

BHAC Design Review

42 Chestnut Street

9/20/2018

BHAC Design
Review
42 Chestnut St

Description of Proposed Work:

- Enlarge an existing opening in the garden wall at rear of property (bordering Branch Street) to create a means of vehicular ingress and egress (off of Branch St) to access two parking spaces in the rear of the property. Perform curb cut and install a custom, wood, bi-parting, sliding door, painted black to match other garages on Branch Street.
- Zoning relief and a use of premise to park two cars in the rear of the home was granted on July 19, 2018.
- This is not a new opening in the garden wall, rather an expansion of an existing opening. The expansion of this opening fits within the existing character and conditions of Branch St and would not be obtrusive to the setting of the street.

BHAC Design
Review
42 Chestnut St

Supporting Documentation:

- Certified Plot Plan
- Plans & Elevations - existing and proposed
- Plan & specs of proposed door
- Photographs of subject property
- Letter of "Non-Opposition" from Beacon Hill Civic Association to City of Boston ZBA (submitted to Joe Cornish on 9/11/18)
- ZBA decision documenting approval of zoning variance/relief (submitted to Joe Cornish on 9/11/18)
- 38 Letters of support from neighbors and abutters (submitted to Joe Cornish on 9/11/18)

42 Chestnut Street Certified Plot Plan

Curb Cut application submitted to Boston Public Works and Boston Transportation Department; application signed off by each department.

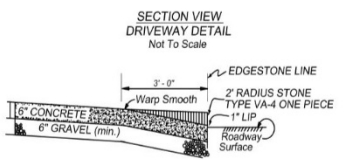
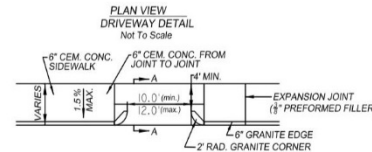
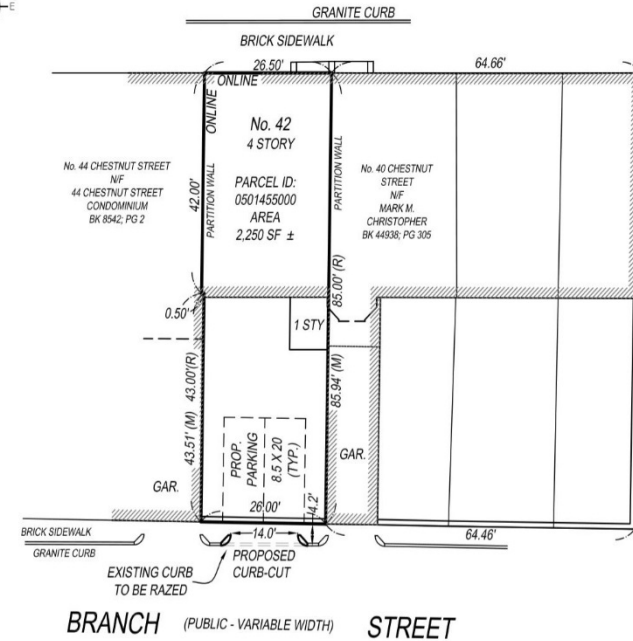
REFERENCES:
 DEED: BK 40588; PG 27
 PLAN: BK 8542; PG 2
 BOSTON CITY ENGINEERS F.B. No. 571 PG 23-29

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 16, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

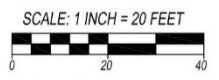
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25025C0077J
 EFFECTIVE DATE: 03/16/2016



CHESTNUT (PUBLIC - VARIABLE WIDTH) STREET



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D38	135	DM-GC	DRM/SAP	GCC
DATE: FEBRUARY 8, 2017				
JOB #16-00865				
FILE #16-00865				



CERTIFIED PLOT PLAN
 SHOWING PROPOSED CURB-CUT LOCATED AT
42 CHESTNUT STREET
BOSTON, MA

PREPARED FOR:
 KATHERINE O'KEEFFE
 42 CHESTNUT STREET
 BOSTON, MA 02108



42 Chestnut Street

- Front of property – as seen from Chestnut Street



42 Chestnut Street

- Rear of property - garden wall on Branch Street
- Shows garage doors at neighbors on both sides of subject property's existing opening
- Many garage doors currently exist on Branch Street



42 Chestnut Street

- Rear of property garden wall on Branch Street flanked by garage doors.
- Subject existing opening is to left of existing black garage door in foreground.
- The garden wall itself is a secondary structure to 42 Chestnut Street. It is not a part of the original facade of the home and does not connect to the actual structure of the home.



