



PAULI & URIBE ARCHITECTS LLC
121 MOUNT VERNON STREET
BOSTON, MASSACHUSETTS 02108

Masonry Specifications

- Masonry cleaning will occur only in areas where Fire Escape is being removed. Cleaning process shall use Sure Klean 600, 1/100 water by hand with no power washing.
- Mortar mixture shall be 1 part cement to 2 parts lime to 7 parts sand.
- Reclaimed antique bricks will be used to repair areas where Fire Escape is being removed. Samples to be provided for the BHAC.
- Brownstone repairs will use Portland cement with pigment. Three color samples will be provided for the BHAC.
- Eagle Constructions will

All masonry repairs and restoration will be by Eagle Constructions. The contact number for Eagle Construction is (508) 400-6971.

All masonry repairs and restoration shall comply with "BHAC Standards and Criteria" included below

B. MASONRY

1. *Cleaning of masonry is discouraged because the darkening over time of building facades tends to produce a distinctive and uniform appearance and because inappropriate cleaning practices may cause irreversible damage to the masonry. Masonry facades should be cleaned only when necessary to halt deterioration. The methodology for cleaning shall be submitted in writing in advance of the commencement of work. Approval may be contingent upon a site visit to view a sample of the cleaning method. The gentlest cleaning method possible shall be used and shall be tested on an inconspicuous area to be certain that it will not damage or change the material. Brick and stone shall not be sandblasted.*
2. *The application of water-repellent coatings or other treatments is discouraged, and samples of any proposed treatment shall be tested before application.*
3. *Masonry facades shall not be painted unless there is evidence that the building was painted originally.*
4. *Brownstone may require special treatments involving replacement materials and coatings; each situation will be considered individually based on the existing condition of the material. Any replacement material must approximate brownstone in composition, appearance, and texture.*
5. *Repointing is in many cases unnecessary, but when necessary, the following general rules shall be followed:*
 - a. *The methodology for repointing shall be submitted in writing in advance of the work. Approval may be contingent upon a site visit by commissioners to view a sample of the repointing by the mason proposed to perform the work. The sample shall be located where directed by the commission.*
 - b. *Repointing should avoid the visual conflict between new mortar and aged brick and maintain the continuity of surface due to age and weathering.*
 - c. *No mortar of a mixture stronger than 1 part cement to 2 parts lime to 7 to 9 parts sand shall be used (to allow for the expansion of bricks during freeze/thaw cycles).*

- d. *Mortar used for spot pointing shall match the adjacent mortar. The color of all mortar should come from the aggregate and not from the binder.*
- e. *Mortar used for total façade repointing shall match the original color of the mortar used when the building was built or altered to achieve its present architectural style; or it shall match aged or weathered mortar color.*
- f. *Joints shall be struck to match the original mortar joints, if apparent, or shall be struck to a slightly concave joint, or raked back at least 1/8-inch, or finished to a weathered profile which slopes inward from top to bottom or the reverse. Smearred (or “battered”) joints and flush joints are inappropriate. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.*

Ironwork Specifications

- New iron fencing to be painted cast iron to match existing. Casts will be taken from existing fence at 65 Mount Vernon Street.

