

21A Pinckney St

Beacon Hill Architectural Commission Application

Scope of Work

The proposed work at 21A Pinckney Street includes the in-kind replacement of three existing skylights on the front roof slope, replacement of the existing roof, replacement of dormer siding associated with the skylight/dormer adjustment, replacement of nineteen (19) existing windows, one (1) existing exterior door, and the installation of a new cedar fence and gate at the rear of the property.

New skylight in existing location

Three existing skylights on the front roof slope will be carefully removed and replaced in-kind. The new skylights will be installed in the same locations and will match the existing skylights in general size, profile, finish, roof-plane alignment, and visual appearance.

Skylight sill flashing will have one continuous straight drip edge, without an offset or stepped profile. The proposed work will not alter the existing roof-line, roof massing, dormer configuration, or primary façade composition.

Roofing Material and Siding Replacement

The existing roofing material is proposed to be replaced in-kind. New roofing material will match the existing roof in general material, color, coursing, texture, and visual appearance.

Dormer siding affected by the skylight/dormer adjustment will be replaced as required and will match the existing siding in material, exposure, profile, color, finish, and overall appearance.

New Marvin window in existing location

Nineteen (19) existing windows are proposed to be replaced, as indicated on the drawings. The replacement windows will be carefully removed and replaced in-kind, and will maintain the existing window dimensions, proportions, sill and head conditions, trim relationships, and overall façade rhythm. W7 will be relocated as shown on the drawings. This work will not affect the primary street-facing façade or the visible historic character of the building.

The replacement windows will match the historic appearance of the existing windows as closely as possible, including size, operation, divided-lite pattern, exterior color, frame and casing profiles, trim condition, and general appearance. The windows will feature authentic divided-lite, single-pane glazing with 7/8-inch-wide muntins matching the existing configuration.

New window casings will match the existing casings in profile, dimensions, material, color and finish. Window sill flashing will have one continuous straight drip edge, without an offset or stepped profile. No existing public-way visible window openings will be enlarged, reduced, or relocated.

New exterior door in existing opening

One (1) existing exterior door is proposed to be replaced in-kind within the existing opening. The replacement door will match the existing door in size, material, operation, exterior color, trim relationship, and overall appearance. No enlargement, reduction, or relocation of the existing door opening is proposed.

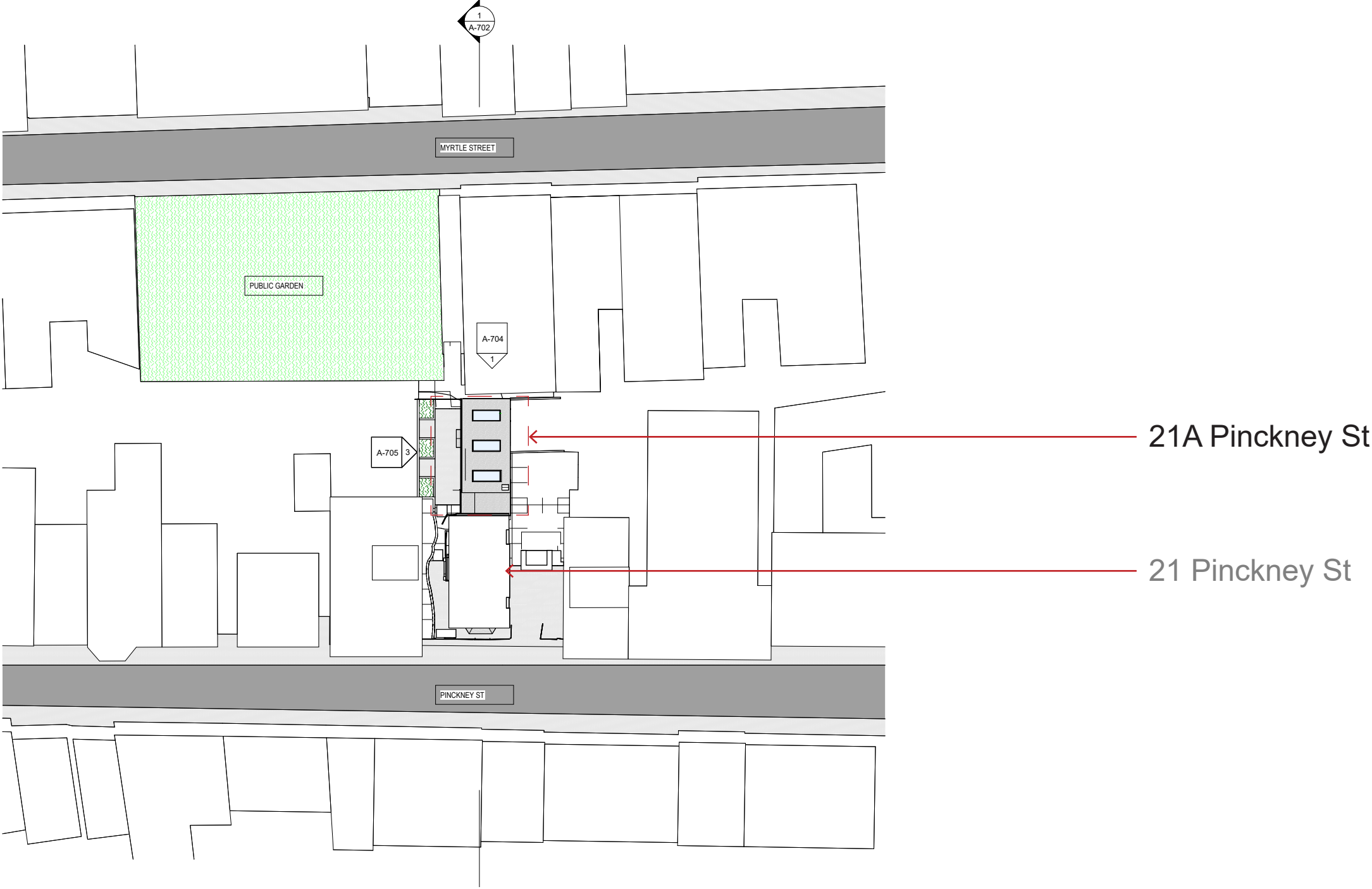
New Cedar Fence

A new cedar fence and gate are proposed at the rear of the property to match the existing fence. The new fence will match the existing fence in material, profile, height, spacing, and finish, ensuring compatibility with the existing building and the character of the historic district.

Design Intent

The proposed work is intended to improve the performance, durability, and long-term maintenance of the building while preserving the existing roof, façade, masonry openings, and overall historic appearance. All new materials, finishes, profiles, and exterior details will be selected to match or remain visually compatible with the historic character of the property and the Beacon Hill Historic District.

