

10-11 ARLINGTON ST

BOSTON, MA

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

JUNE 28, 2018



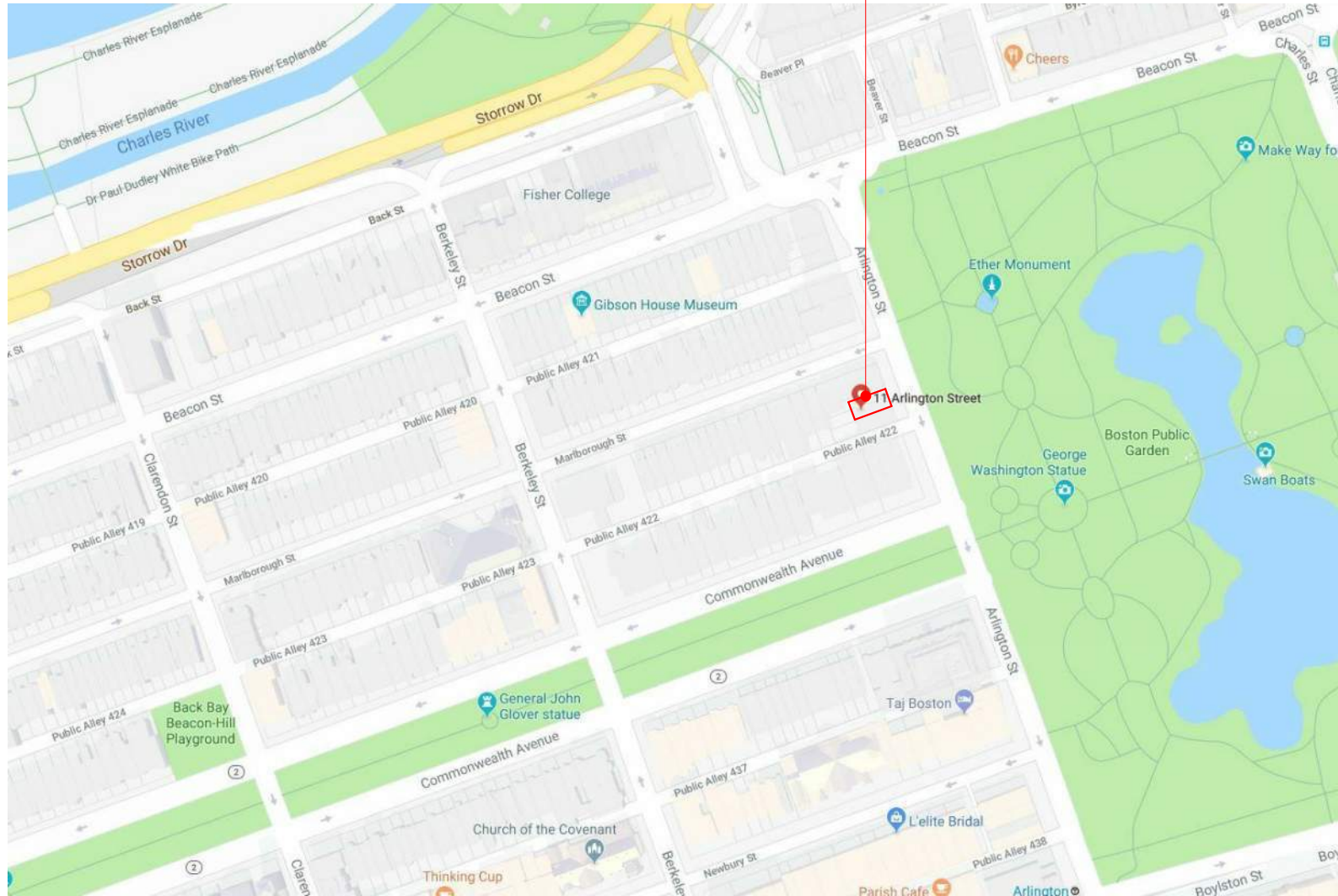
SHEET LIST

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10-11 ARLINGTON, LLC

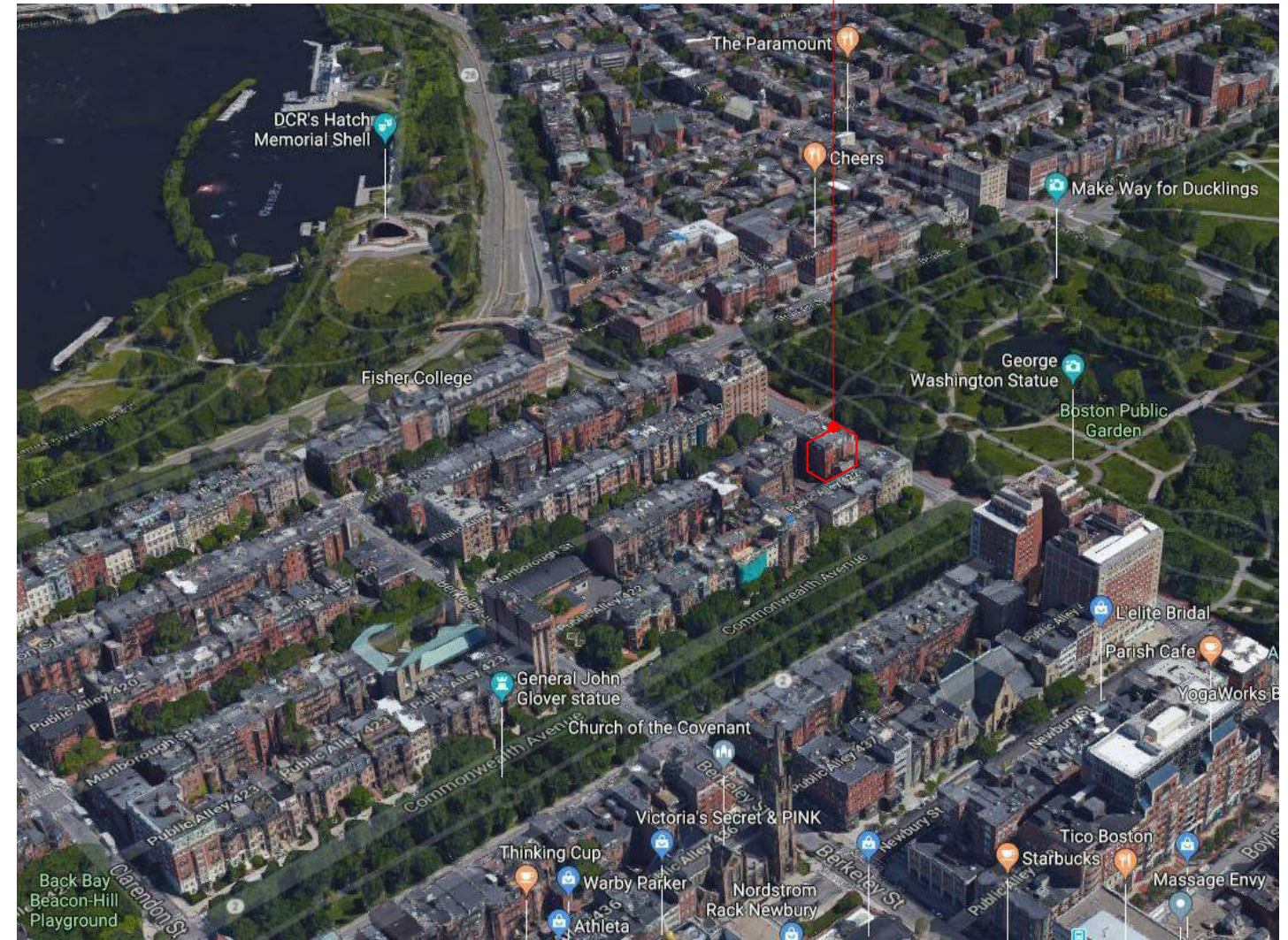
EMBARC

10-11 ARLINGTON ST



AERIAL

10-11 ARLINGTON ST



BIRD'S EYE

10-11 ARLINGTON STREET



ARLINGTON STREET LOOKING NORTHWEST

10-11 ARLINGTON STREET



ARLINGTON STREET LOOKING SOUTHEAST

