

* BUILDING HEIGHT MEASURED FROM AVERAGE GRADE (PER HANCOCK SURVEY)



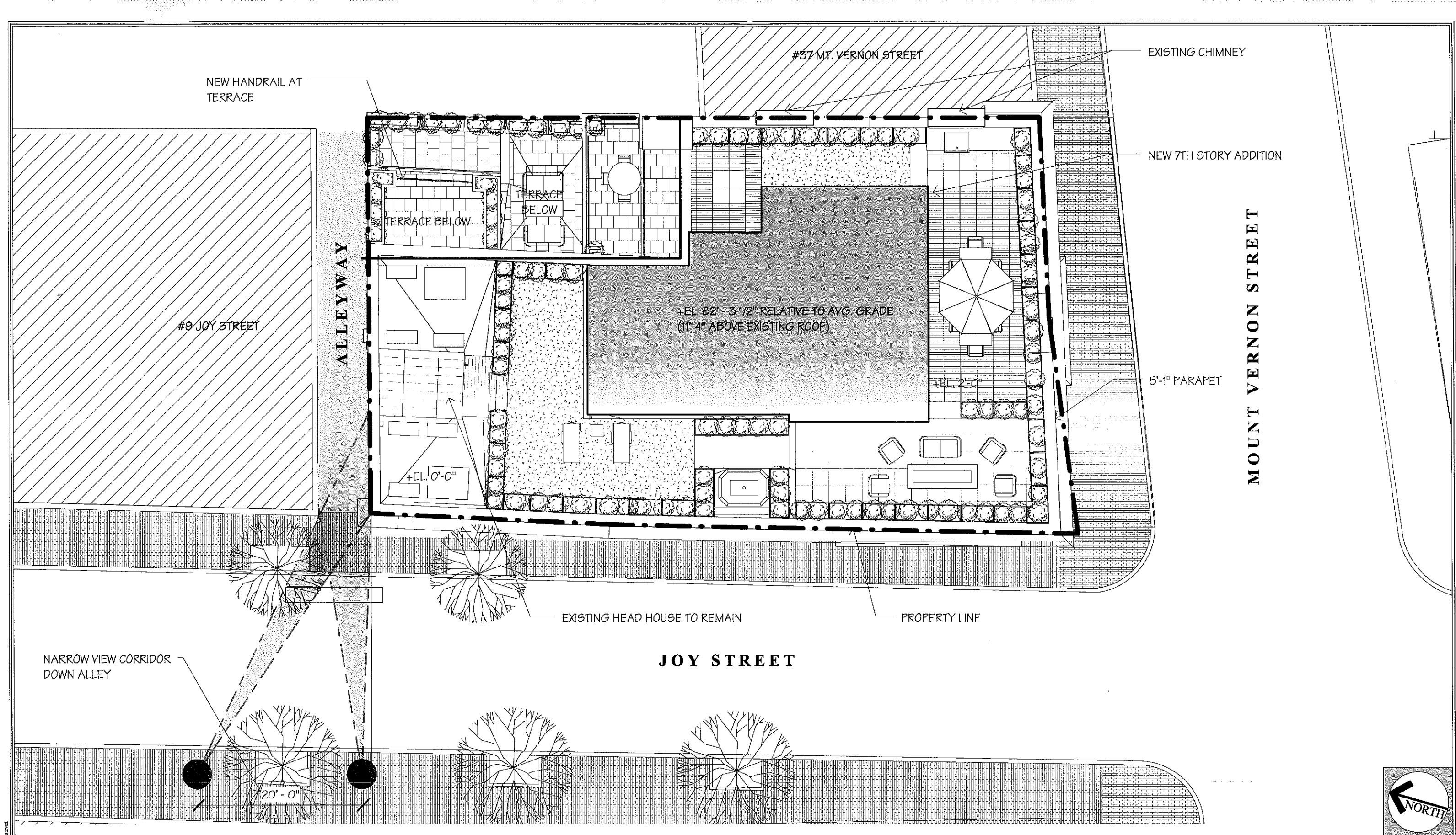
BHAC
 March 24, 2017
39-41 Mount Vernon Street
 Boston, MA

Existing Site Plan

1" = 5'-0"

B-1

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Proposed Site Plan

1" = 5'-0"

B-2

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Existing Elevator Head
House Ridge
84' - 2 9/16"

REMOVE EXISTING
ELEVATOR PENTHOUSE

EXISTING CHIMNEY BEYOND TO REMAIN

EXISTING EGRESS STAIR
TO ROOF TO REMAIN

SKEWED ELEVATION

Seventh Floor
67' - 11 3/4"
Roof
66' - 5 3/4"

REPLACE MISSING
BALUSTERS

REPLACE ALL EXISTING
WINDOW SASHES, TYP.

Sixth Floor
55' - 8 1/4"

REPAIR CHIP IN STONE

Fifth Floor
45' - 8 1/4"

REPAIR CRACKS IN
STONE

PATCH CRACKS IN
STONE

Fourth Floor
35' - 8 1/4"

PATCH STONE

Third Floor
25' - 7 3/4"

PATCH & REPAIR STONE

#37 MT. VERNON STREET

#43 MT. VERNON STREET

Second Floor
14' - 4 3/4"

FIRE DEPARTMENT
CONNECTION

Upper Parlor Level
2' - 1"

Parlor
0' - 0"

PATCH & REPAIR STONE

PATCH STONE

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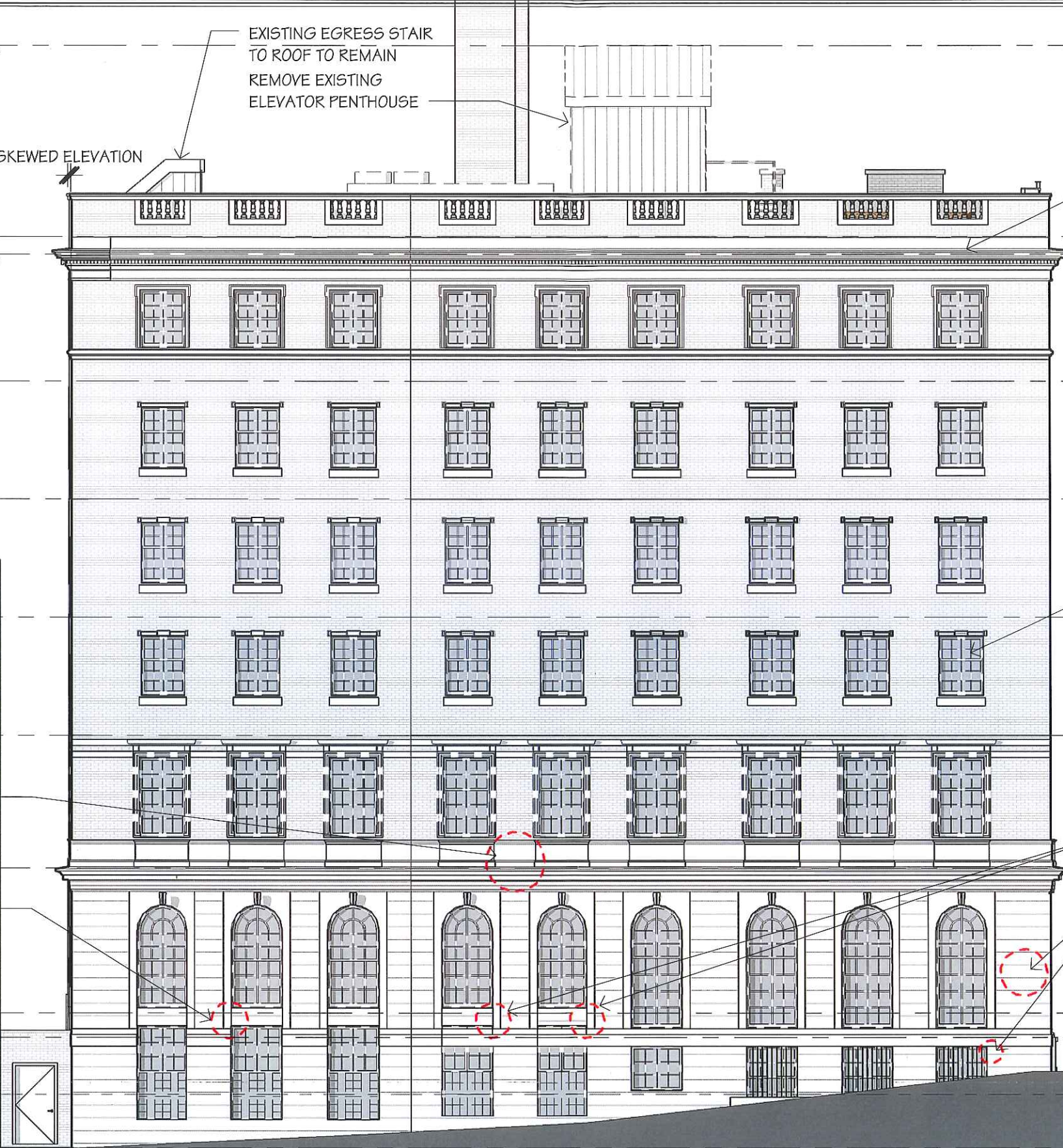
Existing Front Elevation