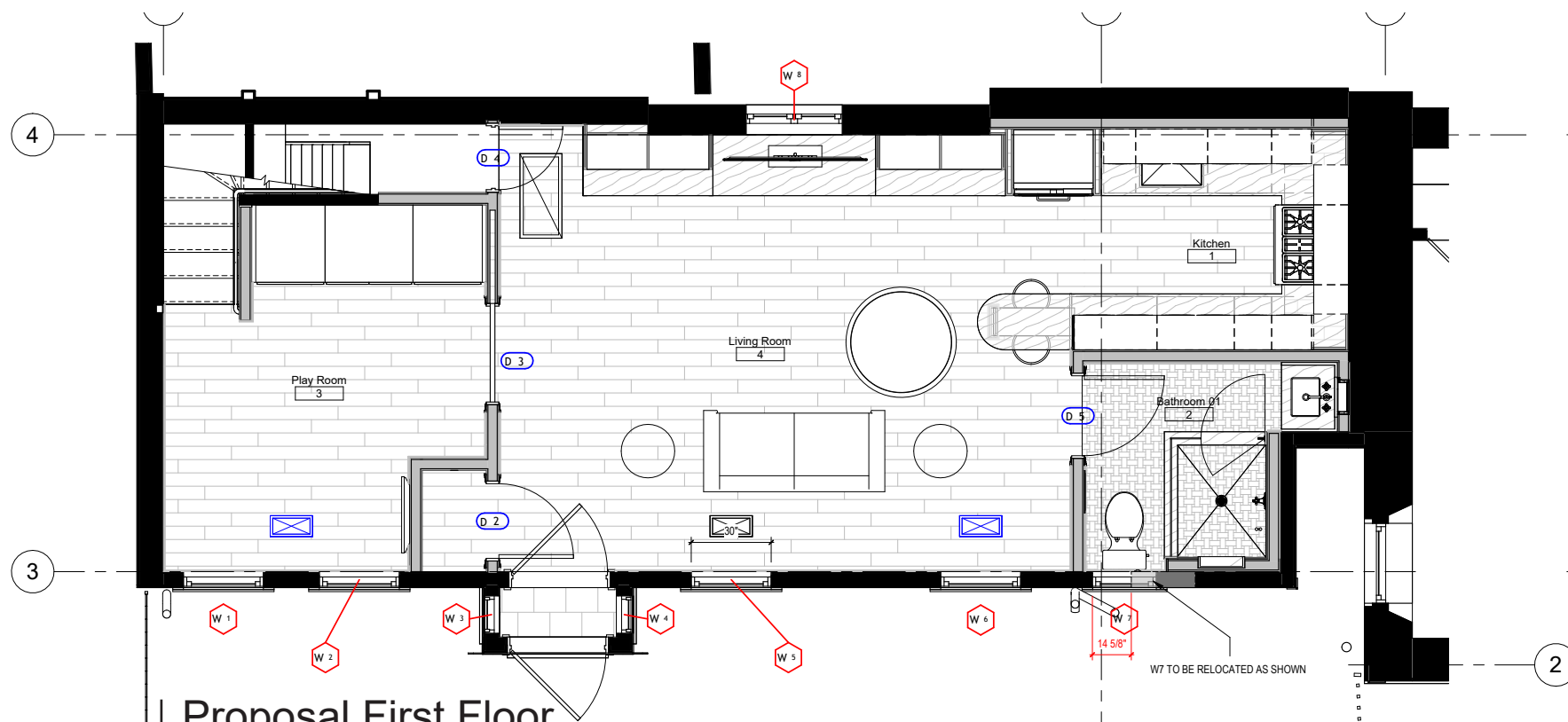




Proposal Site Plan

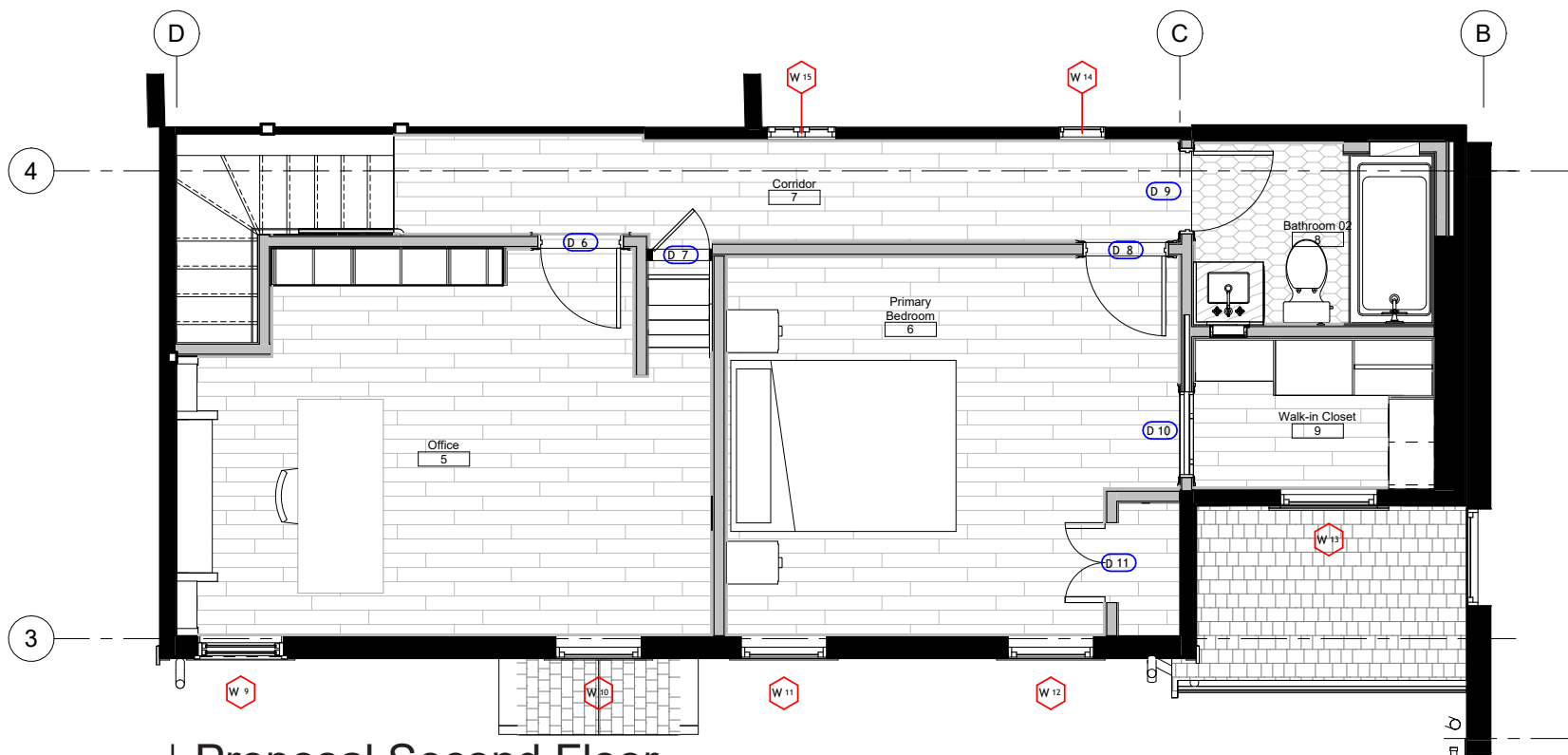
1" = 40'





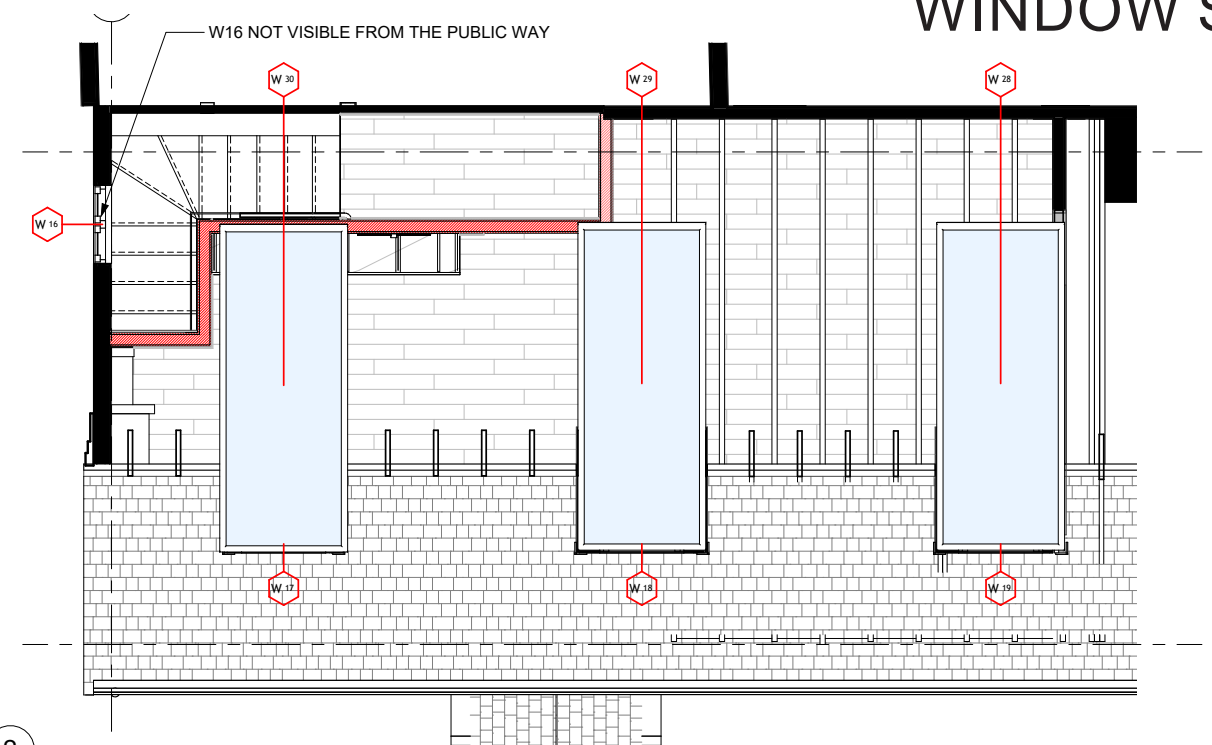
Proposal First Floor

3/16" = 1'



Proposal Second Floor

3/16" = 1'



Proposal Attic

3/16" = 1'

NINETEEN (19) EXISTING WINDOWS, TOGETHER WITH THREE (3) ROOF SKYLIGHTS, ARE PROPOSED FOR IN-KIND REPLACEMENT. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR LOCATIONS AND DETAILS.

