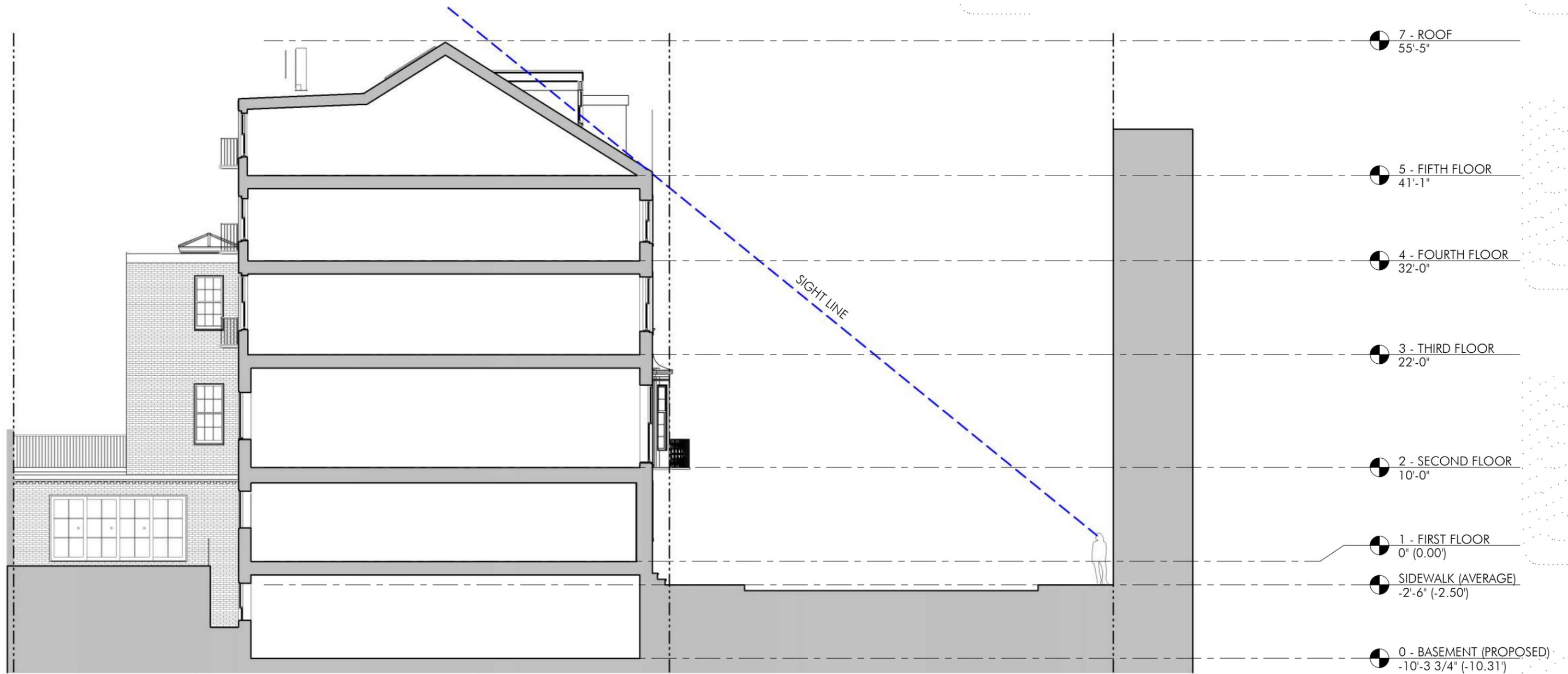
NEW BUZZER/INTERCOM LOCATED IN WOOD JAMB