3/32" = 1'-0"

B-3

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- Existing Elevator Head
House Ridge
84' - 2 9/16"
- Seventh Floor
67' - 11 3/4"
- Roof
66' - 5 3/4"
- Sixth Floor
55' - 8 1/4"
- Fifth Floor
45' - 8 1/4"
- Fourth Floor
35' - 8 1/4"
- Third Floor
25' - 7 3/4"
- Second Floor
14' - 4 3/4"
- Upper Parlor Level
2' - 1"
- Parlor
0' - 0"
- Garden
-9' - 5"



PATCH MORTAR JOINTS AT CORNICE, TYP.

REPLACE ALL EXISTING WINDOW SASHES, TYP.

PATCH CRACKS AT SILL

PATCH & REPAIR STONE

#9 JOY STREET

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Existing Side Elevation (Joy St.)

3/32" = 1'-0"

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Existing Elevator Head
House Ridge
84' - 2 9/16"

Roof
66' - 5 3/4"

Sixth Floor
55' - 8 1/4"

Fifth Floor
45' - 8 1/4"

Fourth Floor
35' - 8 1/4"

Third Floor
25' - 7 3/4"

Second Floor
14' - 4 3/4"

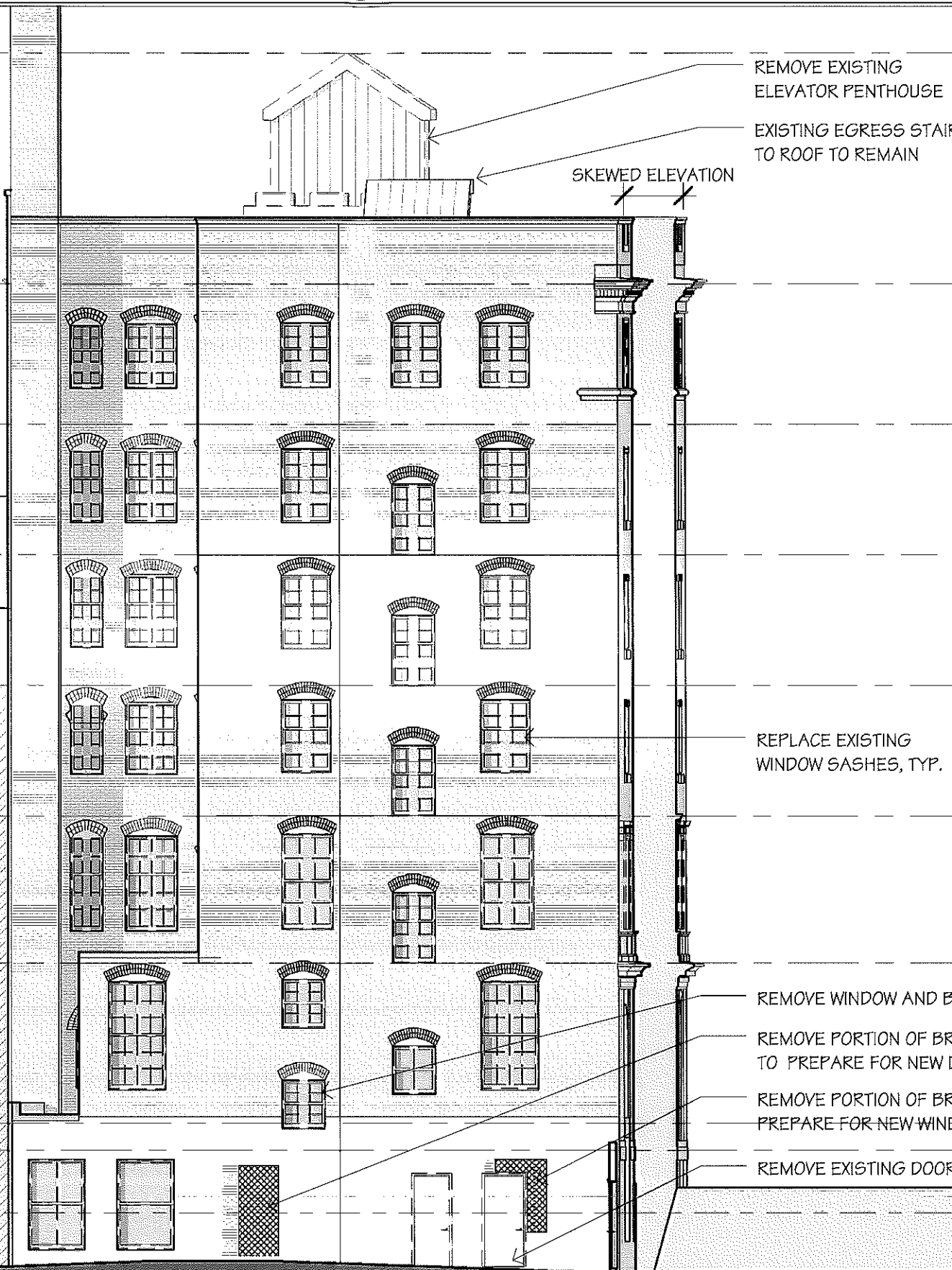
Upper Parlor Level
2' - 1"

Parlor
0' - 0"

17' - 8 7/8"

#37 MT. VERNON STREET

#43 MT. VERNON STREET



REMOVE EXISTING
ELEVATOR PENTHOUSE
EXISTING EGRESS STAIR
TO ROOF TO REMAIN

SKEWED ELEVATION

REPLACE EXISTING
WINDOW SASHES, TYP.

REMOVE WINDOW AND BRICK ARCH

REMOVE PORTION OF BRICK WALL
TO PREPARE FOR NEW DOOR

REMOVE PORTION OF BRICK WALL TO
PREPARE FOR NEW WINDOW

REMOVE EXISTING DOOR

NOTE: ALL BRICK AT REAR
FACADES TO BE REPOINTED PER
HISTORIC BEACON HILL DISTRICT
ARCHITECTURAL GUIDELINES.

Existing Elevator Head
House Ridge
84' - 2 9/16"

Seventh Floor
67' - 11 3/4"

Roof
66' - 5 3/4"

REMOVE EXISTING WINDOWS &
INFILL LIGHT WELL

Sixth Floor
55' - 8 1/4"

Fifth Floor
45' - 8 1/4"

Fourth Floor
35' - 8 1/4"

Third Floor
25' - 7 3/4"

Second Floor
14' - 4 3/4"

Upper Parlor Level
2' - 1"

Parlor
0' - 0"