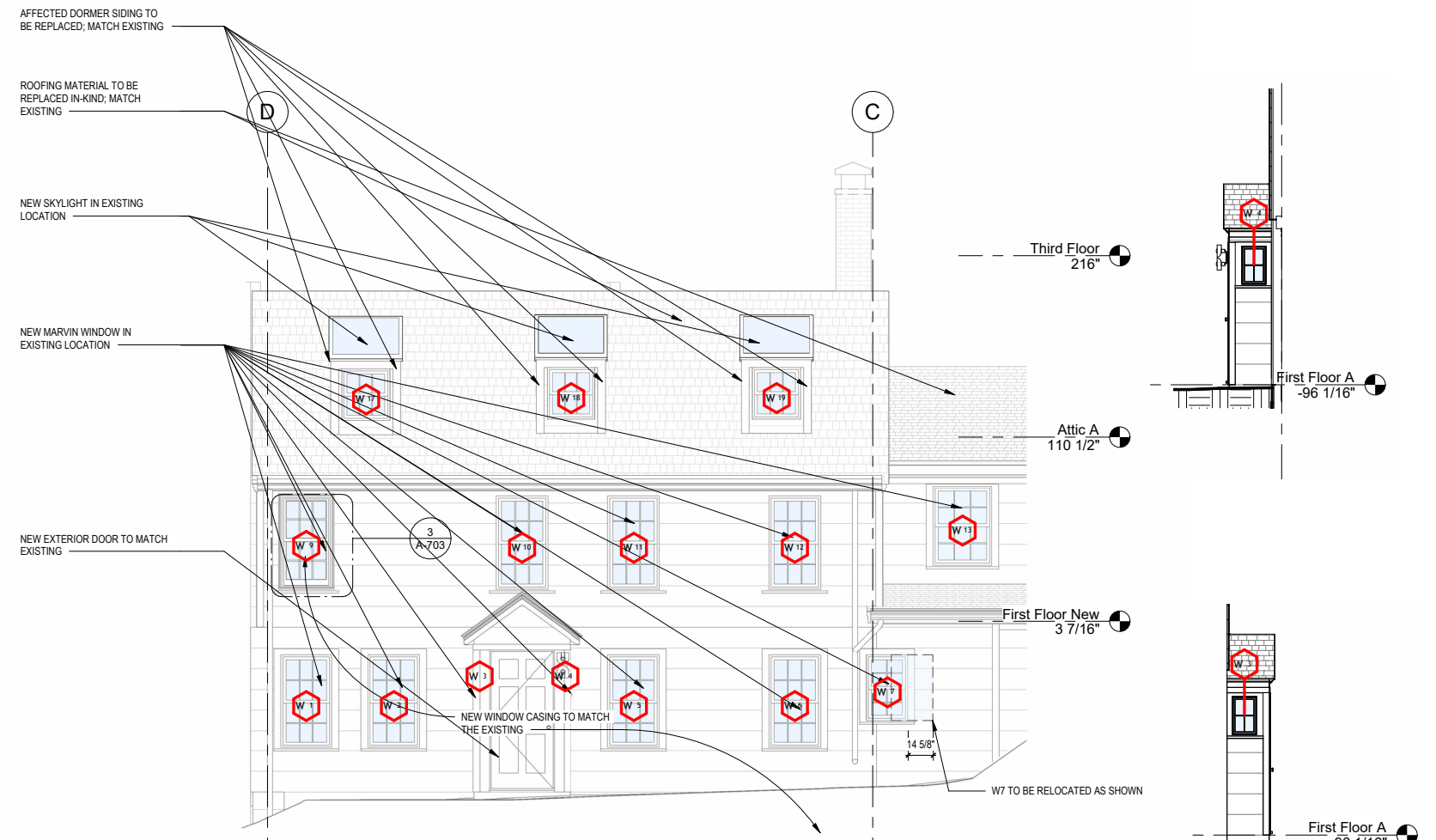


EXISTING AND PROPOSED ELEVATIONS



Existing West Elevation

1/8" = 1'



Proposal West Elevation

1/8" = 1'

W7 TO BE RELOCATED AS SHOWN
WINDOW CASINGS TO MATCH EXISTING PROFILE, DIMENSIONS, MATERIAL, COLOR, AND FINISH.

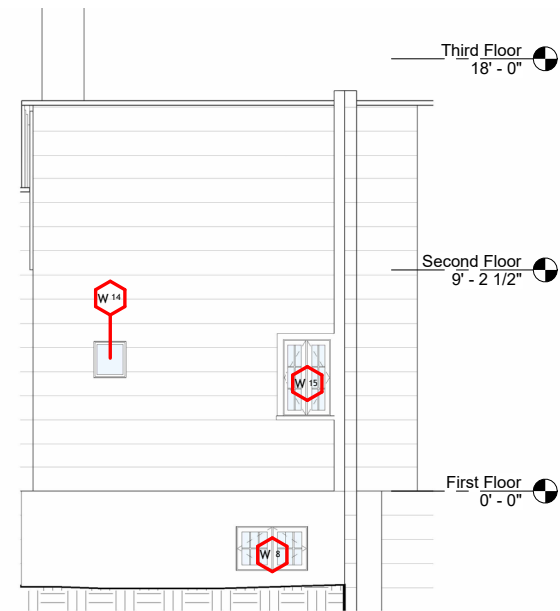


SLEEPING DOG
PROPERTIES

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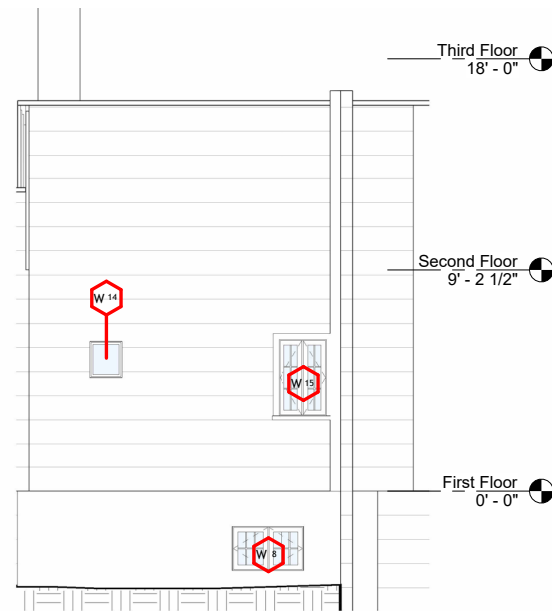
BHAC APPLICATION - EXTERIOR
ALTERATIONS

EXISTING AND PROPOSED ELEVATIONS



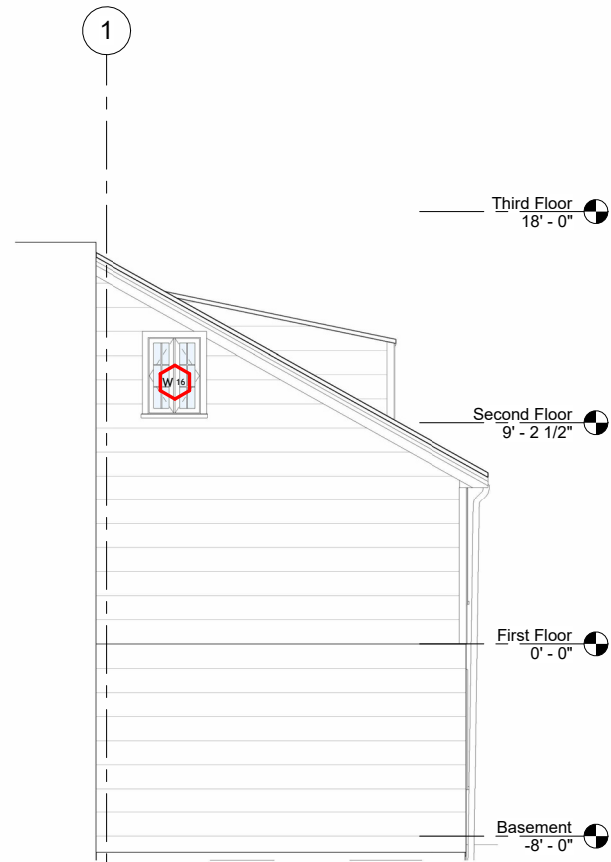
Existing East Elevation

1/8" = 1'