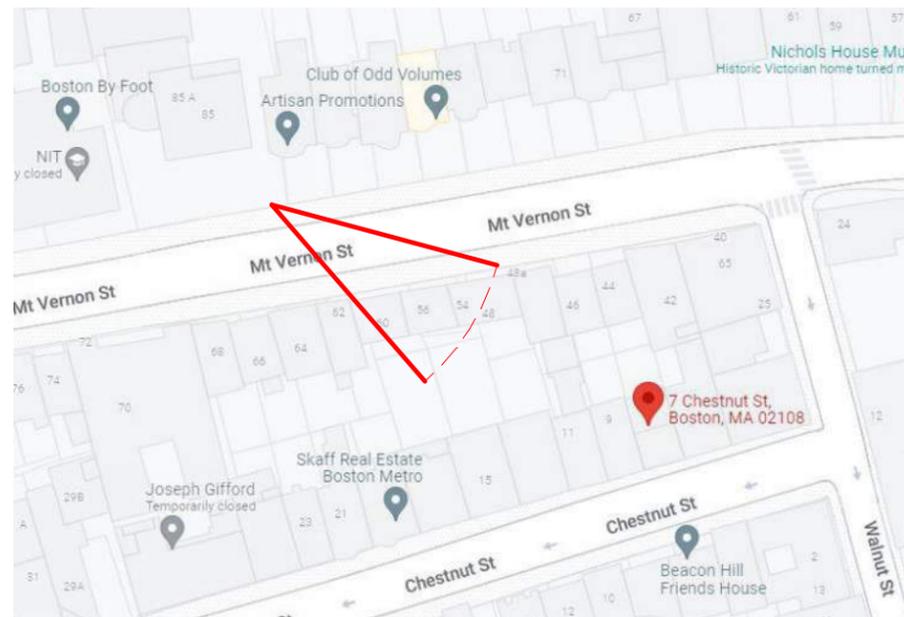
NEW DOOR HARDWARE

REPLACE MAIL SLOT

EXISTING BOOT SCRAPER TO REMAIN (NOT IN PHOTO)







ROOF RAIL MOCKUP VIEWED FROM MT. VERNON STREET

PRECEDENT RAILINGS IN NEIGHBORHOOD

EMBARC

DESCRIPTION OF PROPOSED WORK – 7 Chestnut Street

December 20, 2022

FRONT FACADE

1. Repair and repoint existing brick masonry and stone facades as required.
2. Repair existing cornice and masonry detail work as required.
3. Clean and repair as needed front stone steps.
4. Clean, patch/repair, and paint decorative railing at front façade.
5. Repair as needed copper gutters, downspouts, and front oriel roof.
6. Repair, restore, and paint existing windowsills and headers as required. Paint taupe/gray: Benjamin Moore “Revere Pewter”
7. Patch and repair existing slate roof as needed. Natural slate to match existing.

WINDOWS AND DOORS

8. Replace windows (double-hung and fixed) on front façade with new all-wood windows. Maintain lite patterns – mix of 6/6, 6/9, 9/9. Glass to be insulated with dark spacer bars. Paint off-white: Benjamin Moore “Dove Wing”.
9. Restore and paint entry door. Replace sidelite and transom glass and muntin bars with insulated-glass with dark spacer bars and historically appropriate muntin profile. Install new hardware including handleset, house number, knocker, buzzer/intercom system and mail slot. Paint sidelites, transom, trim off-white: Benjamin Moore “Dove Wing”. Paint door Benjamin Moore “Whipple Blue”
10. Install new decorative lantern pendant at entry door head.
11. Install new wood door at secondary entrance on front façade, paint black. Install new handleset.

SCOPE OF WORK AT REAR

12. Install new HVAC equipment on roof. Install rail at roof. Mockup is in place.



SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

B.S. STANDARDS
 D.H. B.B.U. OPTION 5
 DESCRIPTION:
 ELEVATION, SECTIONS & NOTES
 BEACON HILL PROFILE

JOB: P.O.# N/A
 DEALER N/A
 CONTRACTOR N/A
 ARCHITECT N/A
 PROJECT MANAGER N/A
 DRAWN BY: KEITH KUTHAN
 DATE: 11/11/2015
 SCALE: NOTED
 DWG. NO: SK2B5.0
 SHEET: 1 OF 6

STANDARD

- 5-1/2" UNIT DEPTH
- ANNEALED SINGLE STRENGTH GLASS, INSULATED GLASS UNIT
- UTILE MAHOGANY FRAME & SASH
- STANDARD 1-1/2" THICK WESTERN RED CEDAR SILLS
- PRIMED EXTERIOR/ RAW INTERIOR
- AMESBURY CONCEALED BALANCES
- FULLY WEATHER SEALED
- 7/8" S.D.L. MUNTIN GRILL CONFIGURATIONS

SIZING

- U.W. = G.W.+5-1/2"
- S.O.W.=G.W.+4"
- O.A.S.W.= G.W.+3-9/16"
- D.L.O.W.=G.W.-9/16"
- U.H. = (U.G.H.+L.G.H.)+9-3/32"
- S.O.H.= (U.G.H.+L.G.H.)+5-15/32"
- U.S.H.=U.G.H.+3-1/32"
- L.S.H.=L.G.H.+3-3/4"
- D.L.O.H.=G.H.-9/16"