42 Chestnut Street

- Rear of property garden wall on Branch Street flanked by garage doors.
- Subject existing opening is to right of existing red garage door in foreground.
- Research shows through the years different structures have existed at this property's rear and that these structures and their purpose, form and materials have changed over time.



42 Chestnut Street

- Image of rear property with mark-up of proposed expansion
- Dimensions of proposed expansion are 11' by 7'6"



42 Chestnut Street

- View looking west down Branch Street from Spruce Street.
- Subject property opening is on right side, 5th from foreground.
- Branch Street has physically changed and adapted over time - many stables, sheds and kitchen ells are now garages

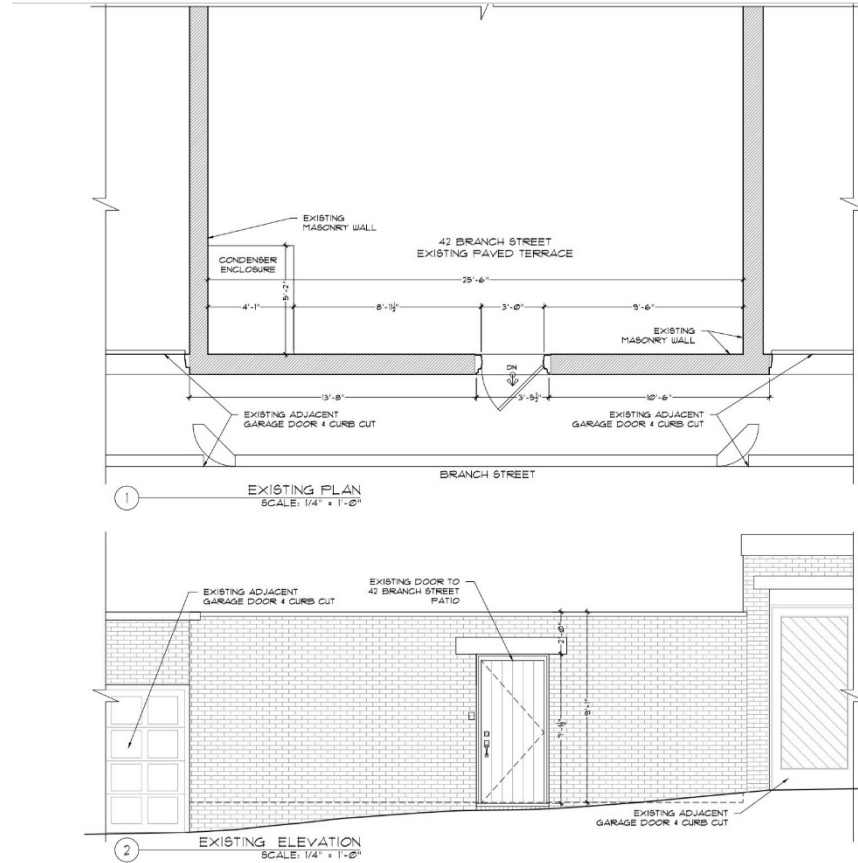