All iron work shall comply with “BHAC Standards and Criteria” included below

H. IRONWORK

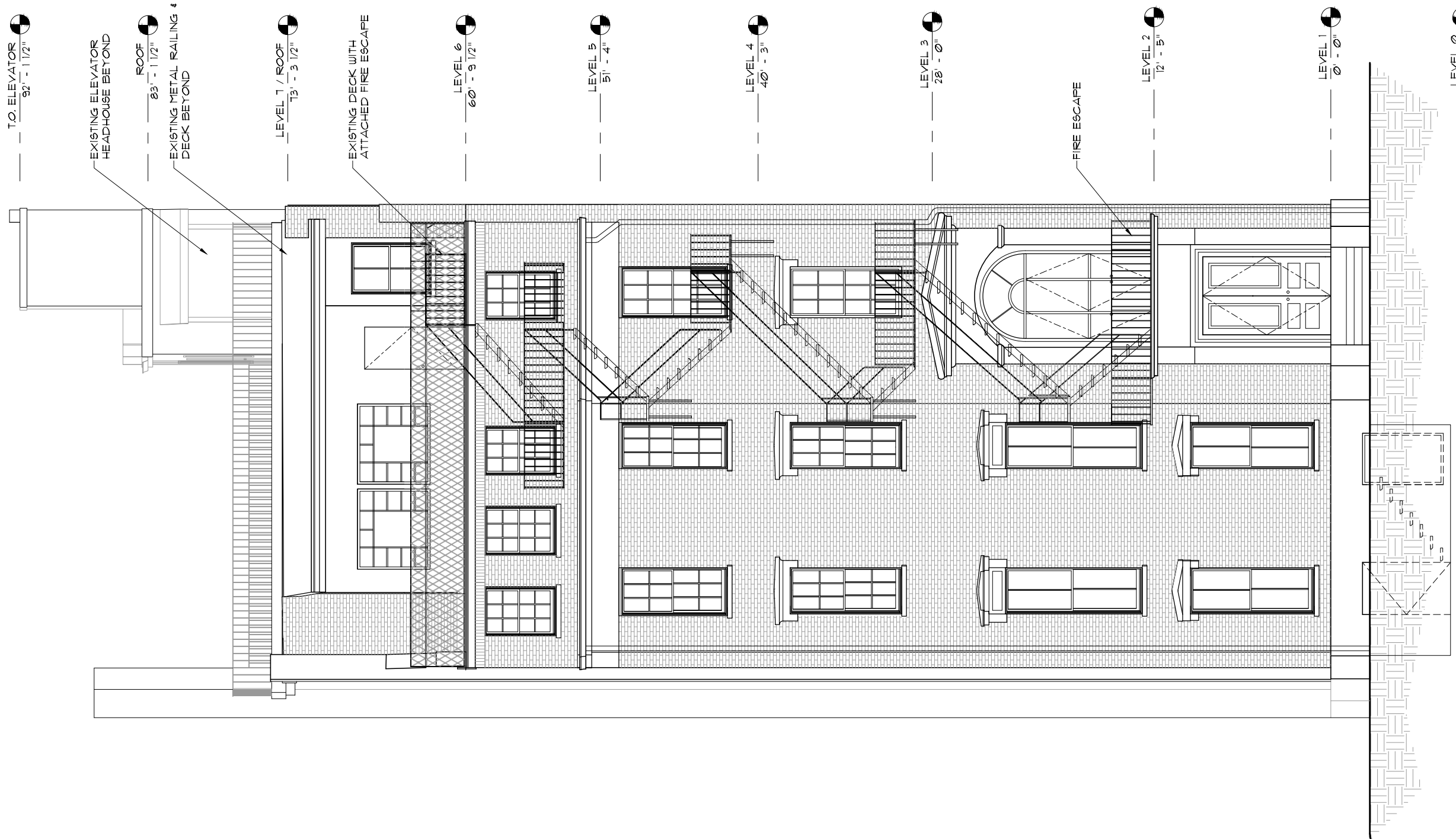
1. *Original or early architectural ironwork shall be retained unless demonstrated to be beyond repair, in which case it shall be duplicated in the same material and style.*
2. *New iron features shall be compatible with the style of the property on which they are to be installed.*
3. *Window grilles shall be mounted within the window reveal and secured into mortar joints, not into the masonry and not onto the face of the building. Shop drawings shall be provided to the commission for approval.*
4. *The design of fire escapes or balconies, if required for life safety by the City of Boston Inspectional Services Department (ISD) (demonstrated by sufficient documentation), shall be as simple and unobtrusive as possible. Shop drawings shall be submitted for approval. Approval of the removal of fire escapes will require sufficient documentation from ISD.*



63 MOUNT VERON STREET - [IMAGE 1 - HISTORICAL PHOTOGRAPH CIRCA 1890's]

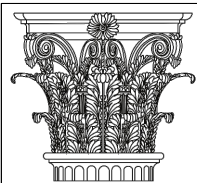


63 MOUNT VERON STREET - [IMAGE 2 - PHOTOGRAPH OF EXISTING FRONT FACADE]



T.O. ELEVATOR 92' - 1 1/2"
 EXISTING ELEVATOR HEADHOUSE BEYOND
 ROOF 83' - 1 1/2"
 EXISTING METAL RAILING & DECK BEYOND
 LEVEL 1 / ROOF 73' - 3 1/2"
 EXISTING DECK WITH ATTACHED FIRE ESCAPE
 LEVEL 6 60' - 9 1/2"
 LEVEL 5 51' - 4"
 LEVEL 4 40' - 3"
 LEVEL 3 28' - 0"
 FIRE ESCAPE
 LEVEL 2 12' - 5"
 LEVEL 1 0' - 0"
 LEVEL 0 -9' - 3"