STD. HARDWARE

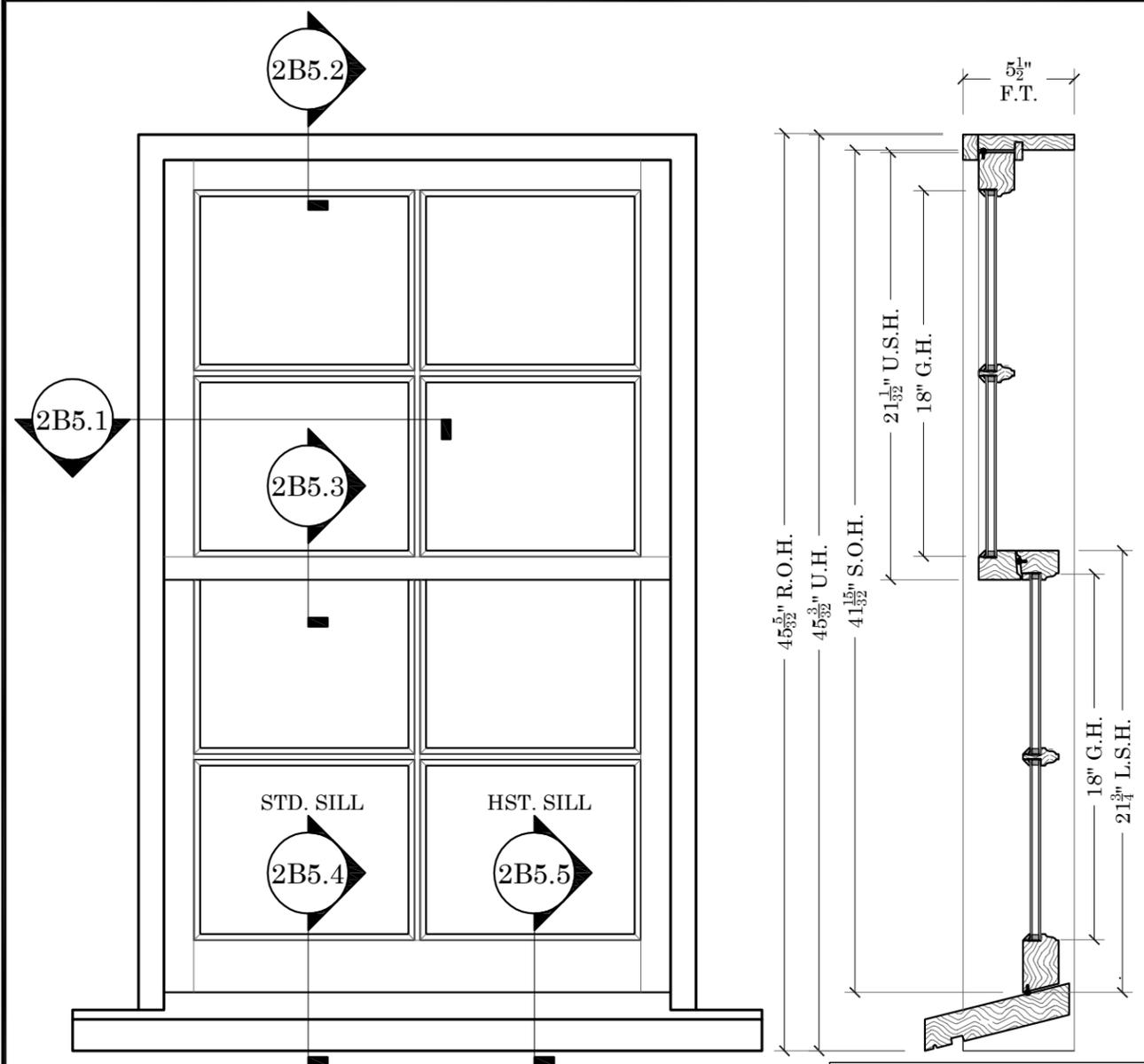
- AMESBURY 186 CONCEALED BALANCES

EGRESS INFO.