REMOVE EXISTING ELEVATOR
HEAD HOUSE & STAIRS

SKewed Elevation

EXISTING CHIMNEY (IN FOREGROUND)
TO REMAIN

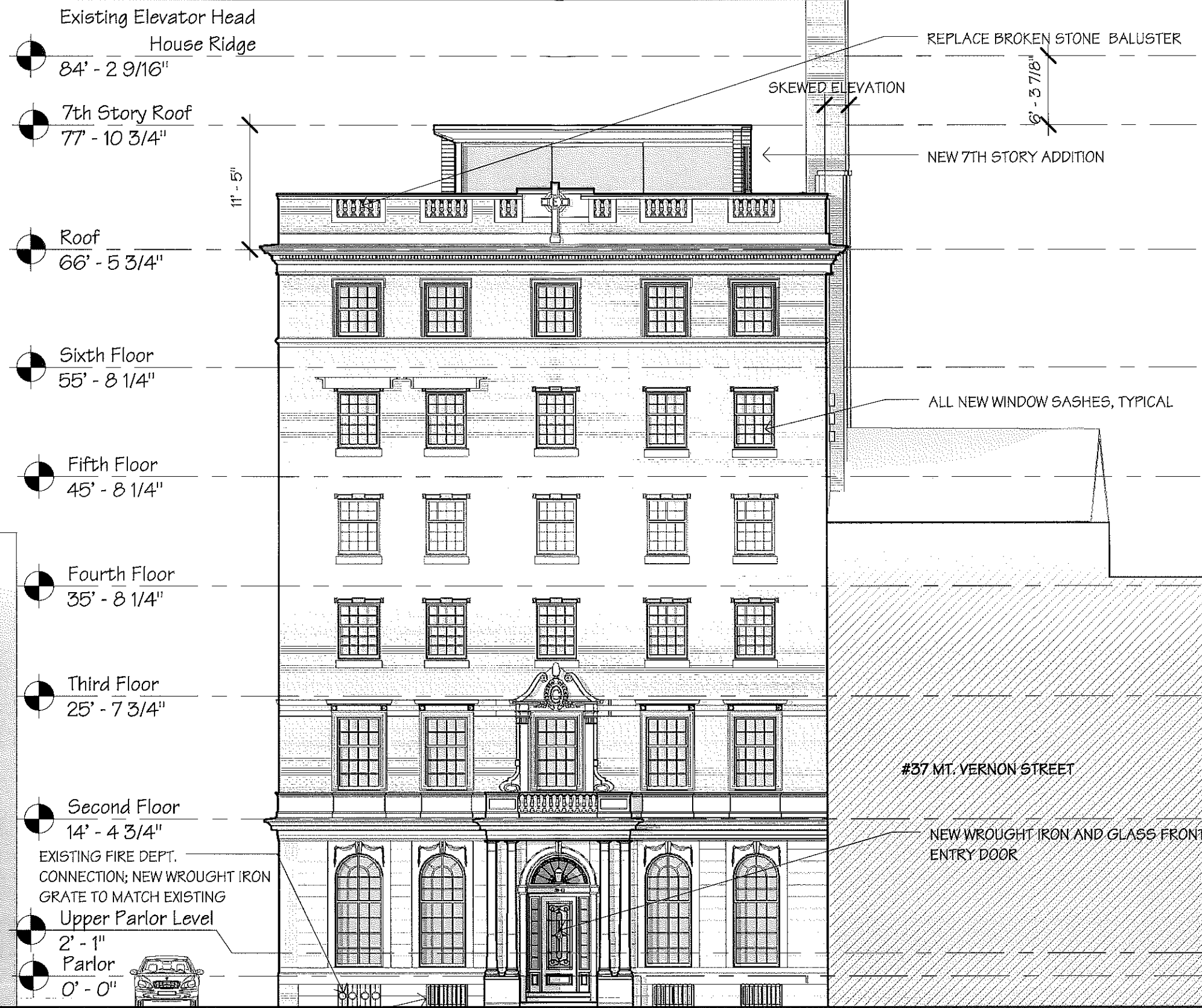
EXISTING STAIR TOWER HEAD
HOUSE TO REMAIN

REPLACE EXISTING WINDOW
SASHES, TYP.

NOTE: ALL BRICK AT REAR
FACADES TO BE REPOINTED PER
HISTORIC BEACON HILL DISTRICT
ARCHITECTURAL GUIDELINES.

#37 MT. VERNON STREET

#9 JOY STREET



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Proposed & Current Front Elevation

3/32" = 1'-0"

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Existing Elevator Head
House Ridge

84' - 2 9/16"

7th Story Roof

77' - 10 3/4"

Roof

66' - 5 3/4"

Sixth Floor

55' - 8 1/4"

Fifth Floor

45' - 8 1/4"

Fourth Floor

35' - 8 1/4"

Third Floor

25' - 7 3/4"

#9 JOY STREET

Second Floor

14' - 4 3/4"

Upper Parlor Level

2' - 1"

Parlor

0' - 0"

11' - 5"

SKewed ELEVATION

EXISTING EGRESS STAIR
TO ROOF TO REMAIN

NEW 7TH STORY
ADDITION

ALL NEW WINDOW SASHES, TYPICAL

INFILL STONE AT WINDOW HEAD TO MATCH EXISTING
NEW WINDOW HEAD HEIGHTS

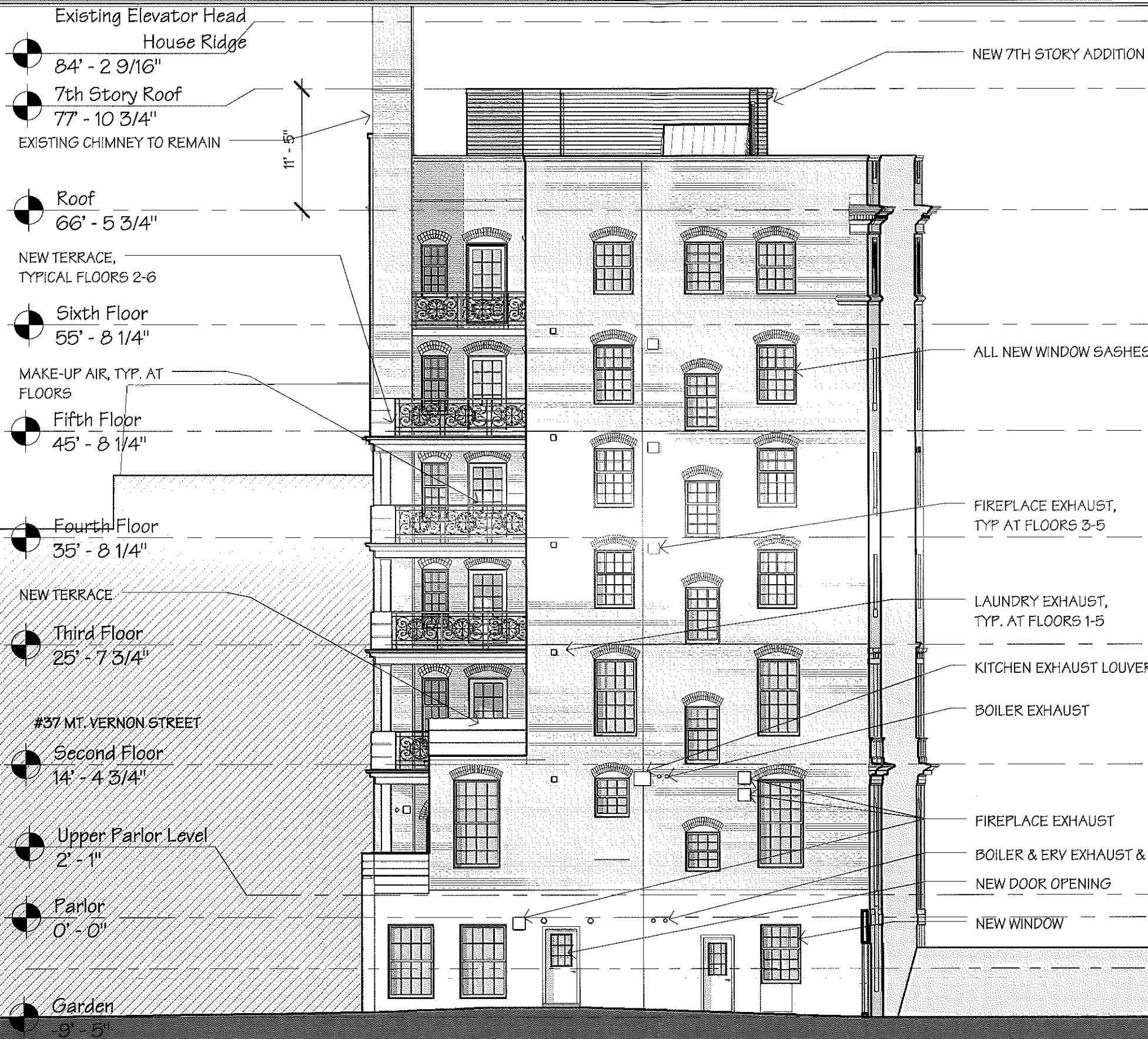
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Proposed & Current Side Elevation (Joy St.)