10-11 ARLINGTON STREET



ALLEY CONDITION AT REAR OF 10-11 ARLINGTON STREET

10-11 ARLINGTON STREET



PUBLIC ALLEY 422 LOOKING EAST



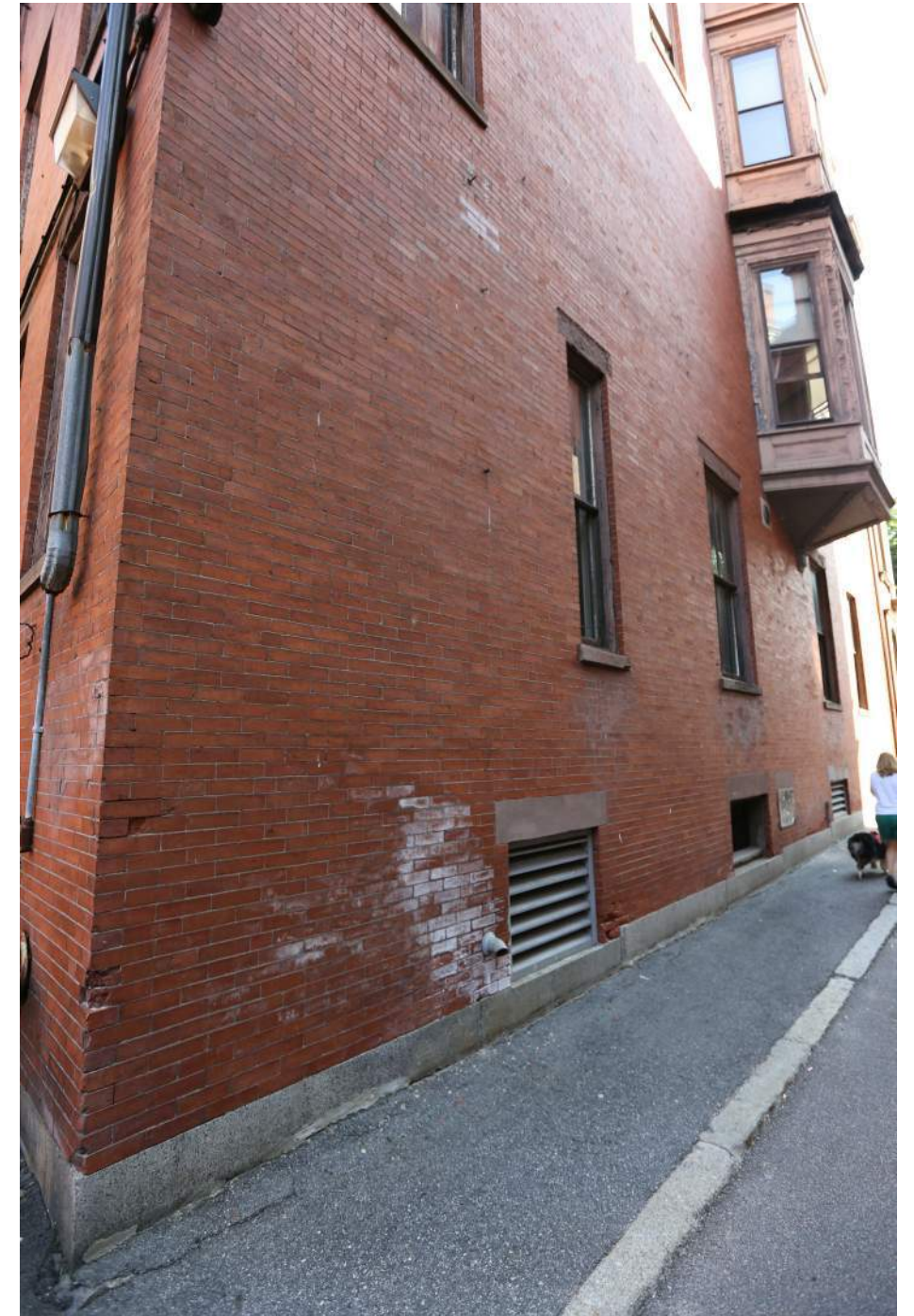
PUBLIC ALLEY 422 LOOKING WEST



REAR FACADE - 10-11 ARLINGTON STREET



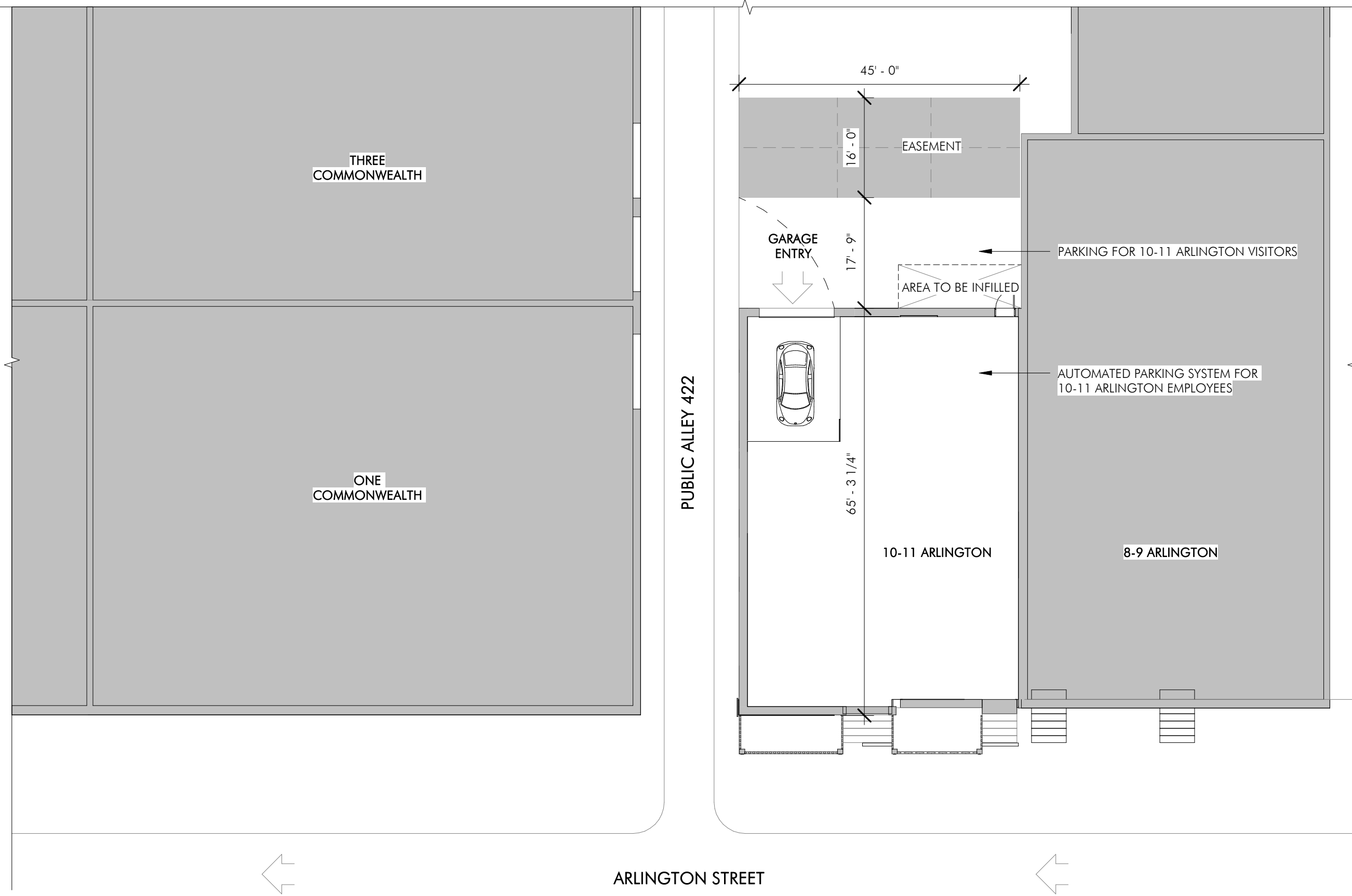
REAR FACADE - 10-11 ARLINGTON STREET



ALLEY FACADE - 10-11 ARLINGTON STREET









ALL EXISTING CHIMNEYS TO REMAIN

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

REPAIR AND RESTORE ALL EXISTING FIRE ESCAPES, AS REQUIRED.

REPAIR/REPOINT BRICK FACADE, AS REQUIRED.

REPLACE ALL EXISTING WINDOWS WITH MARVIN ULIMATE WOOD 1" OVER 1" WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE EXISTING ORIEL, AS REQUIRED. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS.

NEW COPPER DOWNSPOUT IN EXISTING LOCATION.

REMOVE EXISTING LOUVERS/PANELS. REPLACE WITH FIXED METAL PANELS WITH SASH FRAME TO MATCH WINDOWS, PAINT BLACK.

REPLACE EXISTING LOUVERS IN KIND.