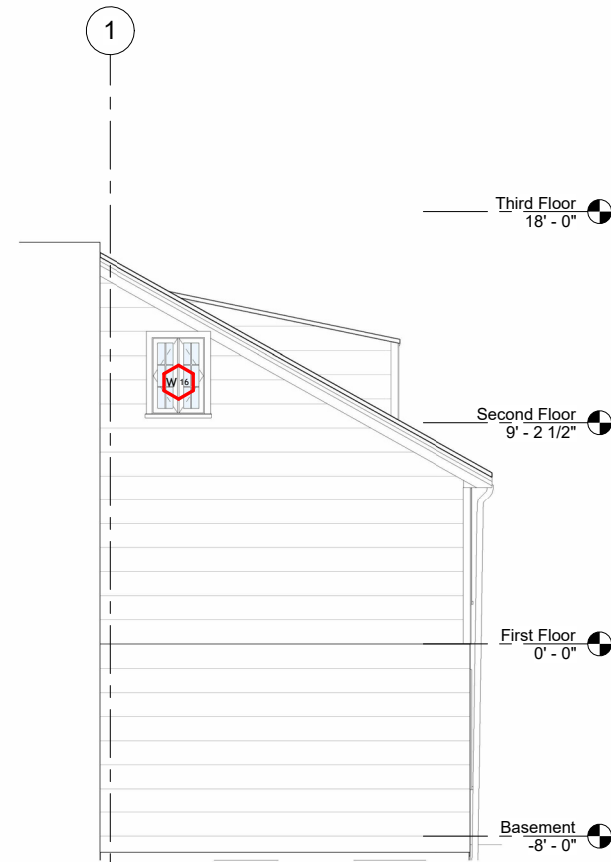
Proposal East Elevation

1/8" = 1'



Existing North Elevation

1/8" = 1'



Proposal North Elevation

1/8" = 1'

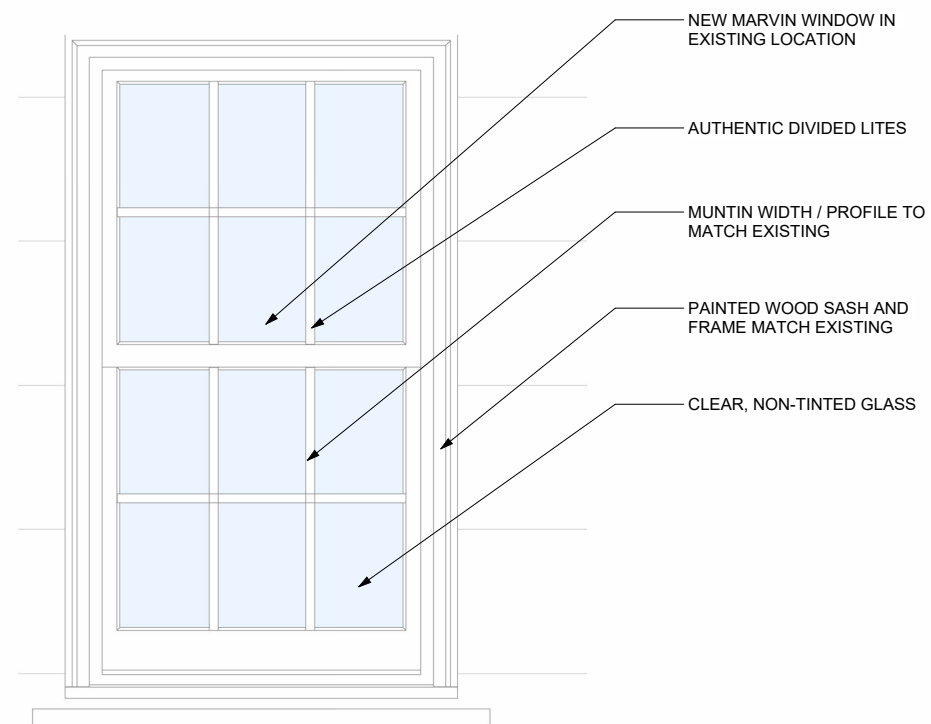
NORTH AND EAST ELEVATION WINDOWS TO BE REPLACED IN-KIND AS SHOWN
WINDOW CASINGS TO MATCH EXISTING PROFILE, DIMENSIONS, MATERIAL, COLOR, AND FINISH.



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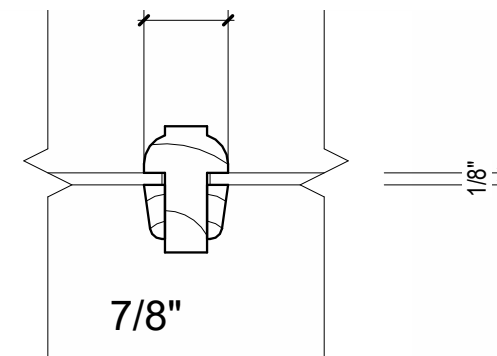


MARVIN Ultimate Wood Double Hung Window

3/4" = 1'



Authentic Divided Lite (ADL)



Window Lite Type Marvin ADL Authentic Divided Lites SINGLE PANEL GLASS

6" = 1'

IN-KIND WINDOW REPLACEMENT TO MATCH EXISTING APPEARANCE AND MATERIAL, INCLUDING WINDOW OPENING SIZE, SASH DIMENSIONS, OPERATION, TRUE DIVIDED-LITE PATTERN, THROUGH-GLASS MUNTINS, EXTERIOR MUNTIN WIDTH/PROFILE, FRAME/SURROUND/TRIM RELATIONSHIP, SILL/HEAD CONDITIONS, AND PAINTED EXTERIOR FINISH. NO CHANGES TO PUBLIC-WAY VISIBLE EXISTING OPENINGS, JAMBS, OR SASH DIMENSIONS.