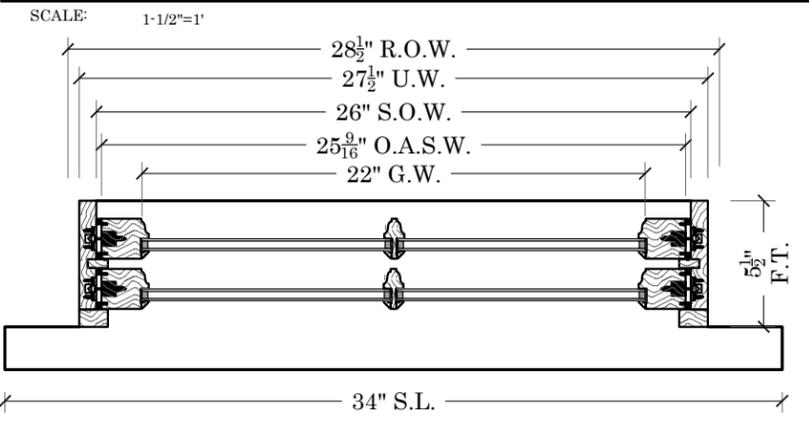
- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1-1/4" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 26-1/2"W. X 51"H.
- 20"X24" UNIT DIMENSIONS 22-1/2"W. X 59"H