1 Existing South (Front) Elevation
 Full: 1/4" = 1'-0", Half: 1/8" = 1'-0"



PAULI & URIBE
ARCHITECTS LLC

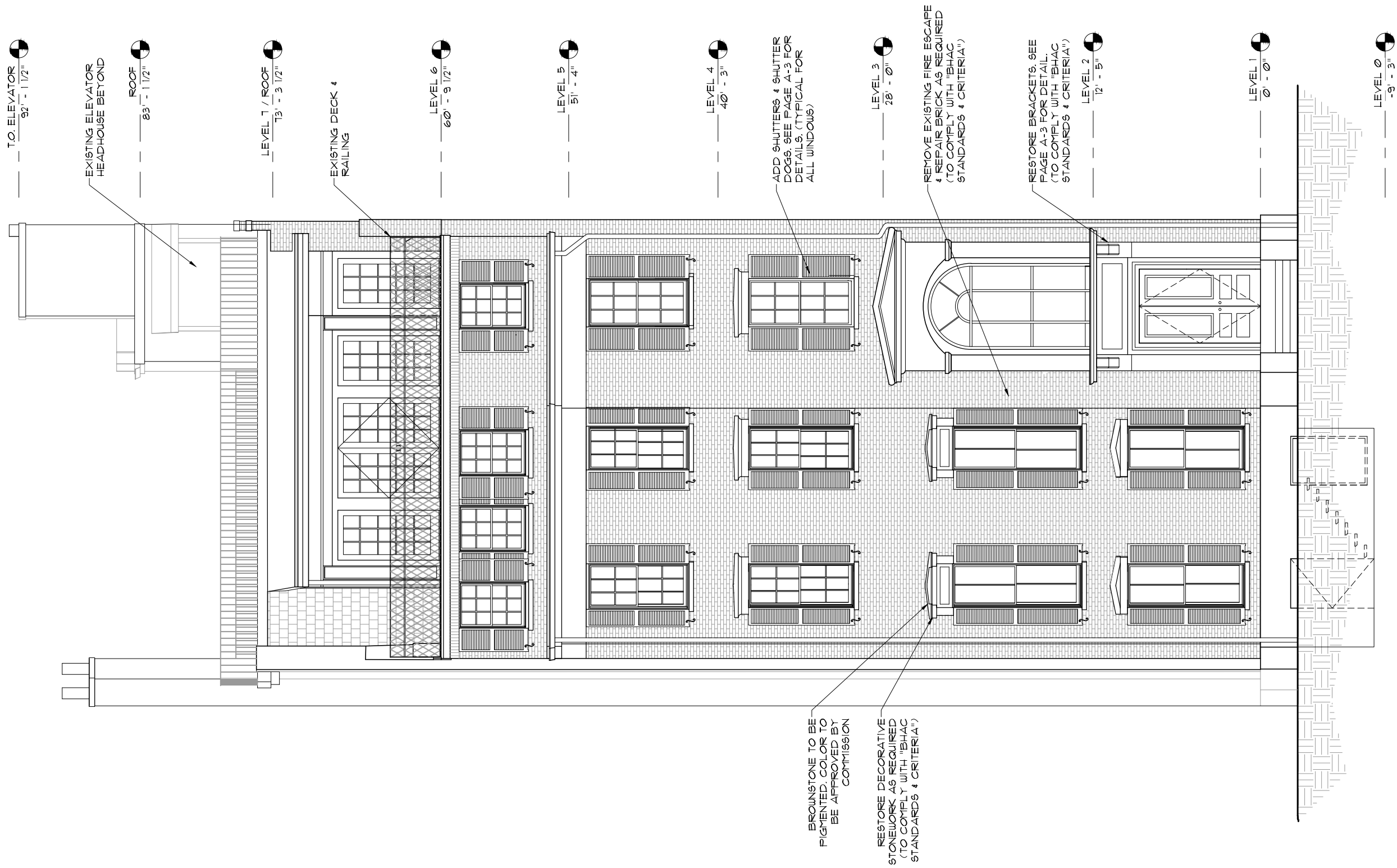
Classic Architecture
 Interior Design
 121 Mount Vernon Street
 Boston, Massachusetts, 02108
 617.227.0954 • www.pauli-uribe.com