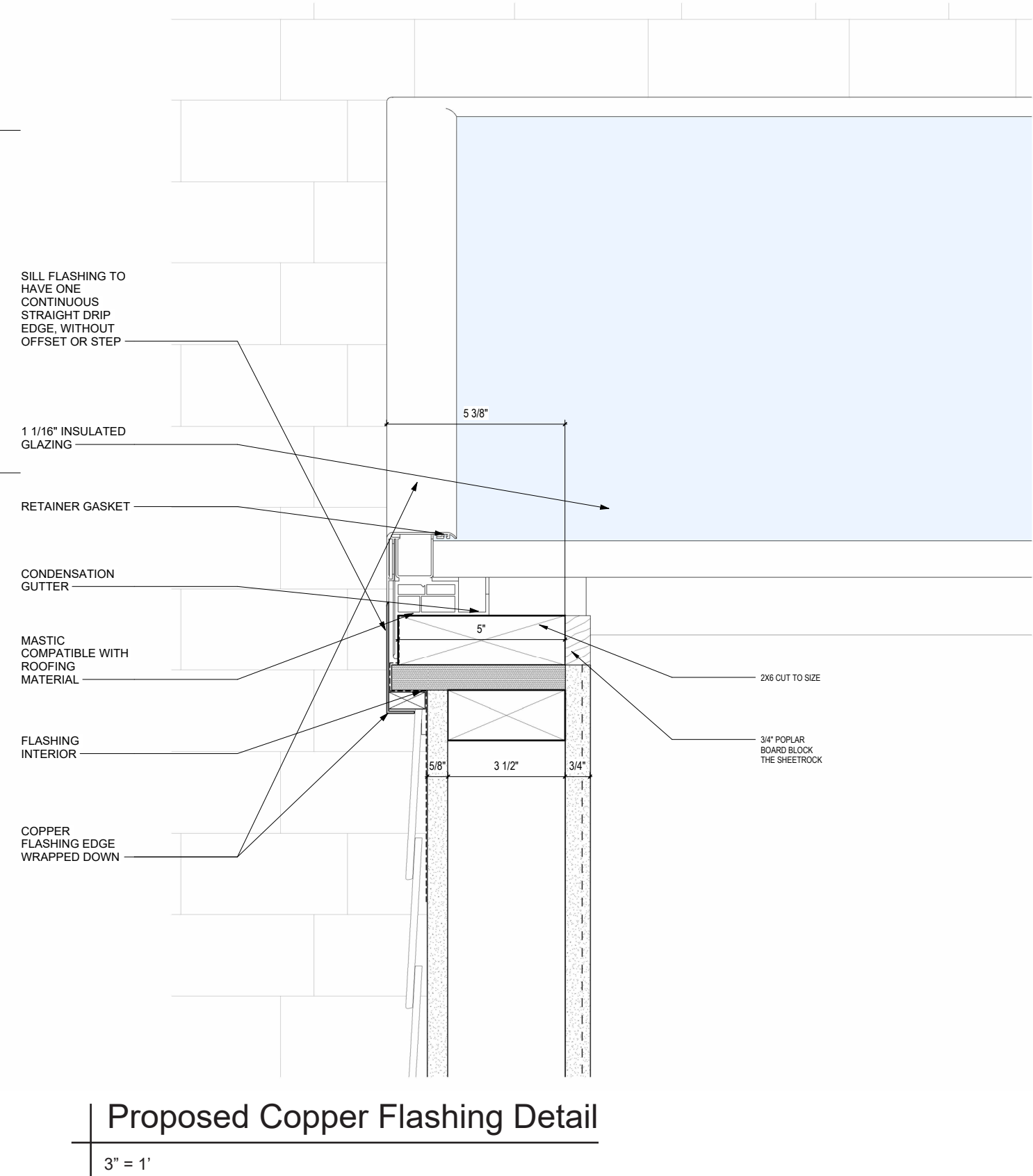
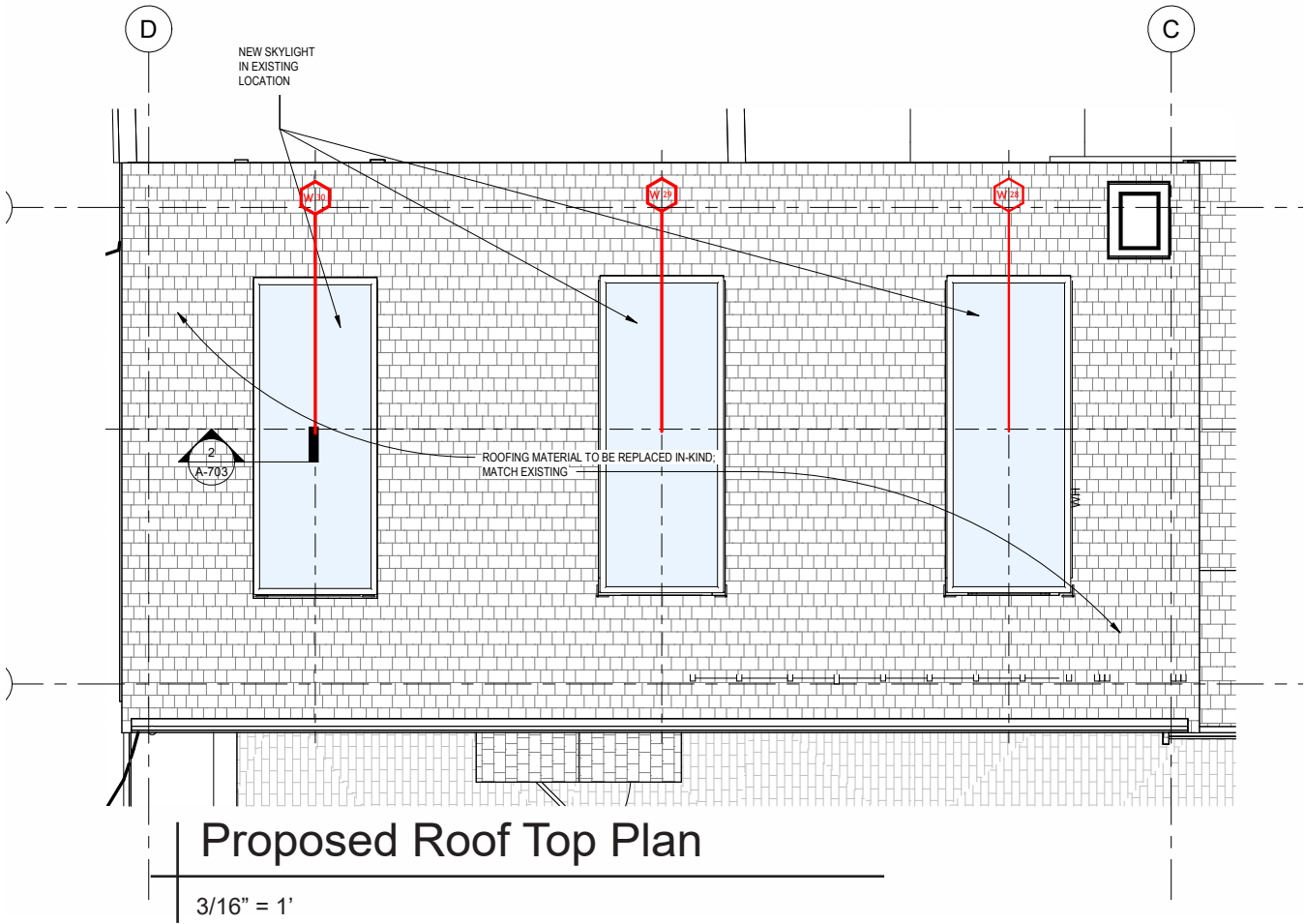


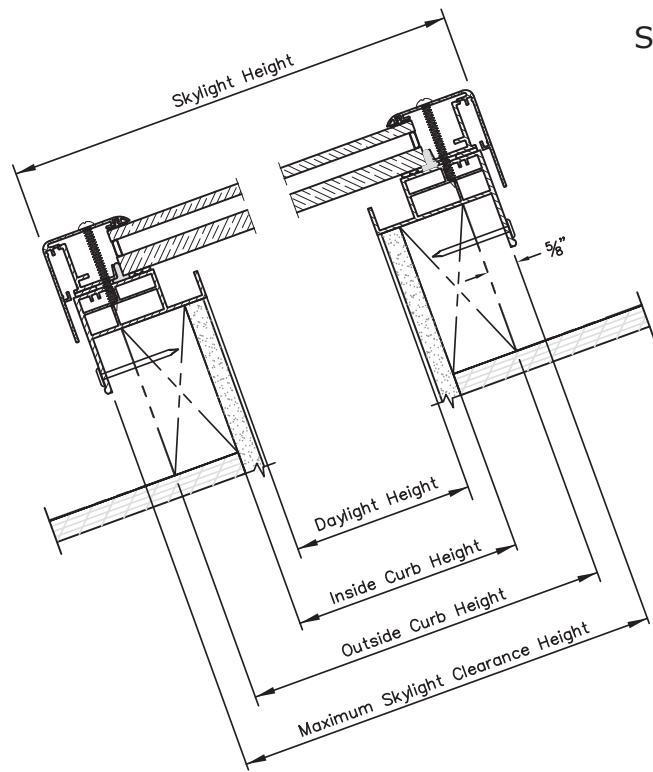
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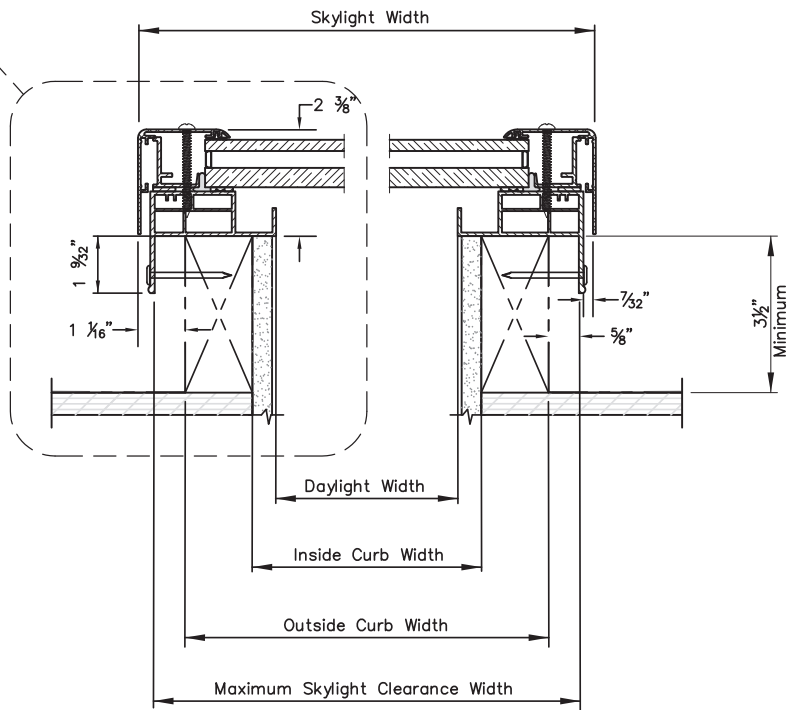
SKYLIGHT DETAIL