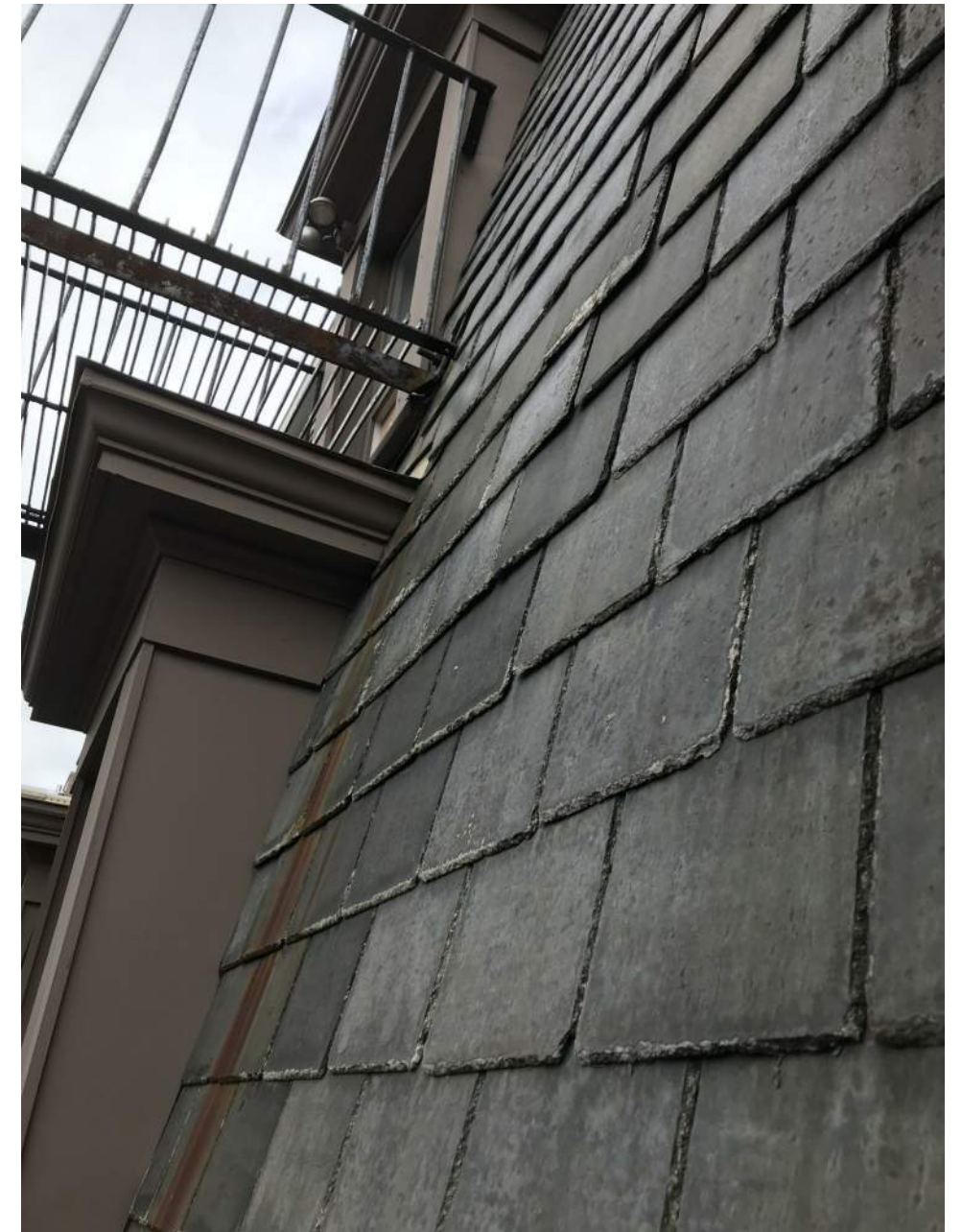




EXISTING MASONRY ADDITION TO BE REMOVED.



EXISTING WOOD WINDOWS TO BE REPLACED.
STONE SILLS TO BE REPAIRED AND RESTORED, AS REQUIRED.



ROOFING TO BE REPAIRED AND RESTORED AS REQUIRED.



REPAIR AND RESTORE EXISTING CAST STONE, PAINT HC-69.