42 Chestnut Street

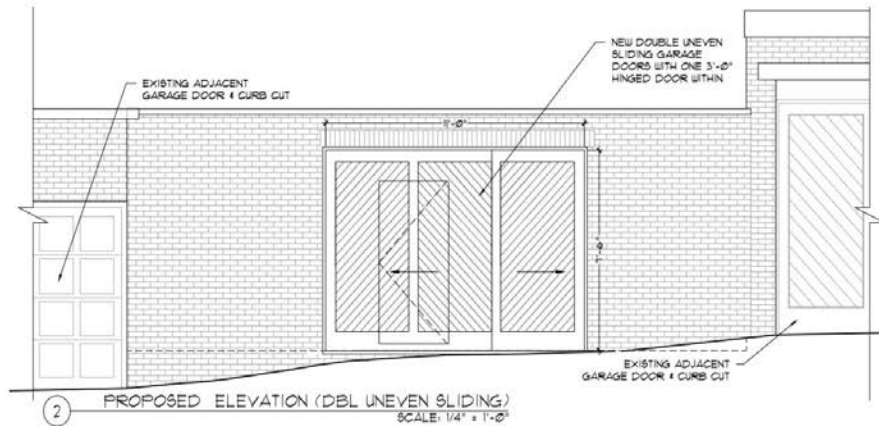
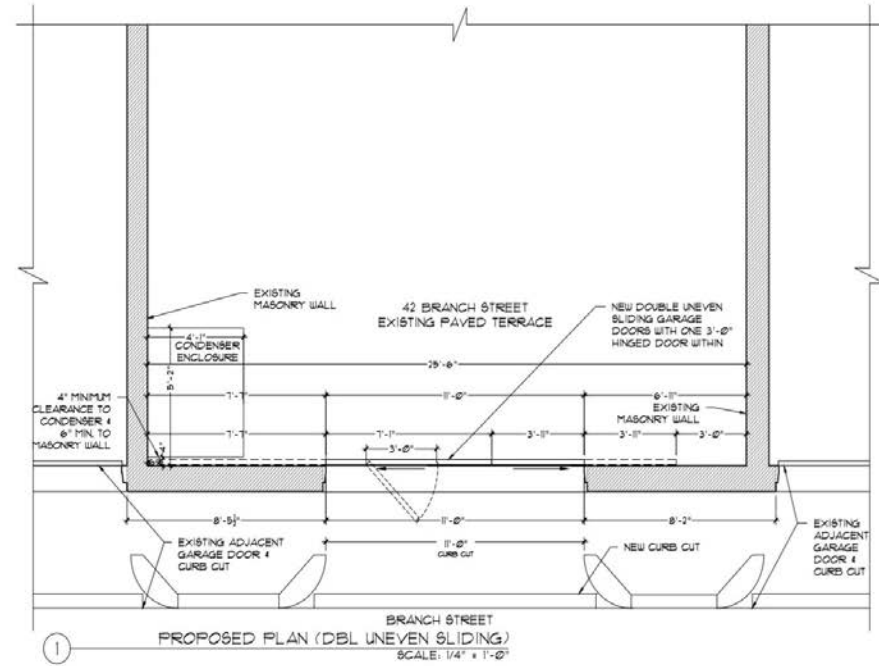
- View looking east up Branch Street from Charles Street toward Spruce Street.
- Subject property opening is 1st from foreground on left side.
- Note: no existing obstacles (hydrants, sign posts, gas lamps, signs, etc.) and; “No Parking” zone directly across street from subject property so proposed opening will not interfere with on street and residential parking.



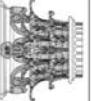
42 Chestnut St Existing Plan & Elevation



42 Chestnut St Proposed Plan & Elevation



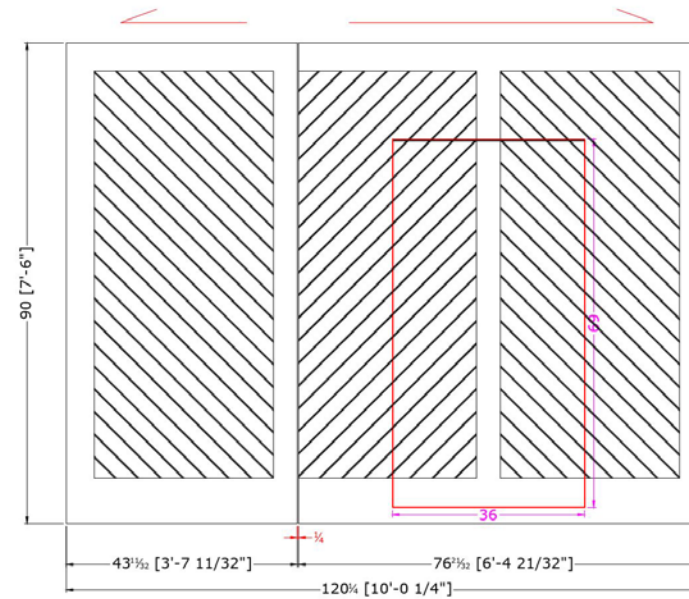
PAULI & URIBE
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Classic Architecture
Interior Design
Boston, Massachusetts 02108
617-221-0200 • www.pauli-uribe.com