3/32" = 1'-0"

B-8

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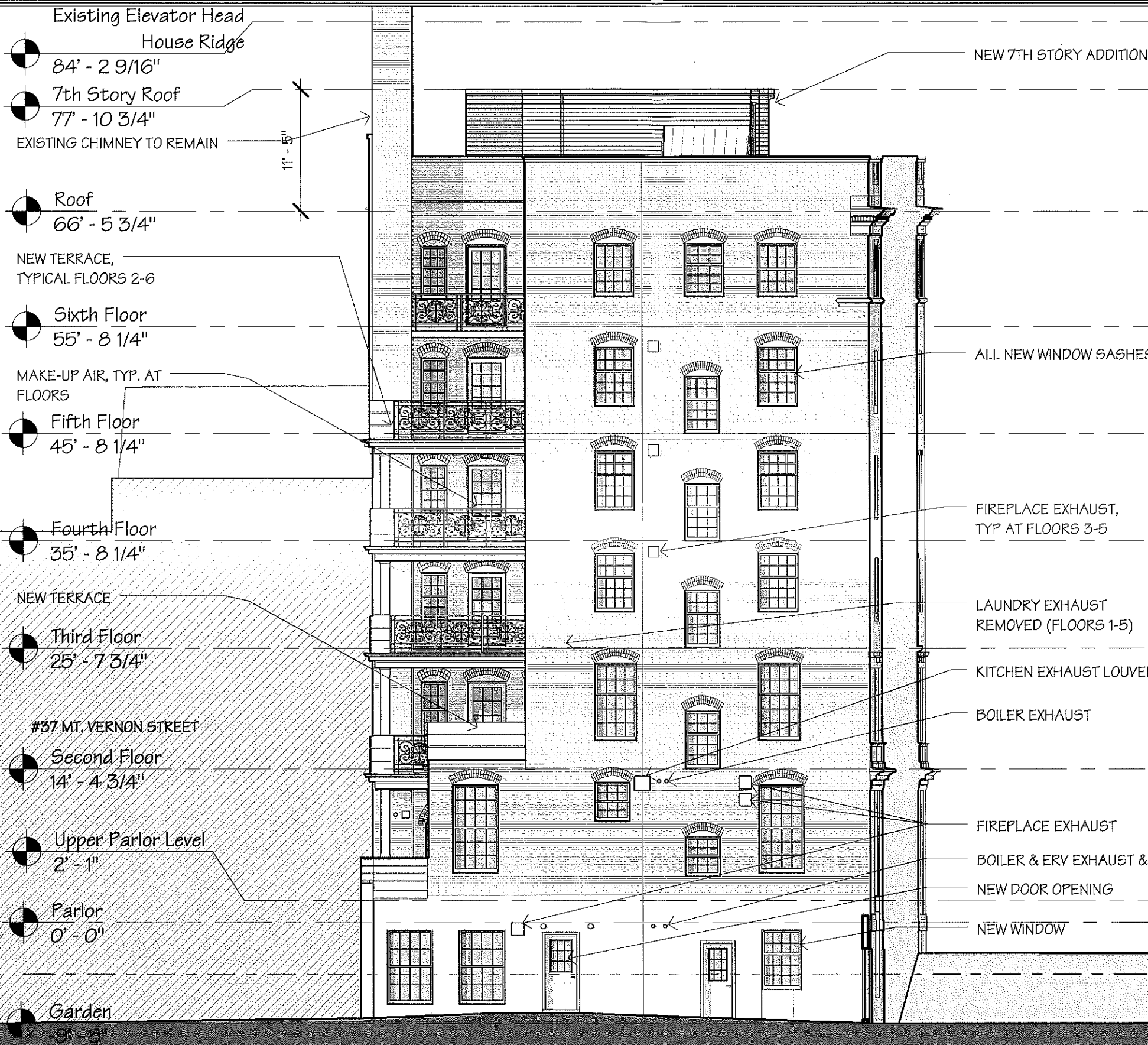
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Current Rear Elevation (Alley)

3/32" = 1'-0"

B-9

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Proposed Rear Elevation (Alley)

3/32" = 1'-0"

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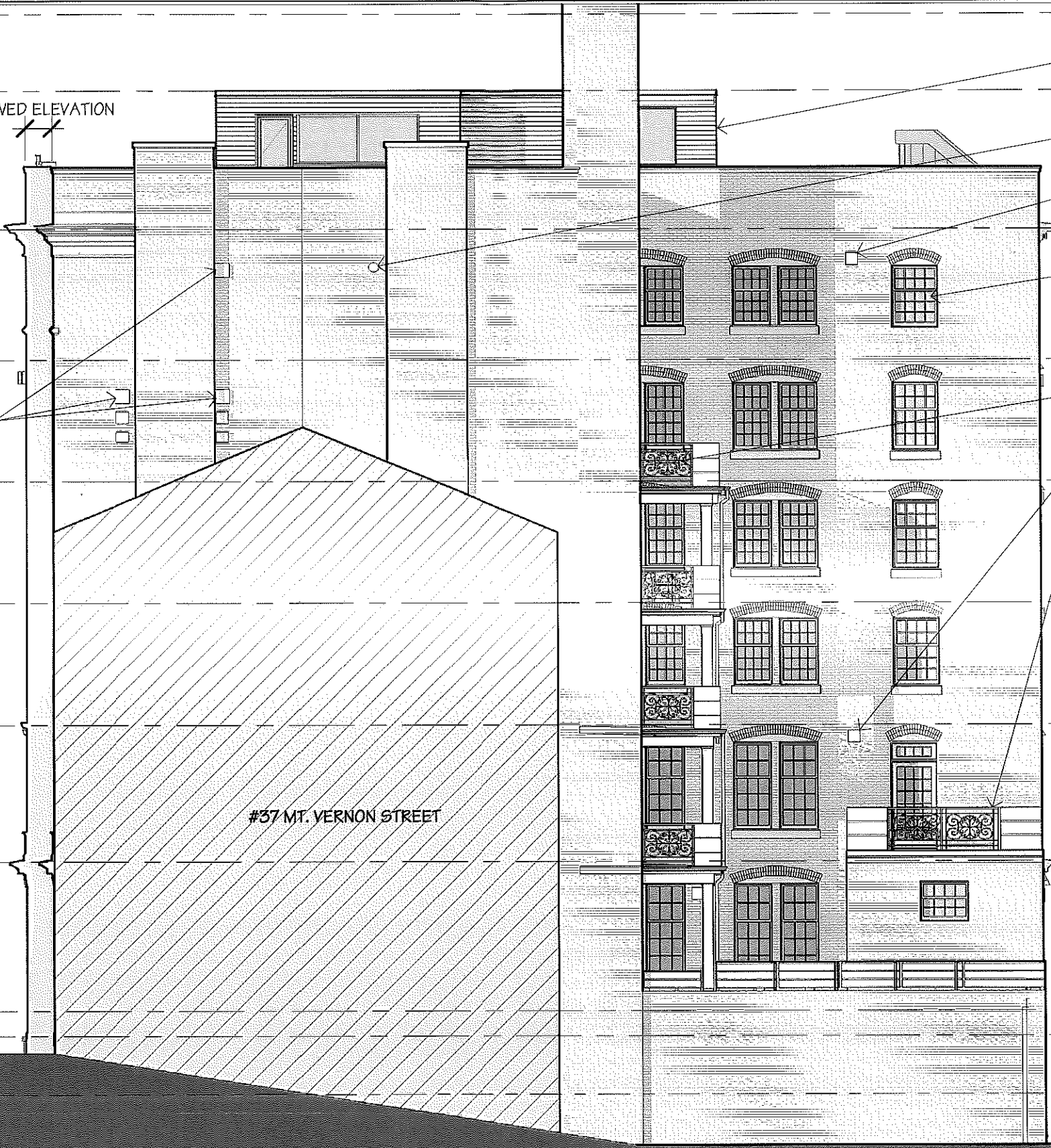
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House Ridge
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- 7th Story Roof
77' - 10 3/4"
- Roof
66' - 5 3/4"
- SIXTH FLOOR
55' - 8 1/4"
- FIFTH FLOOR
45' - 8 1/4"
- FOURTH FLOOR
35' - 8 1/4"
- THIRD FLOOR
25' - 7 3/4"
- SECOND FLOOR
14' - 4 3/4"
- UPPER PARLOR LEVEL
2' - 1"
- PARLOR
0' - 0"