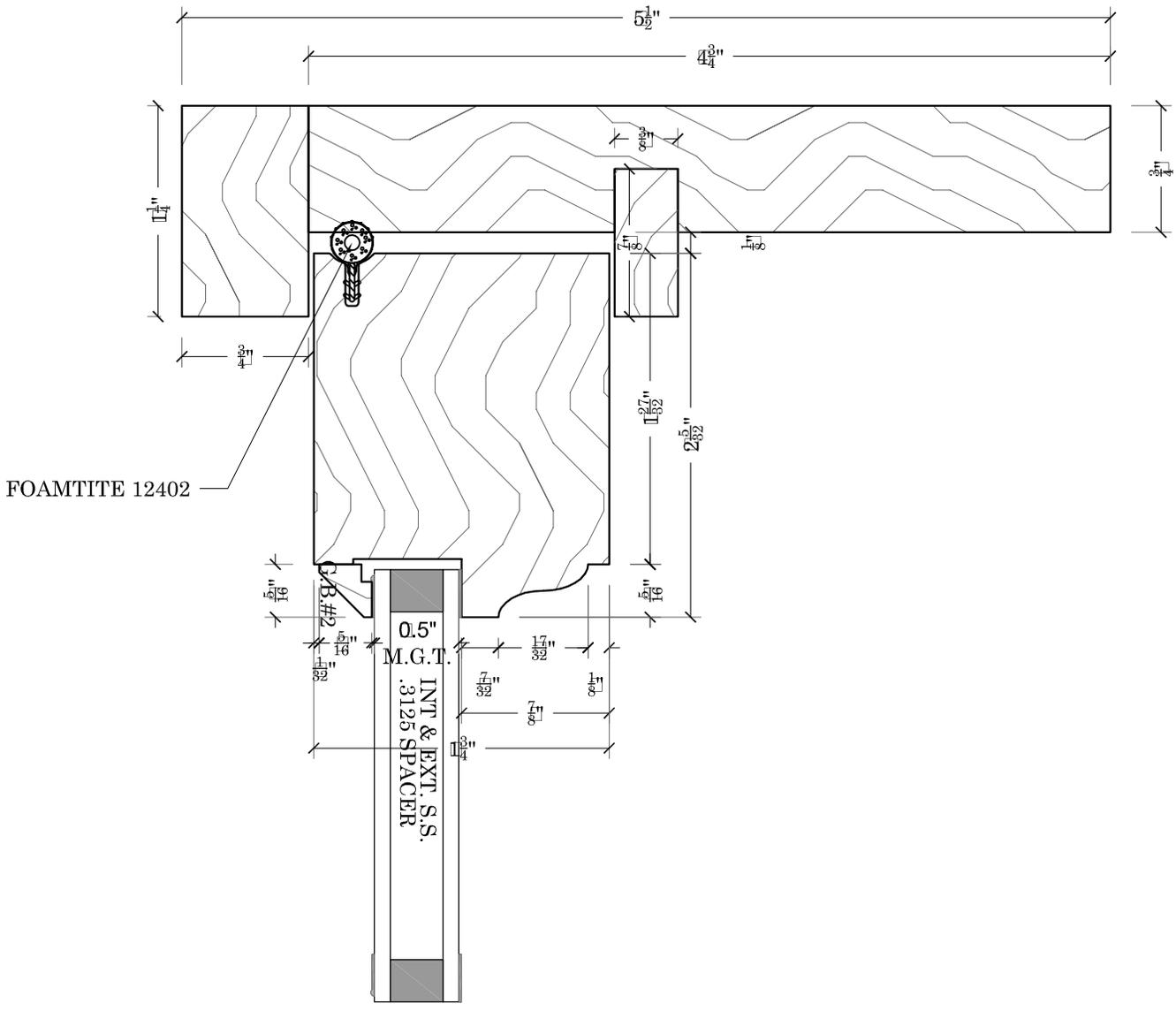
OPTIONAL ITEMS

- ~~2" PINE OR UTILE MAHOGANY INT. EXTENSION JAMBS~~
- TEMPERED DOUBLE STRENGTH GLASS UNITS **WHERE INDICATED**
- ~~ARGON INSULATION GAP~~
- ~~EXTERIOR LOW E 100~~
- ~~D.P. RATING GLAZING~~
- ~~HISTORIC 1-3/4" THICK WESTERN RED CEDAR SILLS~~
- ~~5/4"X4" OR 4/4"X5" NOMINAL WESTERN RED CEDAR CASING~~