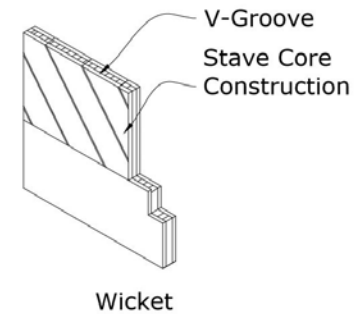
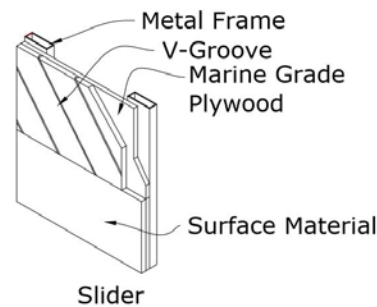
42 BRANCH STREET
BOSTON, MA 02108

SHEET NO. A101
PROJECT: 06-100-0000 GARAGE DOOR
1" DOUBLE UNEVEN SLIDING
DATE: DECEMBER 11, 2017
SCALE: AS NOTED
DRAWN: JGAR & RUP
CHECKED: JGAR & RUP

42 Chestnut St Proposed Door Plan & Specs



Exterior View
Right Hand Inswing Wicket



Doc Rev 07-02-15 Designer Doors, LLC



Customer Name: Line Item A	Proposal Number: SC025938	Rev: D
Date: 11/29/17	Scale: 1/2" = 1'	Page: 1 of 3
	Designed By: PAK	

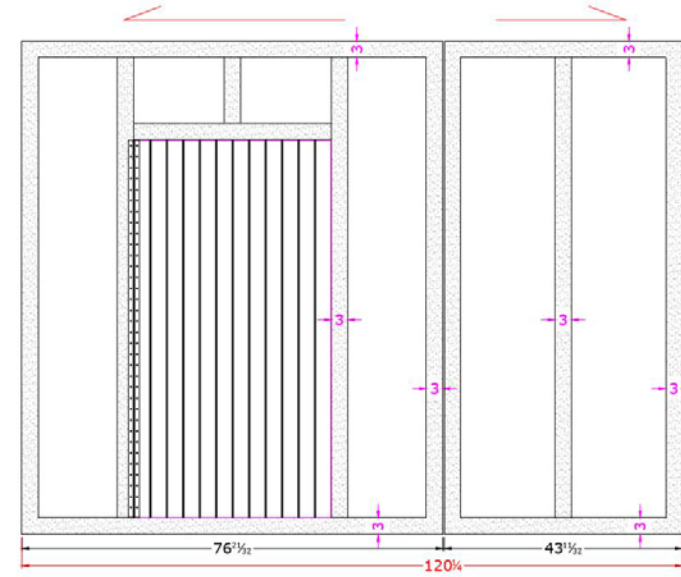
I understand that the door shown above will be built to the confirmed finished opening size indicated on the Site Inspection Form or Garage Door Site Worksheet.

Customer Approval

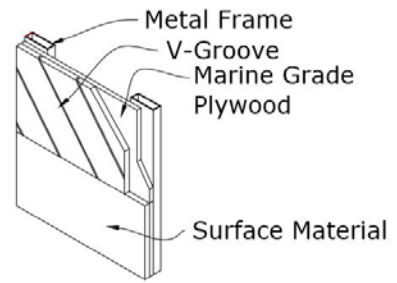
Date

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42 Chestnut St Proposed Door Plan & Specs