REPAIR AND RESTORE EXISTING STONE STOOP, PAINT HC-69
REPAIR AND RESTORE FRONT DOOR. REPLACE EXISTING PENDANT.



EXISTING FRONT STOOP TO BE REPAIRED AND RESTORED. PAINT HC-69.



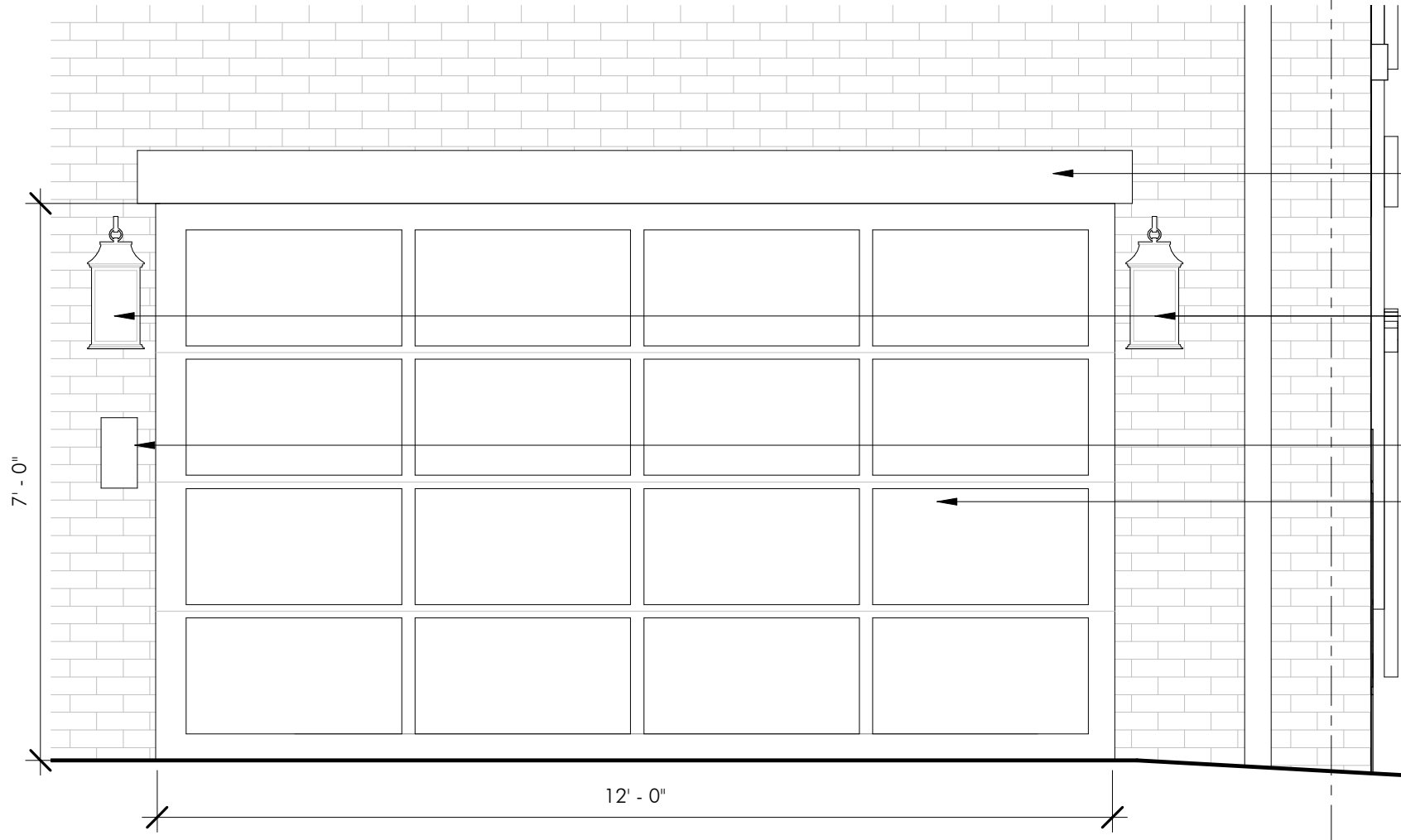
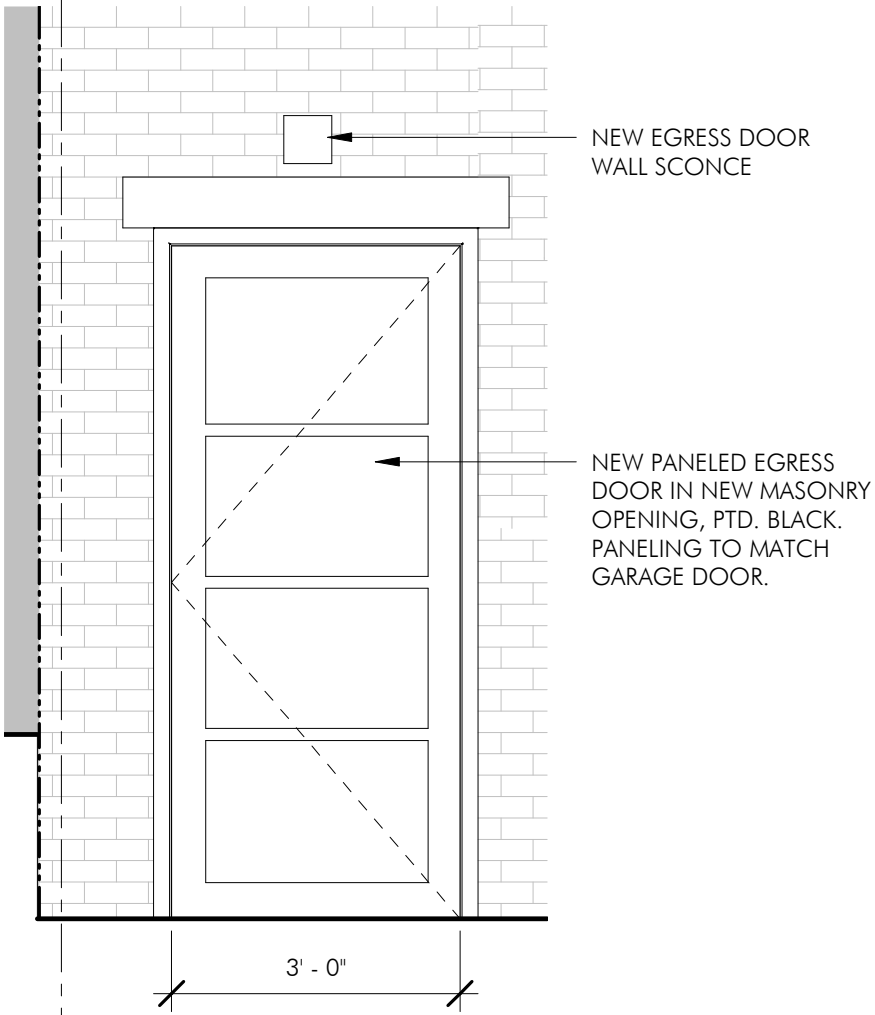
GARAGE DOORS AT 1 COMMONWEALTH (ACROSS PUBLIC ALLEY 422)



