

July 20th, 2017

7 Acorn Street

Rear / Alley Balcony

The owners would like to propose adding a small balcony off the rear facade of the building, which faces the back alley. The floor structure of the balcony will not be visible from W. Cedar Street (unless you are 7+ feet tall perhaps) due to the presence of a tall masonry garden wall. The proposed railing will be low profile iron painted black to match other railings in the vicinity. For the door to the balcony, we propose mimicking the existing triple hung window as closely as possible with a single door and sidelights (please see attached plans and elevations). The masonry opening will remain the same size so the appearance of the top portion of the fenestration from W. Cedar St should not change significantly. Please see attached plans and photos for additional information. Thank you!

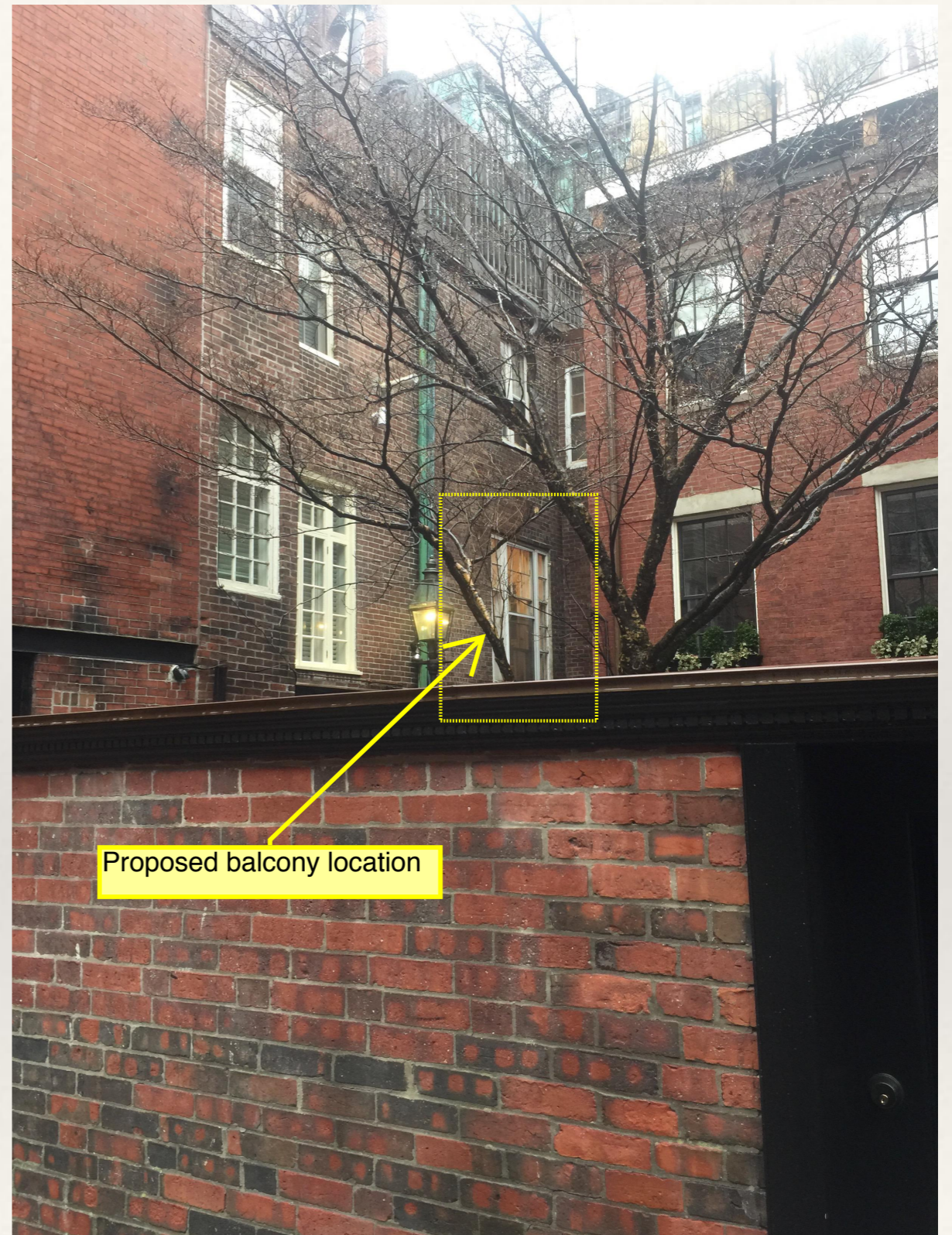
Location



Front of Property



Rear/Alley - Proposed Balcony Location



Proposed Balcony Location



View of Window to Replaced with Door



View of Mock-Up from near side of W. Cedar



View of Mock-Up from far side of W. Cedar



View of Mock-Up from far side of W. Cedar



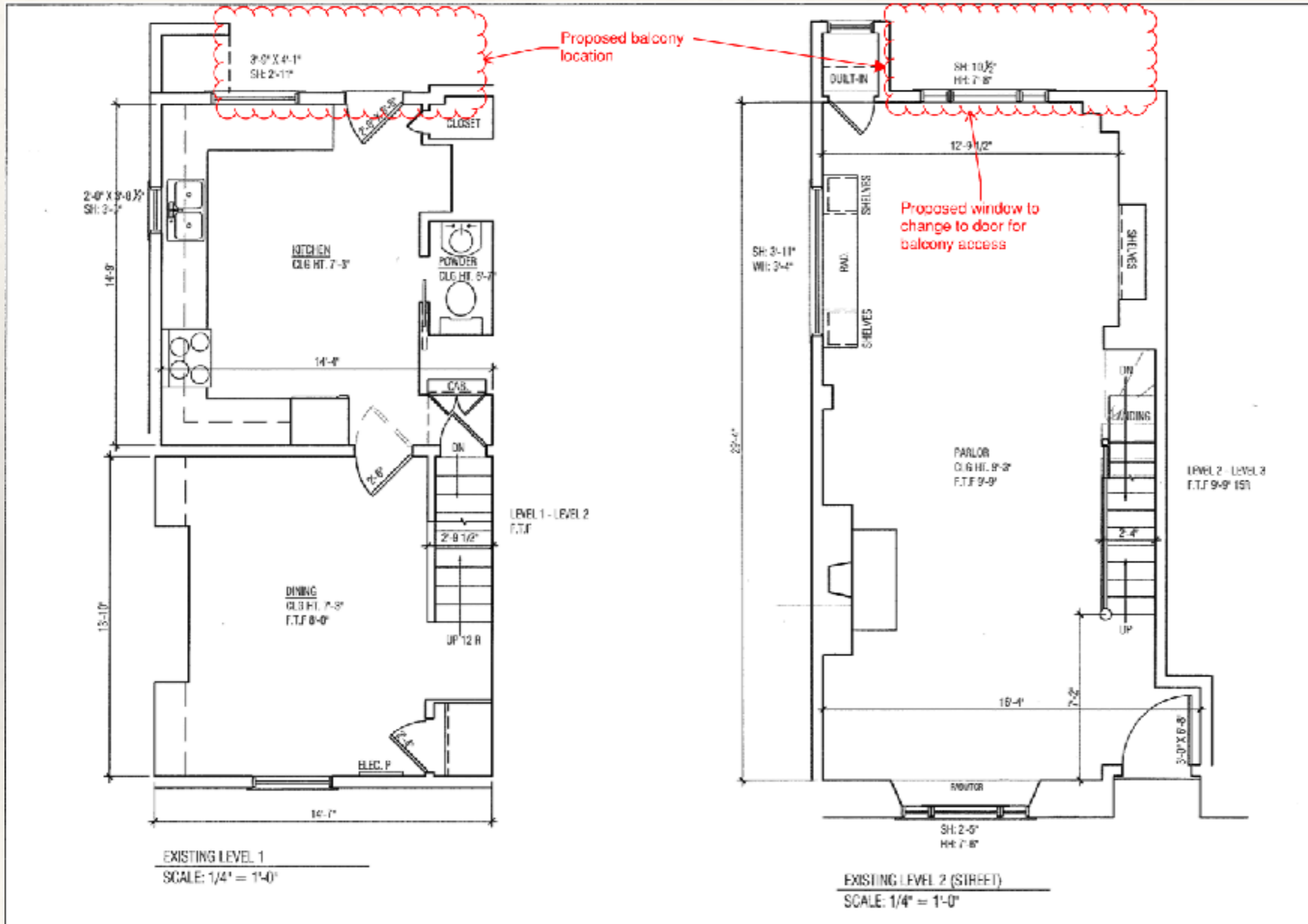
View of Mock-Up down Alley with Gate Open



View from Balcony Looking Towards W. Cedar



Existing Conditions - Plan



146 Front Street, Suite 211
Scituate, MA 02556
781-545-5700

7 ACORN STREET
BEACON HILL
BOSTON MA

BEACON HILL ARCHITECTURAL
COMMISSION APPLICATION

DATE: MARCH 7, 2017

DRAWING NAME:

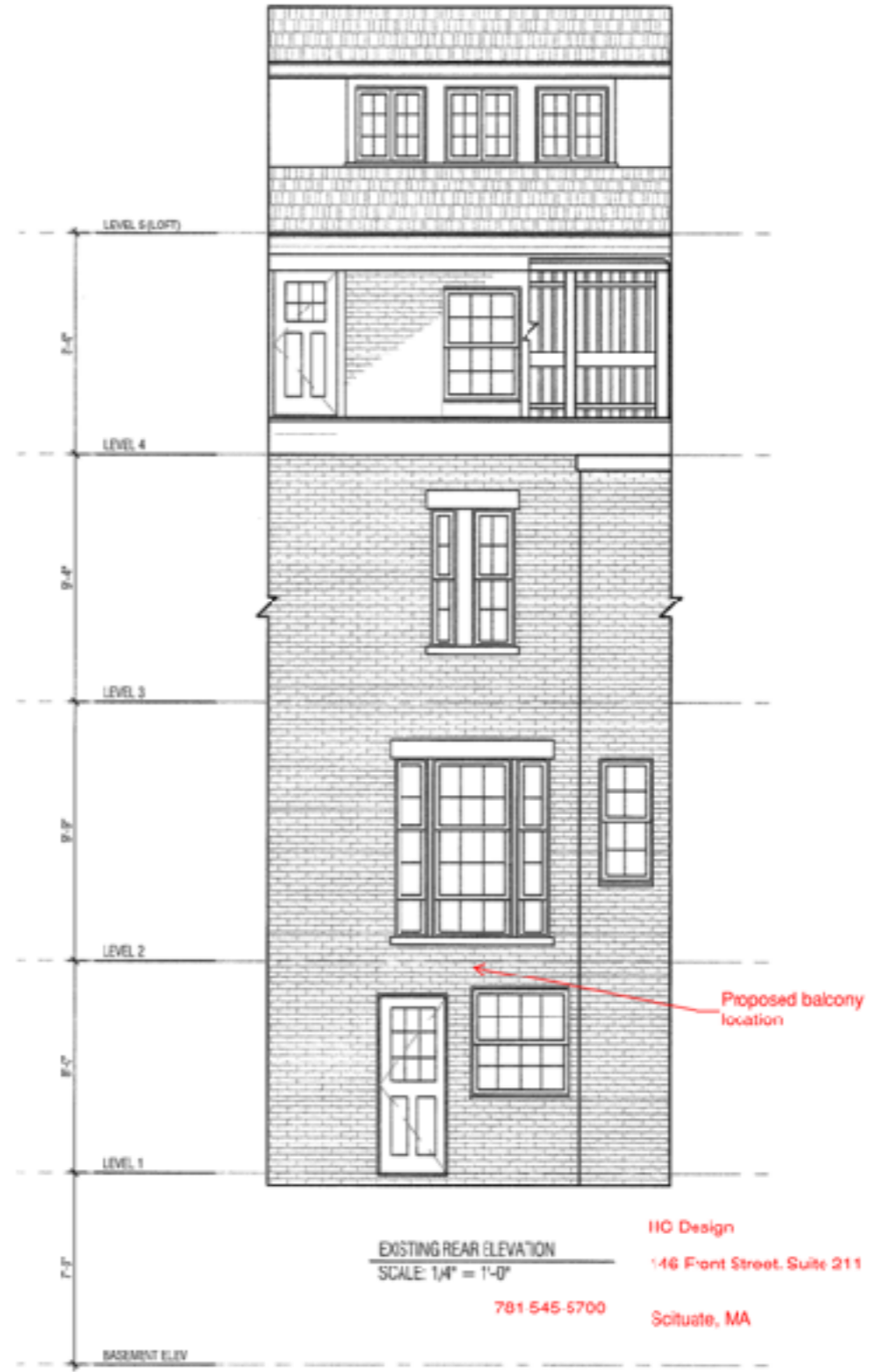
EXISTING
FLOOR PLANS

DRAWING NUMBER:

X1-1

Existing Conditions - Elevation

Existing Conditions



X2-0

EXISTING
ELEVATION

DATE: MARCH 7, 2011

BEACON HILL ARCHITECTURAL
COMMISSION JPM, LORSON

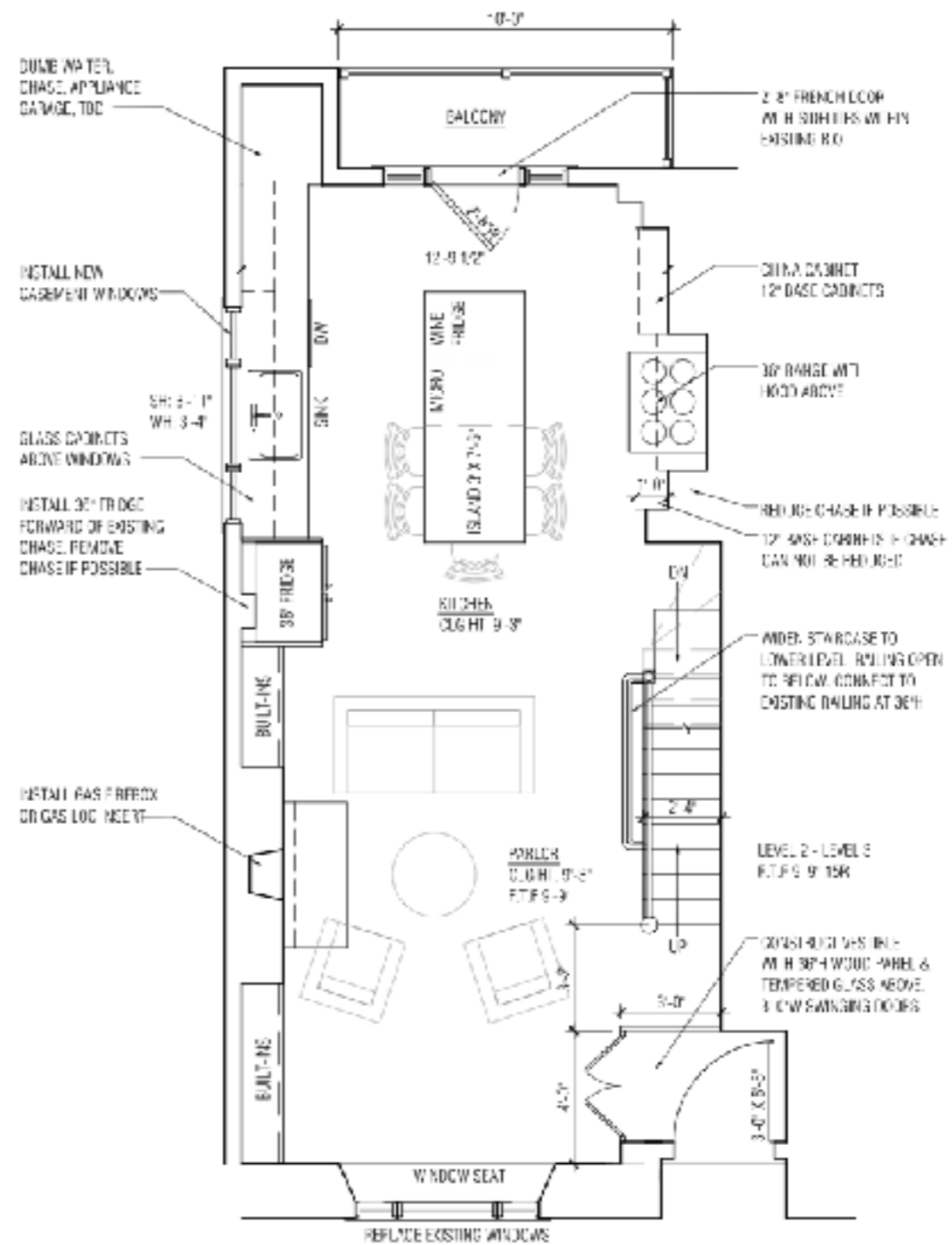
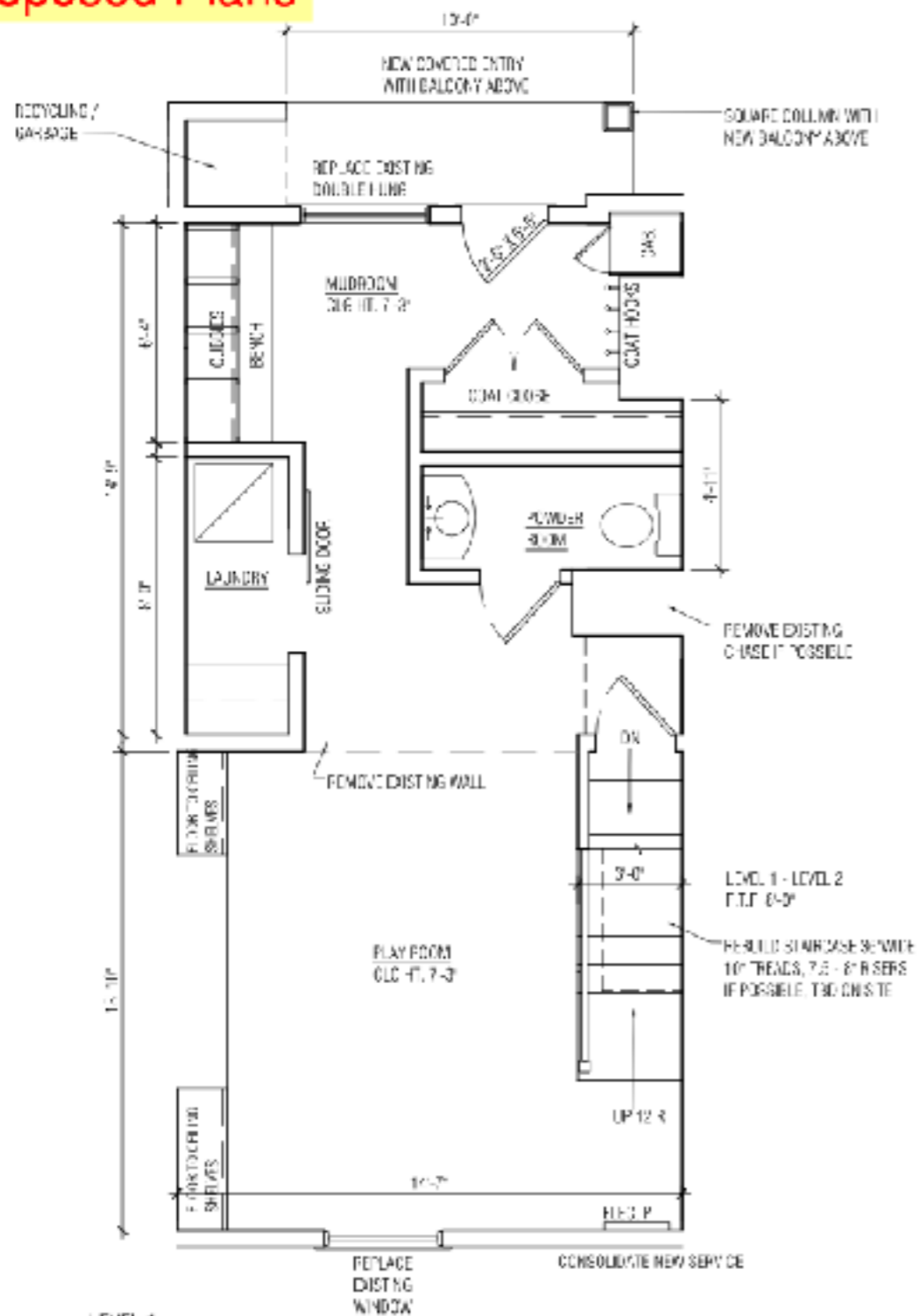
7 ACORN STREET
BEACON HILL
BOSTON MA

146 Front Street, Suite 211
Scituate, MA 02560
781-545-5700



Proposed Balcony - Plan

Proposed Plans



145 Franc Street, Suite 211
Scituate, MA 02566
781-545-5700

7 ACORN STREET
BEACON HILL
BOSTON MA

PROGRESS SET FOR REVIEW

DATE MARCH 23, 2017

DRAWING NAME:

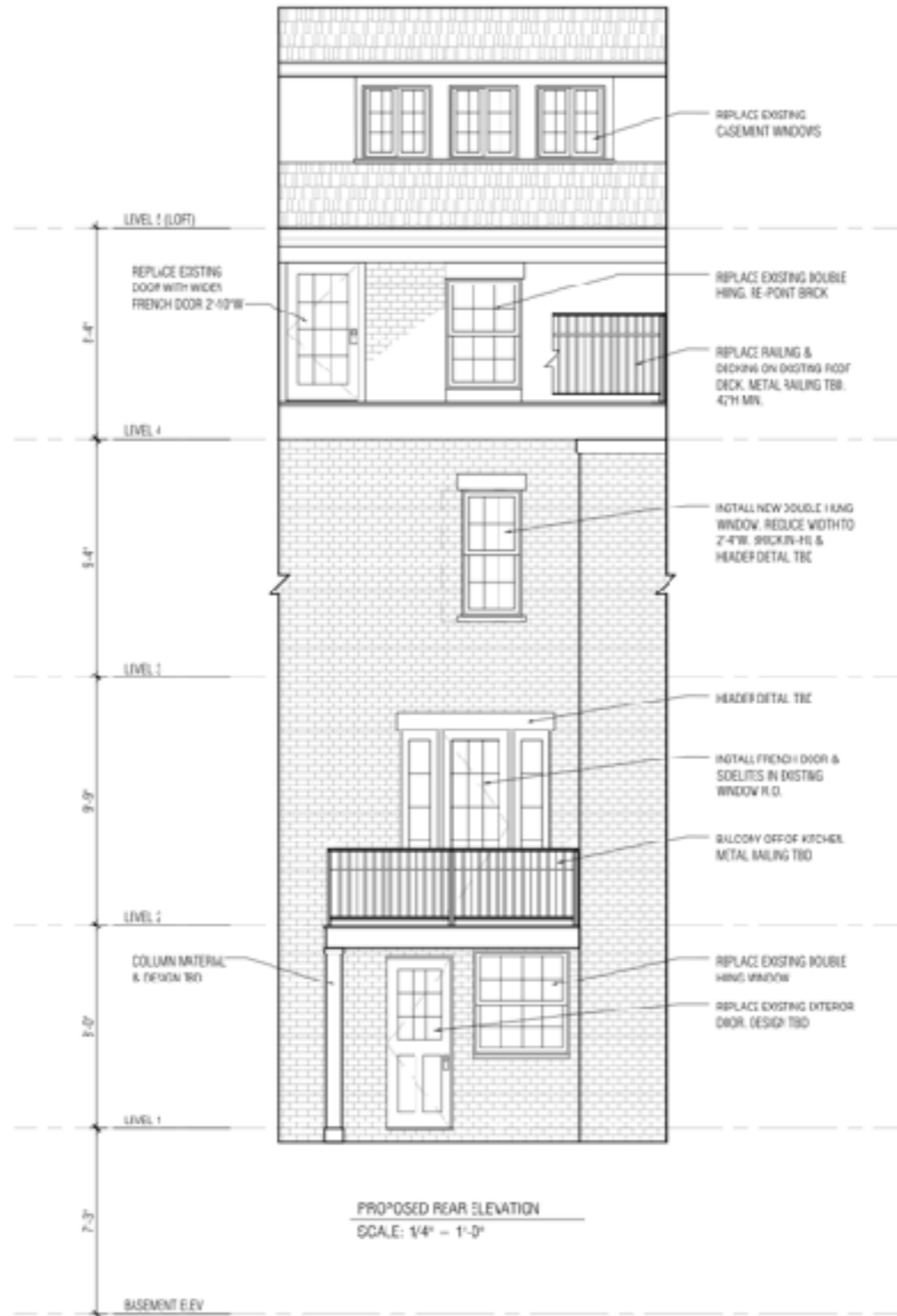
PROPOSED
FLOOR PLANS

DRAWING NUMBER:

A1-2

Proposed Balcony - Elevation

Proposed Elevation



A2-1

DRAWING NUMBER

PROPOSED
ELEVATION

DATE

DATE: MARCH 23, 2017

PROGRESS SET FOR REVIEW

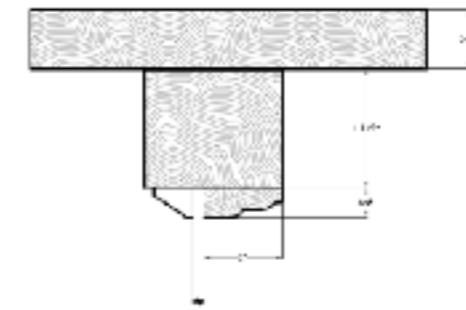
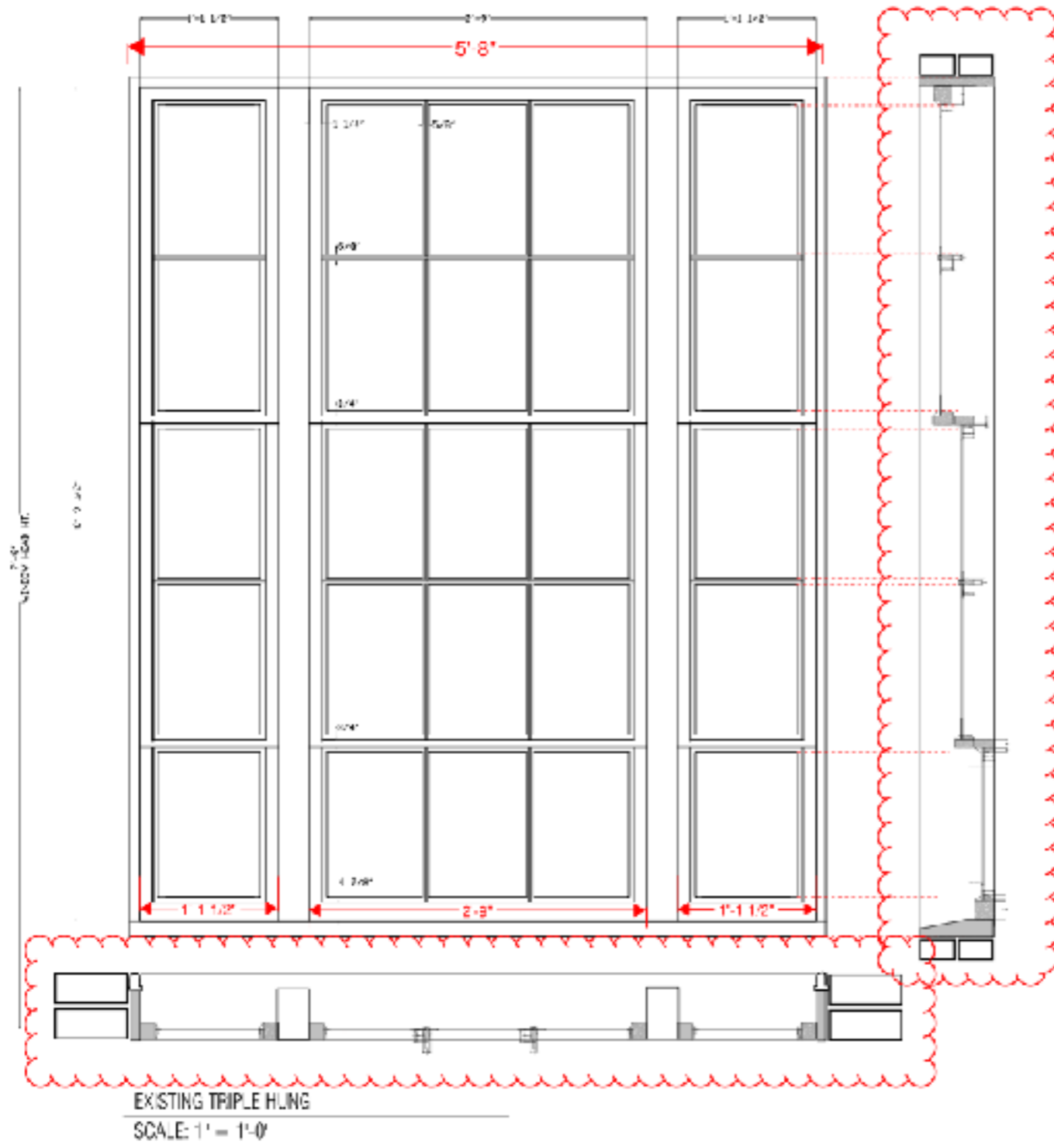
7 ACORN STREET
BOSTON, MA 02108

146 Froese Street, Suite 211
Somerville, MA 02146
781-345-5700

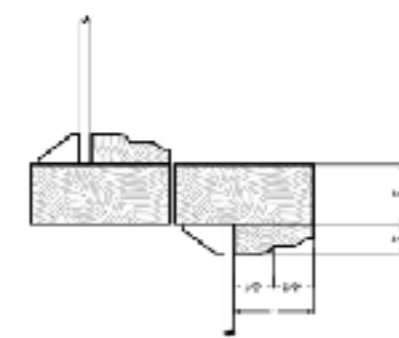


Existing Conditions - Details

Existing Tripple Hung Window

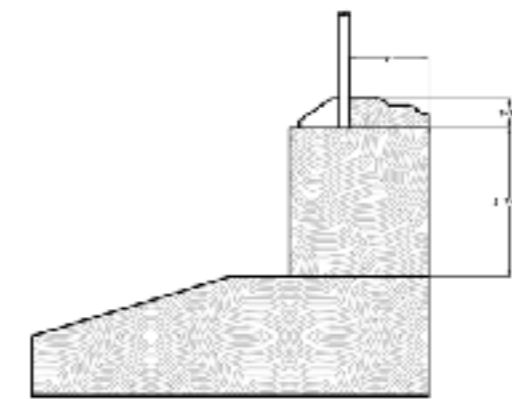


TOP RAIL DETAIL
SCALE: 6" = 1'-0"



CHECK RAIL DETAIL
SCALE: 6" = 1'-0"

TYPICAL MUNTIN DETAIL
SCALE: 8" = 1'-0"



SILL & BOTTOM RAIL DETAIL
SCALE: 6" = 1'-0"



146 Front Street, Suite 211
Somerville, MA 02165
781-545-7700

7 ACORN STREET
BEACON HILL
BOSTON MA

PROGRESS SET FOR REVIEW

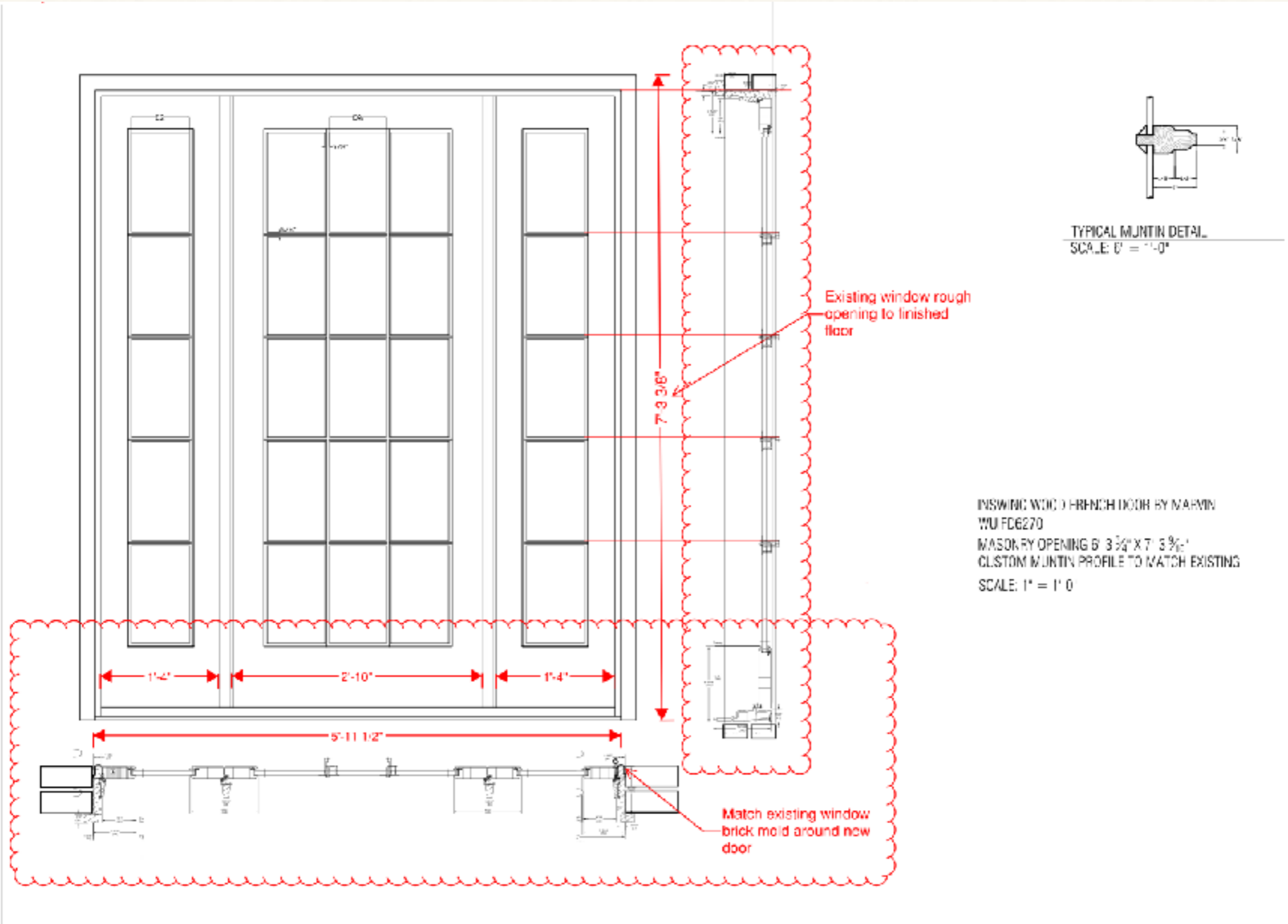
DATE	MARCH 23, 2017
DATE	MARCH 30, 2017
DATE	APRIL 6, 2017
DATE	APRIL 13, 2017

DRAWING NAME
EXISTING WINDOW
ELEVATION & DETAILS

DRAWING NUMBER

SK-2

Proposed Door to Balcony - Details



145 Forest Street, Suite 201
Somerville, MA 02150
781 515 5700

7 ACORN STREET
BEACON HILL
BOSTON MA

PROGRESS SET FOR REVIEW

DATE:	MARCH 28, 2017
DATE:	MARCH 30, 2017
DATE:	APRIL 6, 2017
DATE:	APRIL 10, 2017

DRAWING NAME:
**PROPOSED
BALCONY DOOR**

DRAWING NUMBER:
SK-3