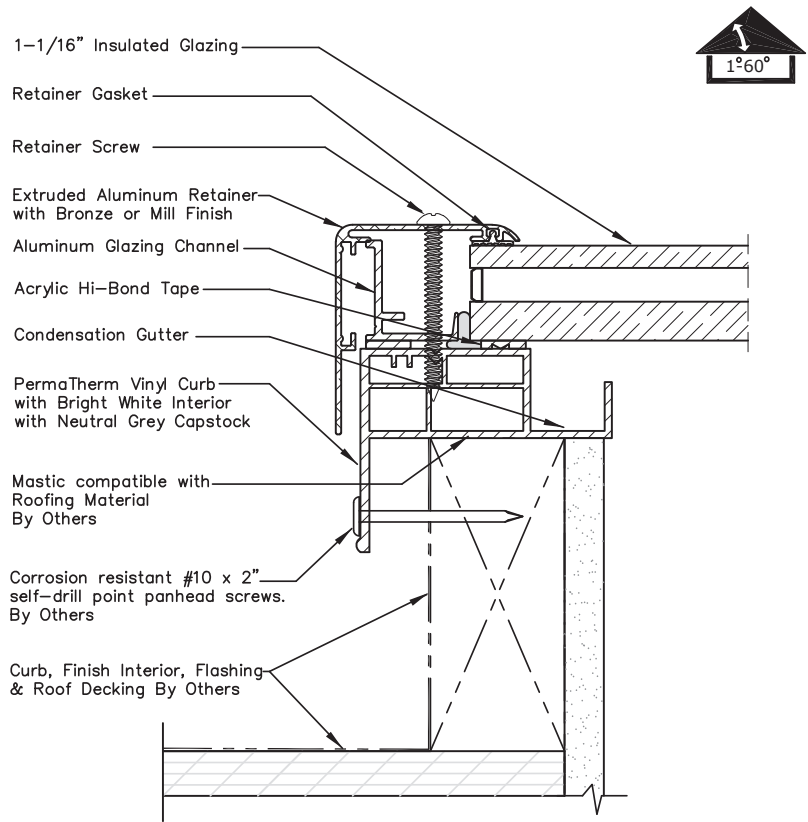


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

GLAZING OPTIONS

Clear:		Clear Impact:	
• SOLARBAN	70XL Clear Tempered/Laminated (99 100)	• SOLARBAN	70XL Clear Tempered/Impact Laminated (99 200)
• SOLARBAN	70XL Clear Tempered/Laminated with Cool Mist White (99 101)	• SOLARBAN	70XL Clear Tempered/Impact Laminated with Cool Mist White (99 201)
• SOLARBAN	70XL Clear Tempered/Laminated with Arctic Snow White (99 102)	• SOLARBAN	70XL Clear Tempered/Impact Laminated with Arctic Snow White (99 202)
• SOLARBAN	70XL Clear Tempered/Laminated + Energy Advantage (99 103)	• SOLARBAN	70XL Clear Tempered/Impact Laminated + Energy Advantage (99 203)
• SOLARBAN	70XL Clear Tempered/Laminated with Cool Mist White + Energy Advantage (99 104)	• SOLARBAN	70XL Clear Tempered/Impact Laminated with Cool Mist White + Energy Advantage (99 204)
• SOLARBAN	70XL Clear Tempered/Laminated with Arctic Snow White + Energy Advantage (99 105)	• SOLARBAN	70XL Clear Tempered/Impact Laminated with Arctic Snow White + Energy Advantage (99 205)
Bronze:		Bronze Impact:	
• SOLARBAN	70XL Bronze Tempered/Clear Laminated (99 106)	• SOLARBAN	70XL Bronze Tempered/Clear Impact Laminated (99 206)
• SOLARBAN	70XL Bronze Tempered/Clear Laminated + Energy Advantage (99 107)	• SOLARBAN	70XL Bronze Tempered/Clear Impact Laminated + Energy Advantage (99 207)
Gray:		Gray Impact:	
• SOLARBAN	70XL Gray Tempered/Clear Laminated (99 108)	• SOLARBAN	70XL Gray Tempered/Clear Impact Laminated (99 208)
• SOLARBAN	70XL Gray Tempered/Clear Laminated + Energy Advantage (99 109)	• SOLARBAN	70XL Gray Tempered/Clear Impact Laminated + Energy Advantage (99 209)

PRODUCT DIMENSIONS

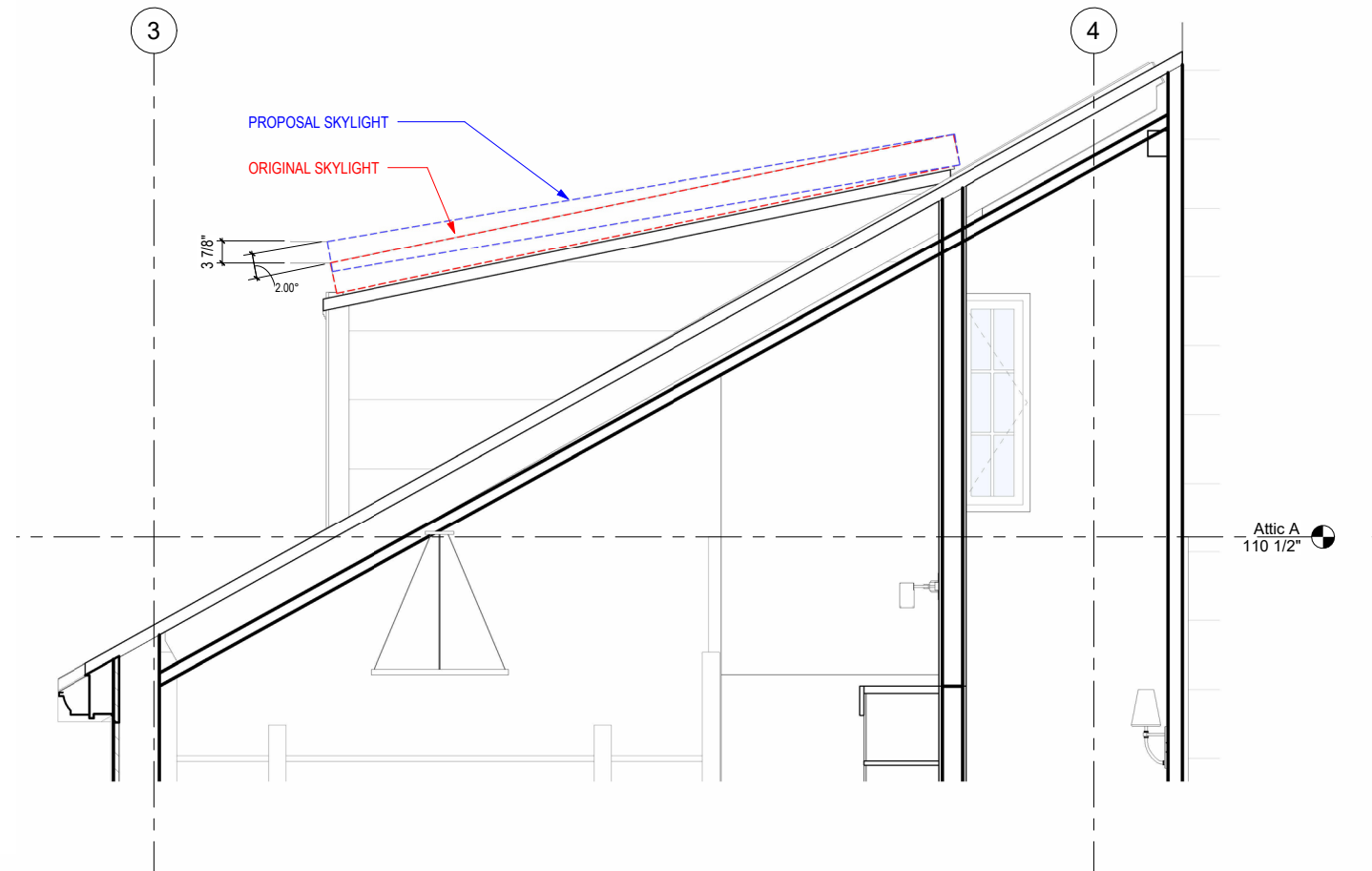
IMPERIAL UNITS (INCHES)

Size	Outside Curb Width	Inside Curb Width	Skylight Width	Maximum Skylight Clearance Width	Daylight Width	Outside Curb Height	Inside Curb Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Height	Daylight Area (Sq. Feet)
GSM 4896	48	45	50	49 1/4	44 1/4	96	93	98	97 1/4	81 1/4	28.35
GSM 5199	51	48	53	52 1/4	47 1/4	99	96	101	100 1/4	95 1/4	31.25