- DARK SPACER BARS TO CONCEAL GASKETS AT INSULATED UNITS**



BEACON HILL D.H. B.B.U.





FOAMTITE 12402

0.5"
M.G.T.
INT & EXT. S.S.
.3125 SPACER

BOSTON

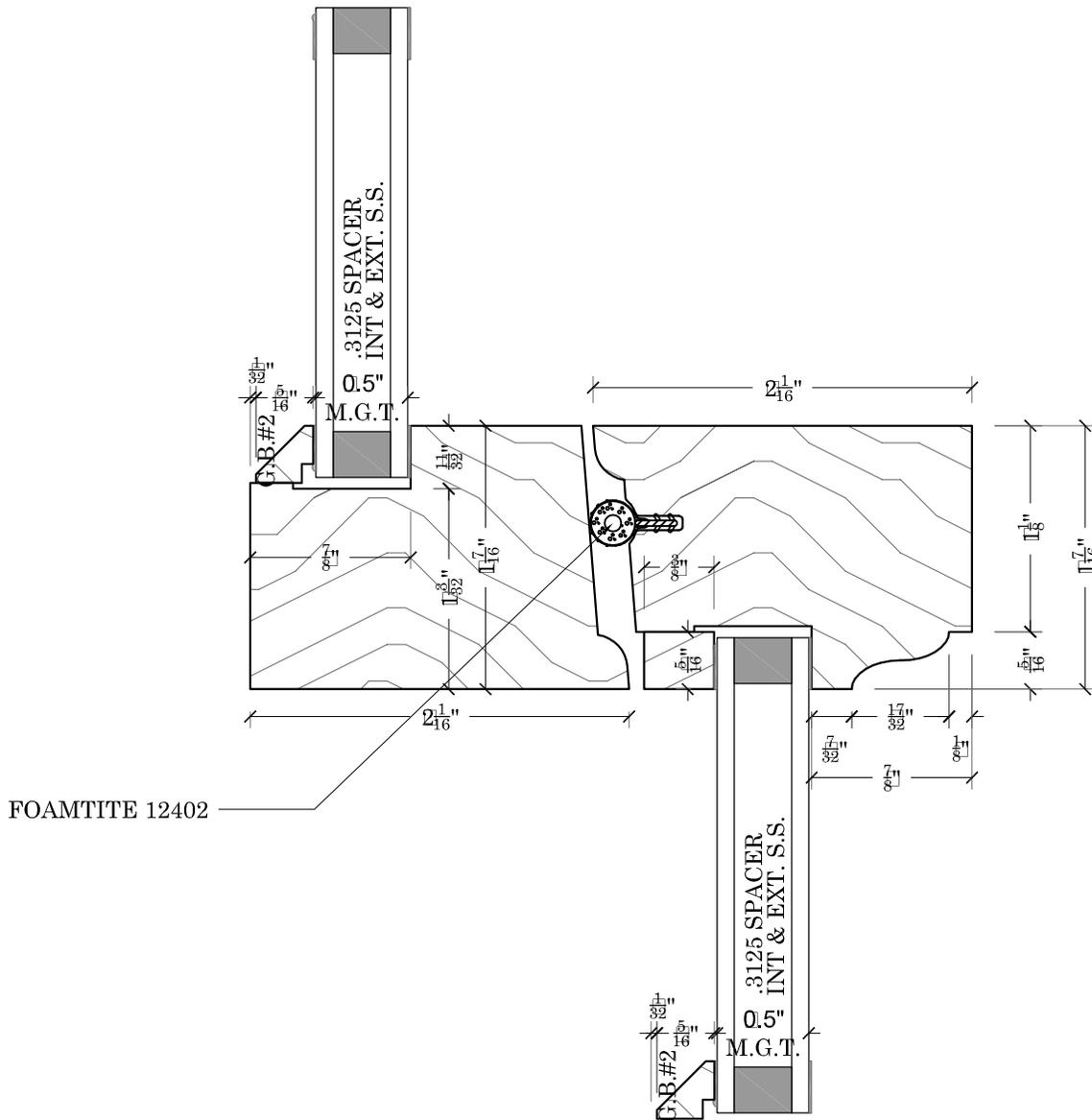
SASH & MILLWORK
667 SPRING STREET
NORTH DIGHTON, MA. 02764
PHONE # (508) 880-8808
FAX # (508) 880-8828
WWW.BOSTONSASH.COM