63 MOUNT VERNON STREET
 BOSTON, MA 02108

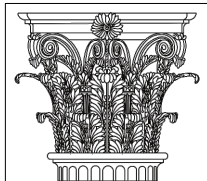
SHEET TITLE:
 EXISTING CONDITIONS
 SOUTH (FRONT)
 ELEVATION
 DATE: OCTOBER 4, 2016
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZF

SHEET NO.

EC-1



1 Proposed South (Front) Elevation
 Full: 1/4" = 1'-0", Half: 1/8" = 1'-0"

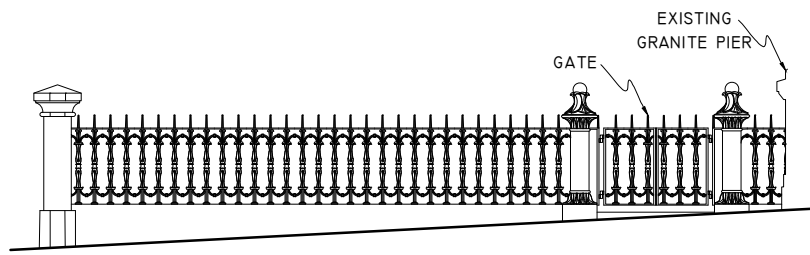


PAULI & URIBE
ARCHITECTS LLC
 Classic Architecture
 Interior Design
 121 Mount Vernon Street
 Boston, Massachusetts, 02108
 617 227 0954 • www.pauli-uribe.com

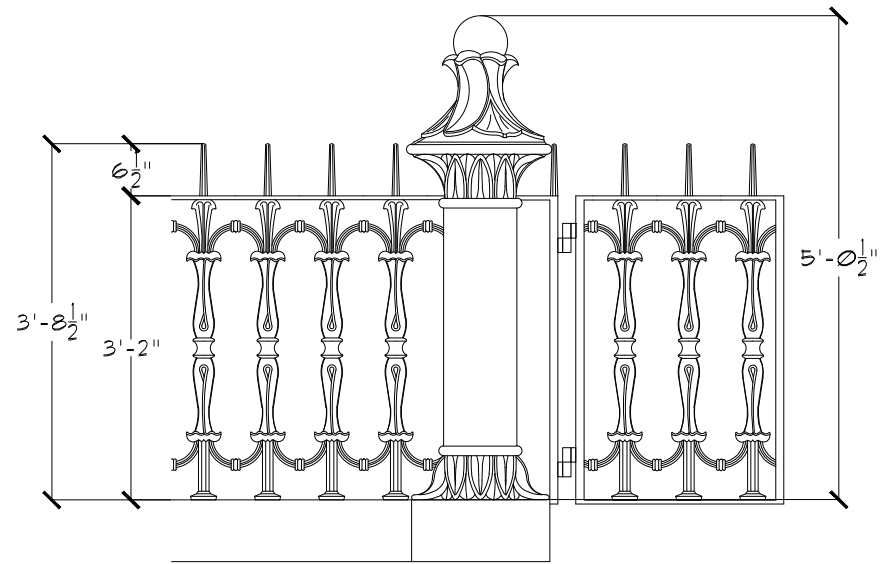
63 MOUNT VERNON STREET
 BOSTON, MA 02108

SHEET TITLE:
 PROPOSED
 SOUTH (FRONT)
 ELEVATION
 DATE: OCTOBER 4, 2016
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZF

SHEET NO.
 A-1



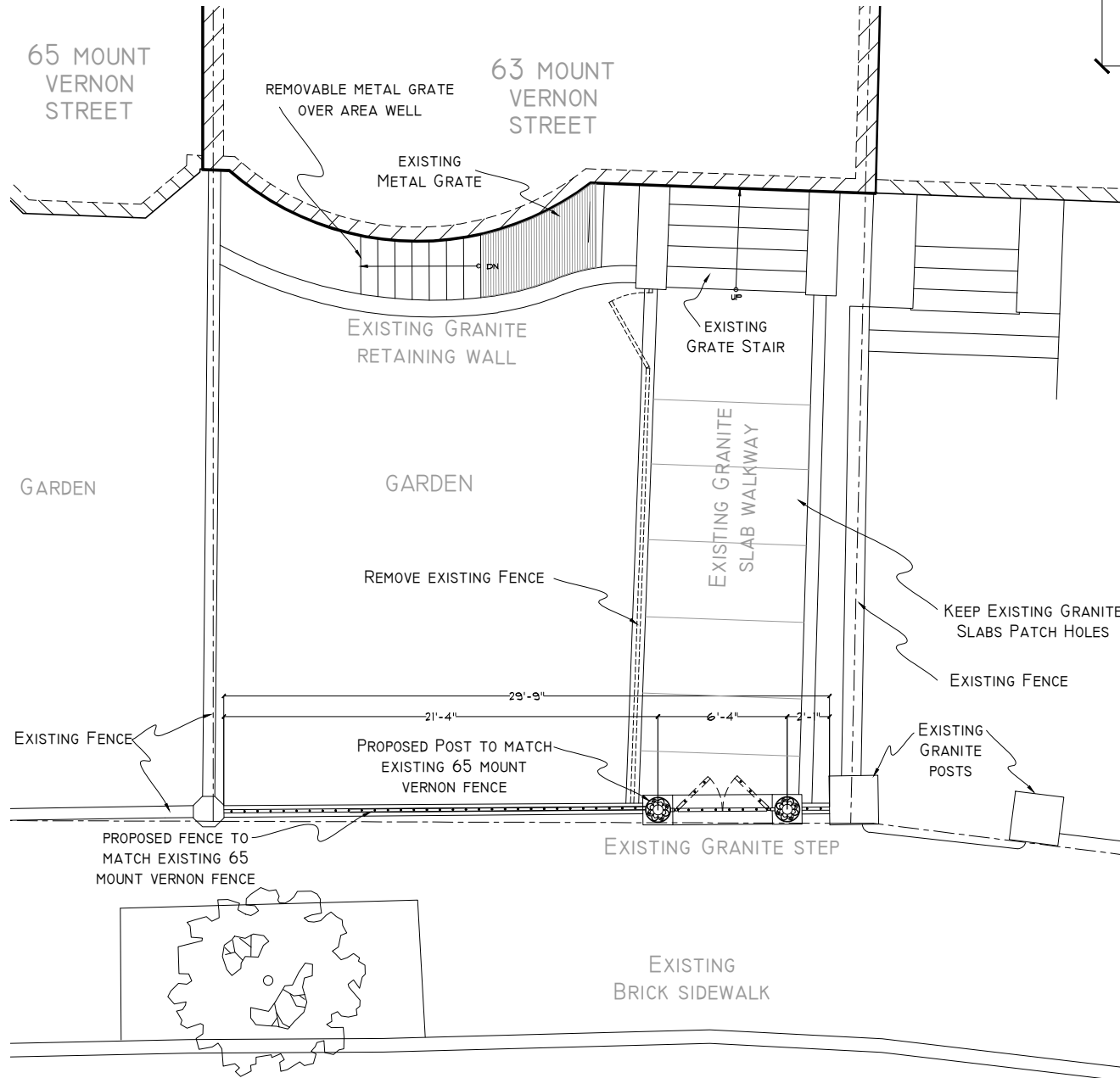
2 Proposed Garden Railing Elevation
Full: 1/4" = 1'-0", Half: 1/8" = 1'-0"



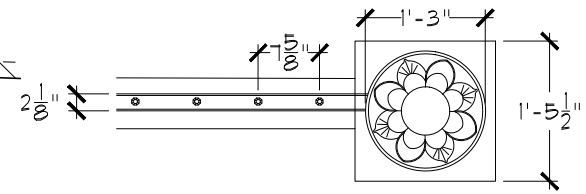
3 Proposed Garden Railing Detail
Full: 1" = 1'-0", Half: 1/2" = 1'-0"



4 65 Mount Vernon Street Garden Railing - Image 1
N.T.S.