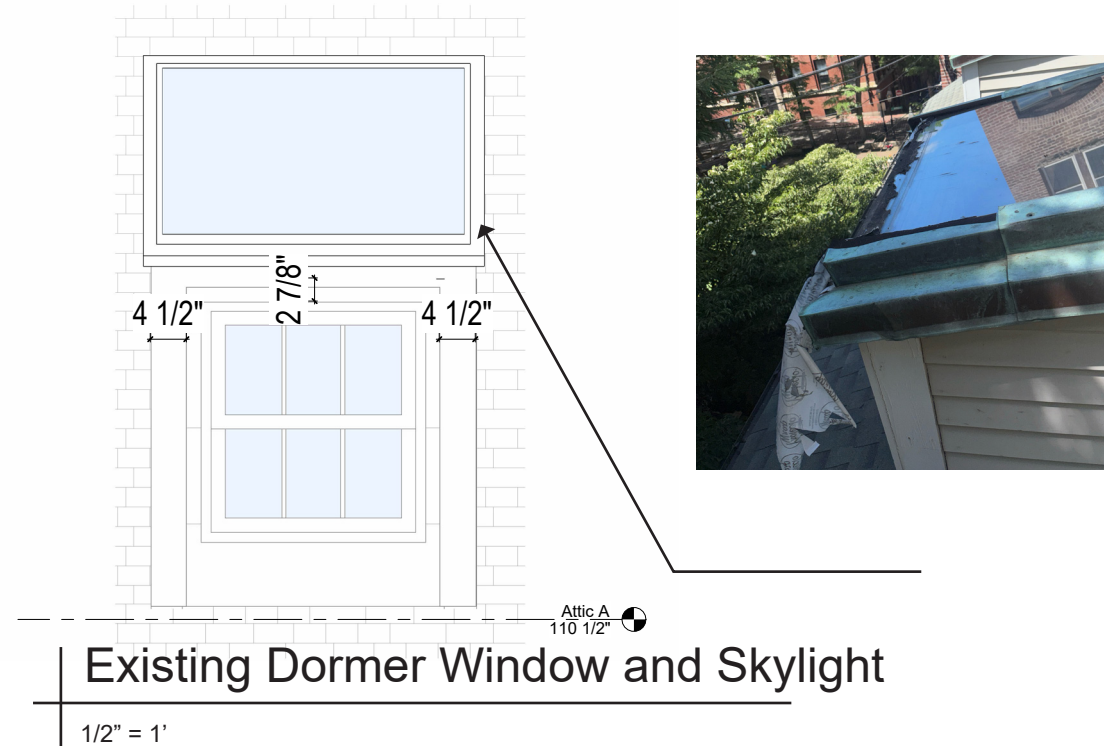
PROPOSED CUSTOM VELUX SKYMAX CURB-MOUNT SKYLIGHT SPECIFICATION



SKYLIGHT ADJUSTMENT FOR UNIFORM WINDOW CASING

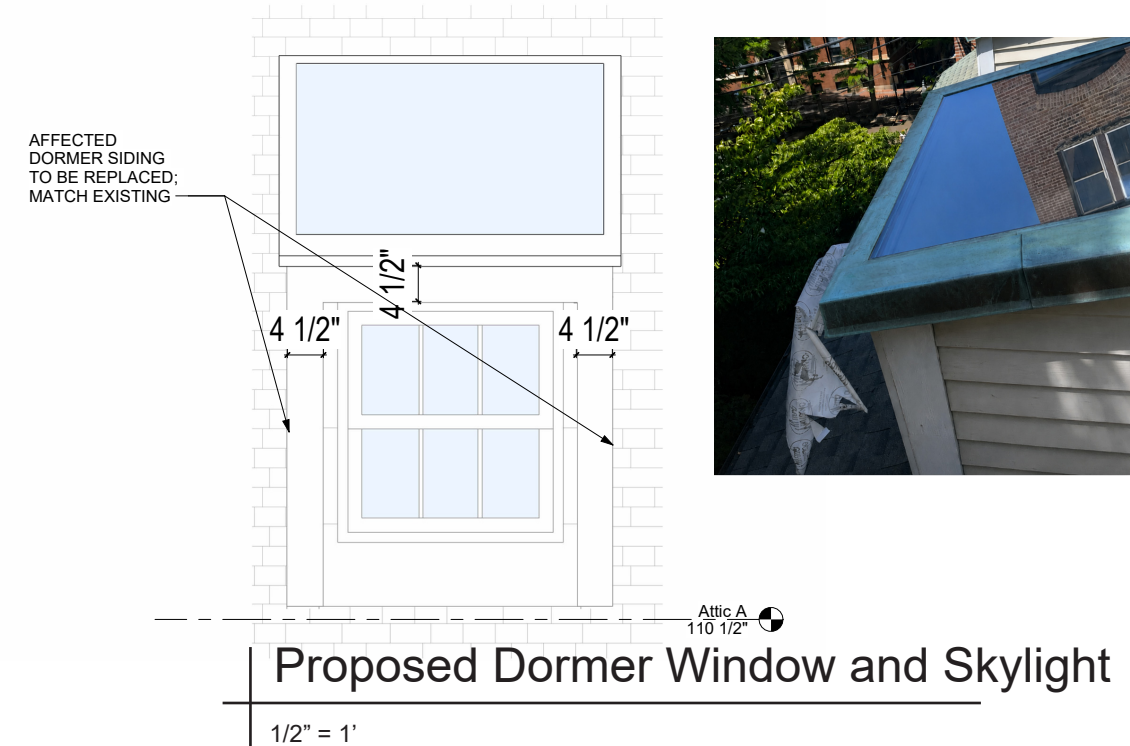


The proposed skylight installation has been coordinated to maintain a uniform 4 1/2-inch exterior casing around the existing window below. The adjustment is limited to exterior trim alignment and does not alter the roofline, roof massing, skylight location, or overall architectural character.



Existing Dormer Window and Skylight

1/2" = 1'



Proposed Dormer Window and Skylight

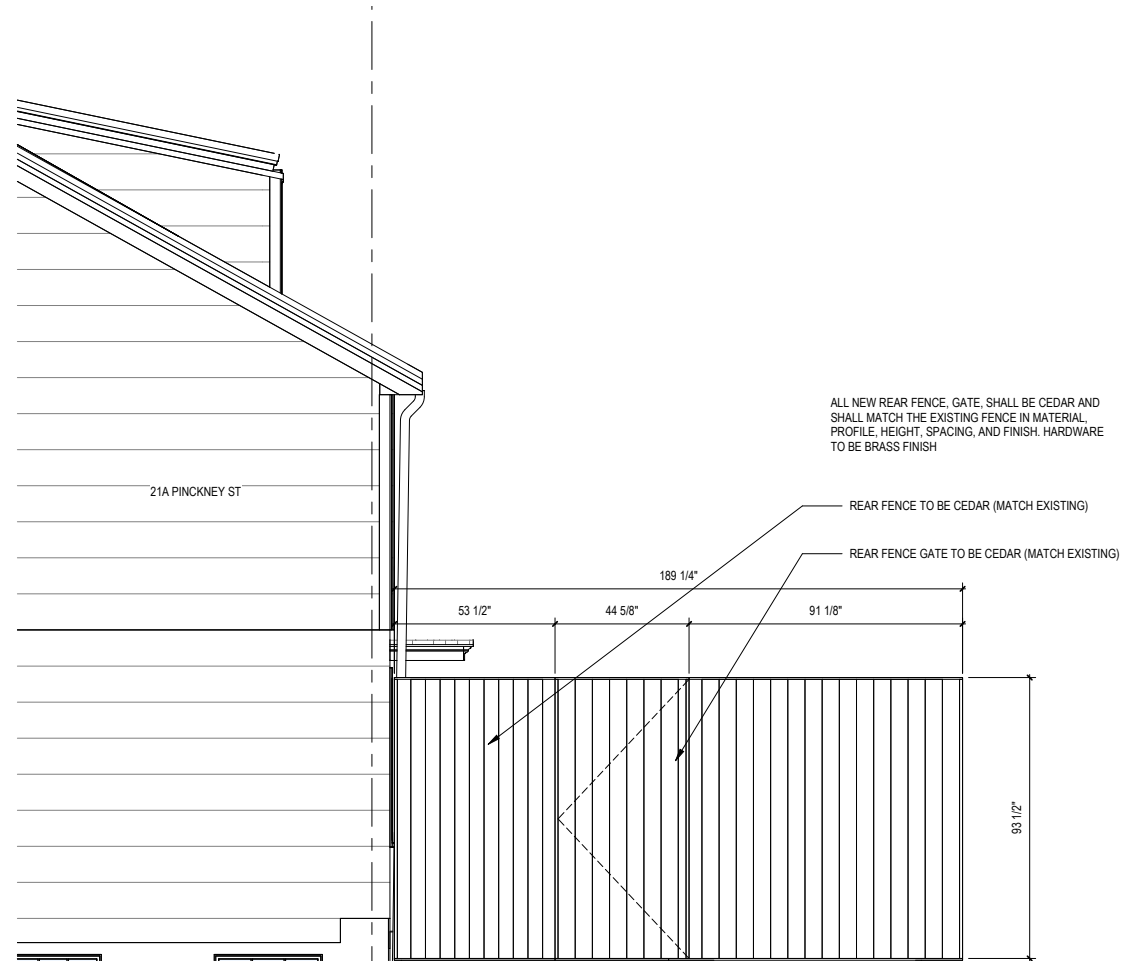
1/2" = 1'