JOB:
B.S. & M. STANDARDS
CONCEALED BALANCE OPTION 5

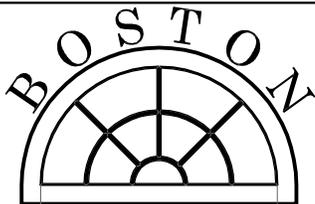
DESCRIPTION:
HEAD DETAIL
BEACON HILL PROFILE

DRAWN BY:
KEITH KUTHAN

JOB NO: B.S.S.	DWG. NO: SK2B5.2
DATE: 1/11/2015	
SCALE: F.S.	SHEET: 3 OF 6



FOAMTITE 12402



SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

JOB:

B.S. & M. STANDARDS
CONCEALED BALANCE OPTION 5

DESCRIPTION:

CHECK RAIL DETAIL
BEACON HILL PROFILE

DRAWN BY:

KEITH KUTHAN

JOB NO:

B.S.S.

DWG. NO:

SK2B5.3

DATE:

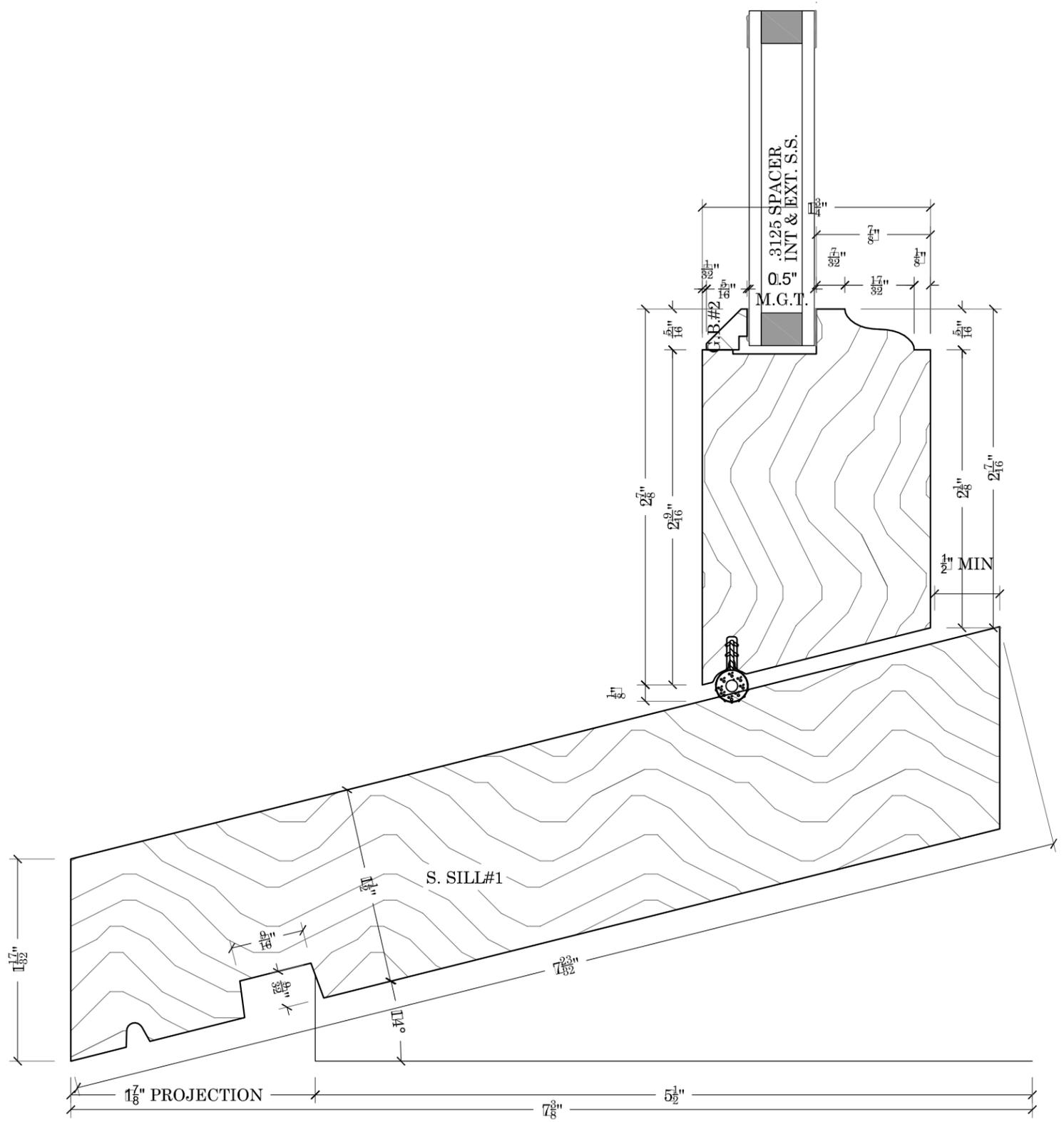
1/11/2015

SCALE:

F.S.

SHEET:

4 OF 6



B O S T O N

SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

B.S. & M. STANDARDS	CONCEALED BALANCE OPTION 5
<small>DESCRIPTION:</small> STANDARD 1-1/2" SILL DETAIL BEACON HILL PROFILE	

<small>P.O.#</small> B.S.S.
<small>DEALER</small> N/A
<small>CONTRACTOR</small> N/A
<small>ARCHITECT</small> N/A
<small>PROJECT MANAGER</small> N/A
<small>DRAWN BY:</small> KEITH KUTHAN
<small>DATE:</small> 11/11/2015
<small>SCALE:</small> F.S.
<small>DWG. NO:</small> SK2B5.4
<small>SHEET:</small> 5 OF 6

PLOT DATE:
11/11/2015

FILE LOCATION:

Fwd: 7 Chestnut Street abutter

2 messages

Sophia watson <sophiazwatson@gmail.com>
To: gpmorello7@gmail.com

Wed, Aug 31, 2022 at 1:18 PM

Sent from my iPhone

Begin forwarded message:

From: Altagracia De Los Santos <altagracia.delossantos@boston.gov>
Date: August 30, 2022 at 8:15:06 AM EDT
To: Margaret Van Scoy <margaret.vanscoy@boston.gov>, sophia watson <sophiazwatson@gmail.com>
Cc: ZBA Public Input <zbaublicinput@boston.gov>
Subject: Re: 7 Chestnut Street abutter

Email added to the file.

On Mon, Aug 29, 2022 at 5:11 PM Margaret Van Scoy <margaret.vanscoy@boston.gov> wrote:
For 7 Chestnut's file.



Maggie Van Scoy (*she/her/hers*)
Back Bay, Beacon Hill, Fenway, and Mission Hill Liaison
Mayor Michelle Wu's Office of Neighborhood Services
617-635-2679
Sign up for neighborhood news here

----- Forwarded message -----

From: sophia watson <sophiazwatson@gmail.com>
Date: Fri, Aug 26, 2022 at 2:28 PM
Subject: 7 Chestnut Street abutter
To: <margaret.vanscoy@boston.gov>

Hi Ms. Vanscoy,

My name is Sophia Watson. My husband, David, is copied on this email. We own 48 Mt. Vernon Street, and as such, are abutters to 7 Chestnut Street. We attended the abutters meeting over zoom last Thursday.