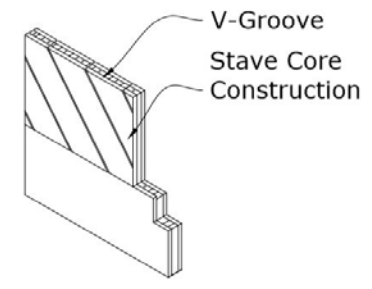


Interior View
Exposed Metal Frame
Powder Coated Black



Slider

Doc Rev 07-02-15 Designer Doors, LLC

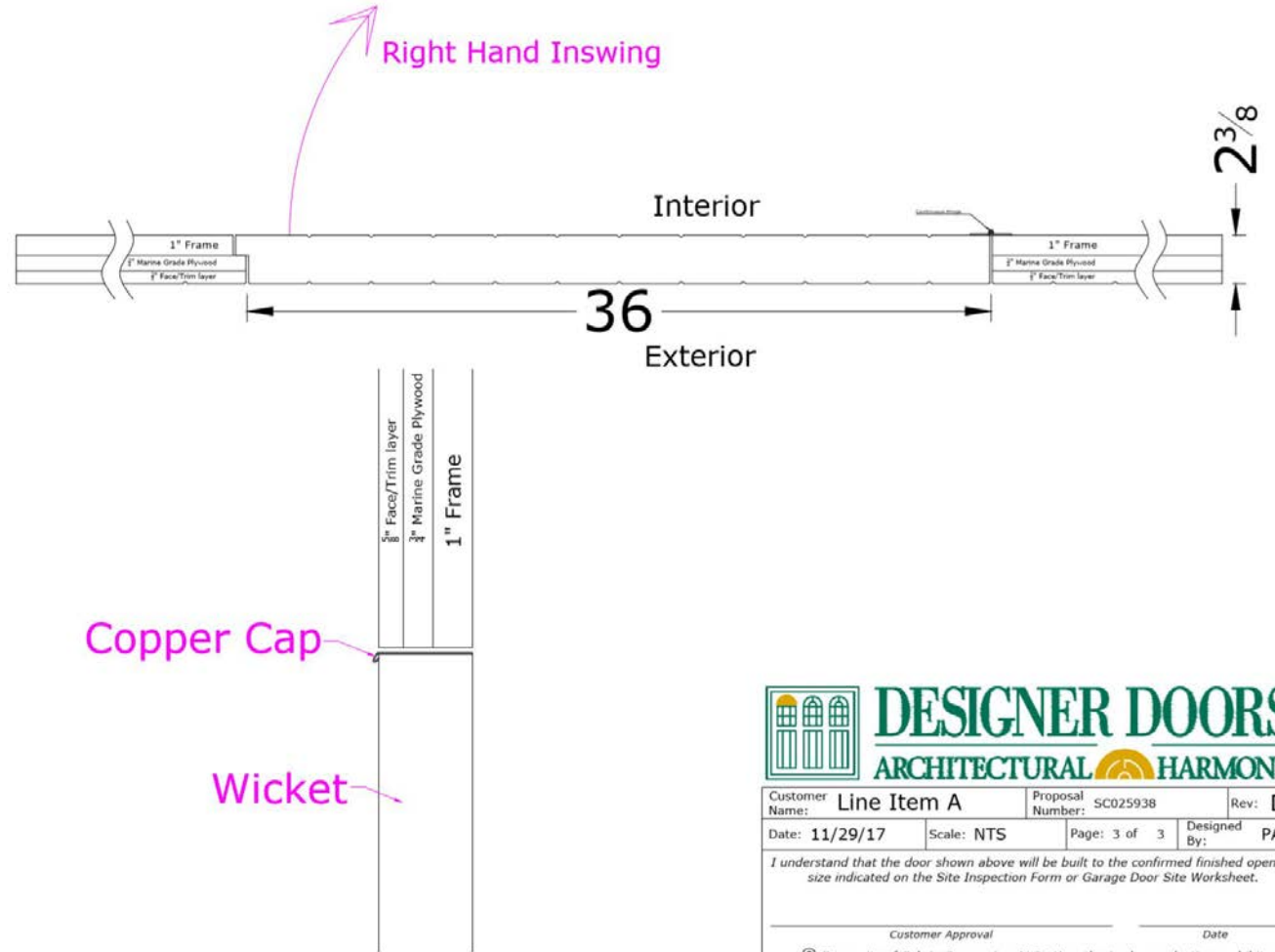


Wicket



Customer Name: Line Item A	Proposal Number: SC025938	Rev: D
Date: 11/29/17	Scale: 1/2" = 1'	Page: 2 of 3
	Designed By: PAK	
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Customer Approval _____		Date _____
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42 Chestnut St Proposed Door Plan & Specs