SKEWED ELEVATION

1' - 5"



- NEW 7TH STORY ADDITION
- KITCHEN EXHAUST
- FIREPLACE VENT
- ALL NEW WINDOW SASHES, TYPICAL
- NEW TERRACE, TYP FLOORS 2-6
- FIREPLACE VENT
- NEW TERRACE WITH WROUGHT IRON RAILING

#37 MT. VERNON STREET

#9 JOY STREET

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Current Side Elevation (East/Alley)

3/32" = 1'-0"

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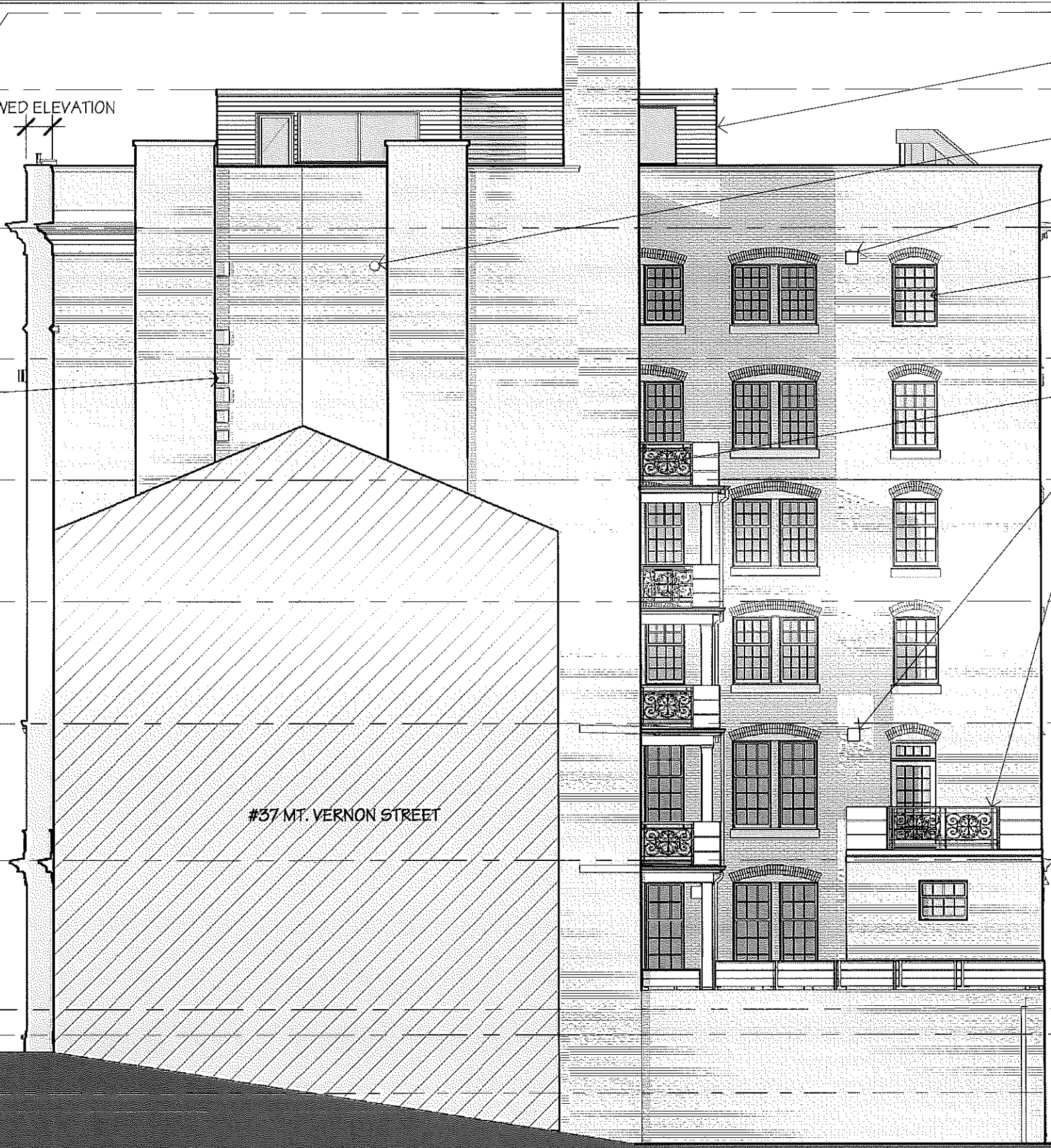
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House Ridge
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45' - 8 1/4"
- Fourth Floor
35' - 8 1/4"
- Third Floor
25' - 7 3/4"
- Second Floor
14' - 4 3/4"
- Upper Parlor Level
2' - 1"
- Parlor
0' - 0"

SKEWED ELEVATION

1' - 5"

ONE VENT TO BE ELIMINATED, OTHER VENTS TO BE MOVED TO OPPOSITE SIDE OF CHIMNEY FOR LIMITED VISIBILITY FROM THE STREET

- NEW 7TH STORY ADDITION
- KITCHEN EXHAUST
- FIREPLACE VENT
- ALL NEW WINDOW SASHES, TYPICAL
- NEW TERRACE, TYP FLOORS 2-6
- FIREPLACE VENT
- NEW TERRACE WITH WROUGHT IRON RAILING



#37 MT. VERNON STREET

#9 JOY STREET



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Existing Mt. Vernon
Street View

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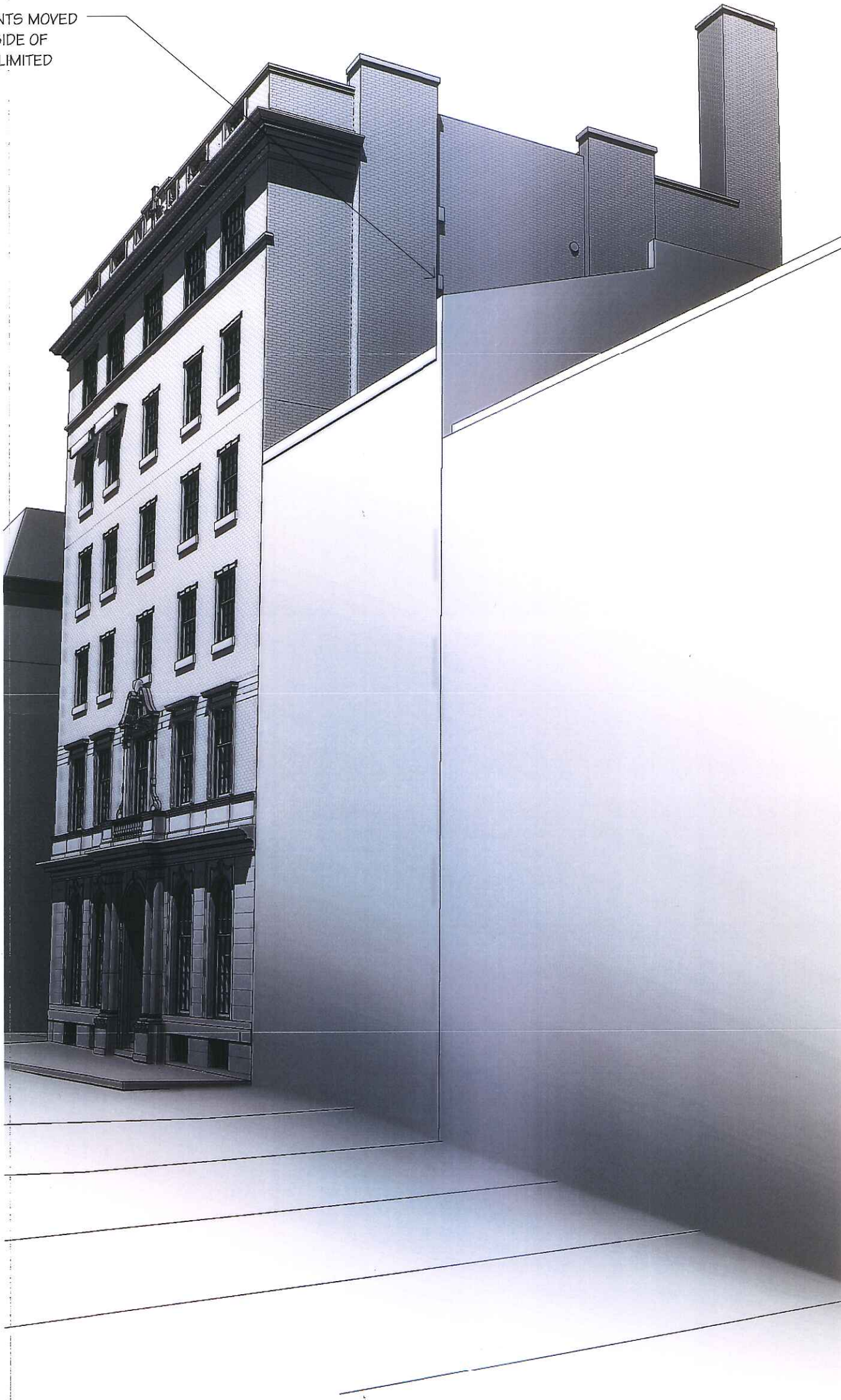
Current Mt. Vernon
Street View