SLEEPING DOG
PROPERTIES

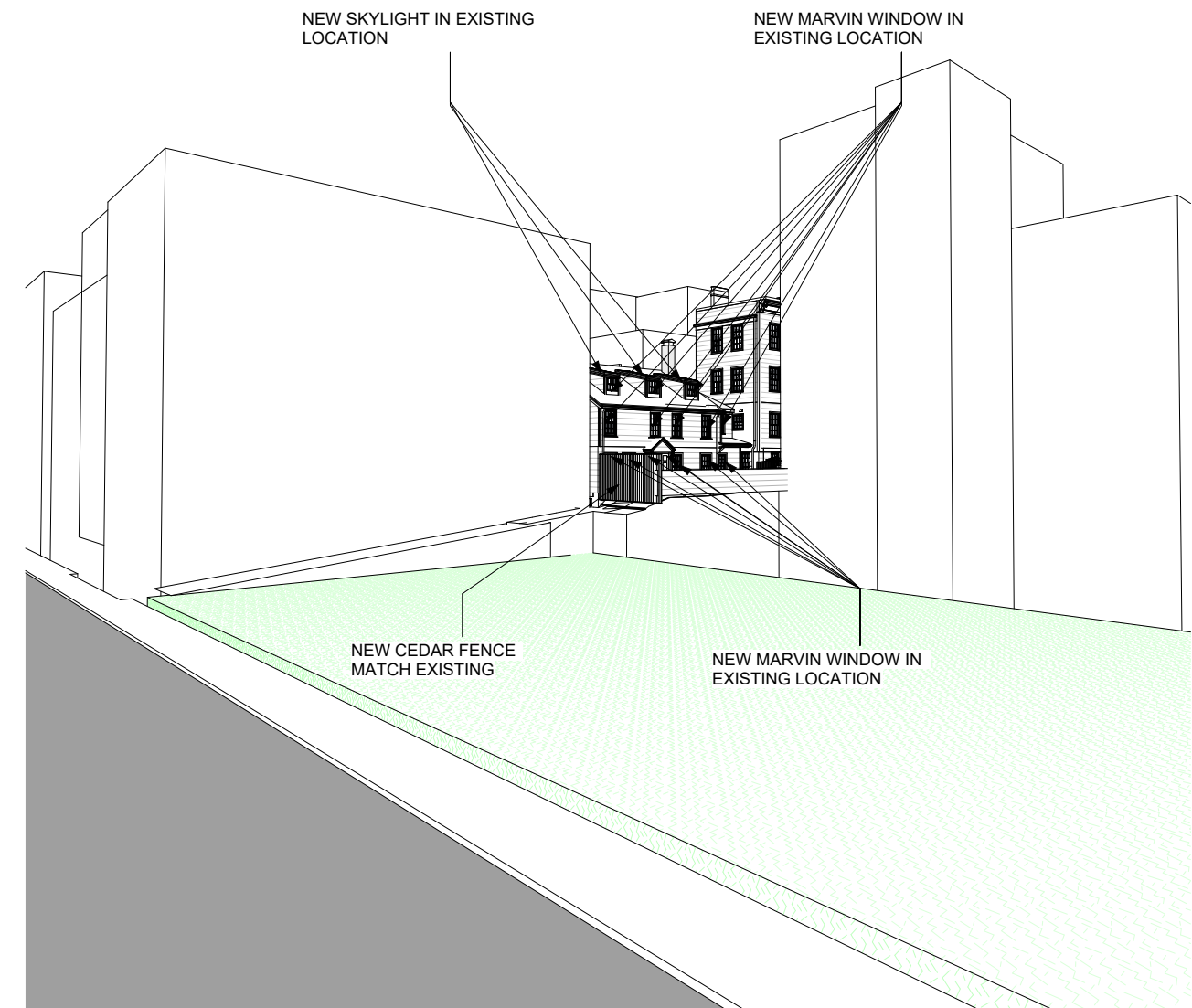
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**BHAC APPLICATION - EXTERIOR
ALTERATIONS**



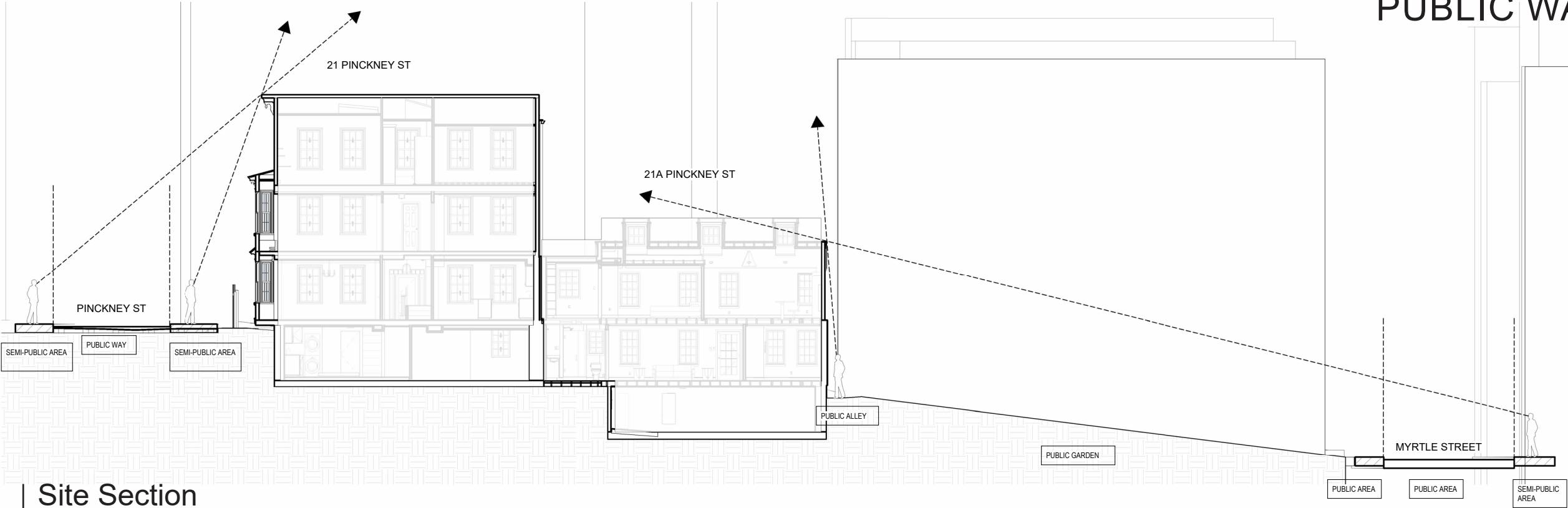
Rear Elevation

3/16" = 1'



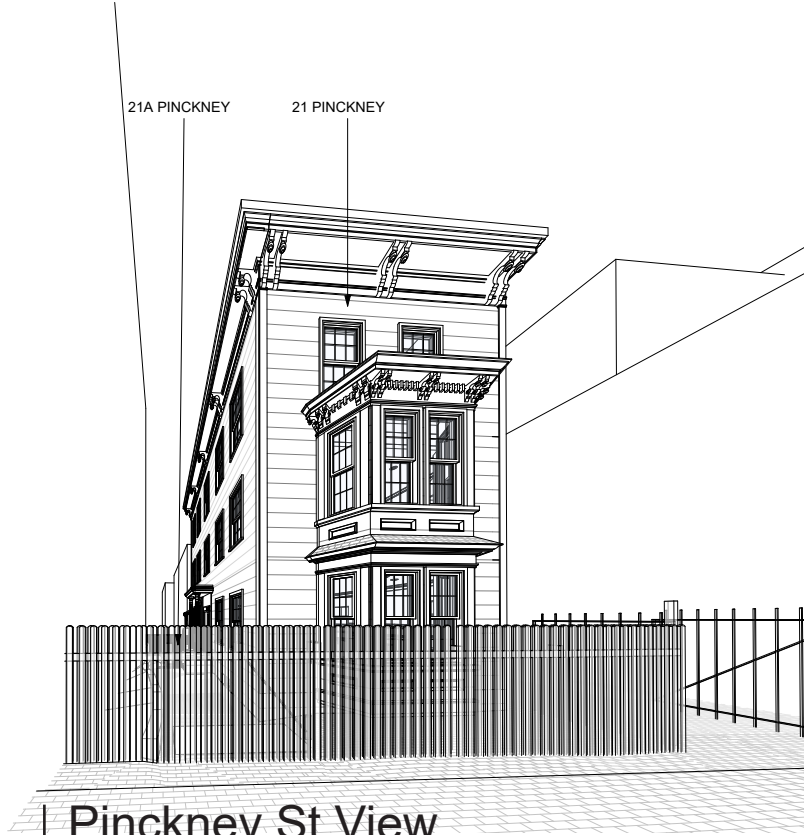
Myrtle Street View





Site Section

1/16" = 1'



Pinckney St View



21A Pinckney St



Pinckney St View

21A Pinckney St



Myrtle Street View

New Skylight in existing location

New Marvin window in existing location

New Cedar Fence to match existing



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Existing Window To Be Replaced In-Kind
Within Existing Opening

New Trim / Casing To Match Existing
Profile, Dimensions, Color, And Finish



Existing Roofing Material To Be Re-
placed In-Kind

Affected Dormer Siding To Be Replaced
As Required;
New Siding To Match Existing Material,
Exposure, Profile, Color, And Finish