We are writing in support of the variance that the owner is seeking to dig the basement. We were impressed with the efforts the owner will go to address any potential issues that could occur from vibration. We have now been direct abutters to two complete renovations (11 Chestnut and 46 Mt Vernon), none of which went to such lengths. To take such additional efforts speaks to the owner's sincere desire to make this project a positive experience for the abutters.

If you have any questions, please do not hesitate to reach out. Thank you for your time.

Sincerely,

Sophia and David Watson
202-270-0095 (Sophia)
617-549-8881 (David)

Altagracia De los Santos
Inspectional Services Department/Board of Appeal
1010 Massachusetts Avenue 4th Floor
Boston MA 02118
617 635-4775

8/22/2022

Ms. Christine Araujo, Chair

City of Boston

Board of Appeal

5 Floor

1010 Massachusetts Ave.

Boston Ma 02118

Re: 7 Chestnut Street
 ALT 1336354
 BOA1345741

Dear Madam Chair:

We are very happy to know that Gaetano Morello from High Street Properties is the developer for 7 Chestnut Street. We are immediate abutters at 46 Mt Vernon Street behind this property and are delighted this building is being renovated and by a developer with a successful history of upgrading buildings in the area. We have listened to the two zoom meetings for this property and are in full support of this project. We look forward to a much needed upgrade of this building.

Sincerely,

Ken and Renie Heebner

John Tamvakologos
Merla Tamvakologos
2 Beechwood Lane
Milton, Ma 02186



City of Boston
Board of Appeal
c/o Ms. Christine Araujo Chair
5th Floor
1010 Massachusetts Ave.
Boston, MA 02118

Ms. Christine Araujo, Chair
City of Boston
Board of Appeal
5 Floor
1010 Massachusetts Ave.
Boston Ma 02118

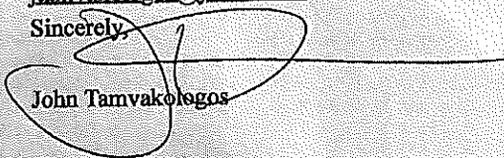
Re: 7 Chestnut Street
ALT 1336354
BOA1345741

Dear Madam Chair:

My name is John Tamvakologos, the owner of the building at 81 Mt. Vernon Street in Beacon Hill. I am writing in to voice my full support of the project located at 7 Chestnut Street. It is my opinion that the applicants request to add additional living area to the basement is a non-issue because many buildings in Beacon Hill surpass the 2.0. FAR requirement as built. The applicant is not expanding beyond the existing building envelope, and it is my understanding that many buildings in the neighborhood have also expanded the living area into the basement.

If you have any questions, feel free to email me at jtamvakologos@yahoo.com.

Sincerely,


John Tamvakologos

Ms. Christine Araujo, Chair
City of Boston
Board of Appeal
5 Floor
1010 Massachusetts Ave.
Boston Ma 02118

Re: 7 Chestnut Street
ALT 1336354
BOA1345741

Dear Madam Chair:

Greg Raith writing in support of Gaetano Morello's project on 7 Chestnut. I am a neighbor on 33 Mt. Vernon street and fully support the project as proposed with a finished basement. I am lucky enough to be the proud owner of one of Gaetano's projects. His work is exceptional and historically sensitive to the vernacular of Beacon Hill. I am firm believer in utilizing basement space when executed properly. Over the years we have lived a several Back Bay 1st floor combined basement units with great joy and success.

I am available anytime to discuss further if needed. I can best be reached at gregory@gregoryraith.com or on my cell 508-325-1729

Kind regards,


Gregory Raith

Ms. Christine Araujo, Chair

City of Boston

Board of Appeal

5 Floor

1010 Massachusetts Ave.

Boston Ma 02118

Re: 7 Chestnut Street
 ALT 1336354
 BOA1345741

Dear Madam Chair:

This is Mohak Rao writing in support of Gaetano Morello's project on 7 Chestnut St. I am a neighbor living on 33 Mt Vernon St and fully support the project proposed with a finished basement.

We are proud owners of a condominium in a Beacon Hill building that was meticulously redeveloped by Gaetano. His work has been top notch and he is keenly aware and focused on maintaining the Beacon Hill aesthetic. I am highly confident that he will maintain the same rigor as he executes on redeveloping the basement at 7 Chestnut St.

I am available to discuss further if needed and can be reached at mohakrao@gmail.com or on my cell at (212) 444-8102.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohak Rao', with a stylized flourish at the end.

Mohak Rao