GARAGE DOORS AT 3 COMMONWEALTH (ACROSS PUBLIC ALLEY 422)

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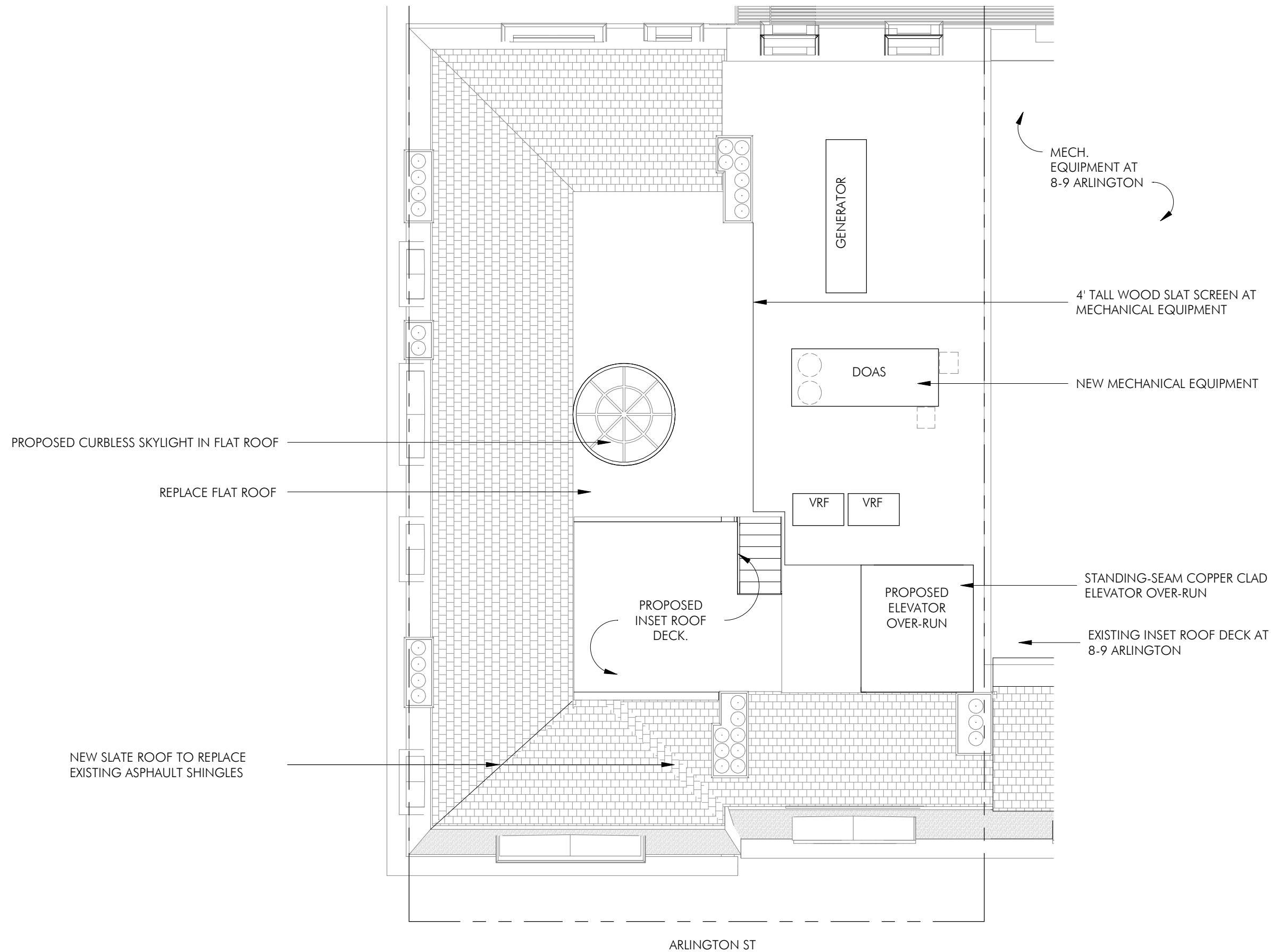
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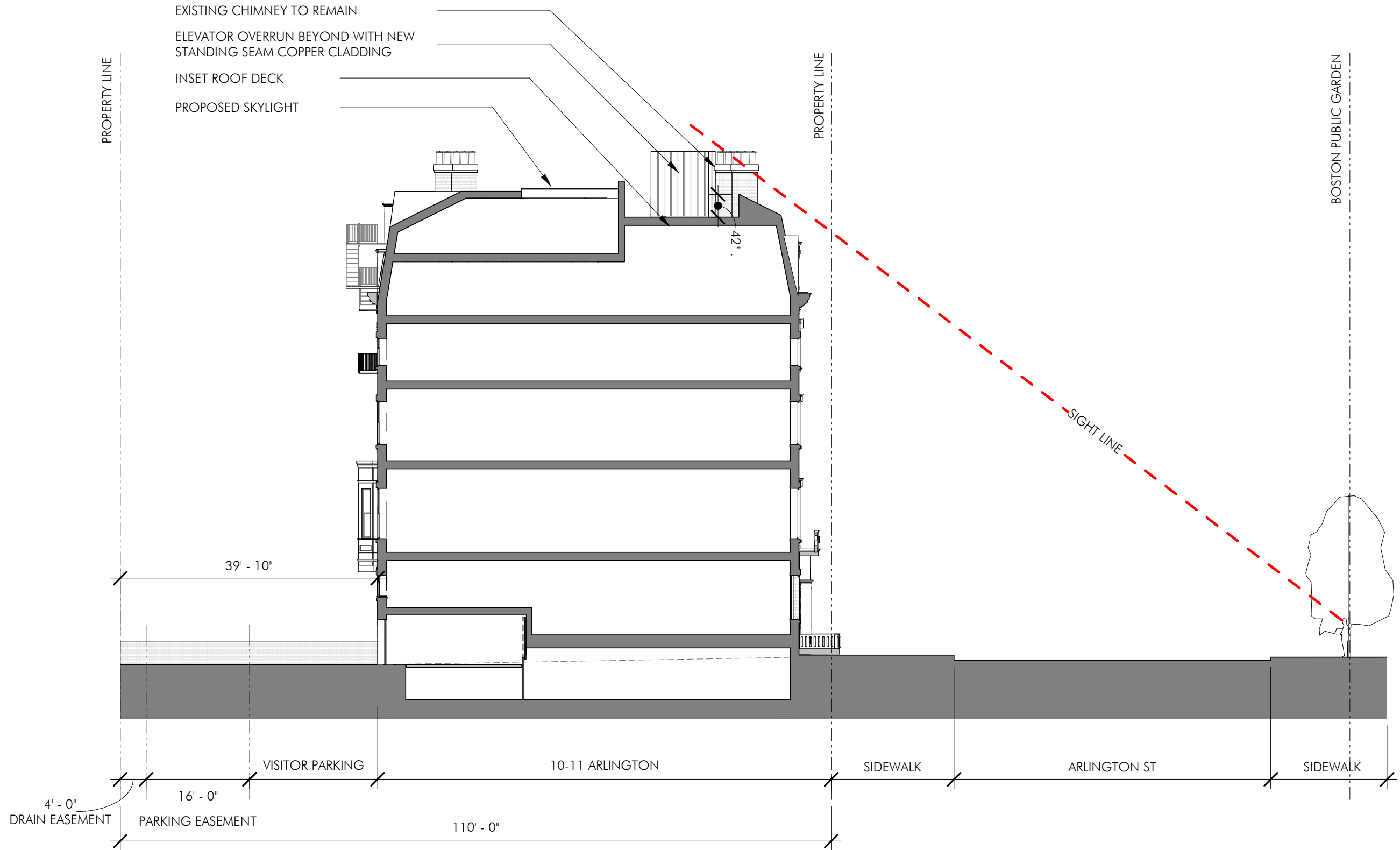


1 **PROPOSED REAR EGRESS DOOR**
1/2" = 1'-0"

2 **PROPOSED GARAGE DOOR**
1/2" = 1'-0"

- STONE LINTEL - MATCH COLOR OF EXISTING WINDOW LINTELS
- NEW EXTERIOR WALL SCONCES
- PARKING SYSTEM INDICATOR LIGHT
- NEW PANELED WOOD GARAGE DOOR IN ENLARGED MASONRY OPENING, PTD. BLACK