B-14

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FIREPLACE VENTS MOVED
TO OPPOSITE SIDE OF
CHIMNEY FOR LIMITED
VISIBILITY



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Revised Mt. Vernon
Street View

B-15

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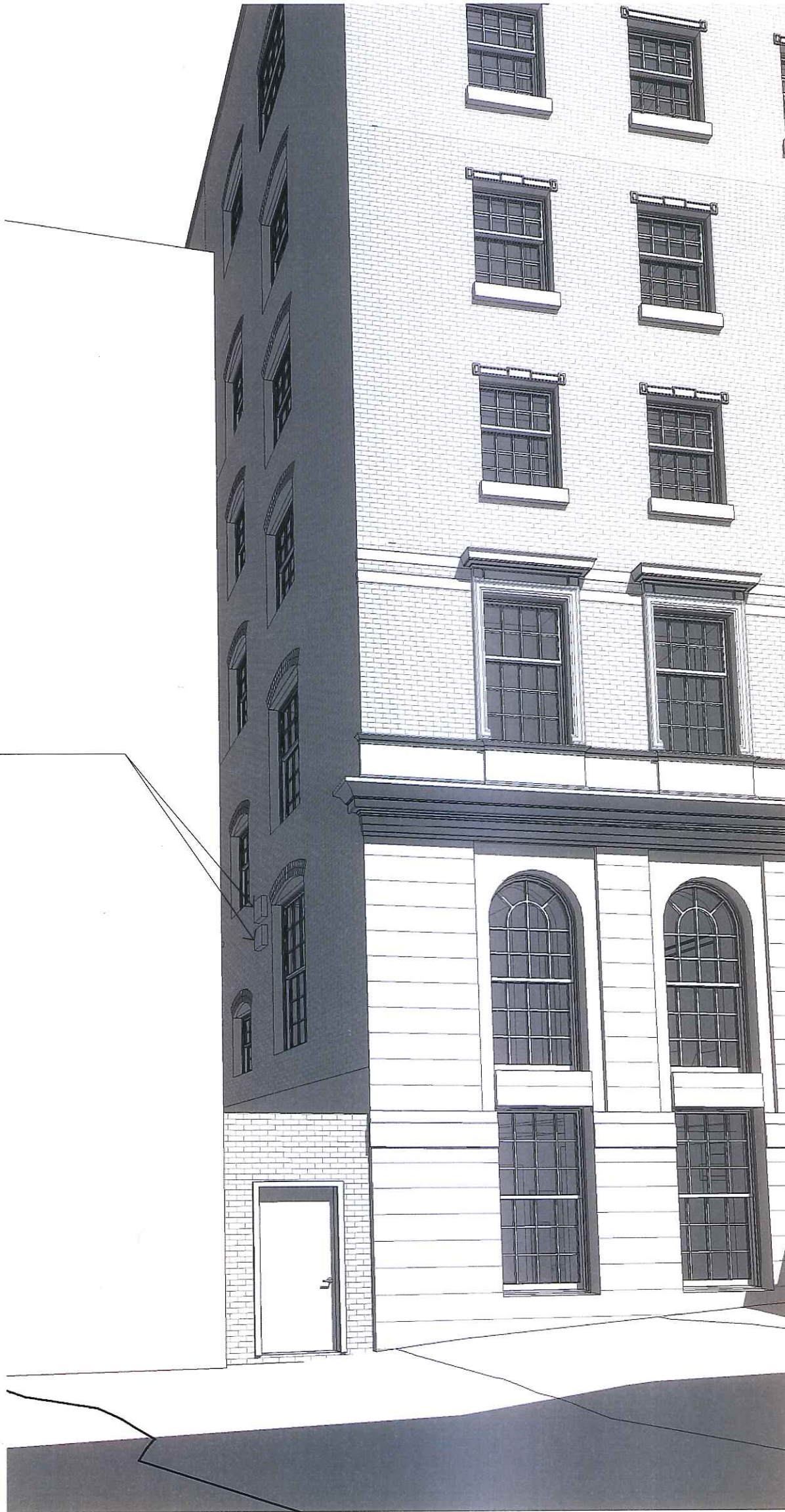
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Existing View Down
 Alley from Joy Street