1 Proposed Garden Railing Plan
Full: 1/4" = 1'-0", Half: 1/8" = 1'-0"

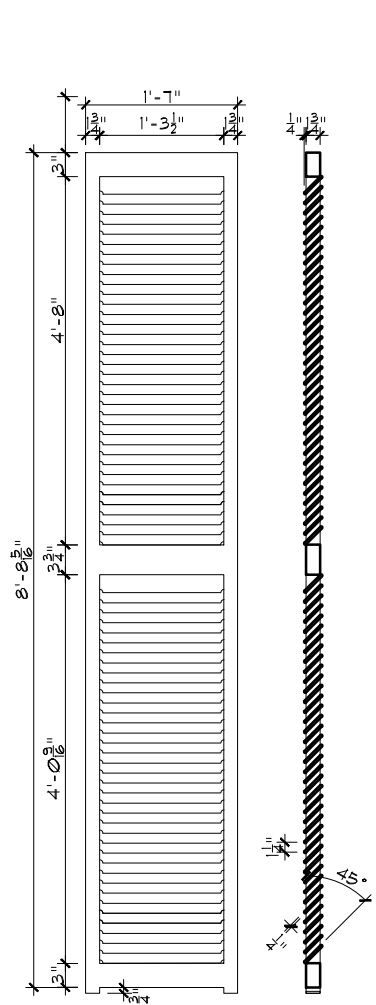


6 63 Mount Vernon Street Garden Railing - Image 3
N.T.S.

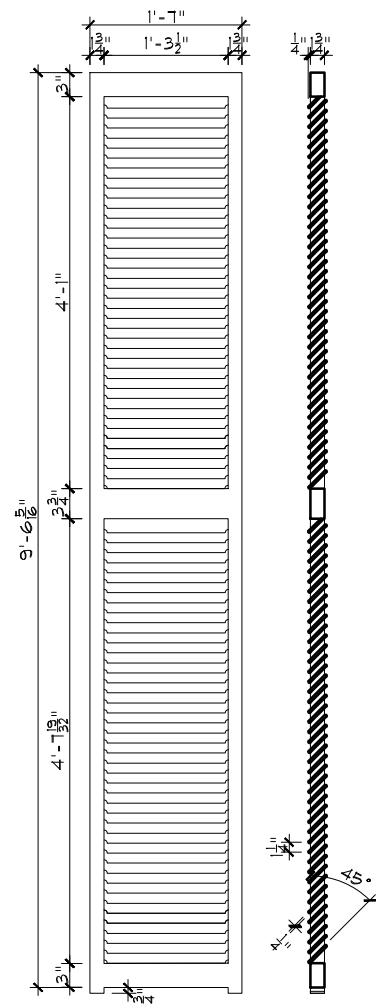


5 65 Mount Vernon Street Garden Railing - Image 2
N.T.S.