VIEW FROM MIDROOF OF 10-11 ARLINGTON STREET LOOKING WEST



VIEW FROM SE CORNER OF 10-11 ARLINGTON STREET LOOKING NW



OVERHEAD VIEW OF 10-11 ARLINGTON STREET LOOKING NORTHWEST



VIEW FROM NE CORNER OF 10-11 ARLINGTON STREET LOOKING WEST



VIEW FROM NW CORNER OF 10-11 ARLINGTON STREET LOOKING EAST



OVERHEAD VIEW OF 10-11 ARLINGTON STREET LOOKING SOUTHWEST



EXISTING NON-HISTORIC ORIEL SUPPORTED ON METAL BRACKETS



JUNCTION OF NON-HISTORIC ADDITION TO HISTORIC ORIEL



MATCHING SINGLE STORY ORIEL AT NEIGHBORING PROPERTY

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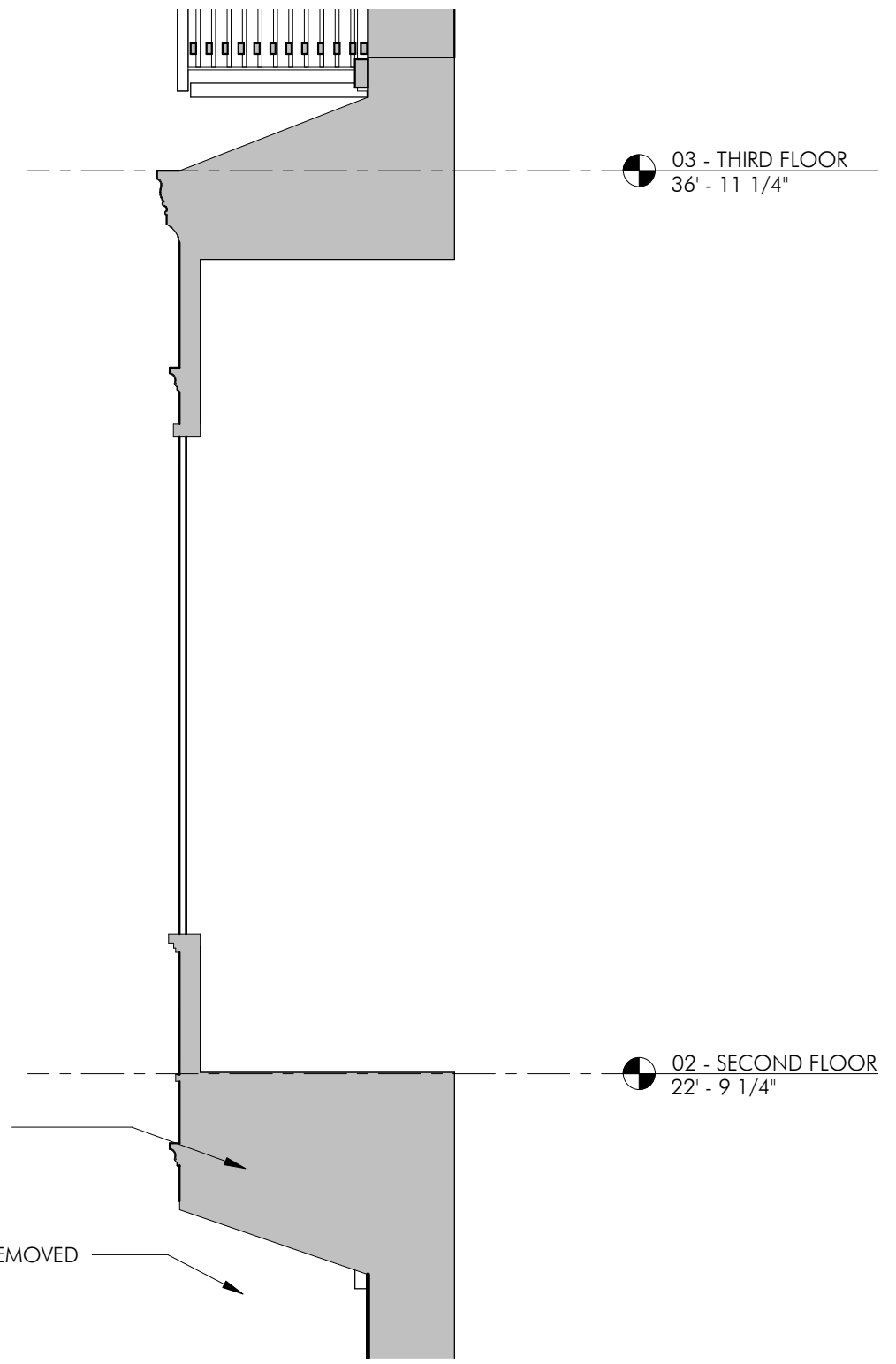
REPAIR AND RESTORE
EXISTING ORIEL, AS
REQUIRED. PAINT HC-69.

NEW '1 OVER 1' ALL WOOD
WINDOWS IN EXISTING
MASONRY OPENING

PROFILES AND DETAILING AT
EXISTING REAR ORIEL TO BE
RESTORED. MATCH ADJACENT
ORIEL AS REQUIRED.



1 **PROPOSED ORIEL RESTORATION**
3/8" = 1'-0"



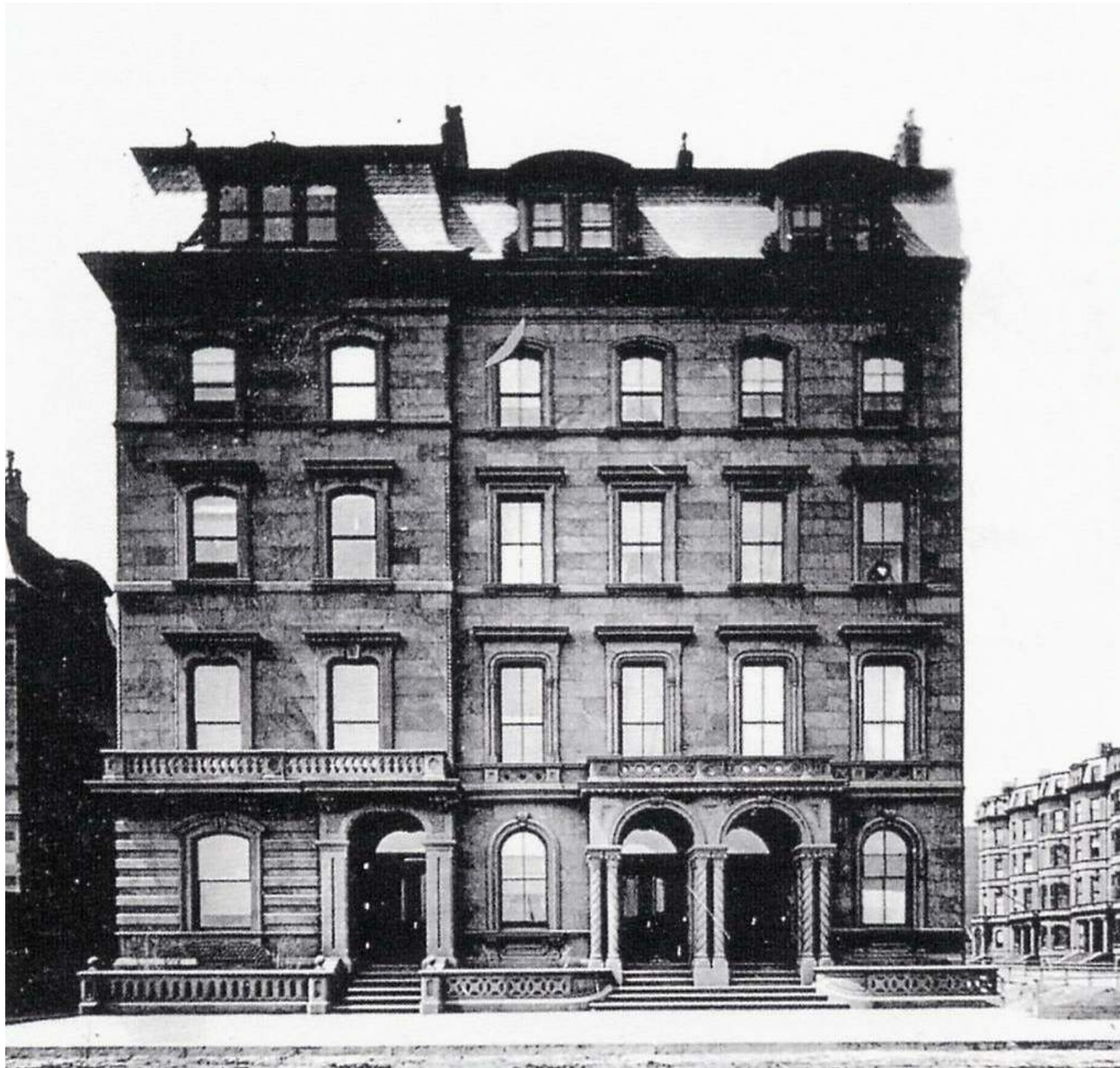
EXISTING HISTORIC
PORTION TO BE RESTORED

EXISTING ADDITION TO BE REMOVED

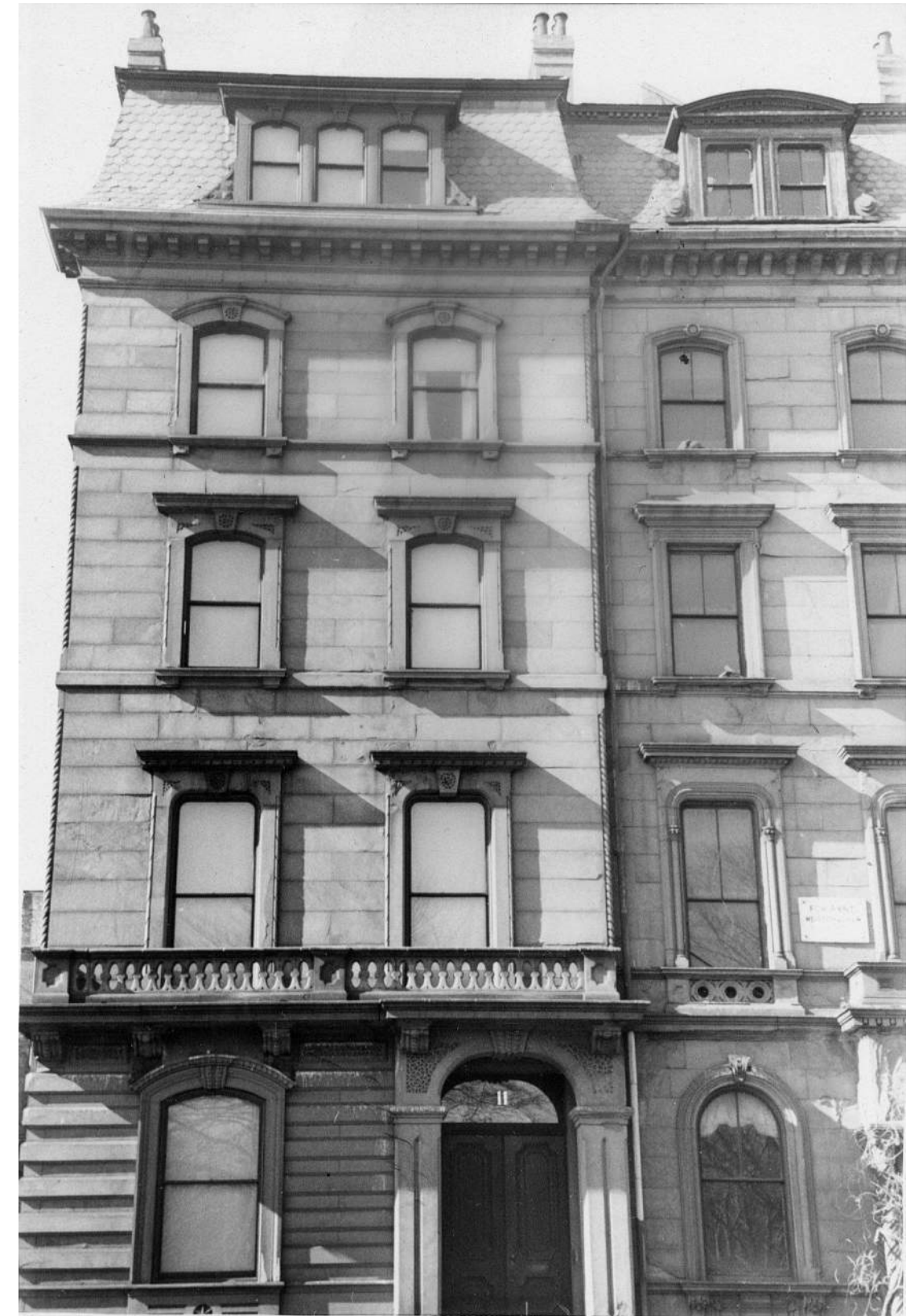
03 - THIRD FLOOR
36' - 11 1/4"

02 - SECOND FLOOR
22' - 9 1/4"

2 **SECTION THROUGH REAR ORIEL**
3/8" = 1'-0"



9-11 ARLINGTON STREET CIRCA 1865
'1 OVER 1' AT 11 ARLINGTON | '2 OVER 2' AT 9-10 ARLINGTON



10-11 ARLINGTON STREET CIRCA 1942
'1 OVER 1' AT 11 ARLINGTON | '2 OVER 1' AT 10 ARLINGTON



EMBARC

CURRENT WINDOW CONFIGURATION

10-11 ARLINGTON ST
BOSTON, MA

JUNE 28, 2018

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