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FIREPLACE VENTS



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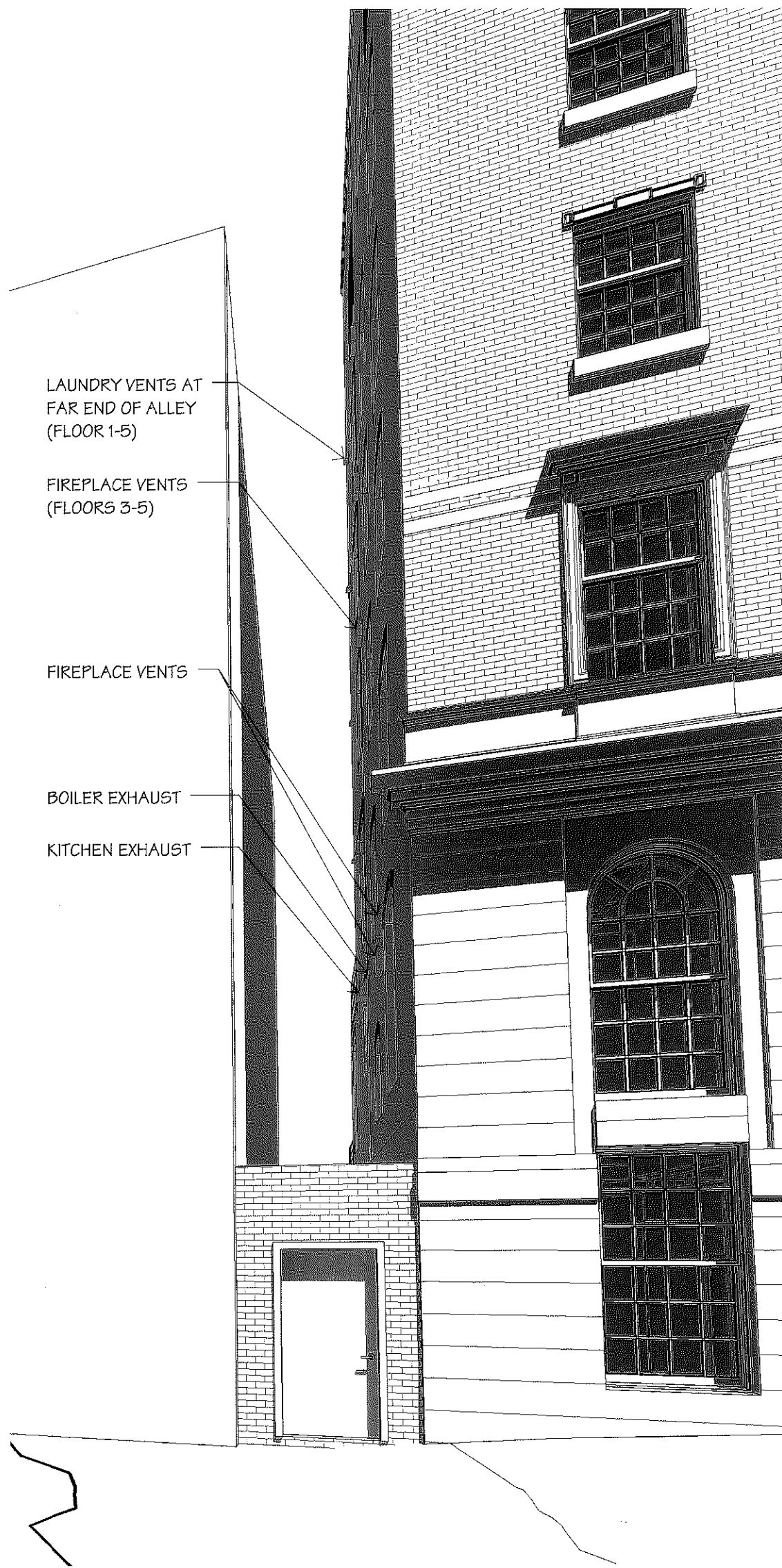
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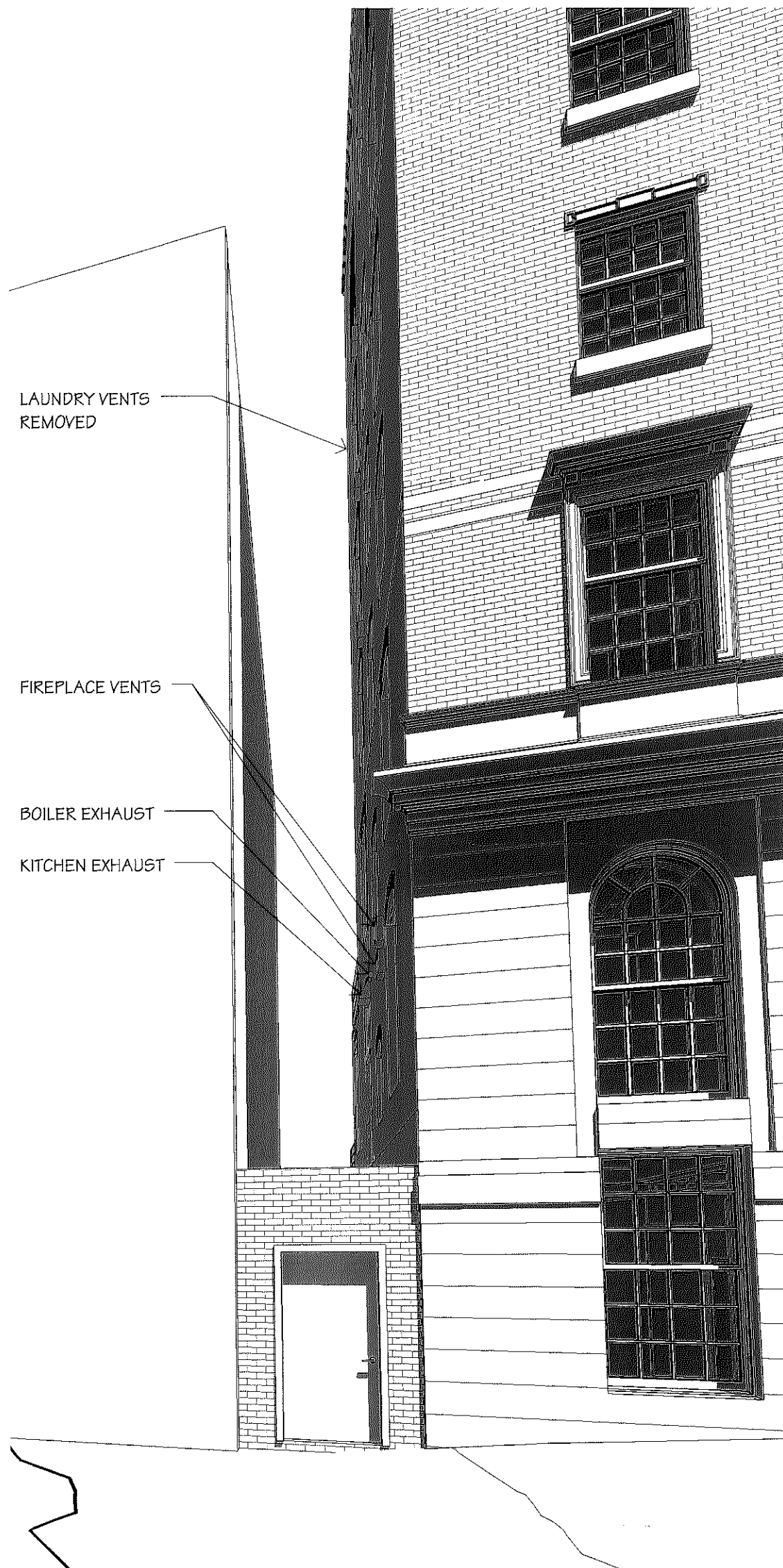
Current View Down
Alley From Joy St.

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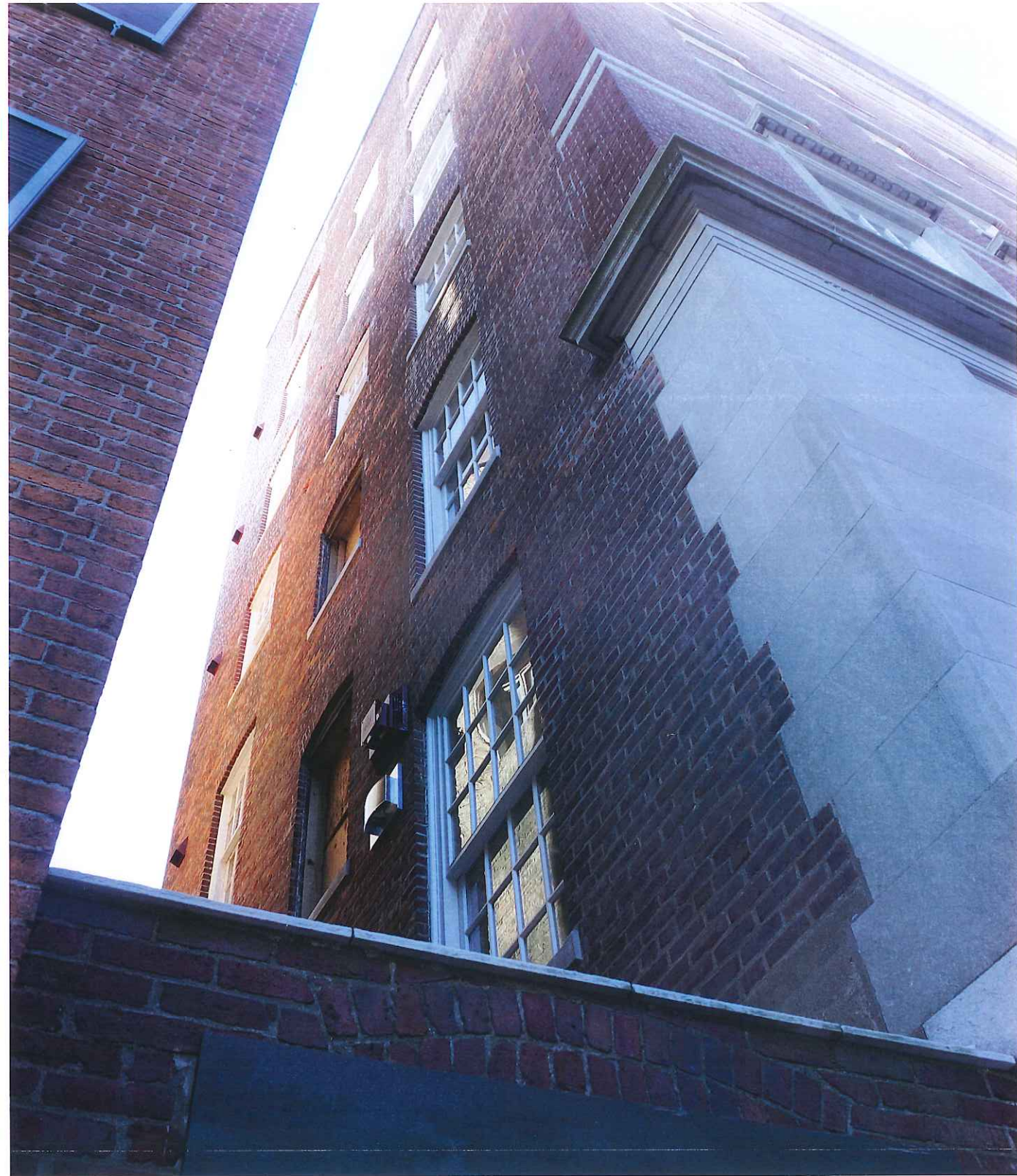
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Proposed View Down
 Alley From Joy Street

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Visibility of fireplace & laundry vents from Joy Street



No visibility of vents when walking South on Joy Street

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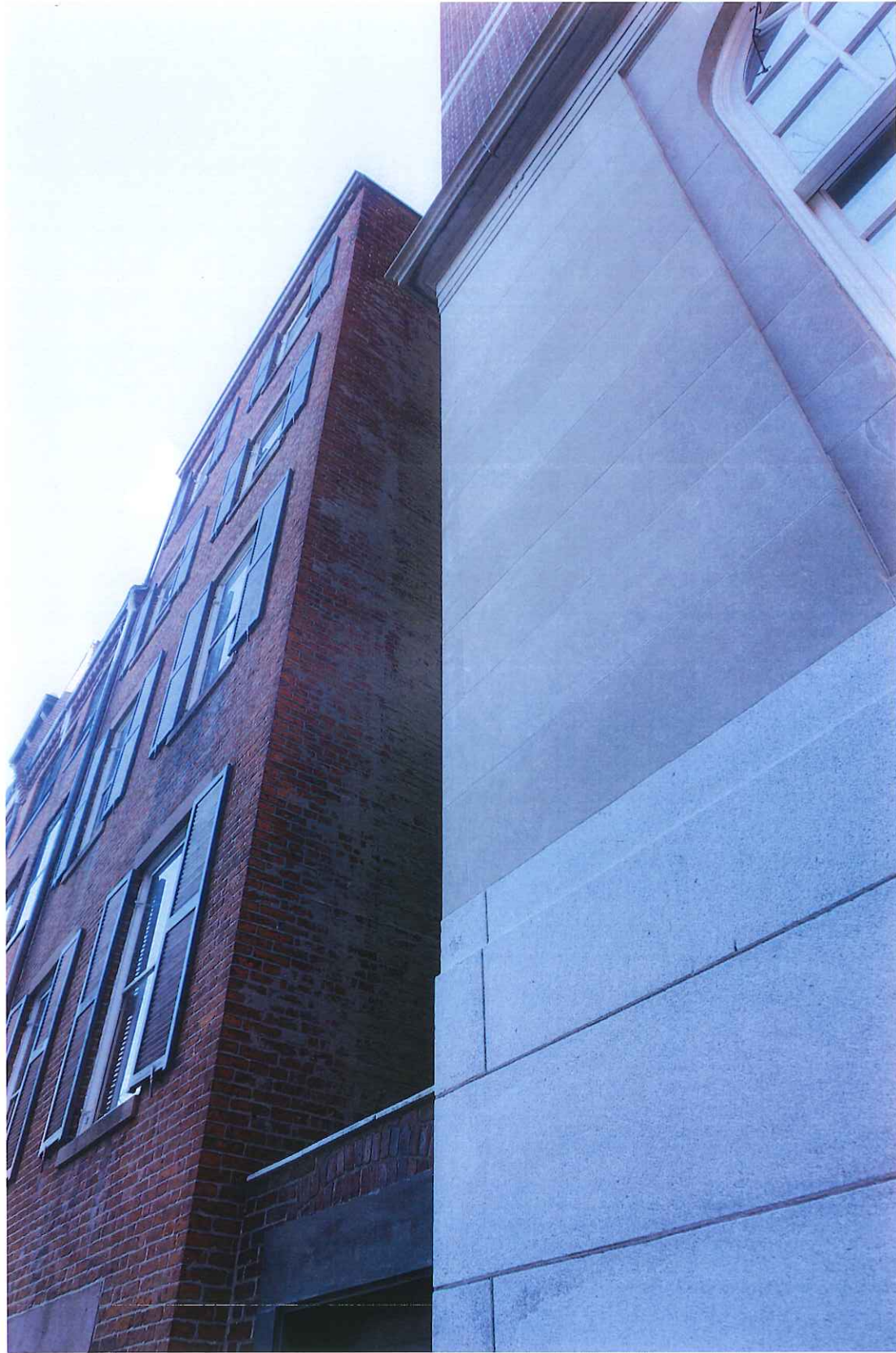
Current View Down Alley from Joy Street

B-20

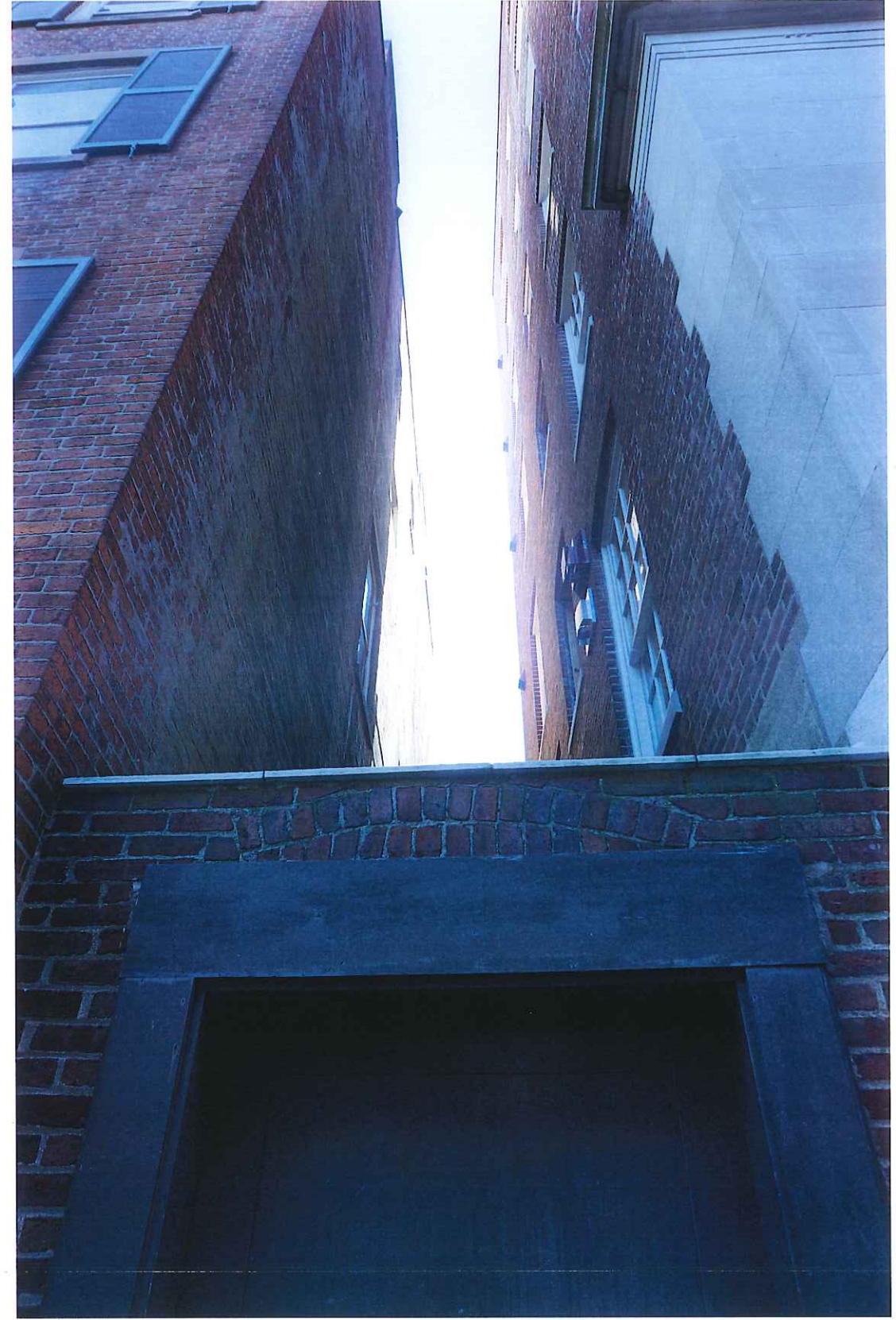
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Vents not visible when walking North down Joy Street



Visibility of fireplace & laundry vents from Joy Street

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Current View Down Alley from Joy Street

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No visibility of vents



Visibility of fireplace & kitchen vents from Joy Street

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Current View from Joy Street

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Visibility of vents from Joy Street



No visibility of vents

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Current View from Joy Street

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