Doc Rev 07-02-15 Designer Doors, LLC



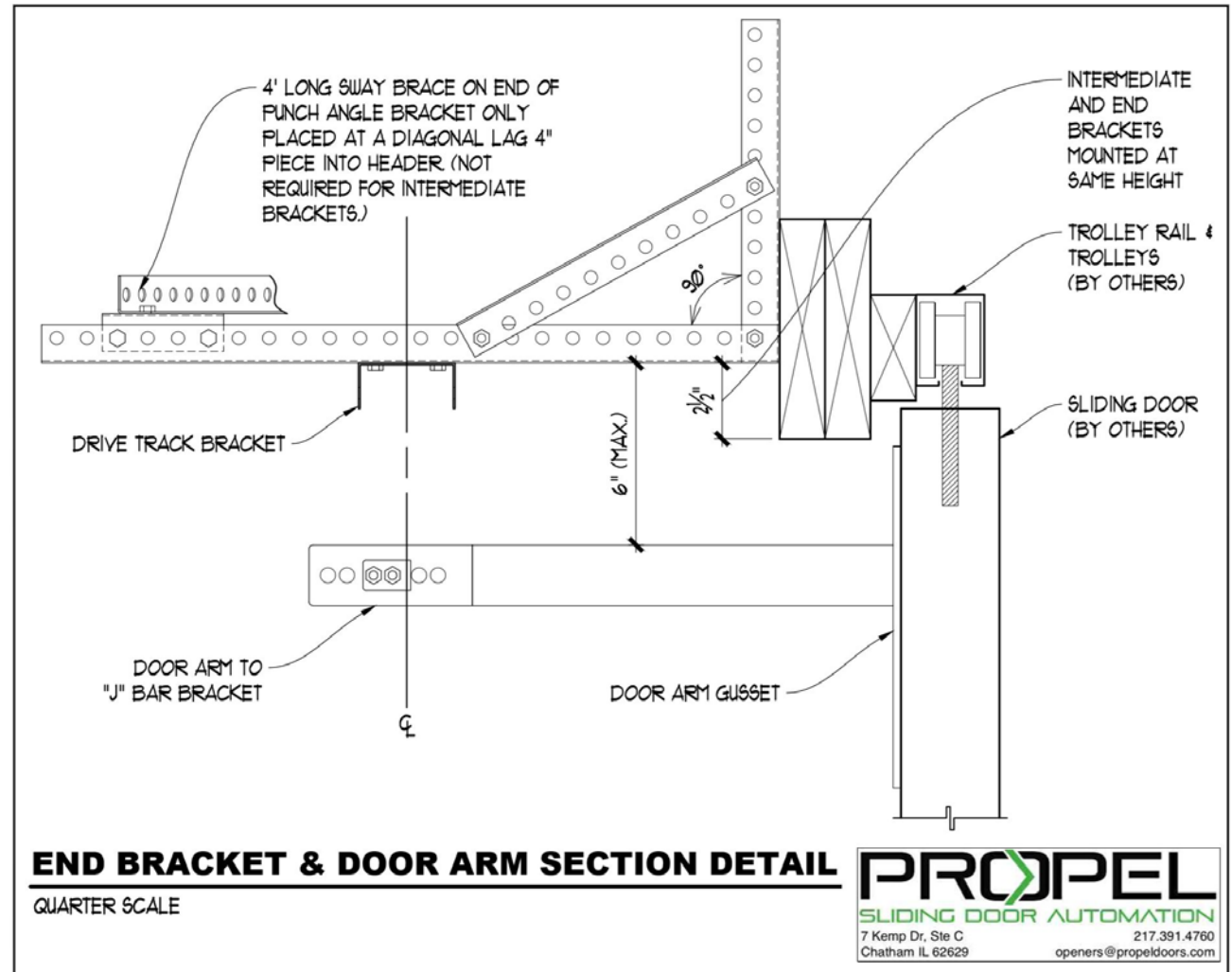
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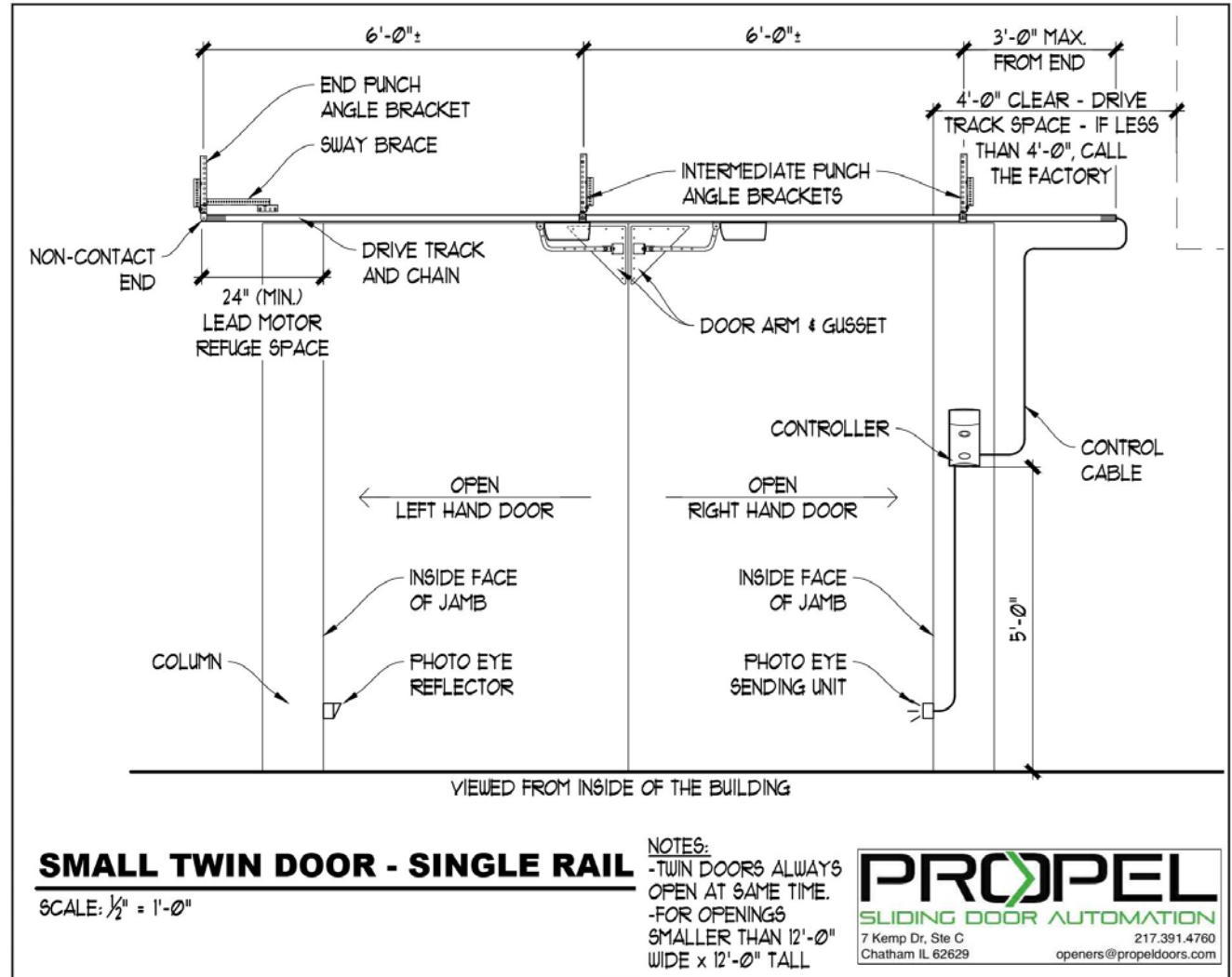
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42 Chestnut St

Proposed Door Plan & Specs



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