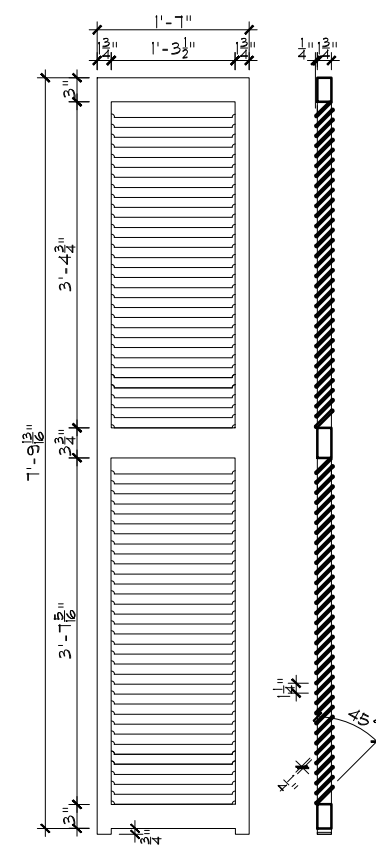




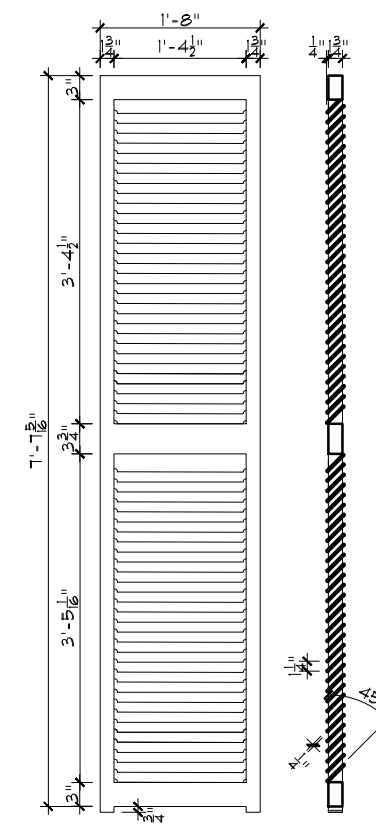
FIRST FLOOR



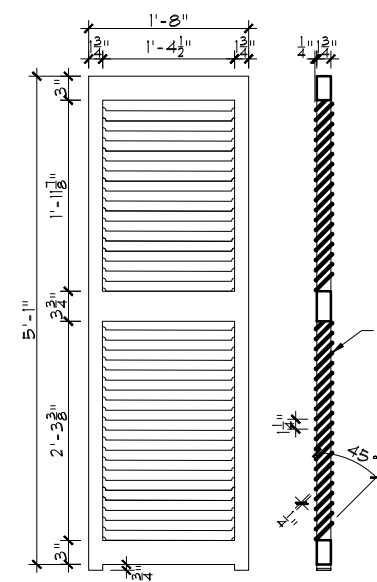
SECOND FLOOR



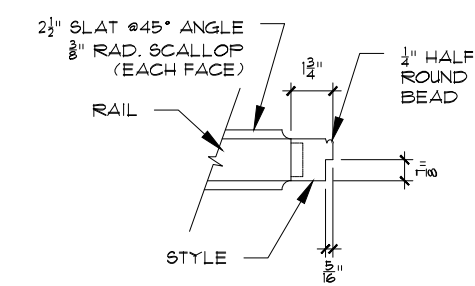
THIRD FLOOR



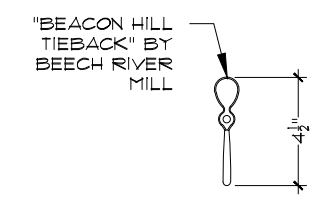
FORTH FLOOR



FIFTH FLOOR



3 Shutter Slat Detail
Full: 3" = 1'-0", Half: 1 1/2" = 1'-0"

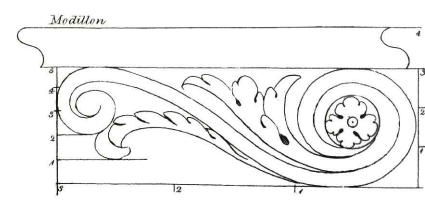


4 Shutter Tieback Detail
Full: 3" = 1'-0", Half: 1 1/2" = 1'-0"

2 1/2" BULLNOSE SLATS SPACED EVENLY TOP AND BOTTOM BAYS, +/- 1/625 O.C. TYPICAL SPACING. SLATS PROJECT +/- 1/4" BEYOND EACH FACE OF SHUTTER, 1/8" TENON INTO STYLE.

BEACON HILL STYLE SHUTTERS BY BEECH RIVER MILL

2 Proposed Shutter Details
Full: 1" = 1'-0", Half: 1/2" = 1'-0"



BRACKET RESTORATION DETAIL FROM THE AMERICAN BUILDERS COMPANION BY ASHER BENJAMIN



EXISTING BRACKET TO BE RESTORED

1 Proposed Bracket Restoration Detail
N.T.S



PAULI & URIBE ARCHITECTS LLC
Classic Architecture Interior Design
121 Mount Vernon Street
Boston, Massachusetts, 02108
617 227 0954 • www.pauli-unibe.com

63 MOUNT VERNON STREET
BOSTON, MA 02108

SHEET TITLE: PROPOSED SHUTTER & BRACKET DETAILS	SHEET NO. A-3
DATE: OCTOBER 4, 2016	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZF	