



75 Beacon Street

BHAC Submission - November 30, 2017

Additions



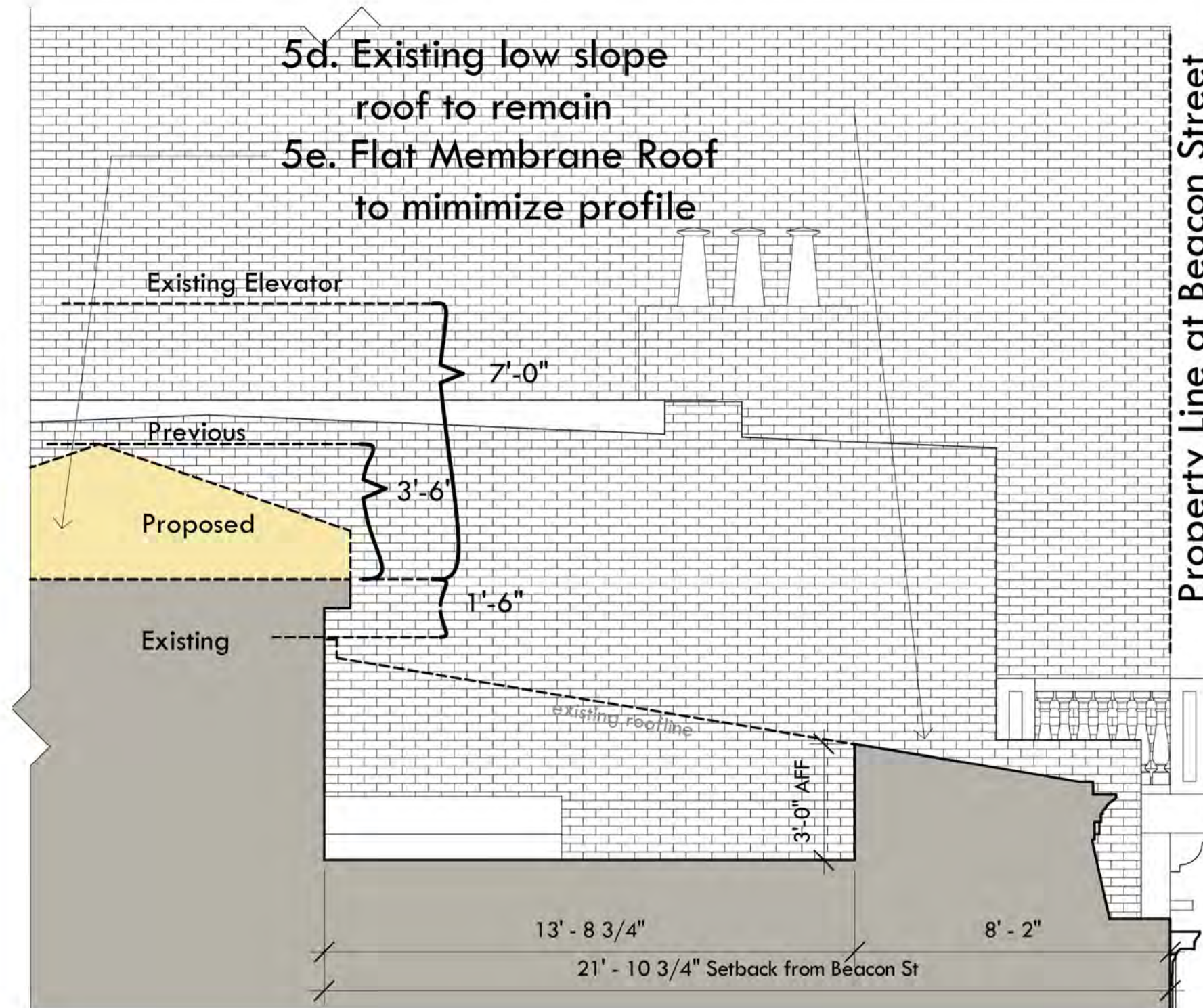
Existing



Proposed

- 6. Remove existing non-original elevator shaft
- 5a. Rooftop addition, install new wood windows and door, Beacon St.
- 5b. Slate Mansard to match existing Mansard Roof
- 5c. Reverse "Continental" copper eave + window trim

Rooftop Addition



Rooftop Addition



Proposed Addition Mock-up (100ft)



Proposed Addition Mock-up (150ft)

Rooftop Addition

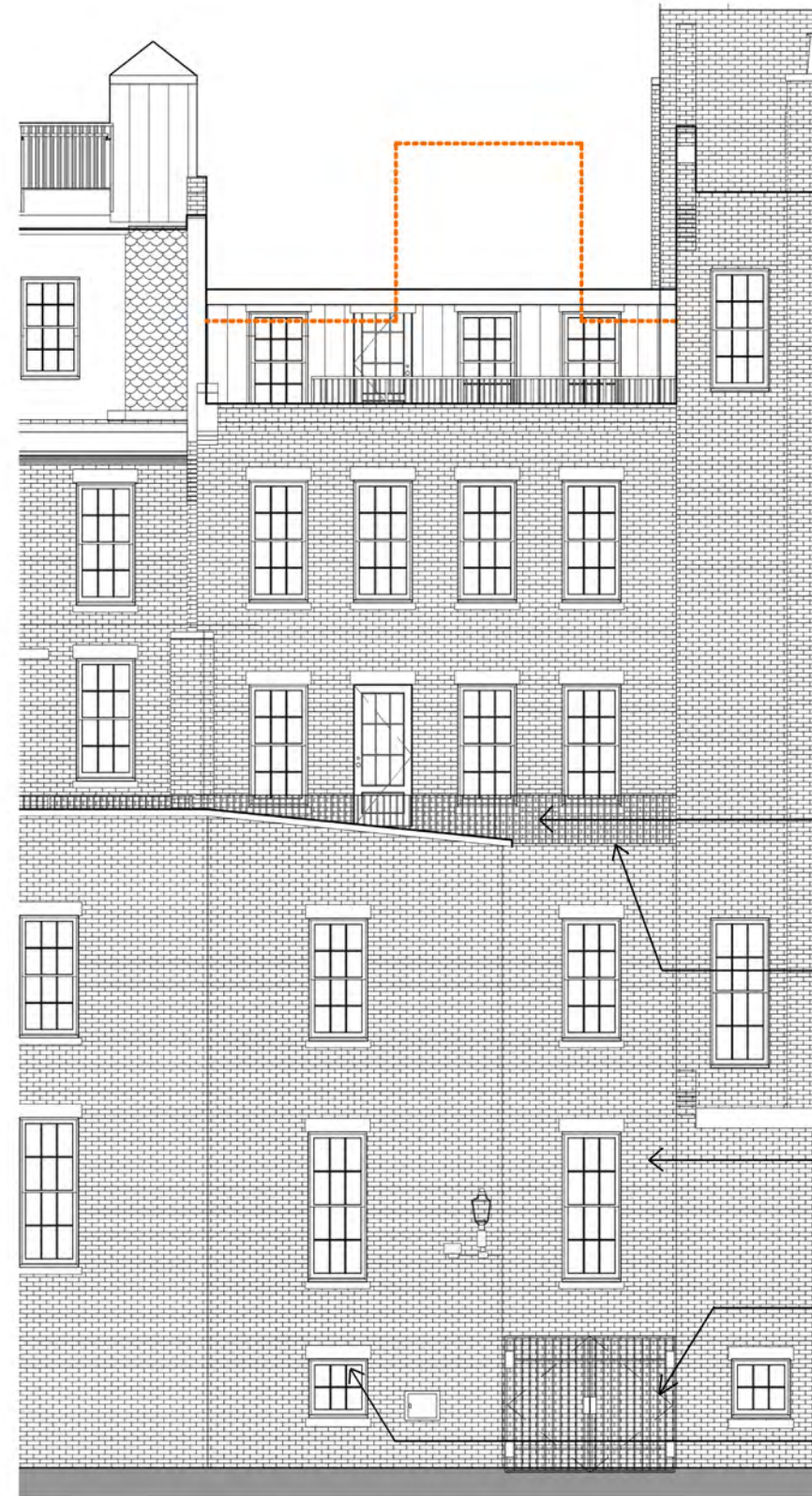


Proposed Addition Mock-up (+ 200ft)

Rooftop Addition



Existing Rear Elevation



Proposed Rear Elevation

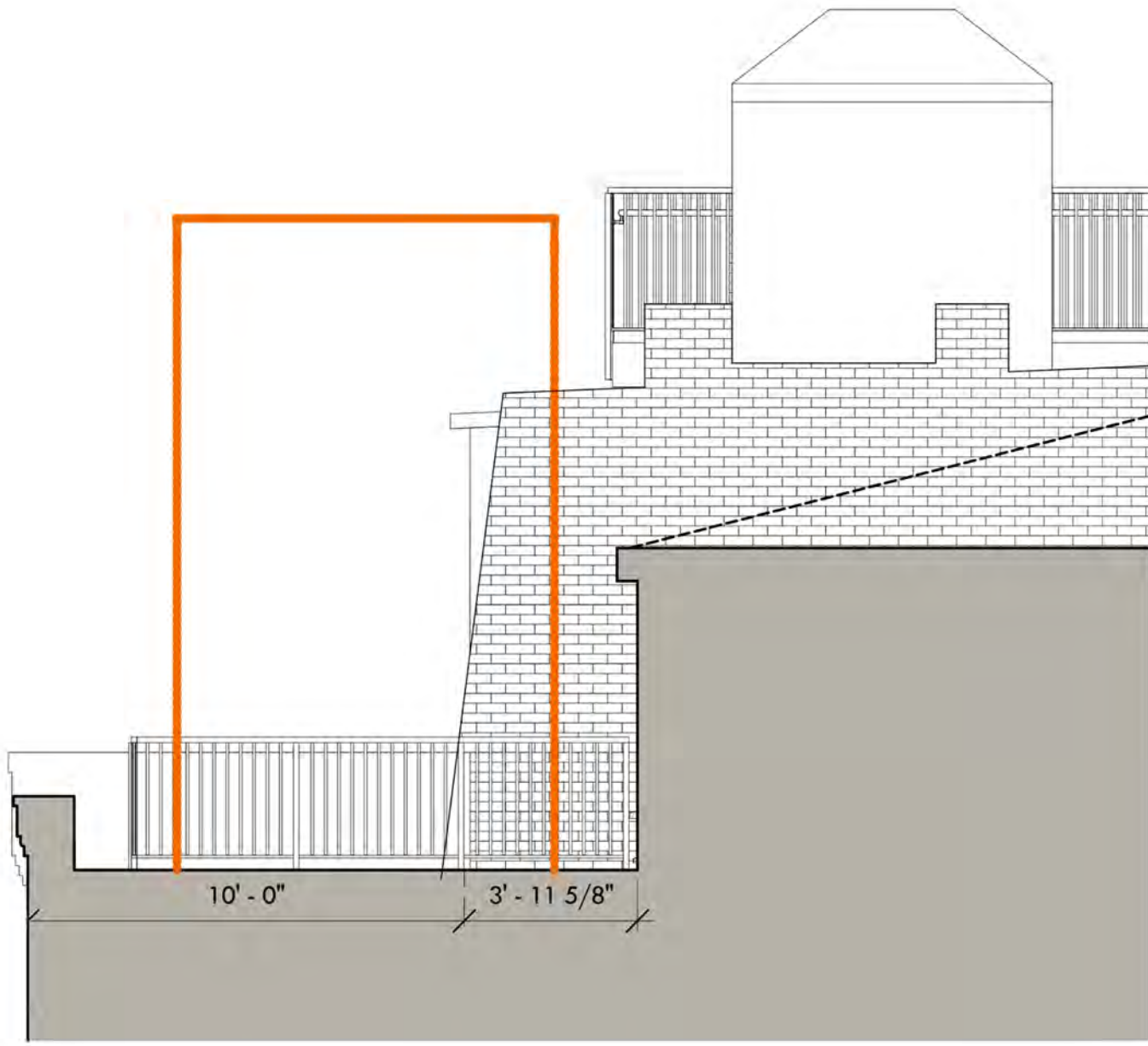
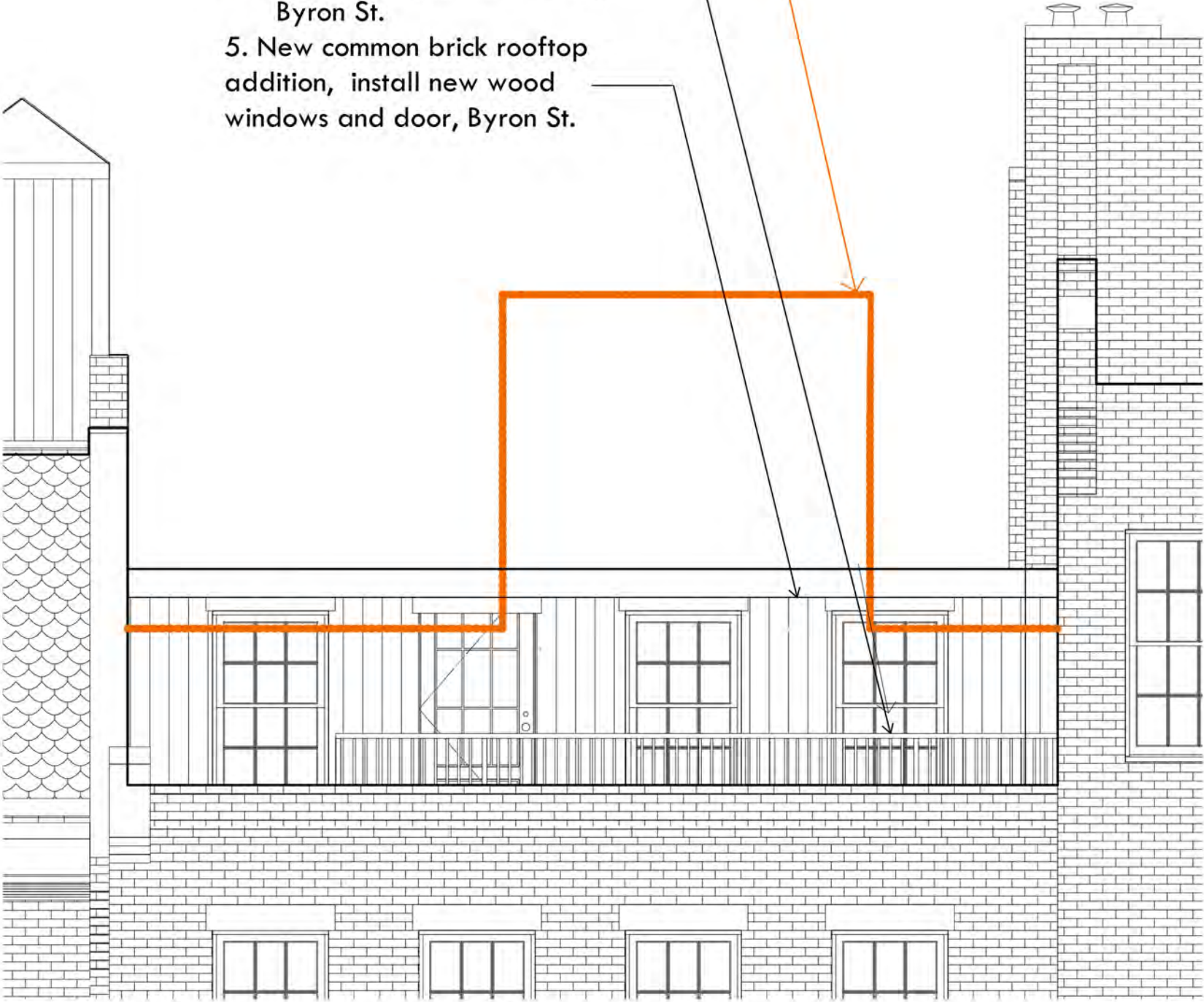
- 3a. Replace (e) roof deck and metal railing with (n) recessed roof deck and (n) painted steel railing, Byron St.
- 3. Level top of (e) wall to match adjacent building. Tooth in repurposed brick to existing parapet wall. Install (n) copper parapet cap, Byron St.
- 4a. Rear Yard Addition - New Common brick wall and wood windows **(not visible from public way)**
- 1. Install (n) painted metal gate, Byron St.
- 1c. Replace (e) non-original with (n) fixed wood window, profile to match existing above, Byron St.

Rear Yard Addition

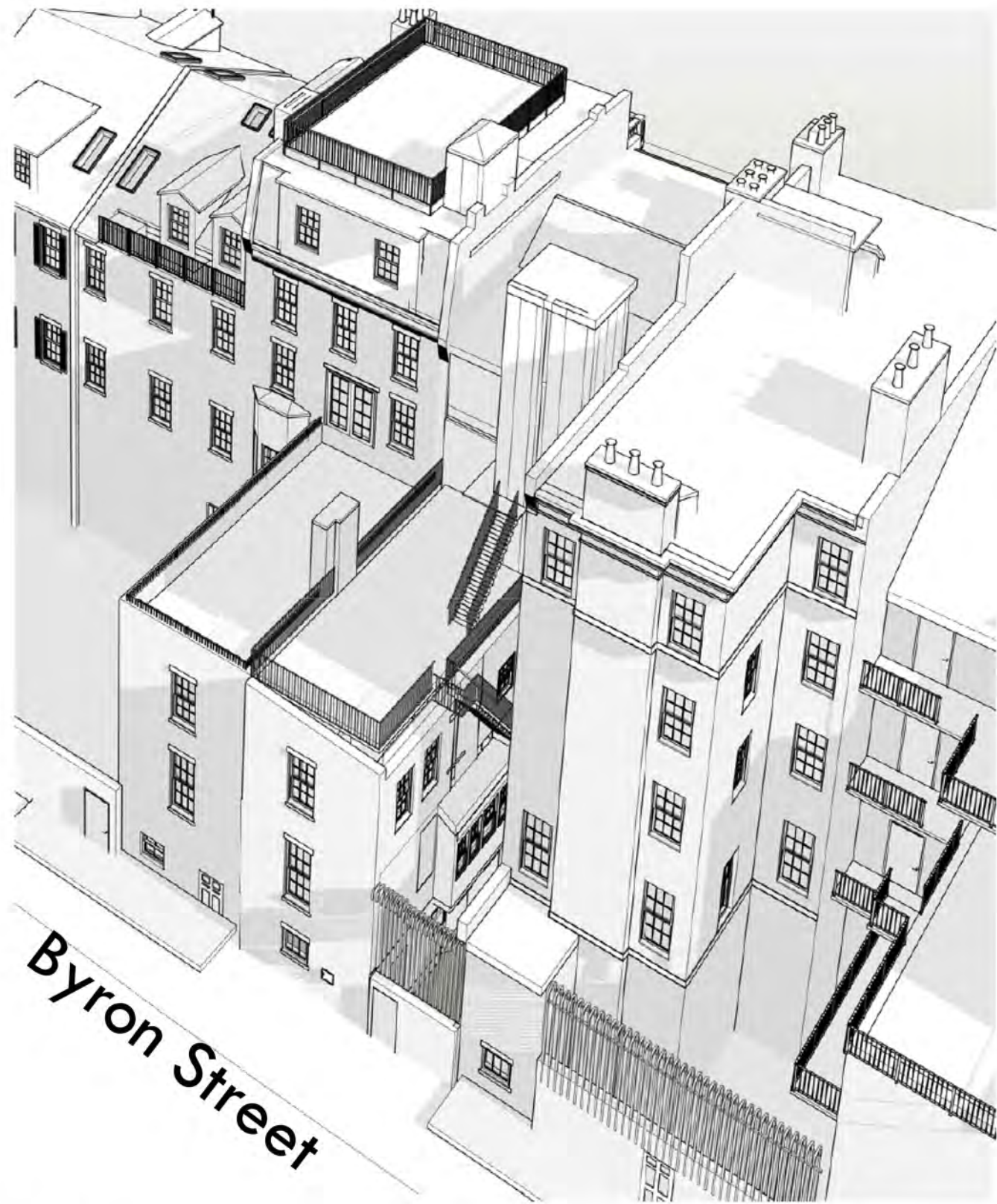
6. Remove existing non-original elevator shaft.

5a. New black painted railing, Byron St.

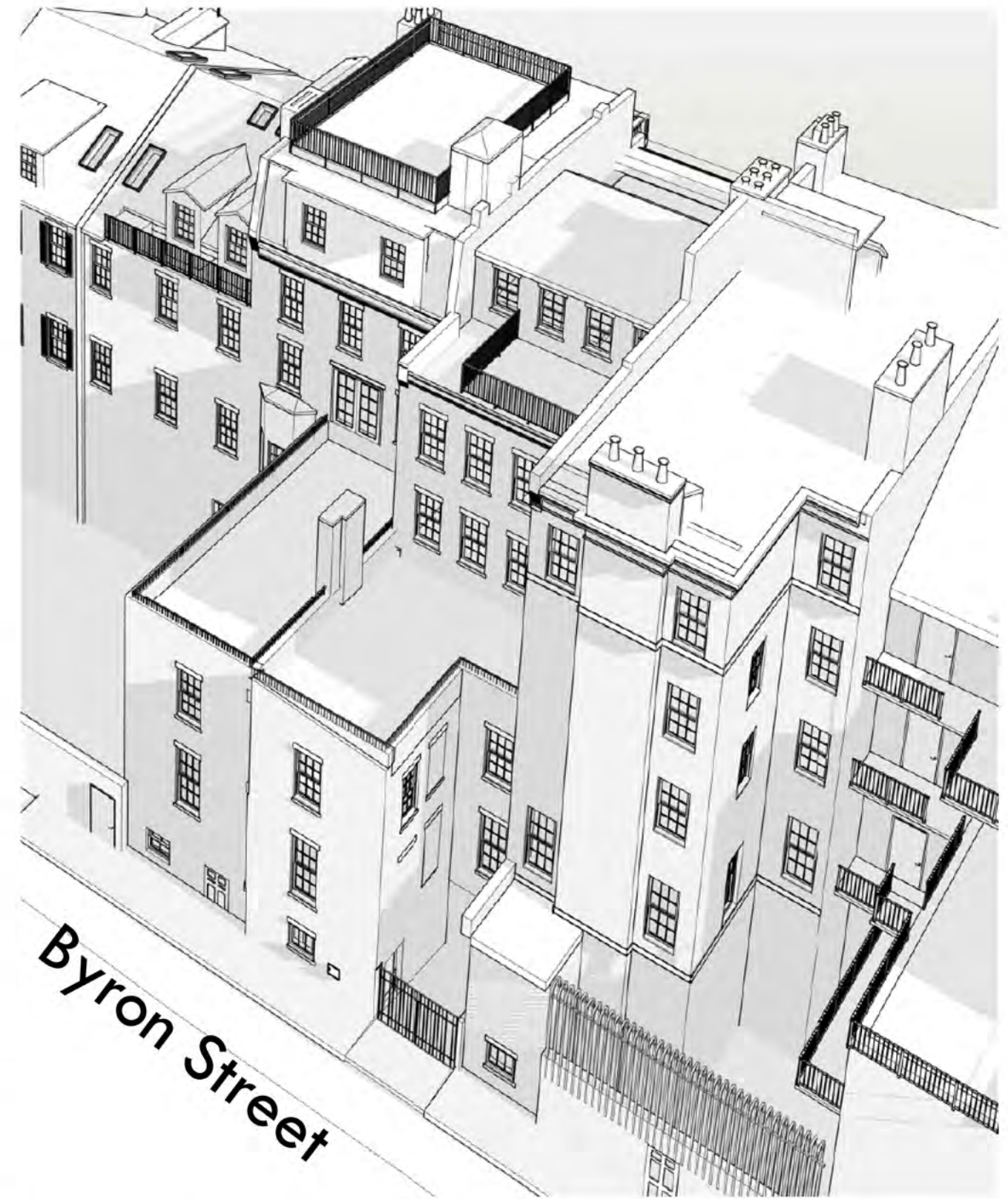
5. New common brick rooftop addition, install new wood windows and door, Byron St.



Rear Yard Addition



Existing



Proposed

Rear Yard Addition



River Street - Existing Conditions

Rear Yard Addition

Gates / Deck Rails

River Street

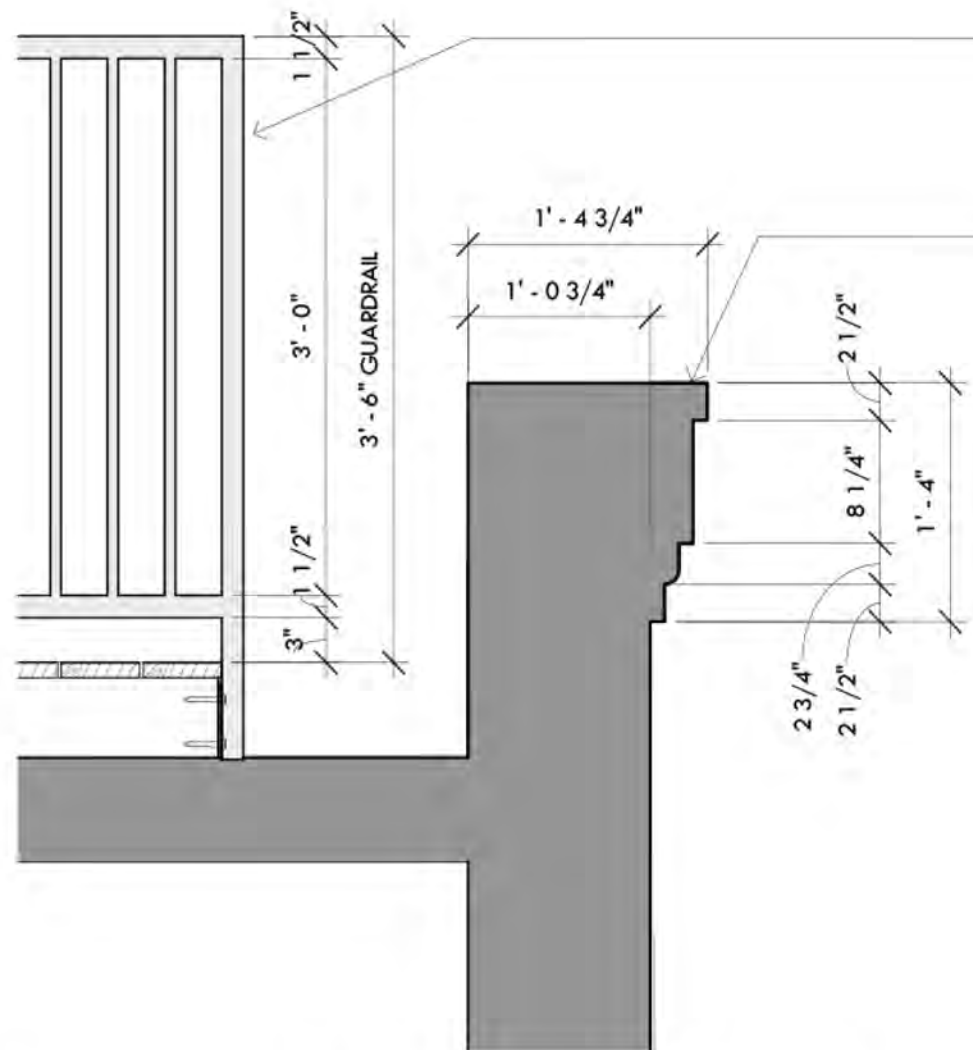


Gates / Deck Rails

Brimmer Street



Gates / Deck Rails



New Painted Metal Railing

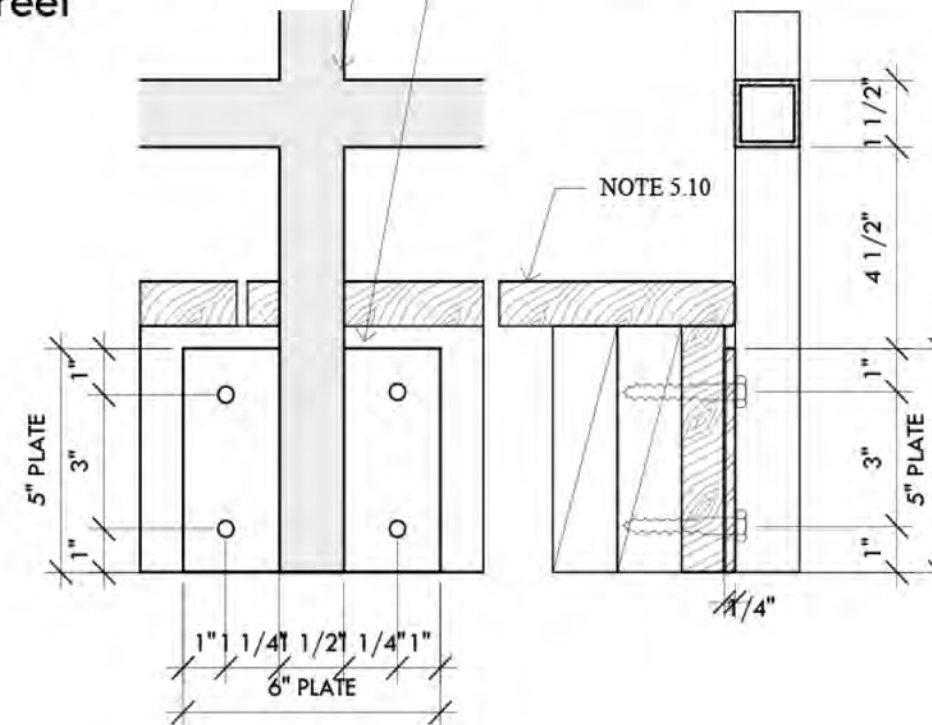
Proposed Cornice at secondary facade on Byron Street

SHOP POWDER COAT ALL METAL RAILINGS AND PLATES.

FIELD PAINT ANY EXPOSED METAL FASTENERS TO MATCH RAILING.

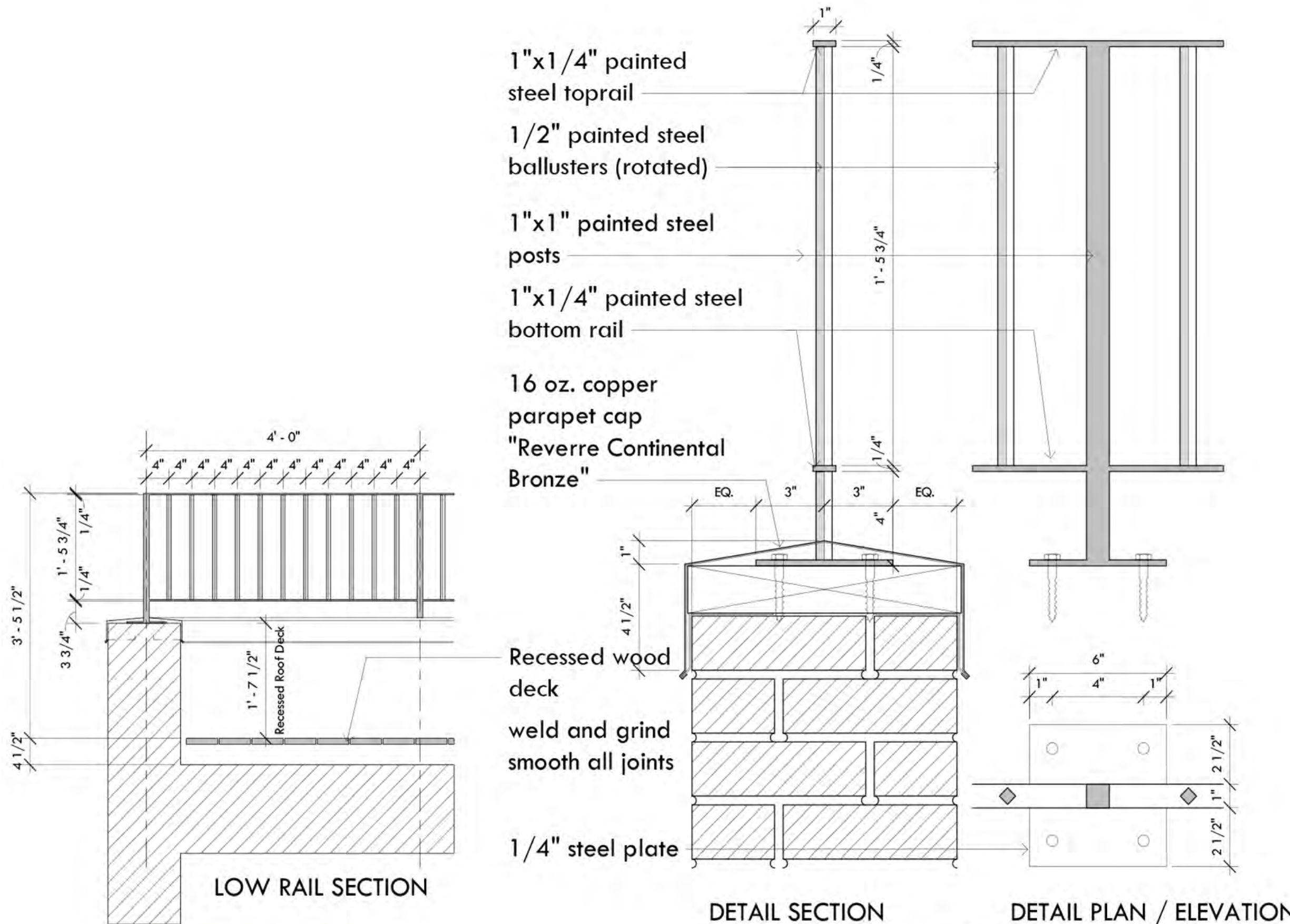
1.5 X1.5X .0125 STEEL TUBE RAILING WELD AND GRIND SMOOTH ALL JOINTS

5x6x.05 STEEL PLATE WELD AND GRIND SMOOTH ALL JOINTS



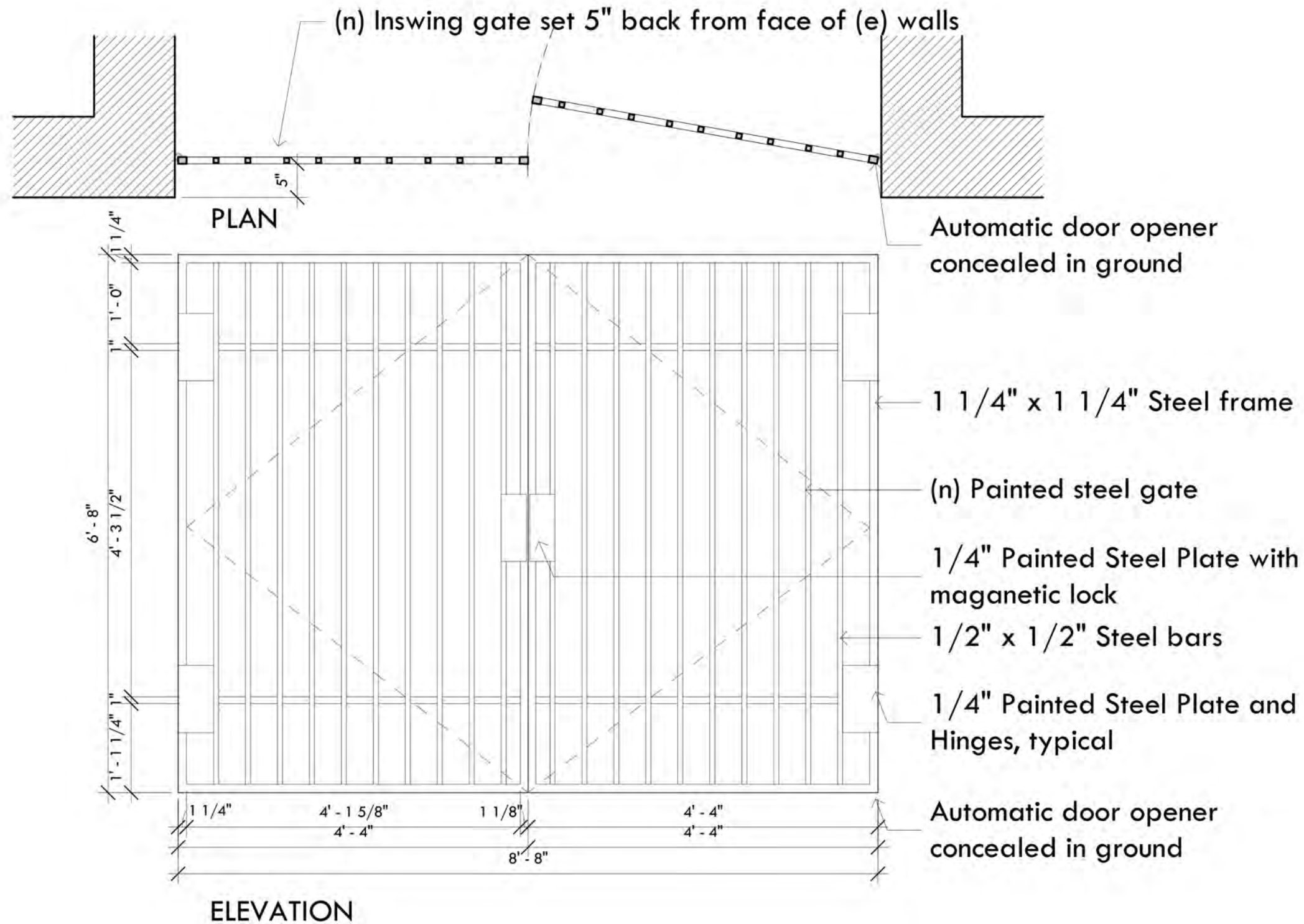
Rooftop Addition Railing Details

Gates / Deck Rails



Byron Street Roof Deck Railing Details

Gates / Deck Rails



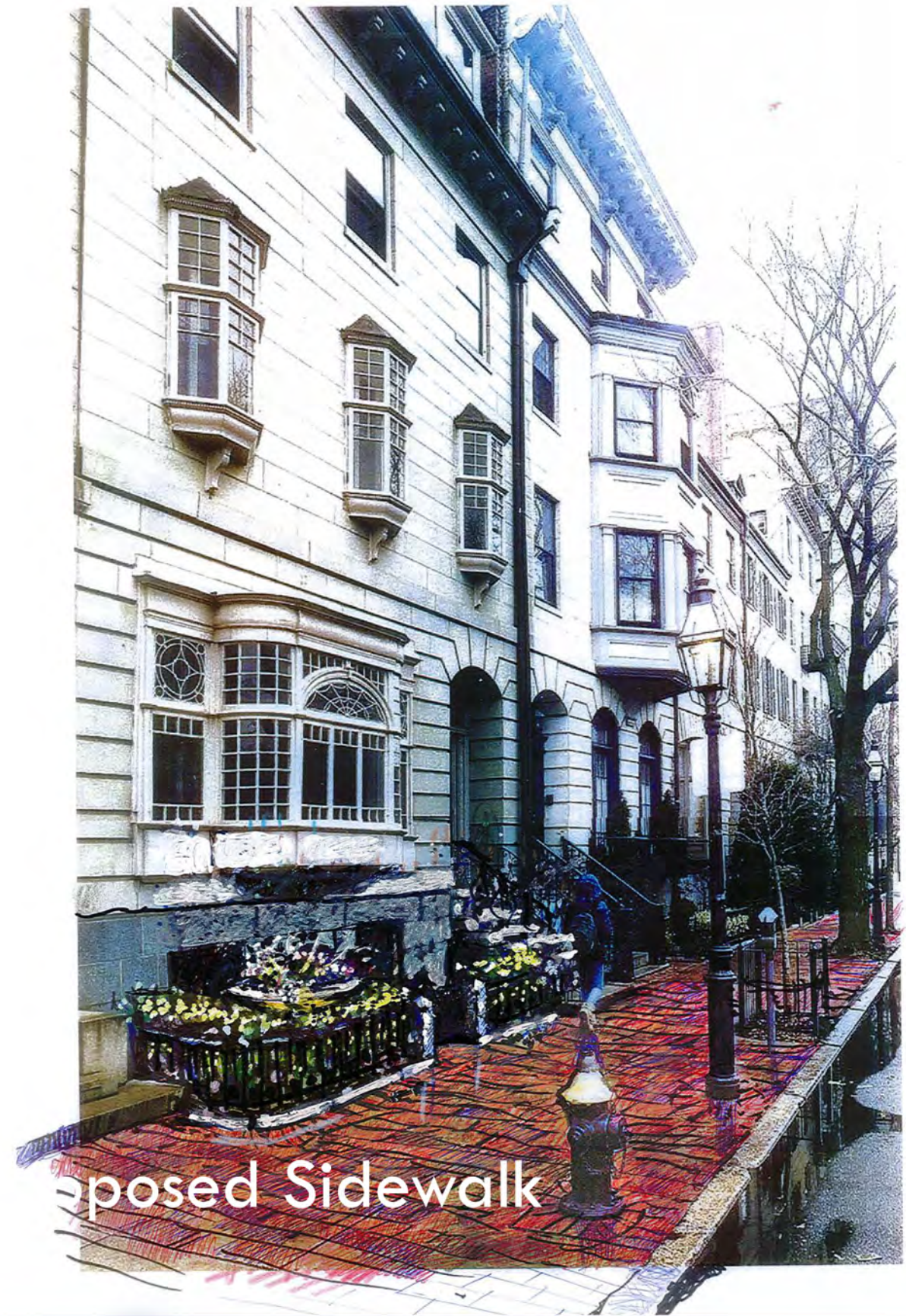
Rear Yard Addition Gate Details

Gates / Deck Rails

Garden



Current Sidewalk



Proposed Sidewalk

Garden

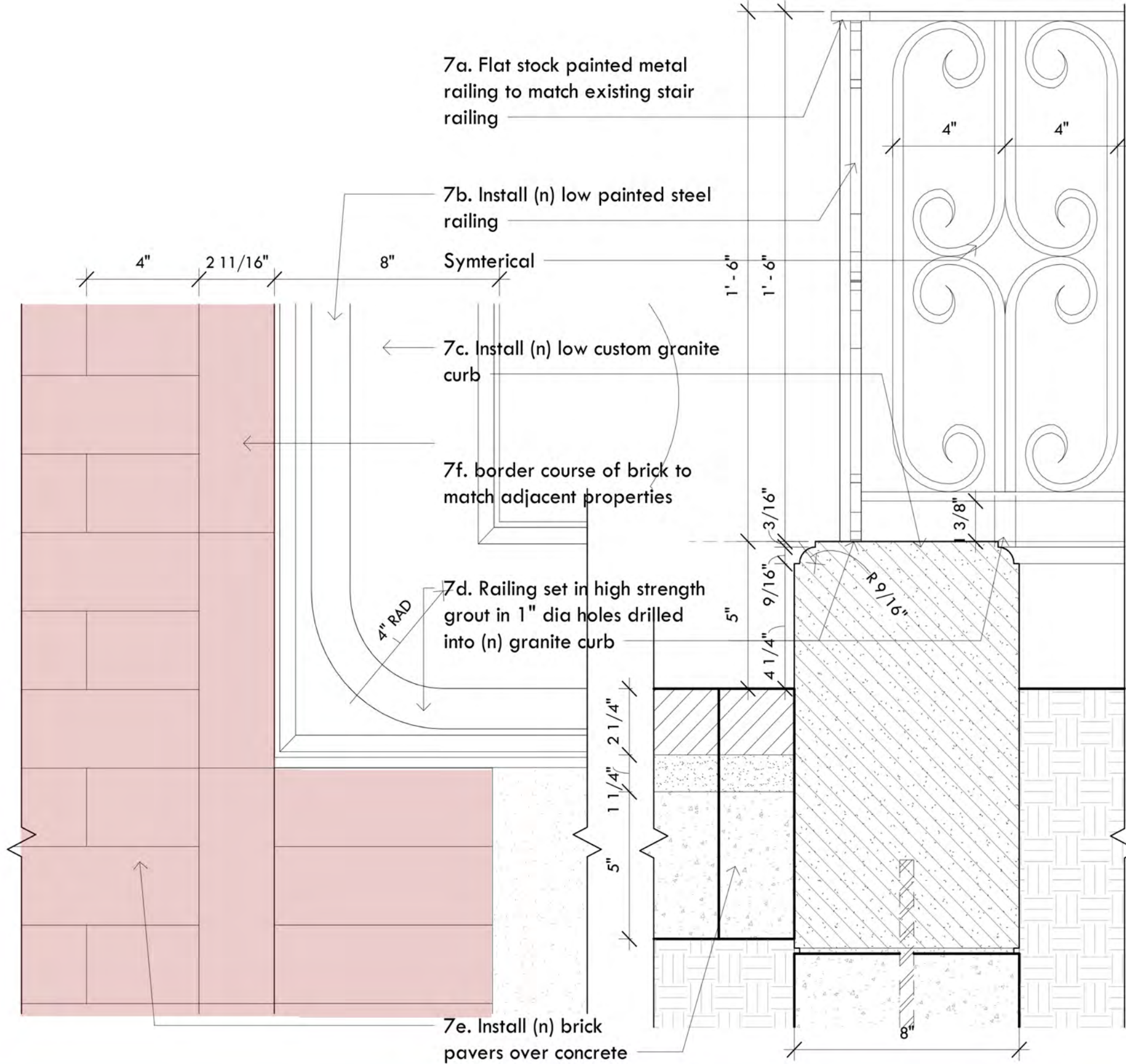


Adjacent Railing



Adjacent Railing

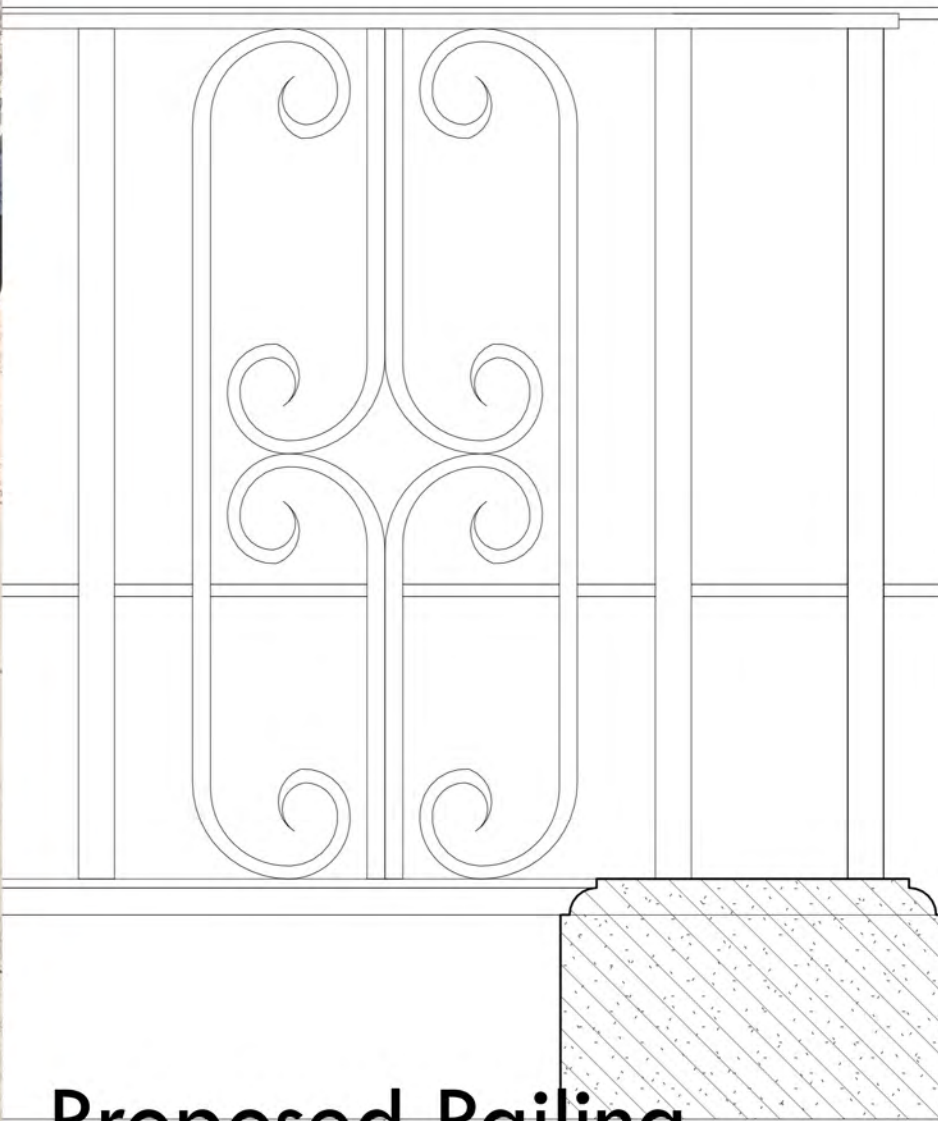
Garden



Garden



Existing Railing



Proposed Railing



Adjacent Railing

Garden

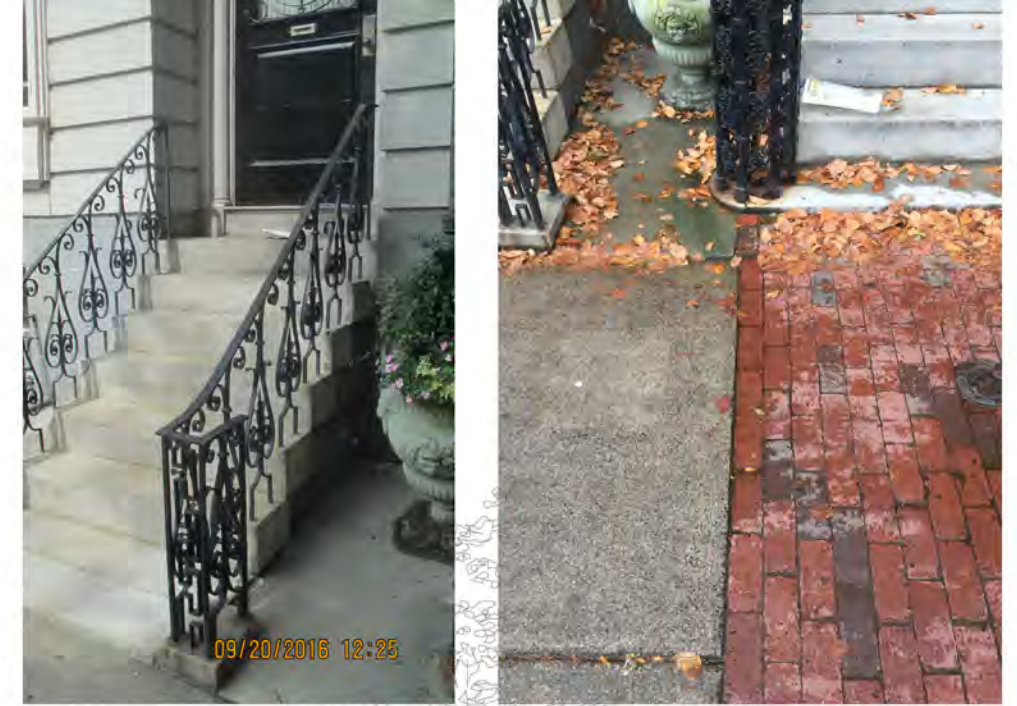
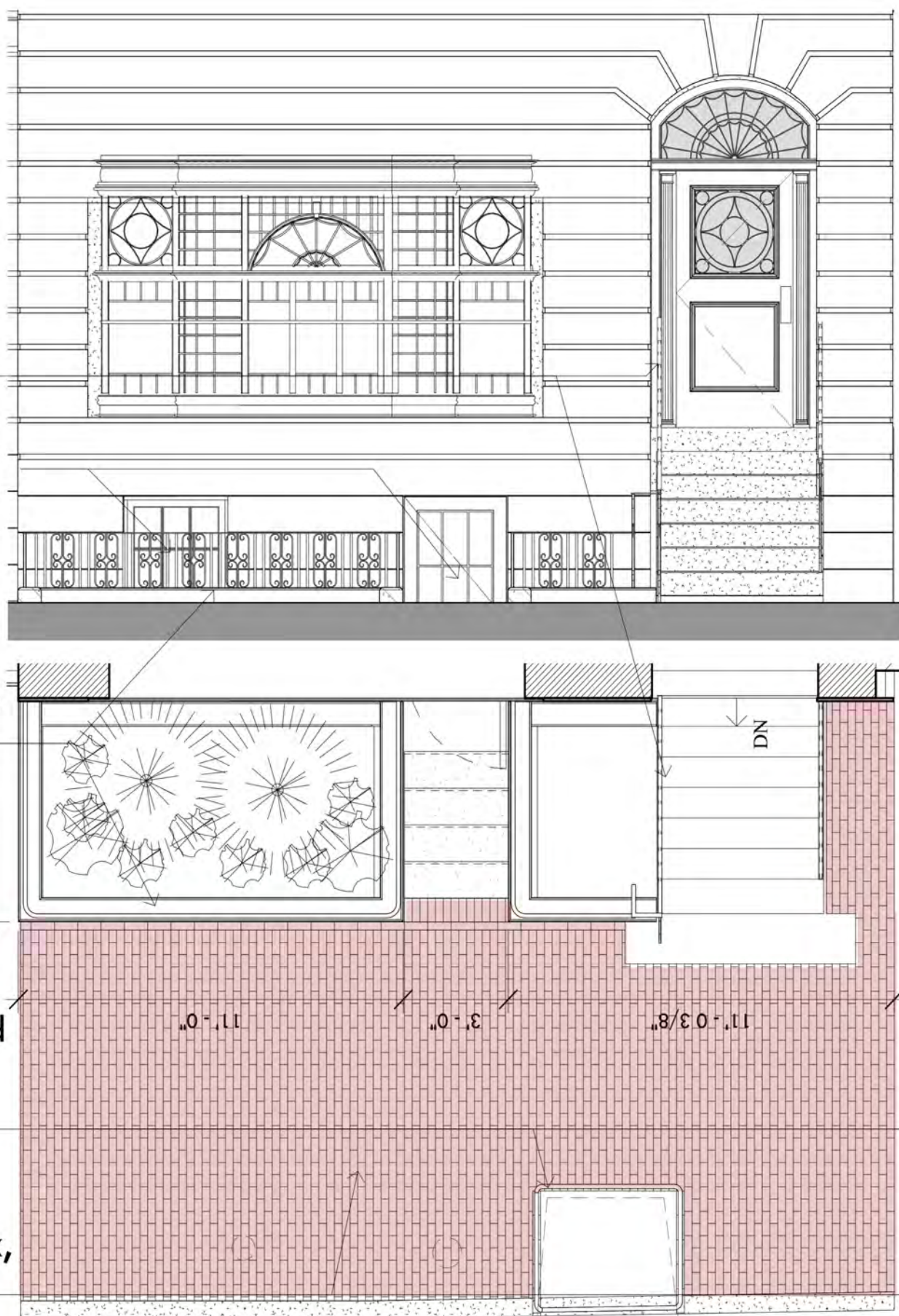
7d. (e) Railing to remain, Beacon St.

8. Replace existing non-original window and door ground level Beacon St.

7b. (n) Granite curb at new garden, Beacon St.

7a. (n) Low painted steel railing, Beacon St.

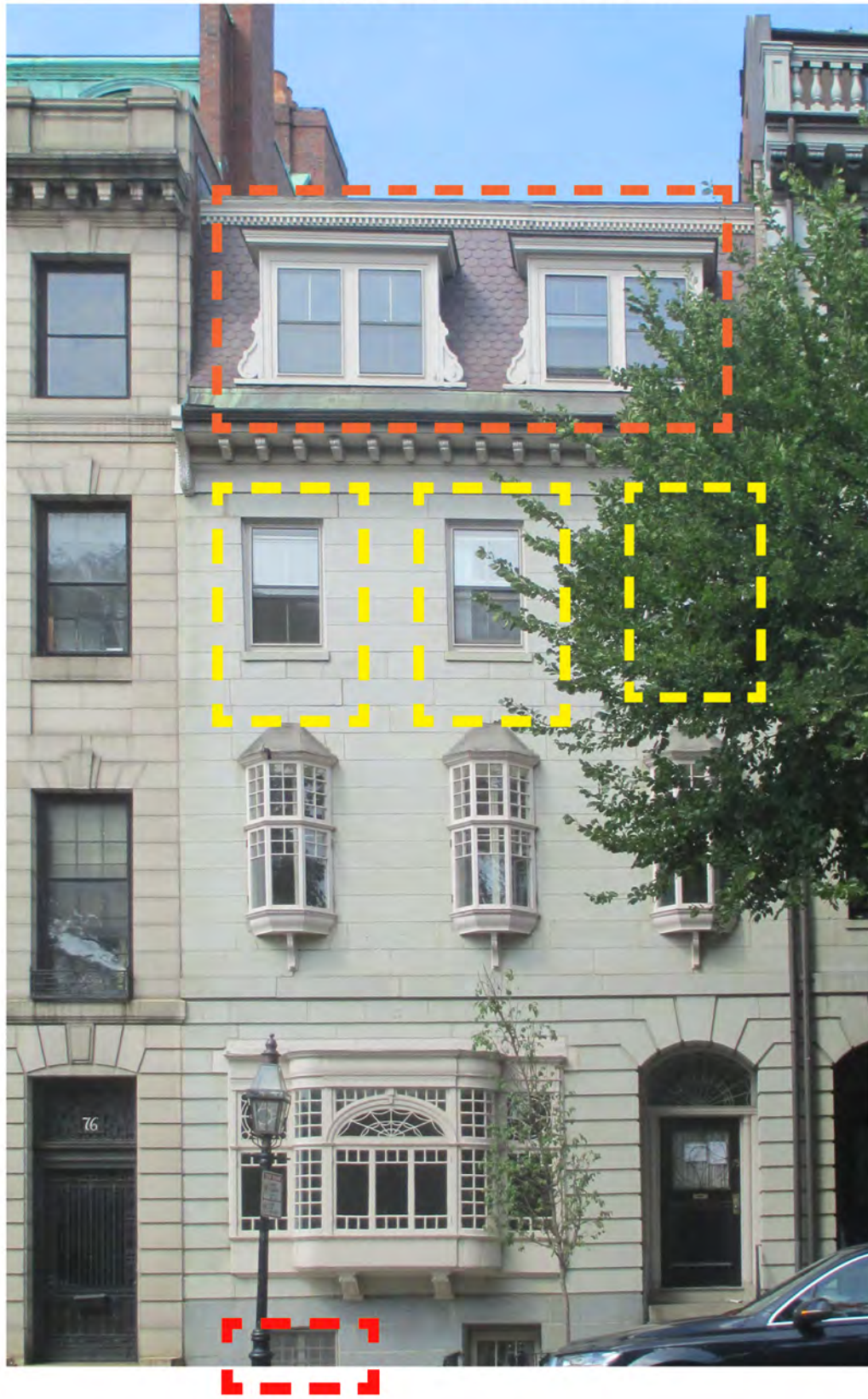
7c. (n) brick paver sidewalk, Beacon St.



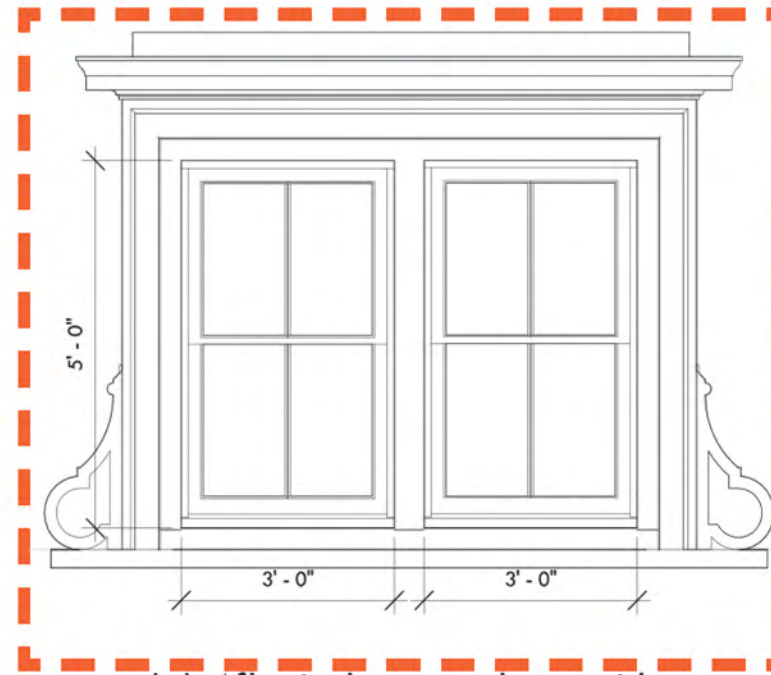
Garden

Windows / Doors

PHOTO (E) 75 BEACON FACADE

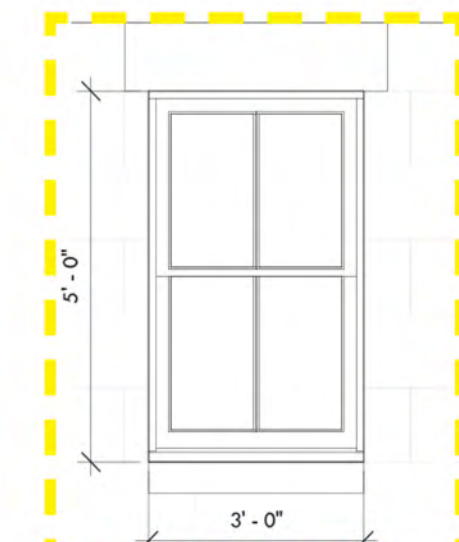


ELEVATION (N) WINDOW



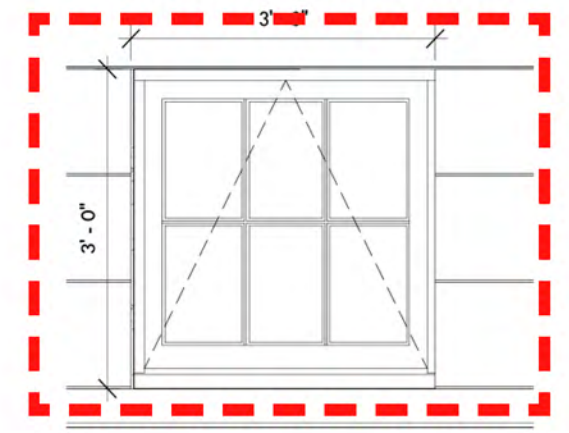
(e) 4fl windows replace with (n) wood TDL windows

ELEVATION (N) WINDOW



(e) 3fl windows replace with (n) wood TDL windows

ELEVATION (N) WINDOW



TDL replacement awning window

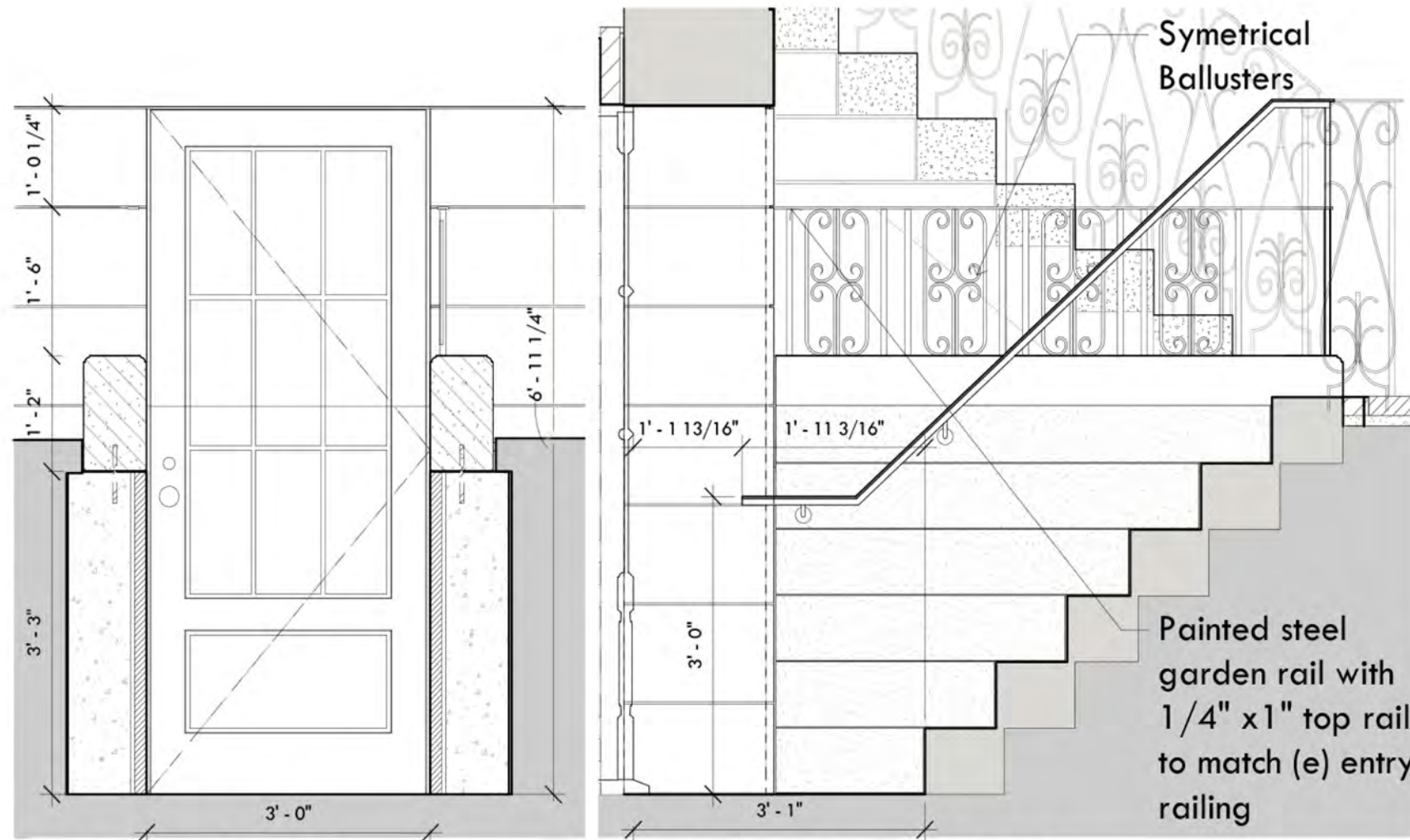


Beacon Street Scope

Windows / Doors

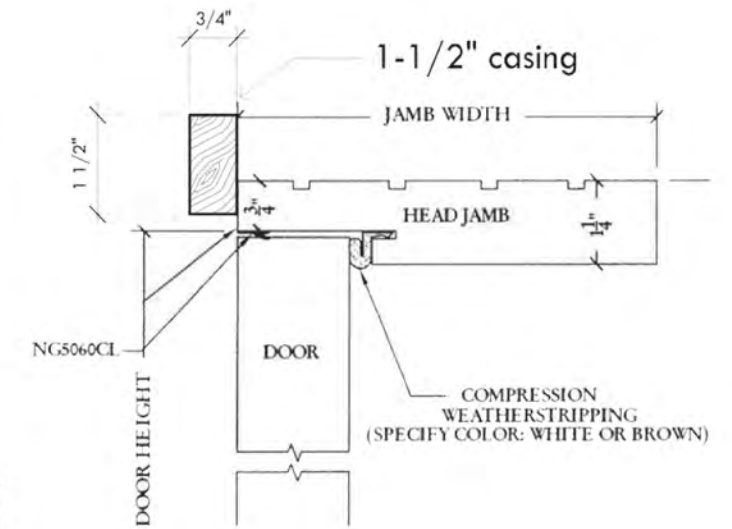


PHOTO (E) DOOR



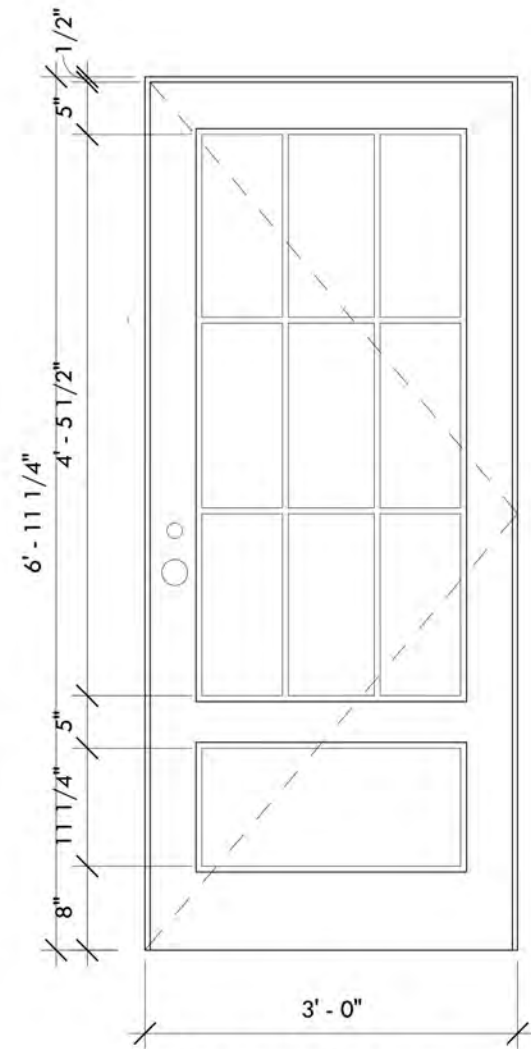
ELEVATION (N) DOOR

SECTION (N) GARDEN ENTRY

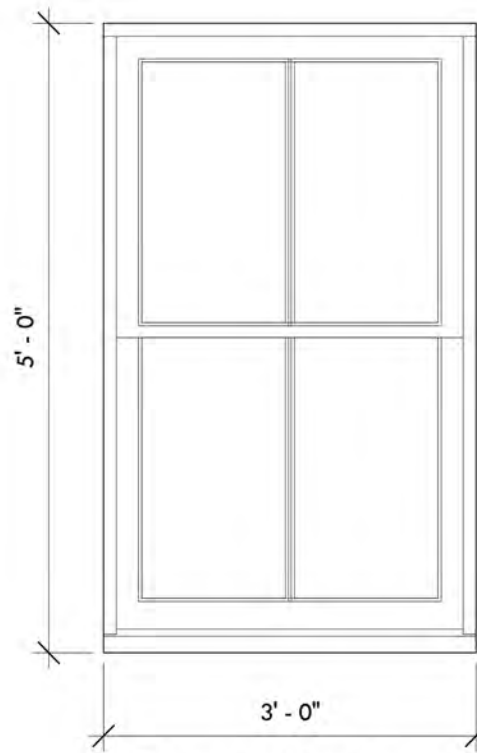


Beacon Street Scope

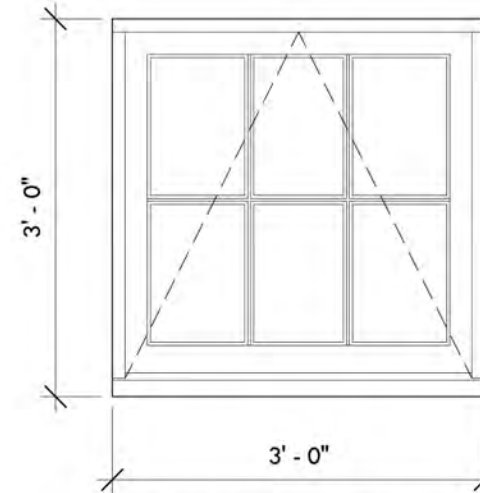
Windows / Doors



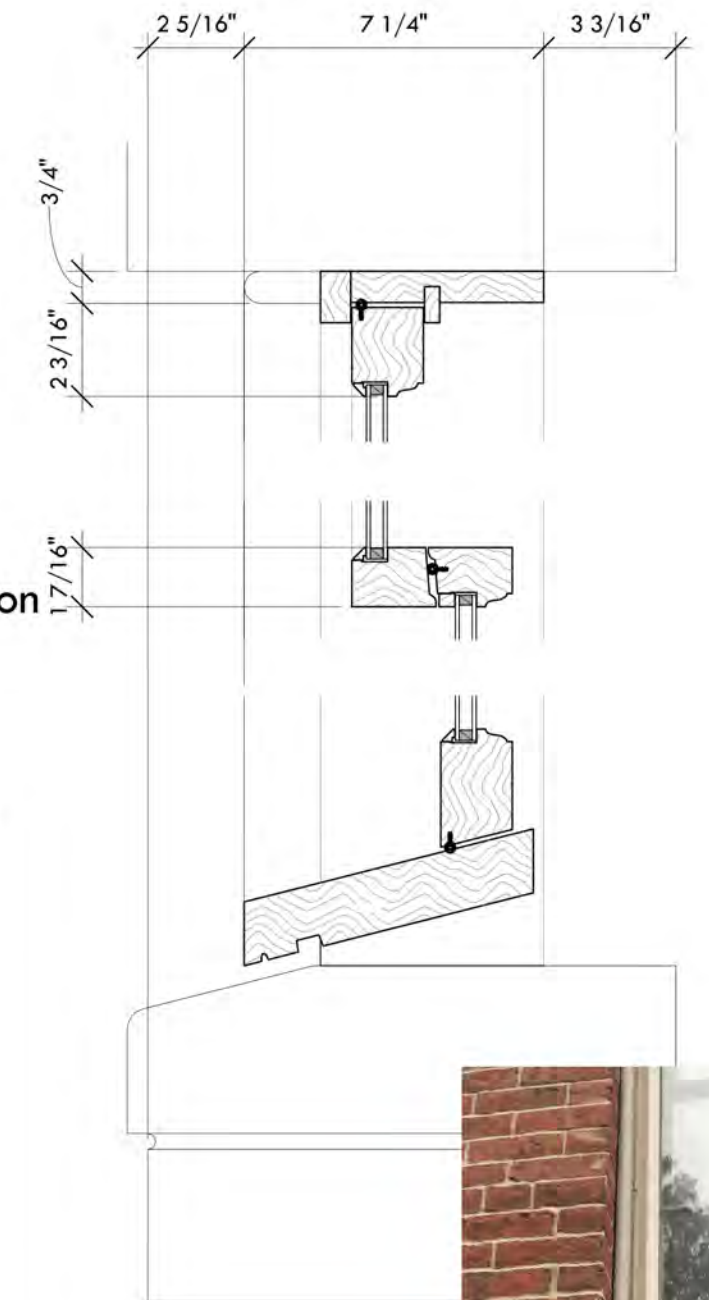
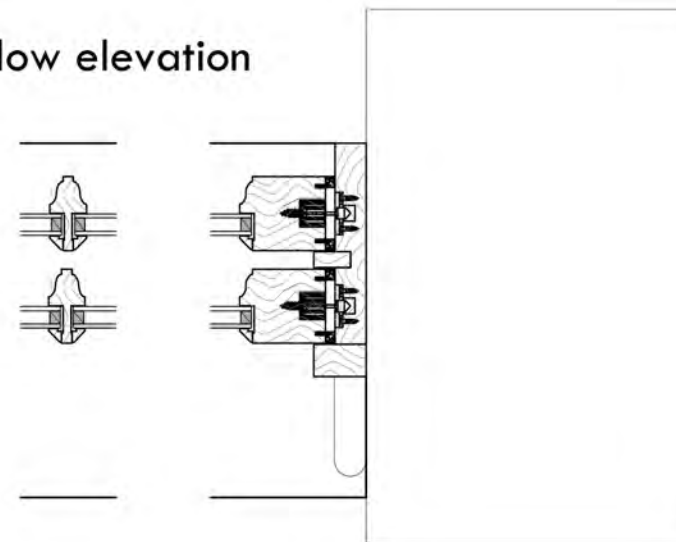
Beacon Street
Ground floor door elevation



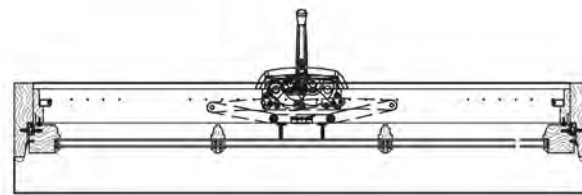
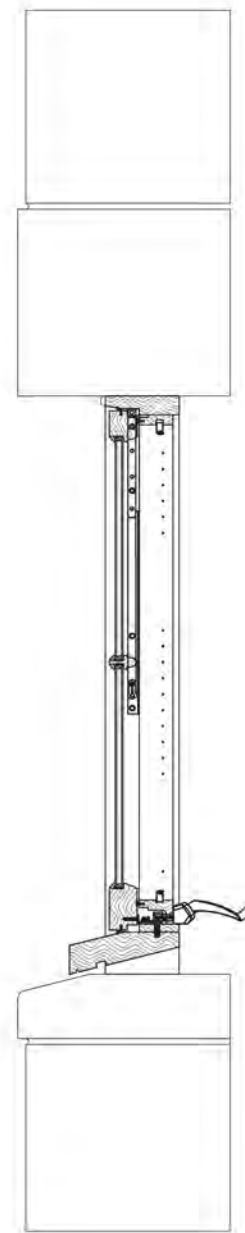
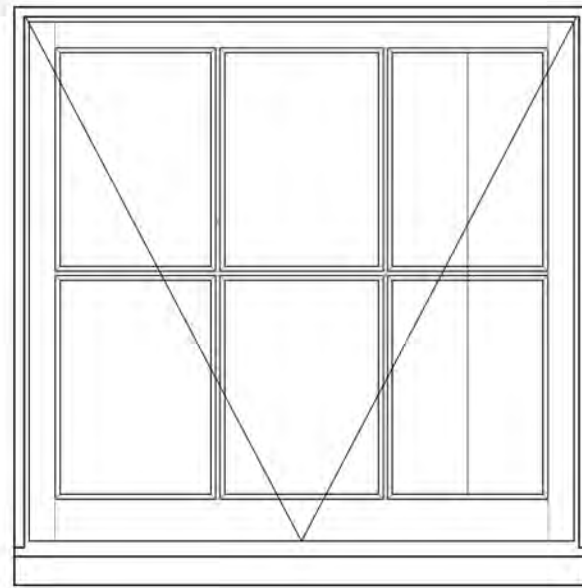
Beacon Street
3rd + 4th floor window elevation



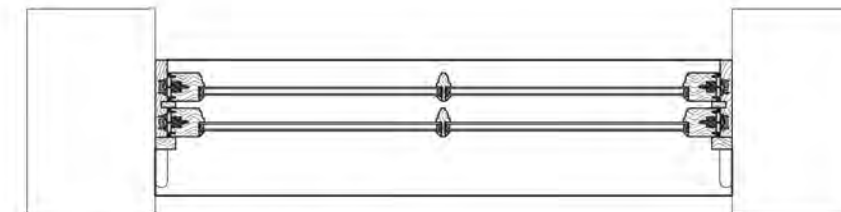
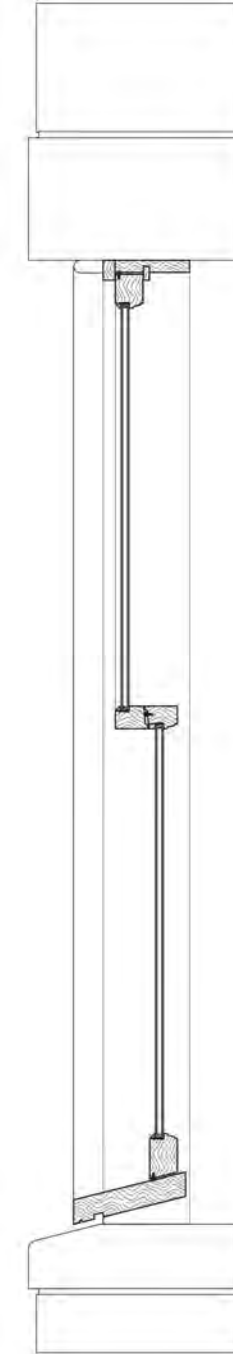
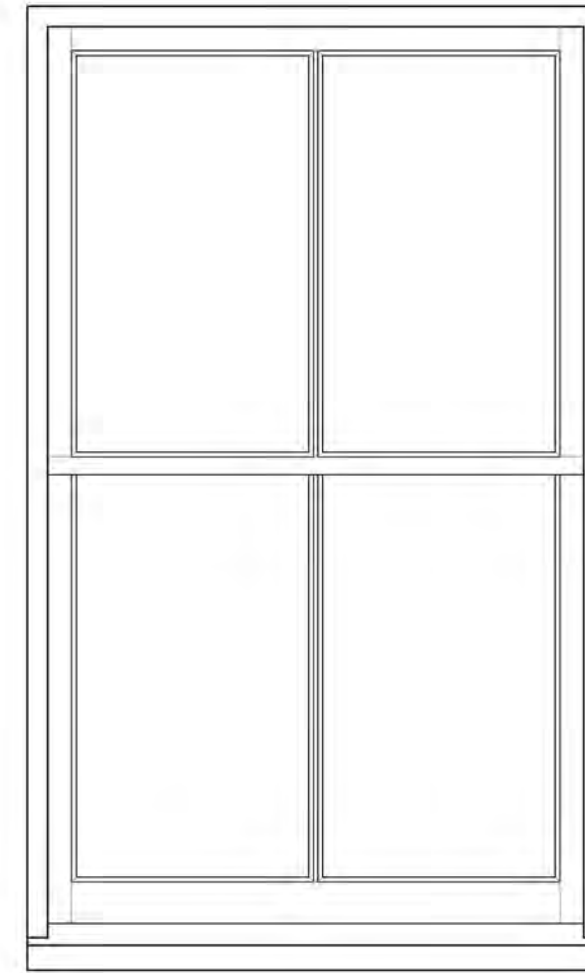
Beacon Street
Ground floor window elevation



Windows / Doors



Beacon and Byron Street
Proposed Hopper Window Details
True Divided Light Wood Windows
with insulated Glazing



Beacon Street
Proposed Double Hung Window Details
True Divided Light Wood Windows
with insulated Glazing

Windows / Doors



Window Interiors Facing Beacon Street



Windows / Doors



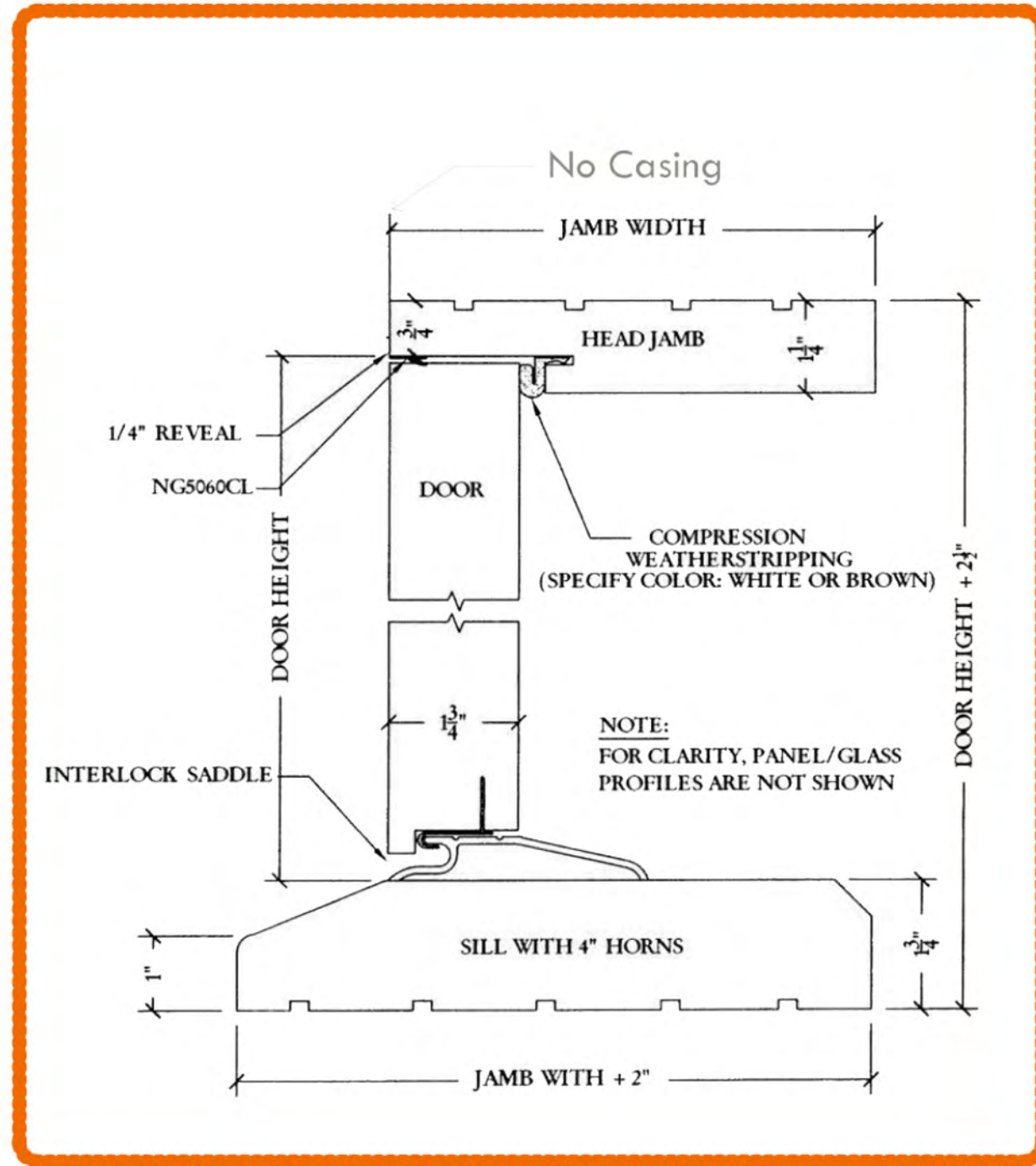
UPSTATE DOOR
Distinctive Door Solutions

p 800.570.8283 ~ www.upstatedoor.com ~ sales@upstatedoor.com

**Outswing Exterior
Prehang
bronze interlock**

(All dimensions are on flat)

Scale: Half



EPH-5

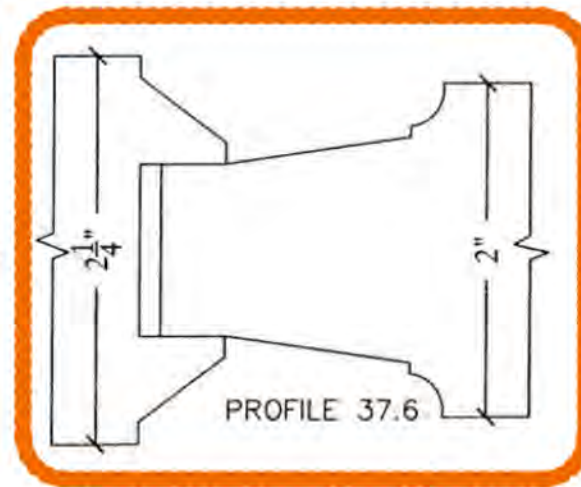
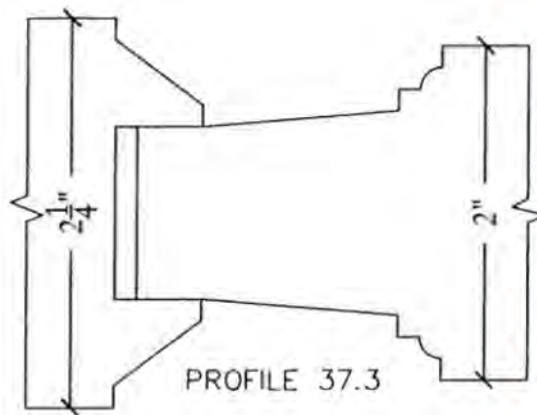
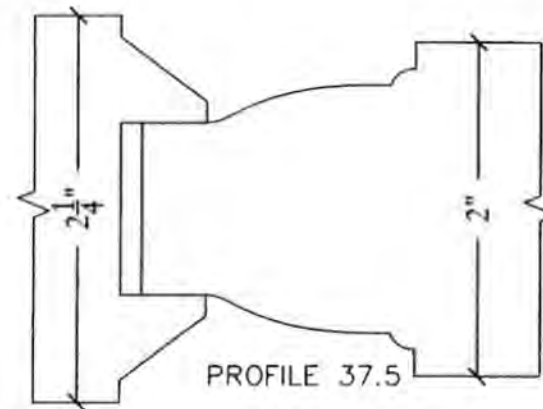
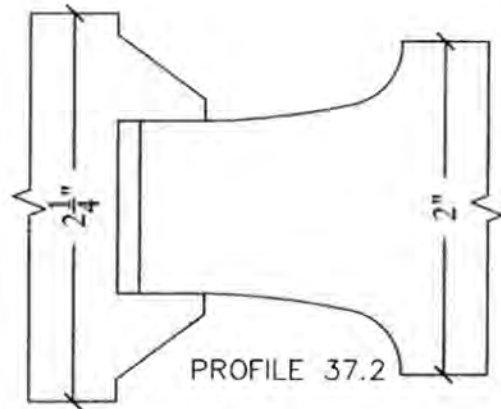
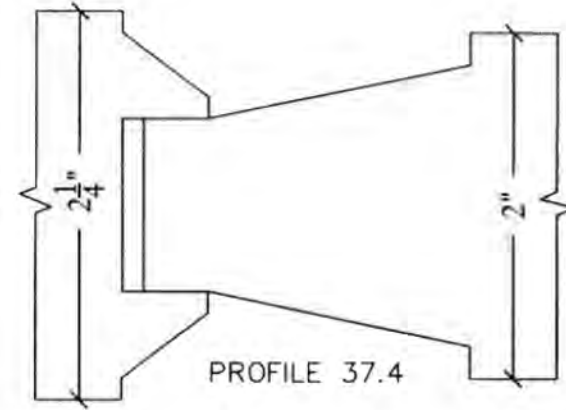
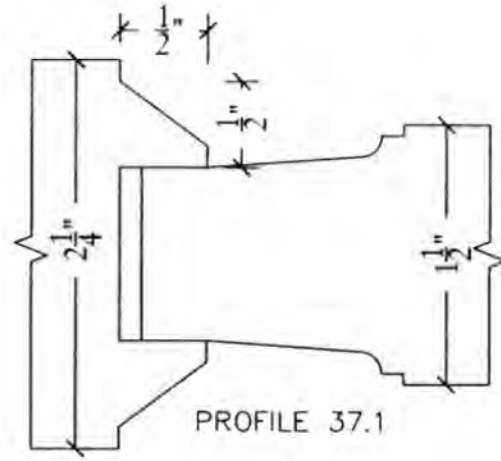


Windows / Doors

Profile 37

Cope: 1/2" x 1/2"
(all dimensions on flat)

Scale: Full



EP-37

E. DOORS AND ENTRIES

1. Original or historic elements including reveals, doors, surrounds, vestibules, transoms or fanlights, sidelights, hardware, and other features shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style.
2. New doors shall be appropriate to the existing surround in style, material and proportions.
3. Only paneled doors of appropriate design, material and assembly shall be permitted; flush doors (with or without surface molding) and metal clad doors shall not be permitted.
4. Storm doors (aluminum or wood-framed) shall not be allowed unless evidence is presented that they were original to the building.
5. Replacement door hardware should replicate the original or be of an appropriate design.
6. Exterior lighting shall be in traditional locations. The design of these fixtures shall be of an appropriate size and style.
7. Buzzers, key keepers, and intercom panels shall be contained if possible within the entryway of the building, and preferably shall be flush-mounted in the wood trim. Such panels shall have brass or bronze faces. Lighted or backlit buzzers and intercom panels shall not be allowed. Individualized buzzers are more appropriate than large panels.

Beacon St Lower Level Entry Door

Skyline Study

Byron Street



Skyline Study

Byron Street



Skyline Study

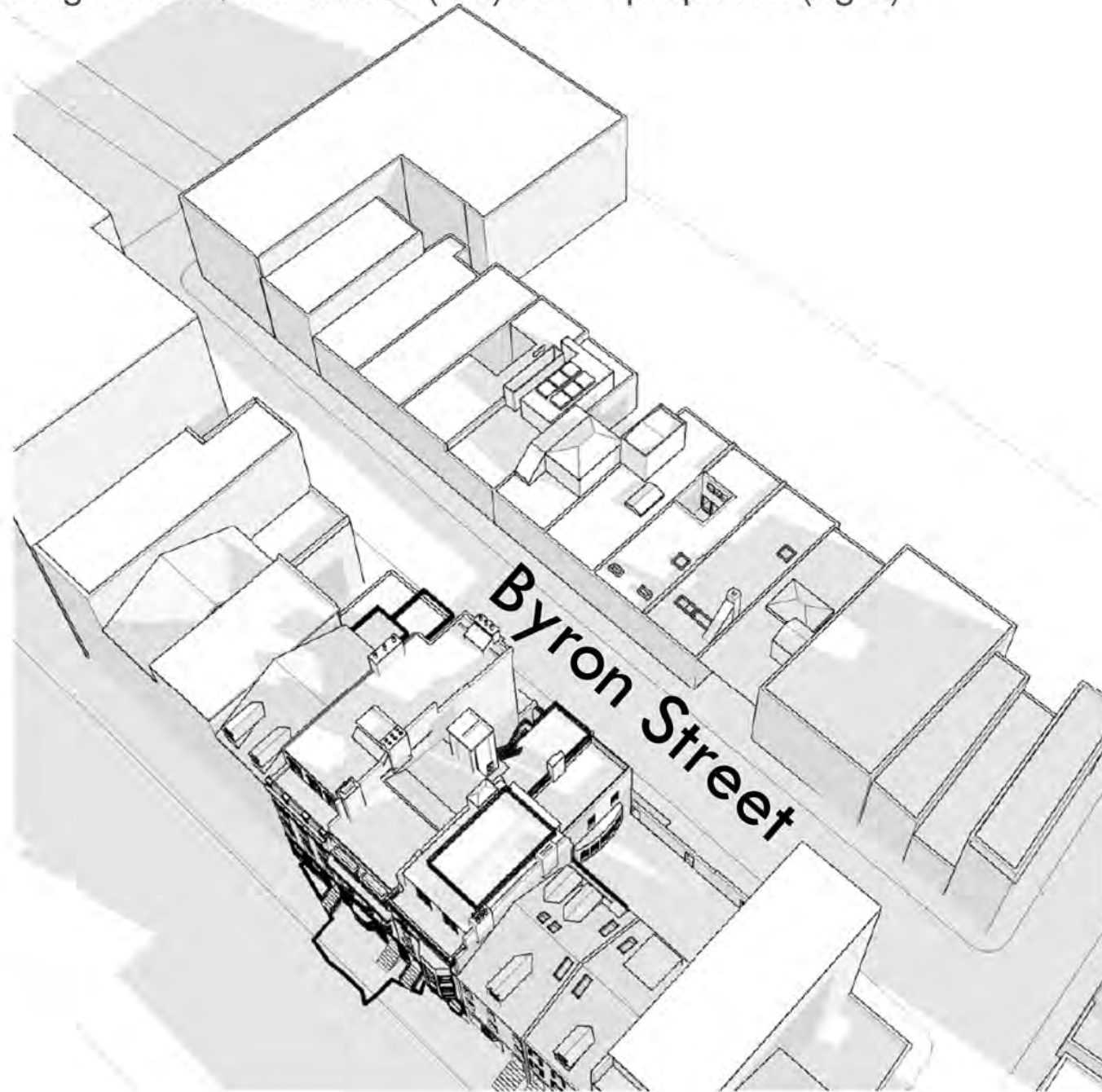
Byron Street



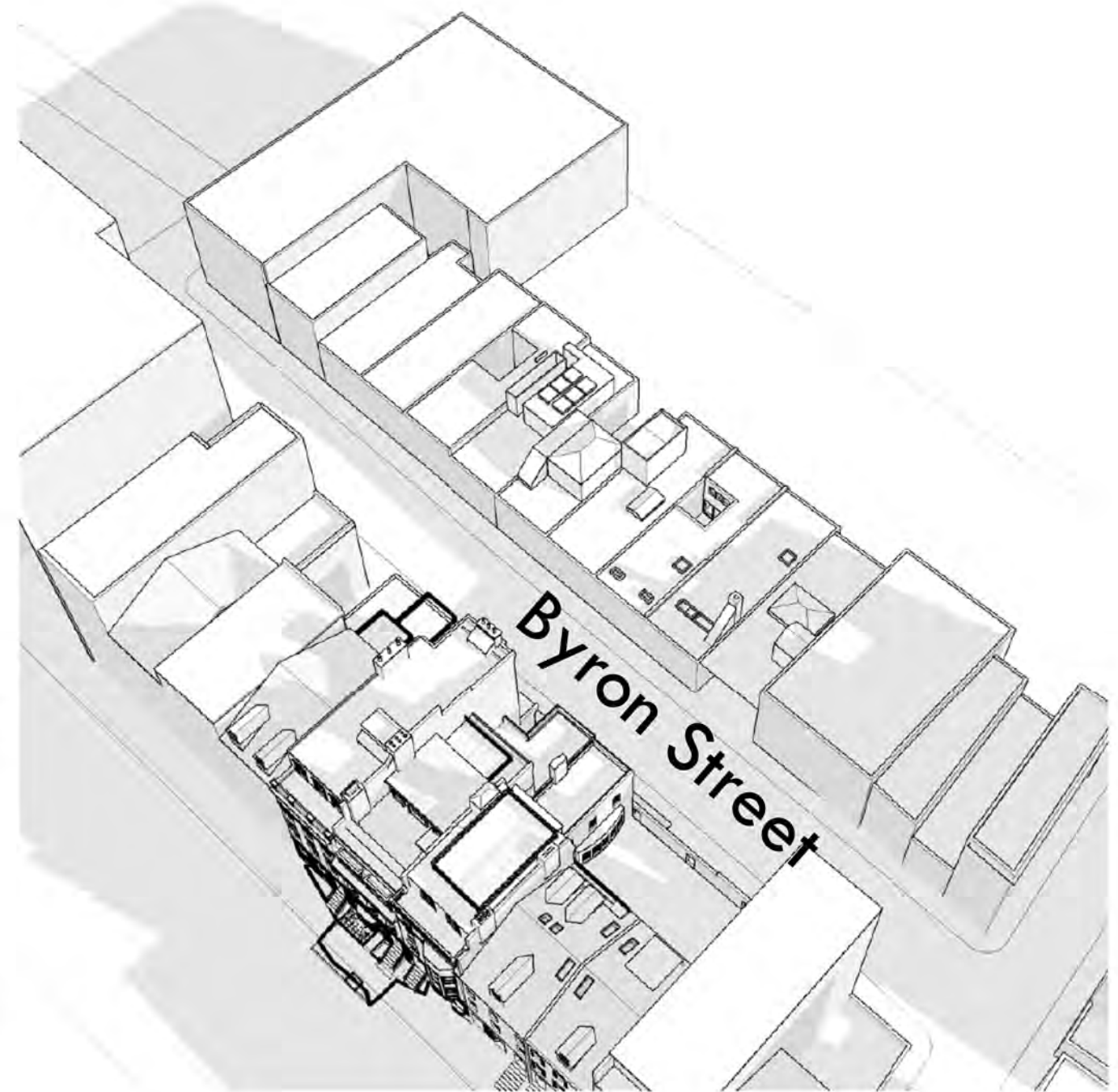
Skyline Study

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



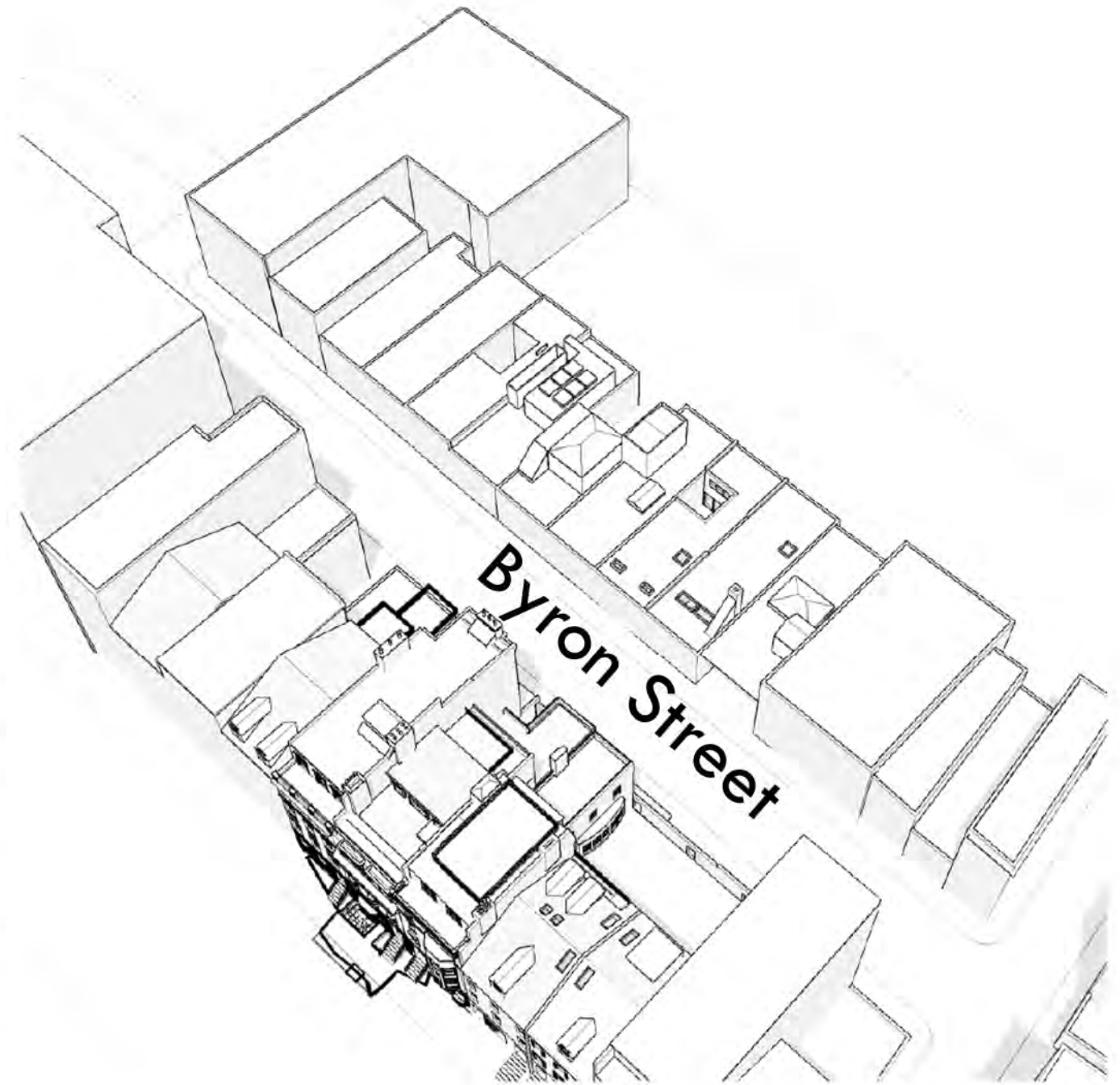
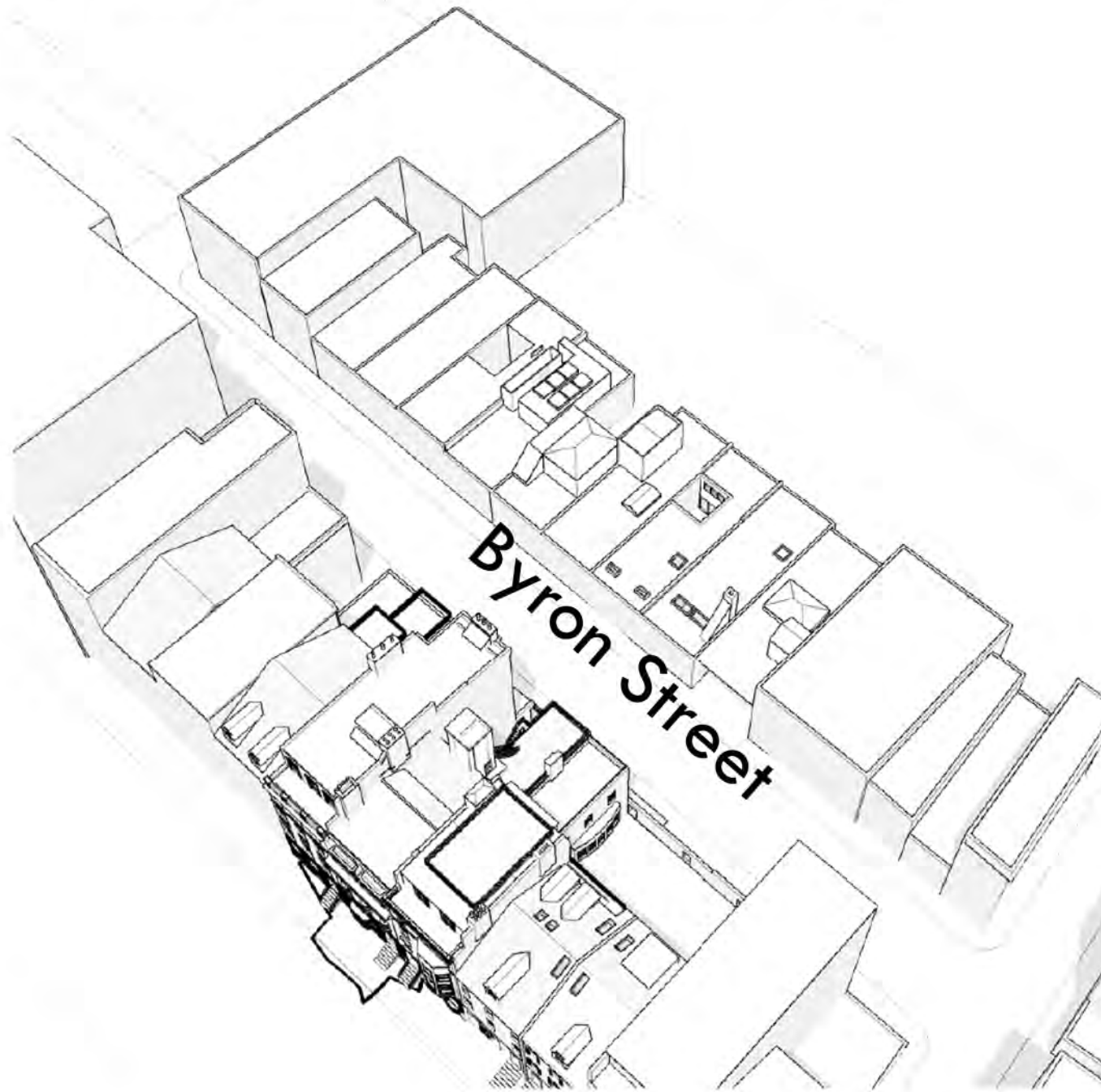
Existing Plan View- Summer Solstice 7am



Proposed Plan View- Summer Solstice 7am

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Summer Solstice 12pm

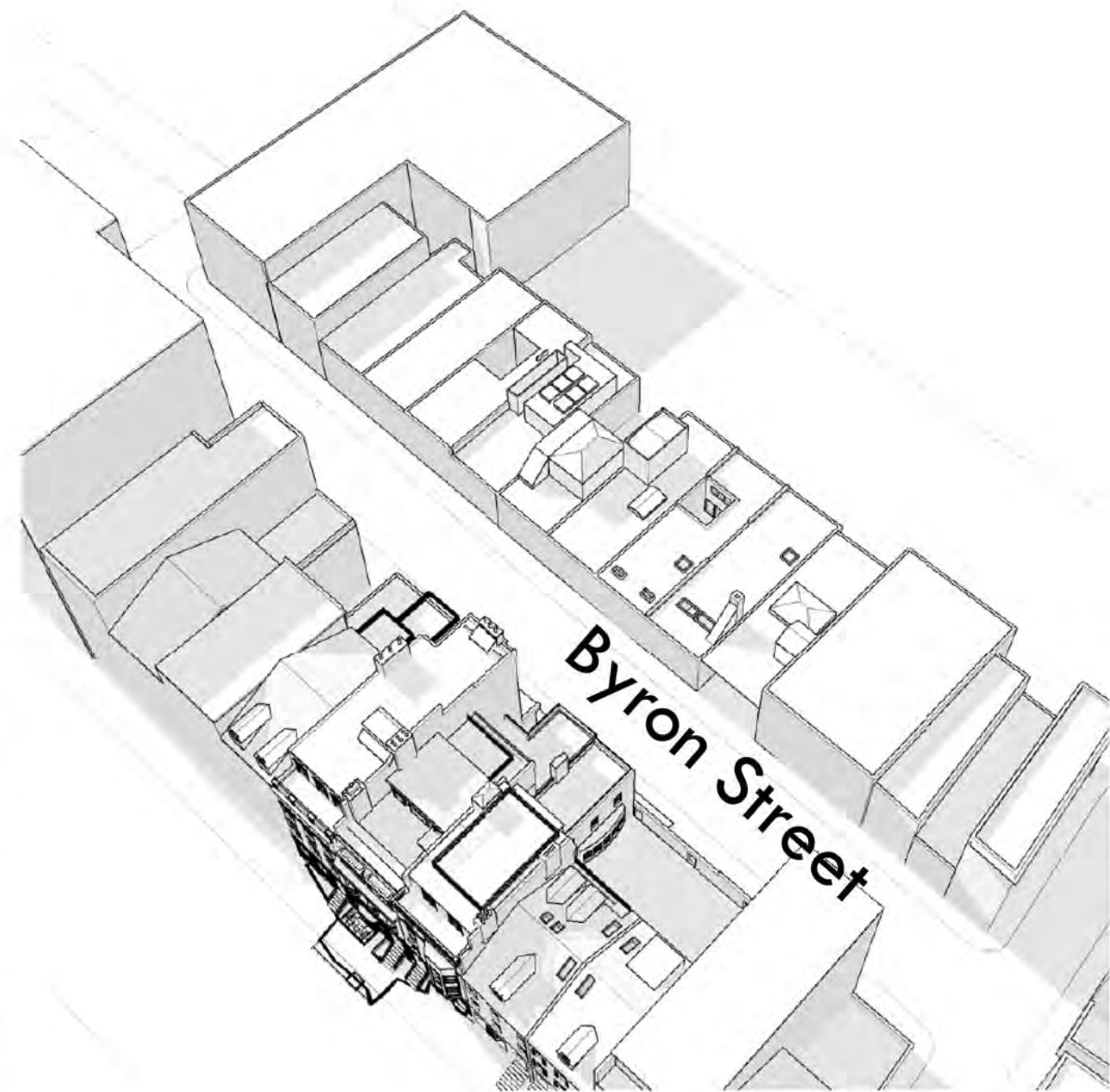
Proposed Plan View- Summer Solstice 12pm

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



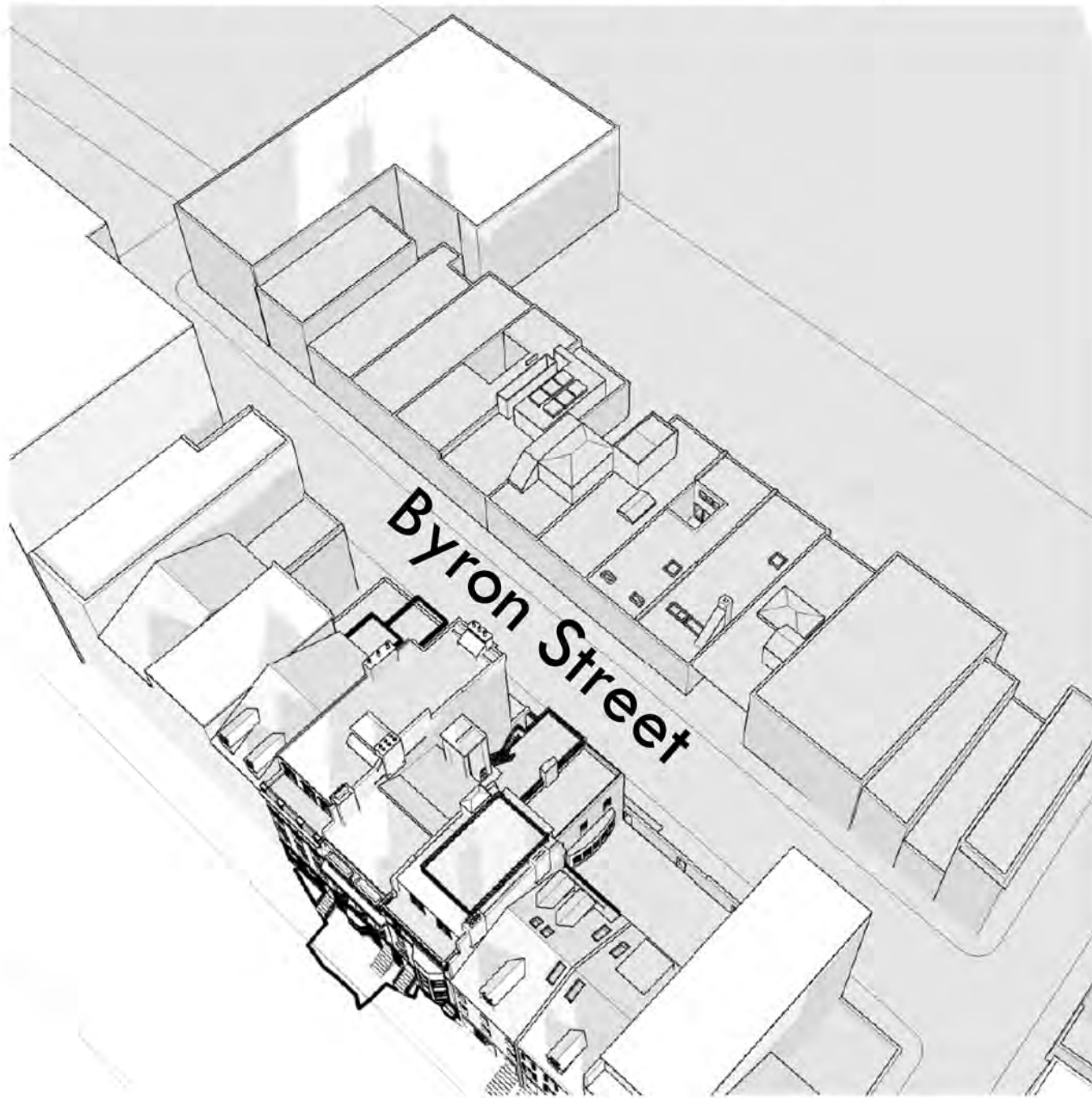
Existing Plan View- Summer Solstice 5pm



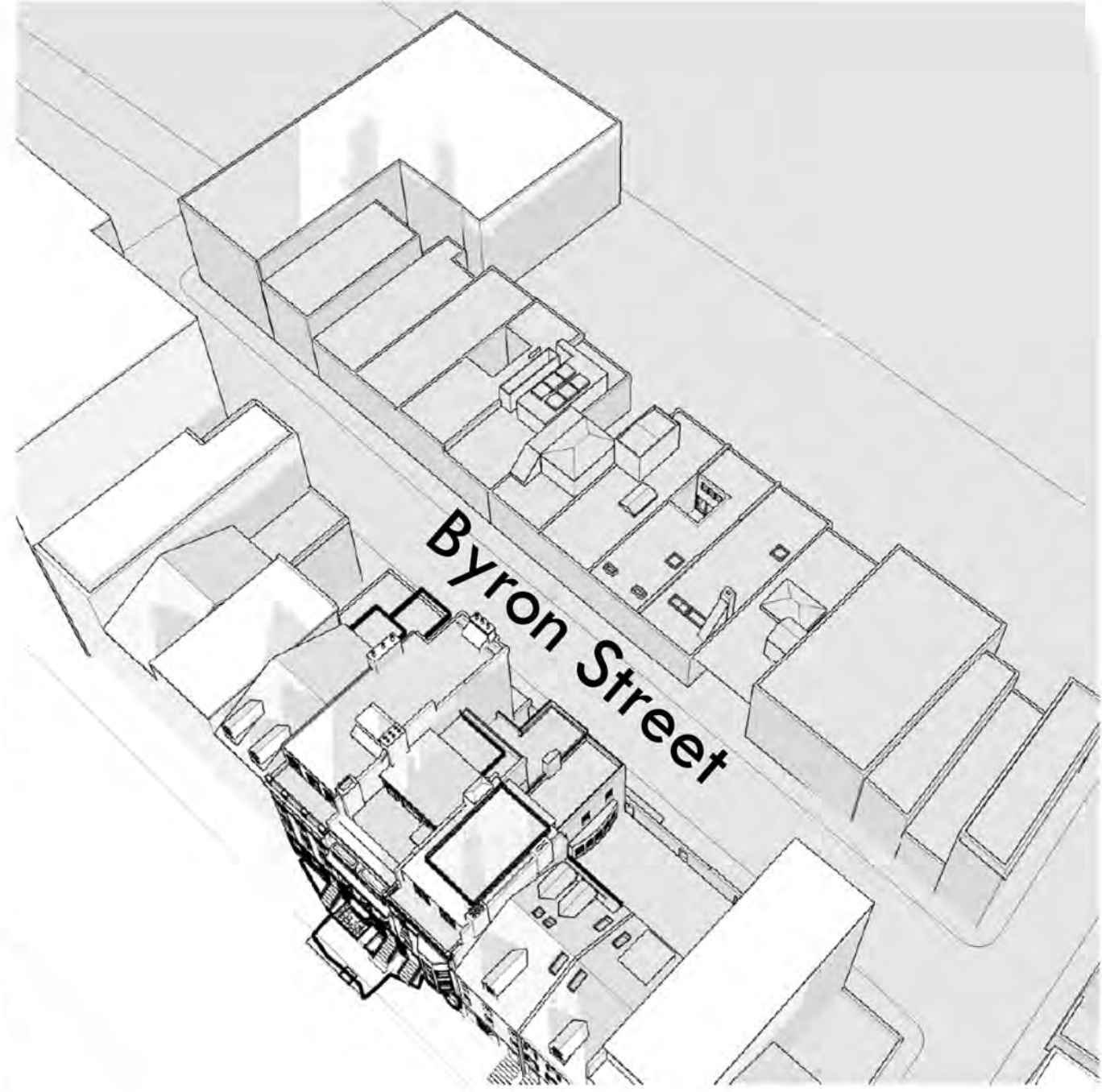
Proposed Plan View- Summer Solstice 5pm

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



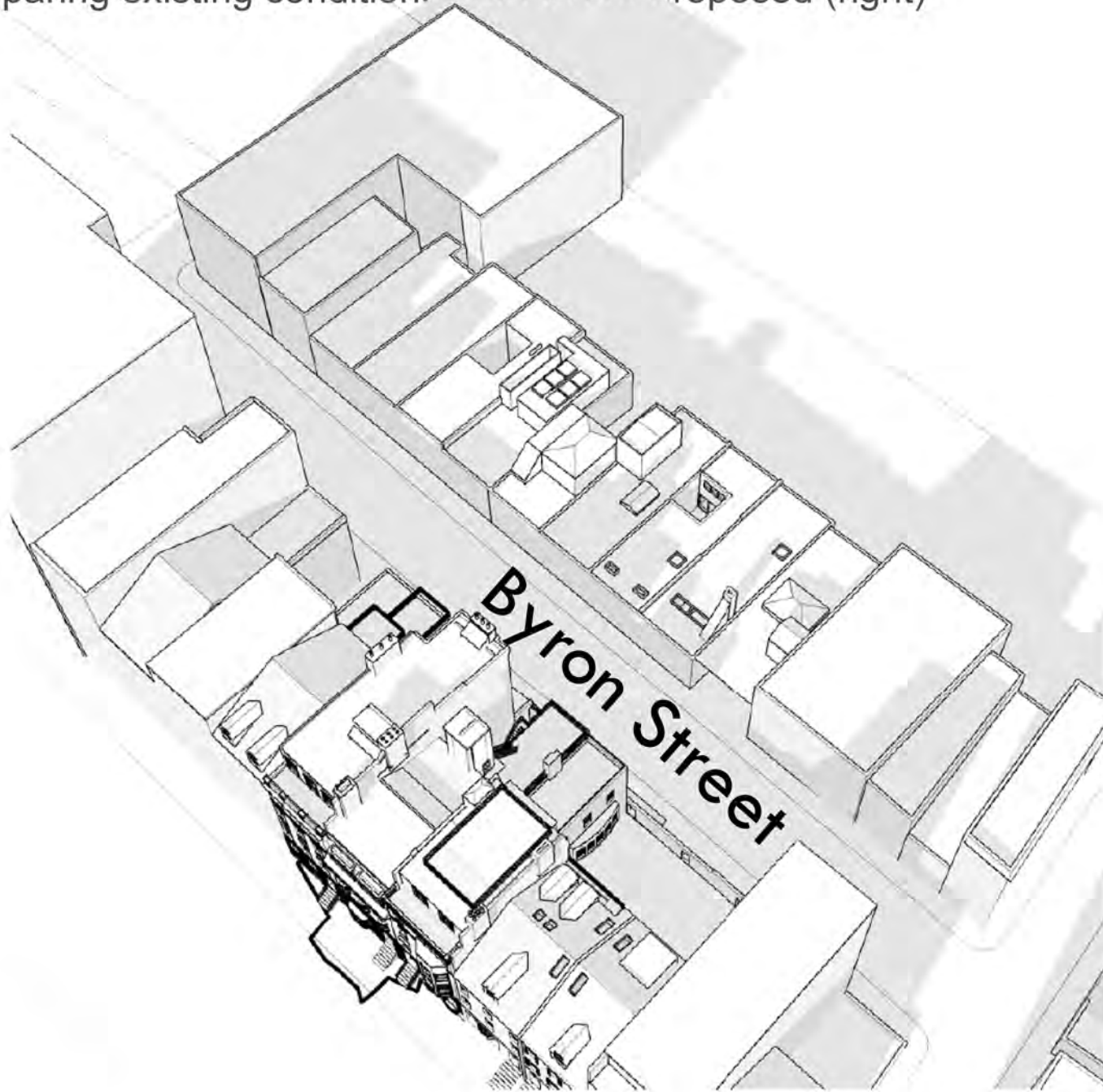
Existing Plan View- Winter Solstice 7am



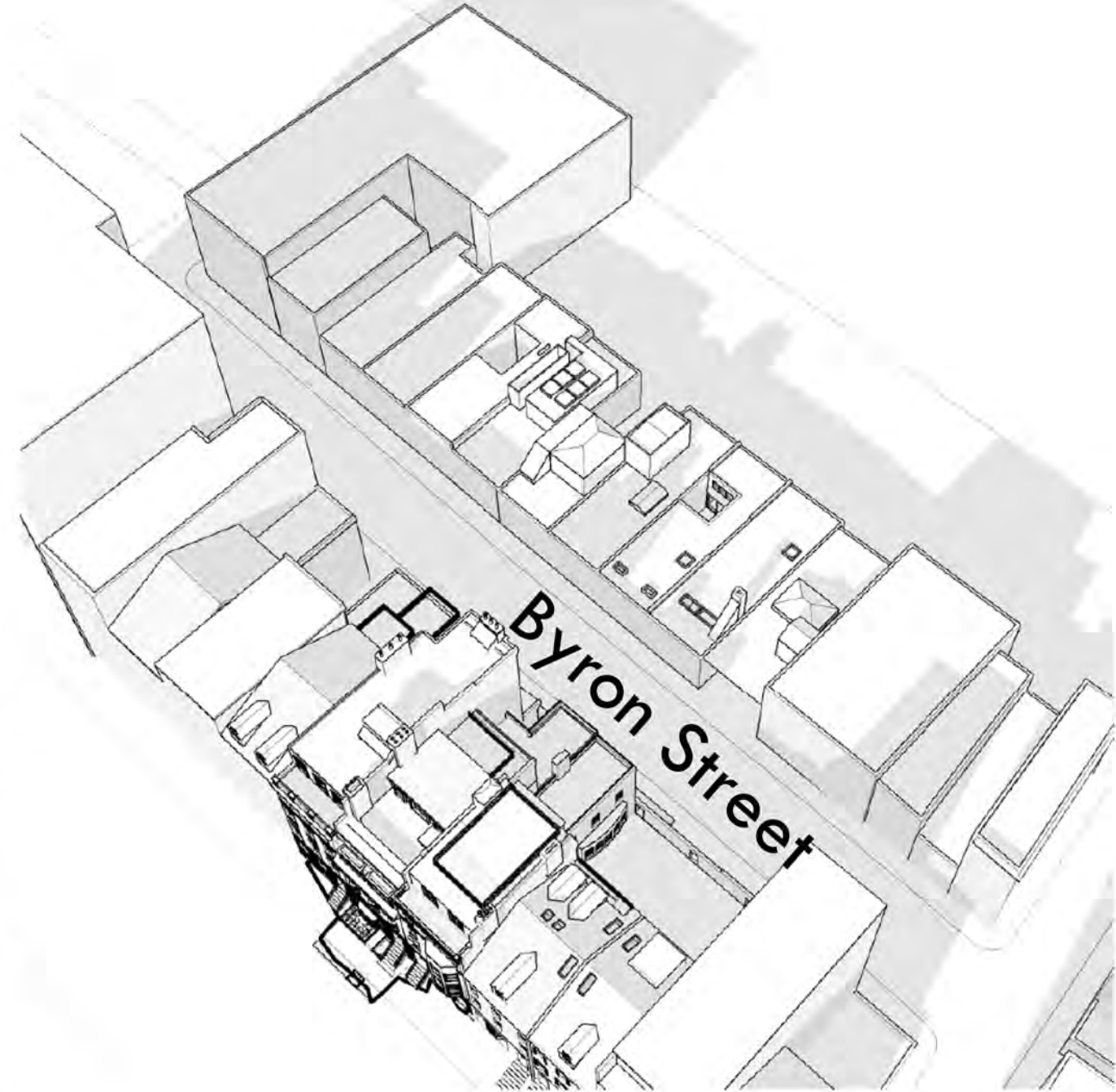
Proposed Plan View- Winter Solstice 7am

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



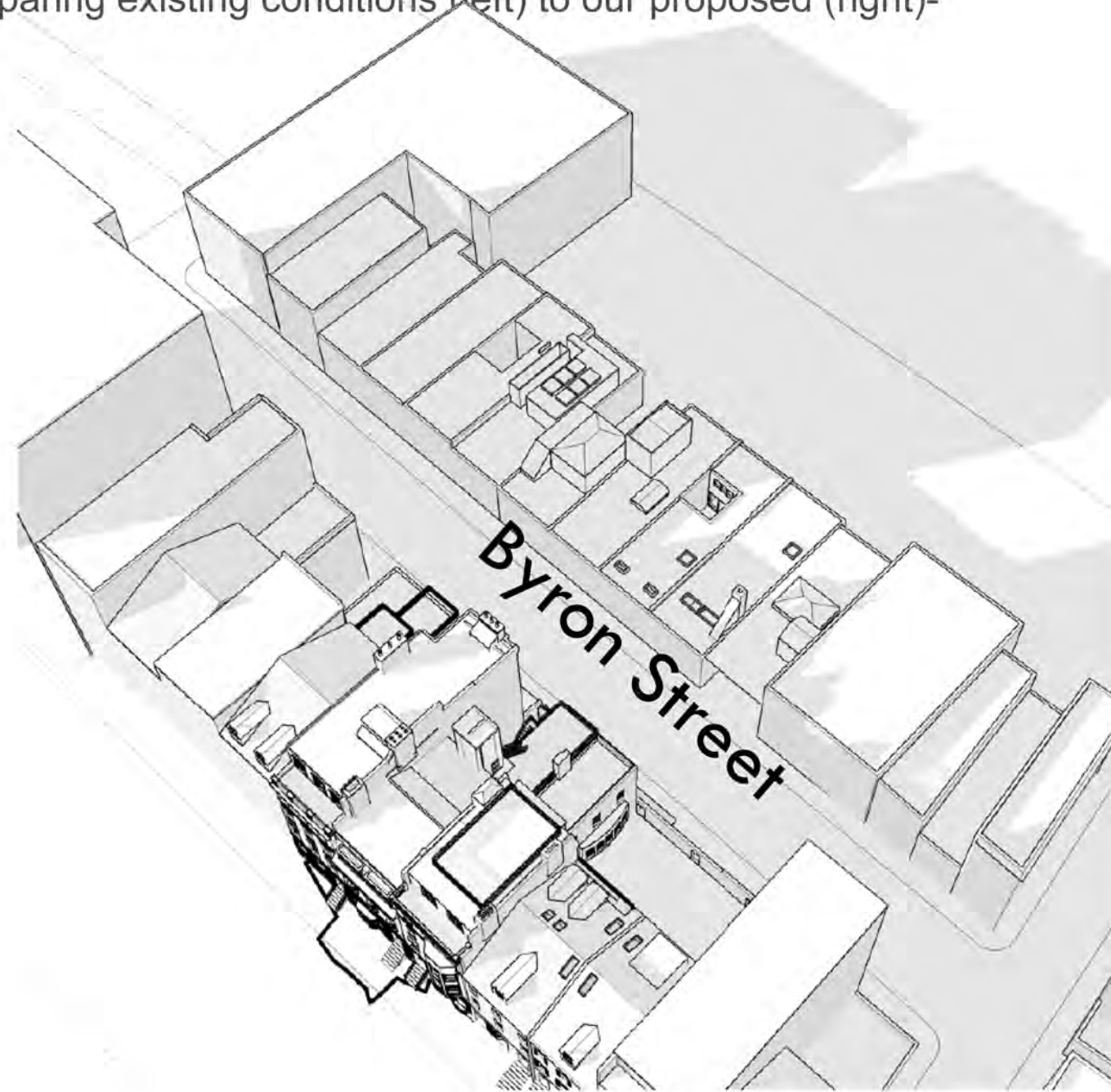
Existing Plan View- Winter Solstice 12pm



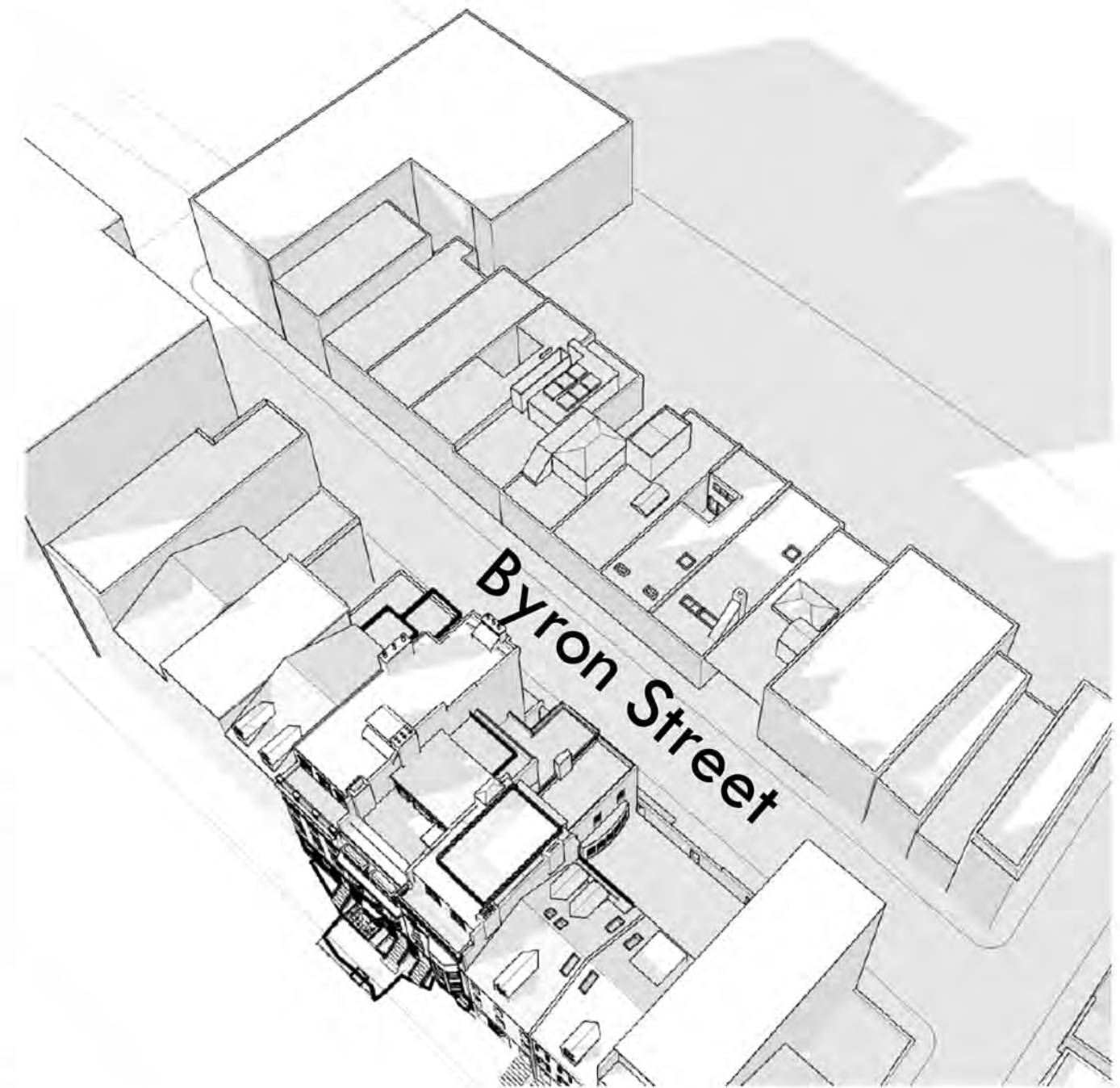
Proposed Plan View- Winter Solstice 12pm

Sun Shadow Study

Comparing existing conditions (left) to our proposed (right)-



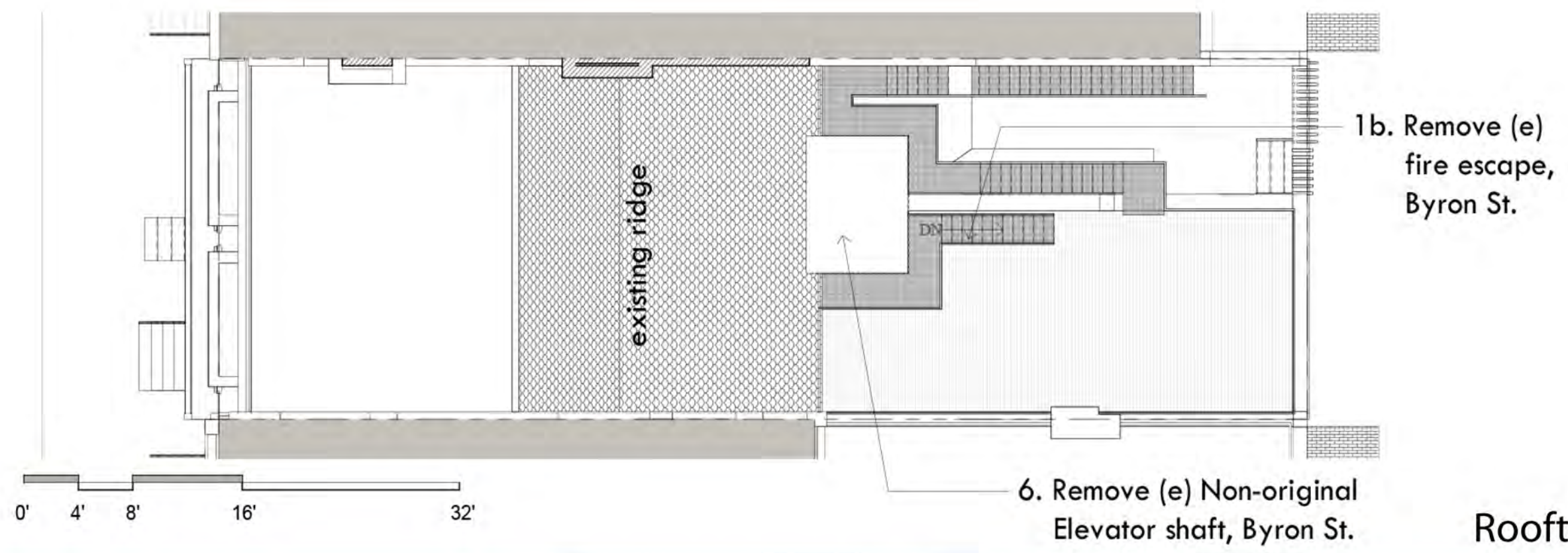
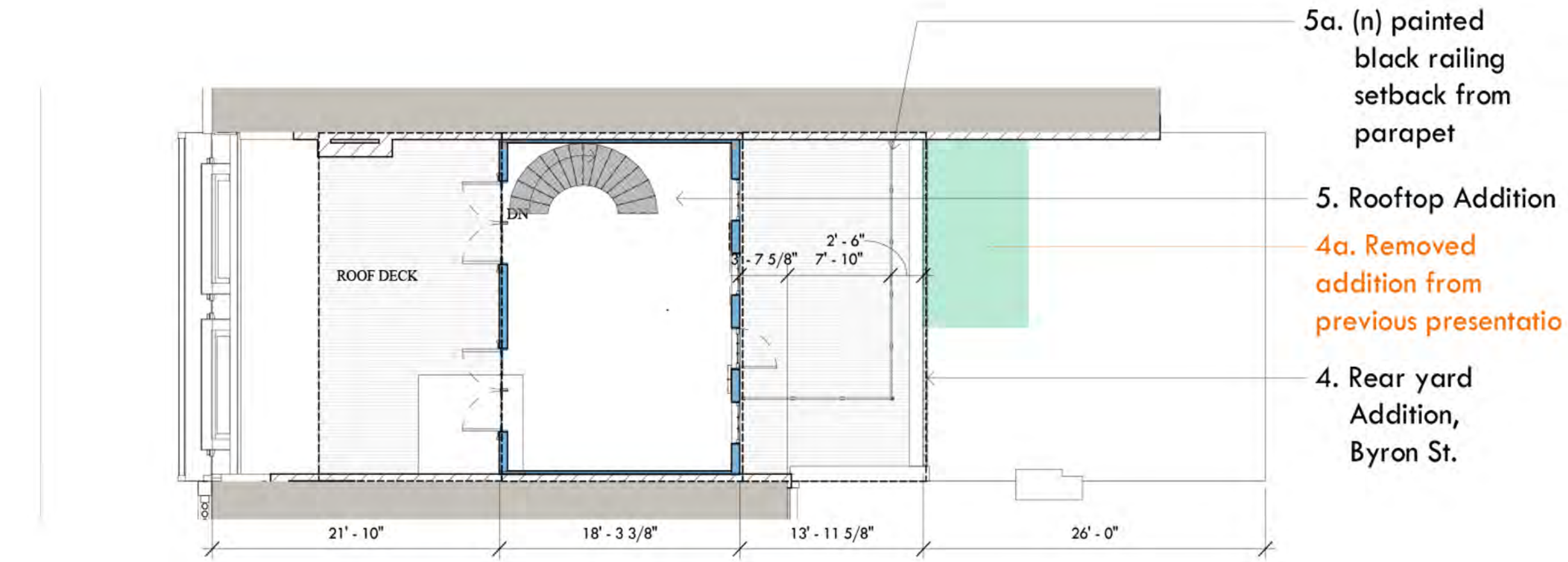
Existing Plan View- Winter Solstice 5pm



Proposed Plan View- Winter Solstice 5pm

Sun Shadow Study

Floor Plans

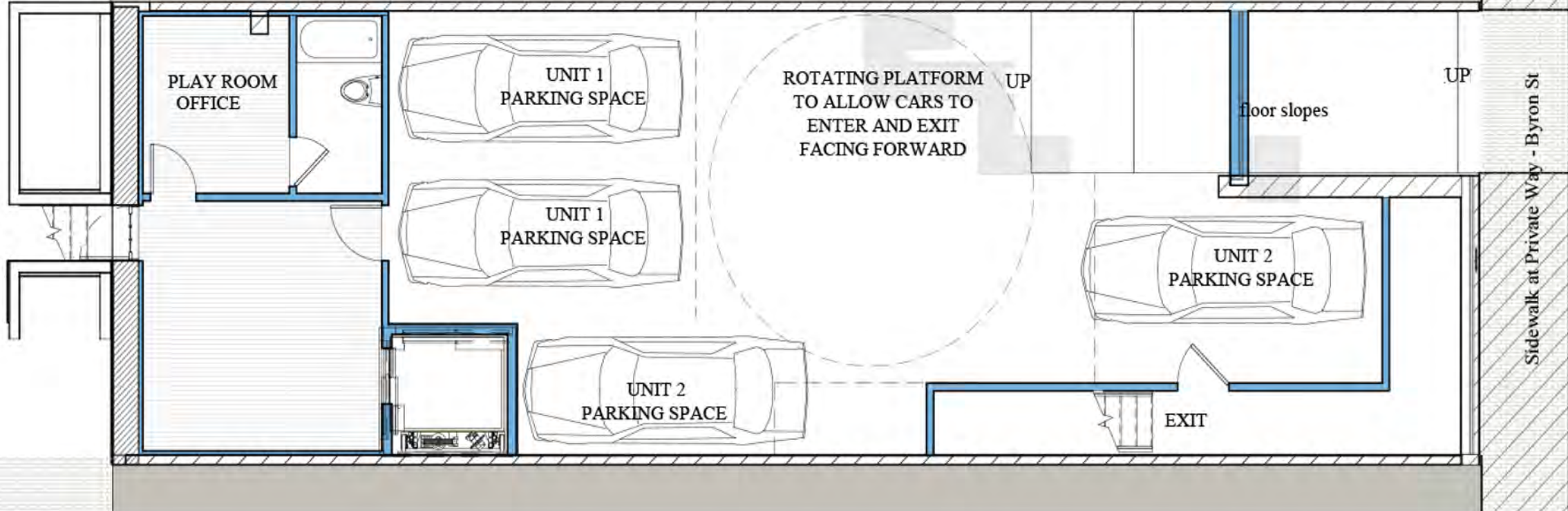


Rooftop Addition

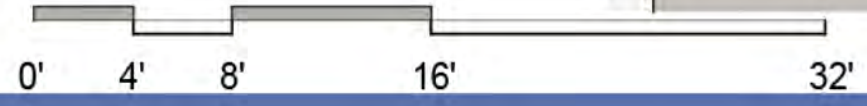
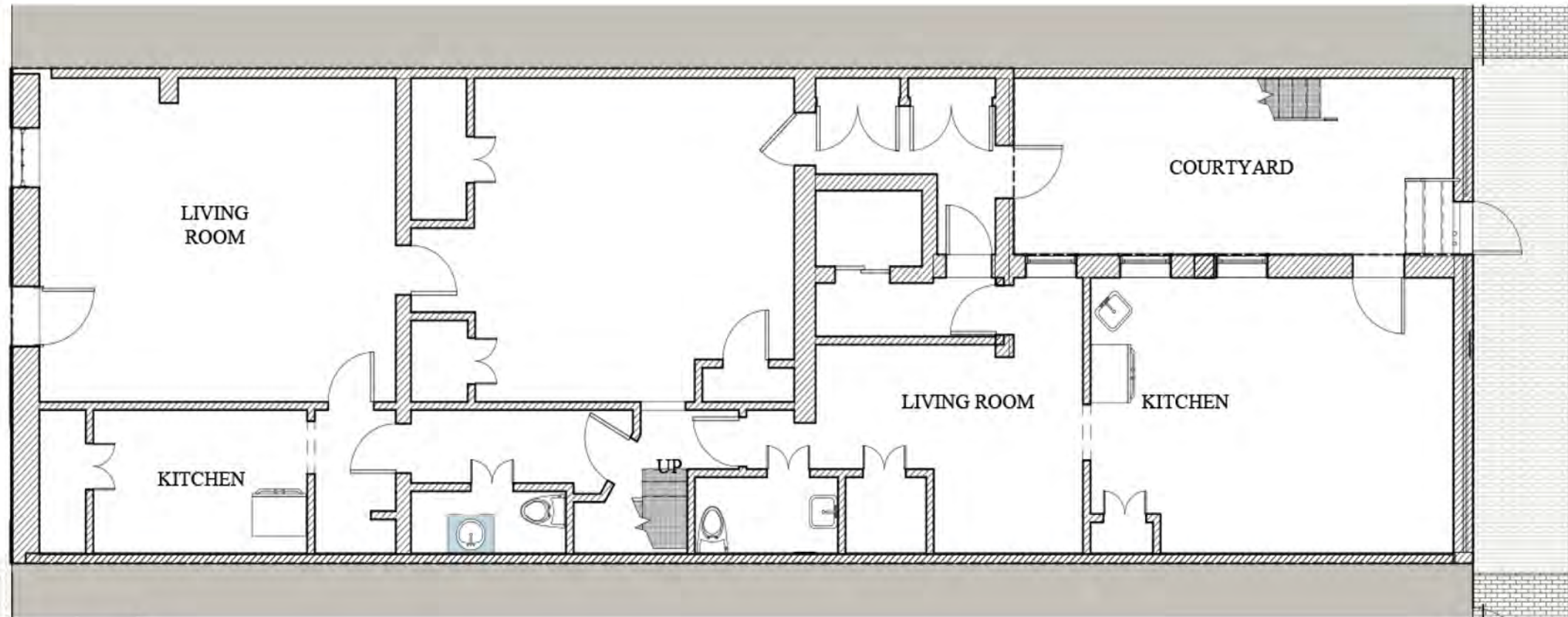
Floor Plans

BEACON STREET

Sidewalk at Beacon St.



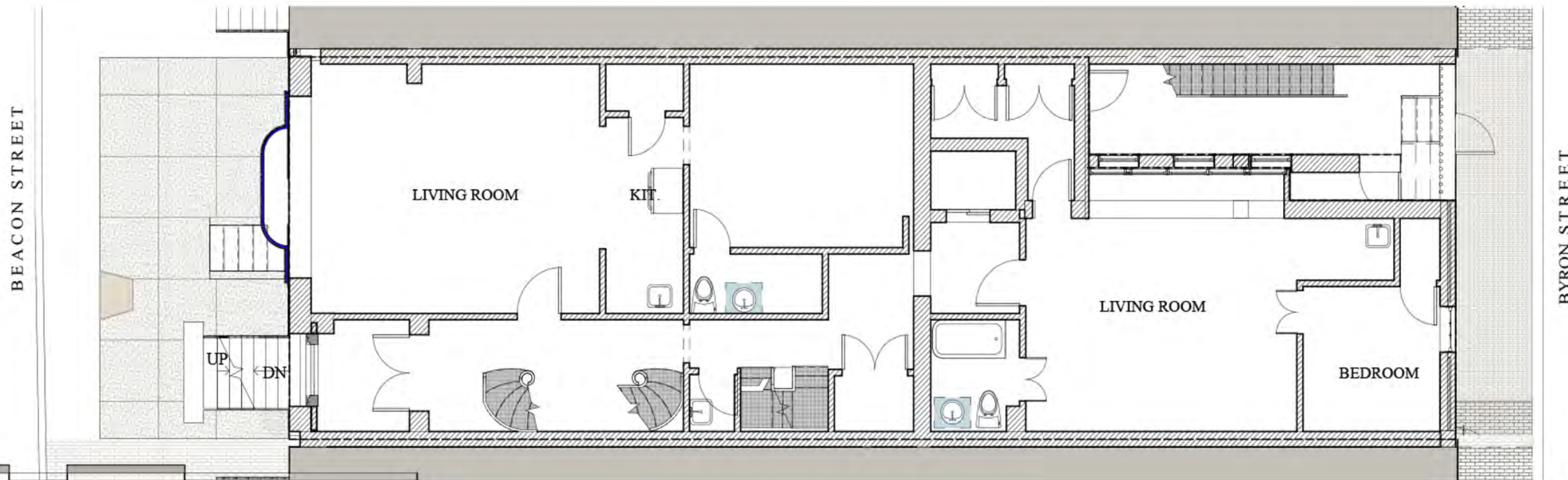
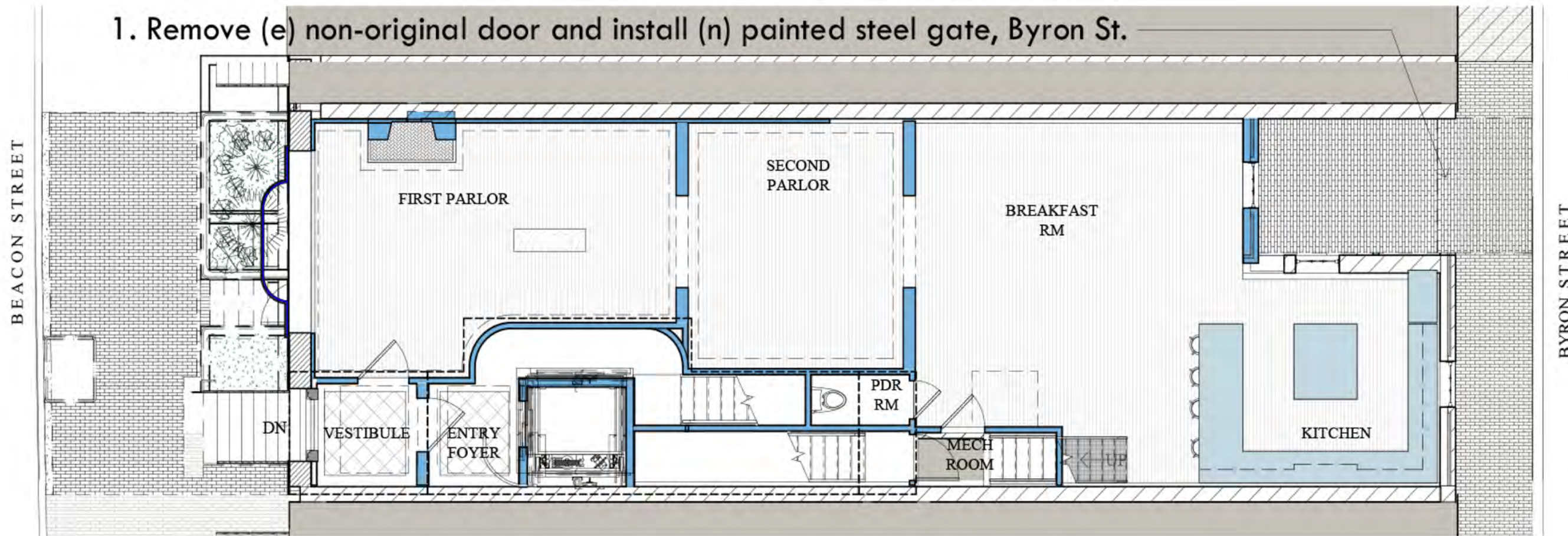
BEACON STREET



Ground Floor Plans

Floor Plans

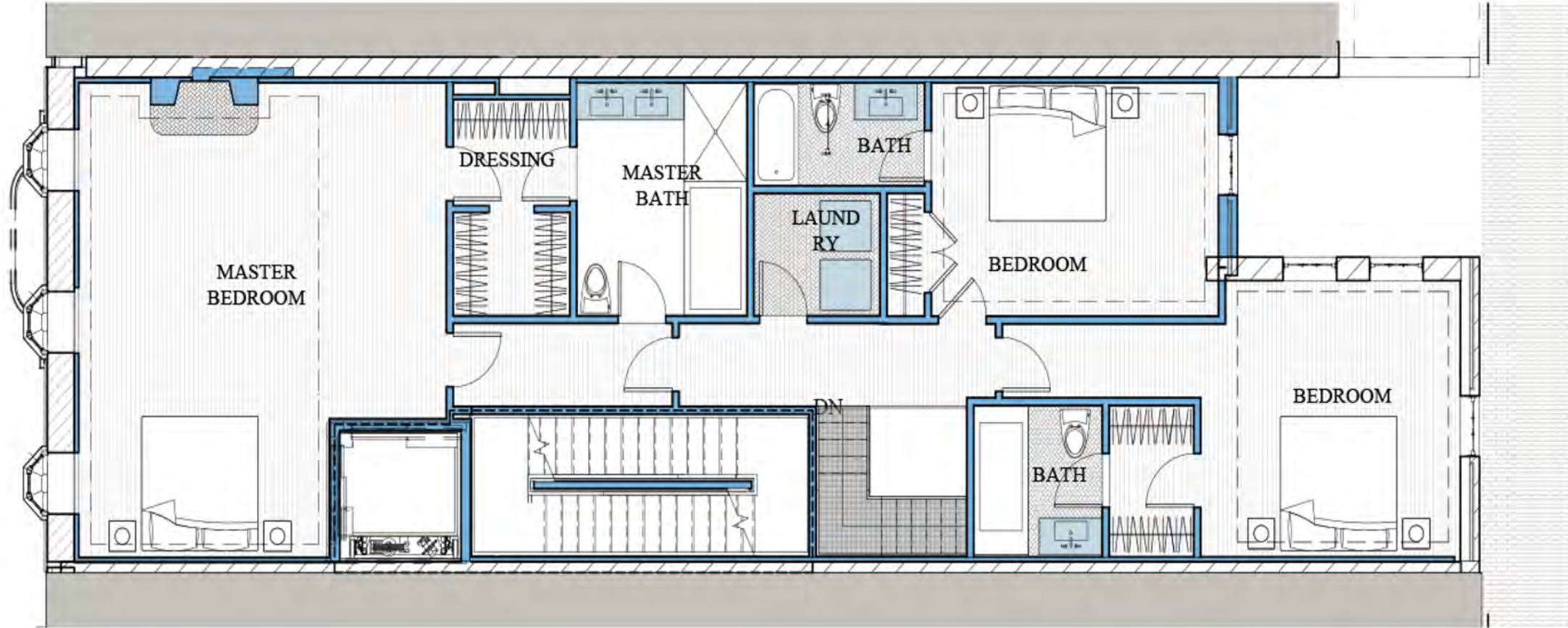
1. Remove (e) non-original door and install (n) painted steel gate, Byron St.



First Floor Plans

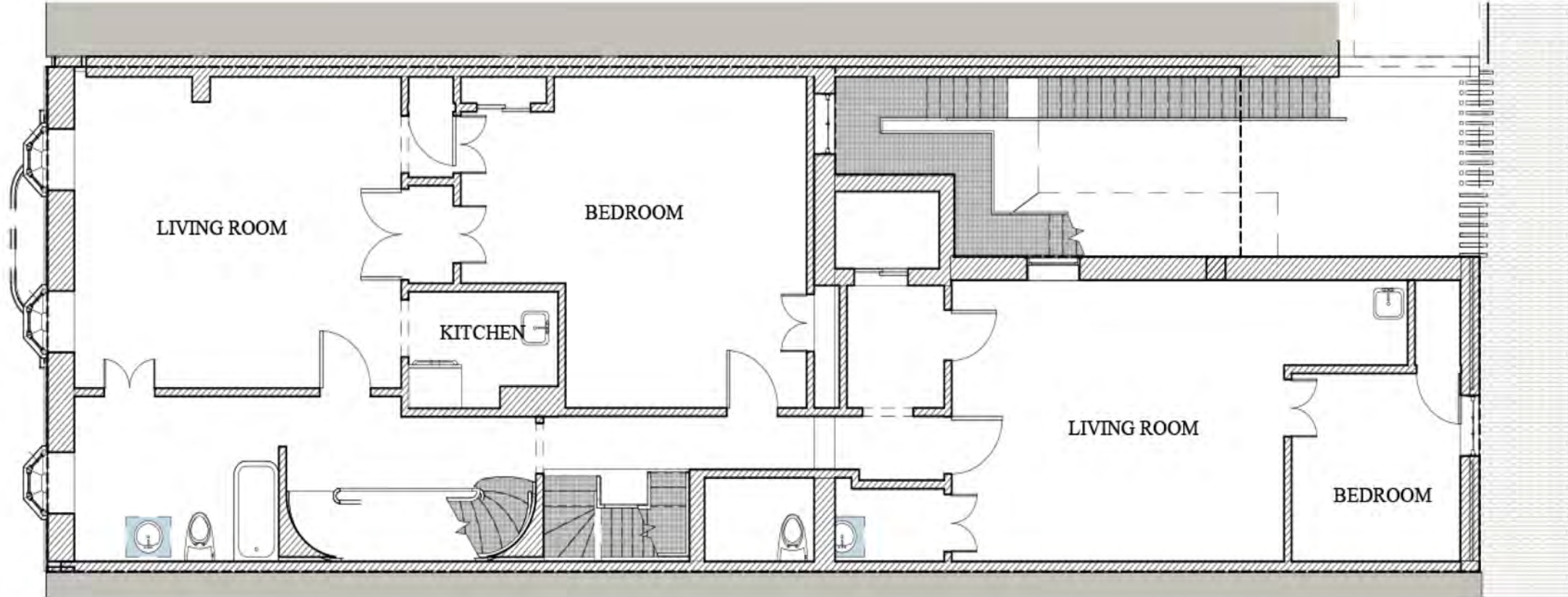
Floor Plans

BEACON STREET

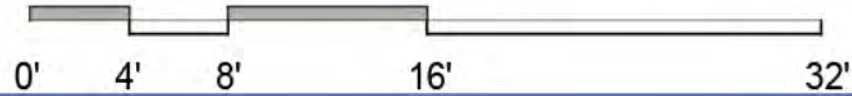


BYRON STREET

BEACON STREET



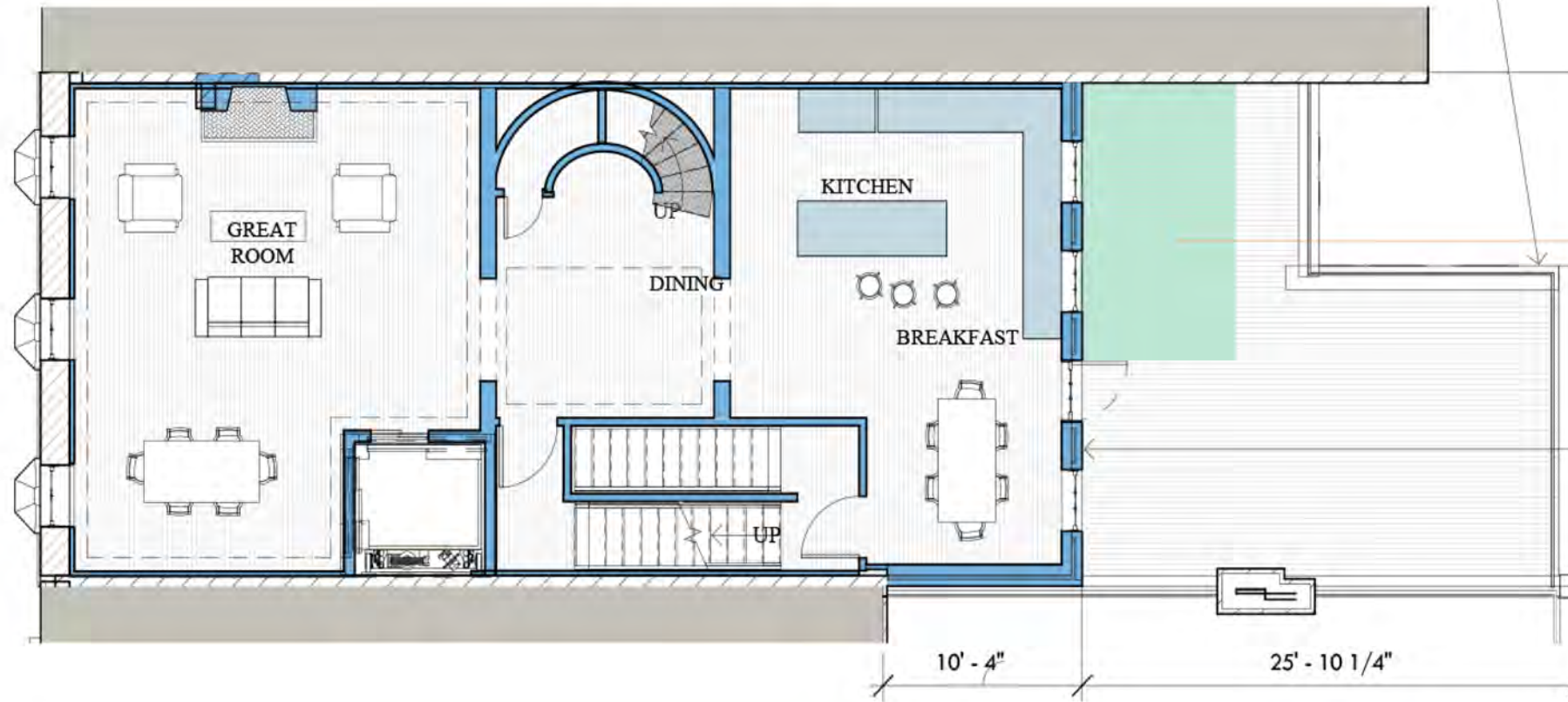
BYRON STREET



Second Floor Plans

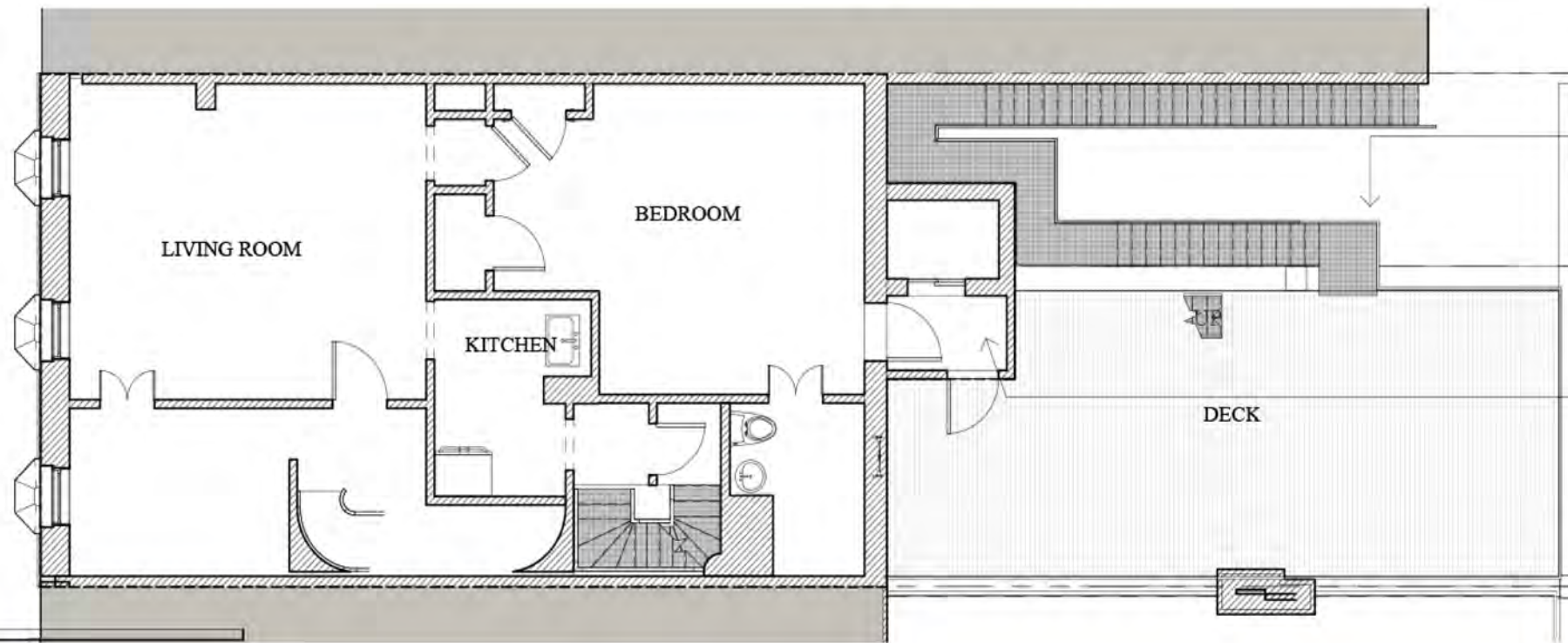
Floor Plans

3a. Replace existing roof deck and railing with new recessed roof deck and painted metal black railing, Byron St.



4a. Removed addition from previous presentation

4. Rear yard Addition, Byron St.



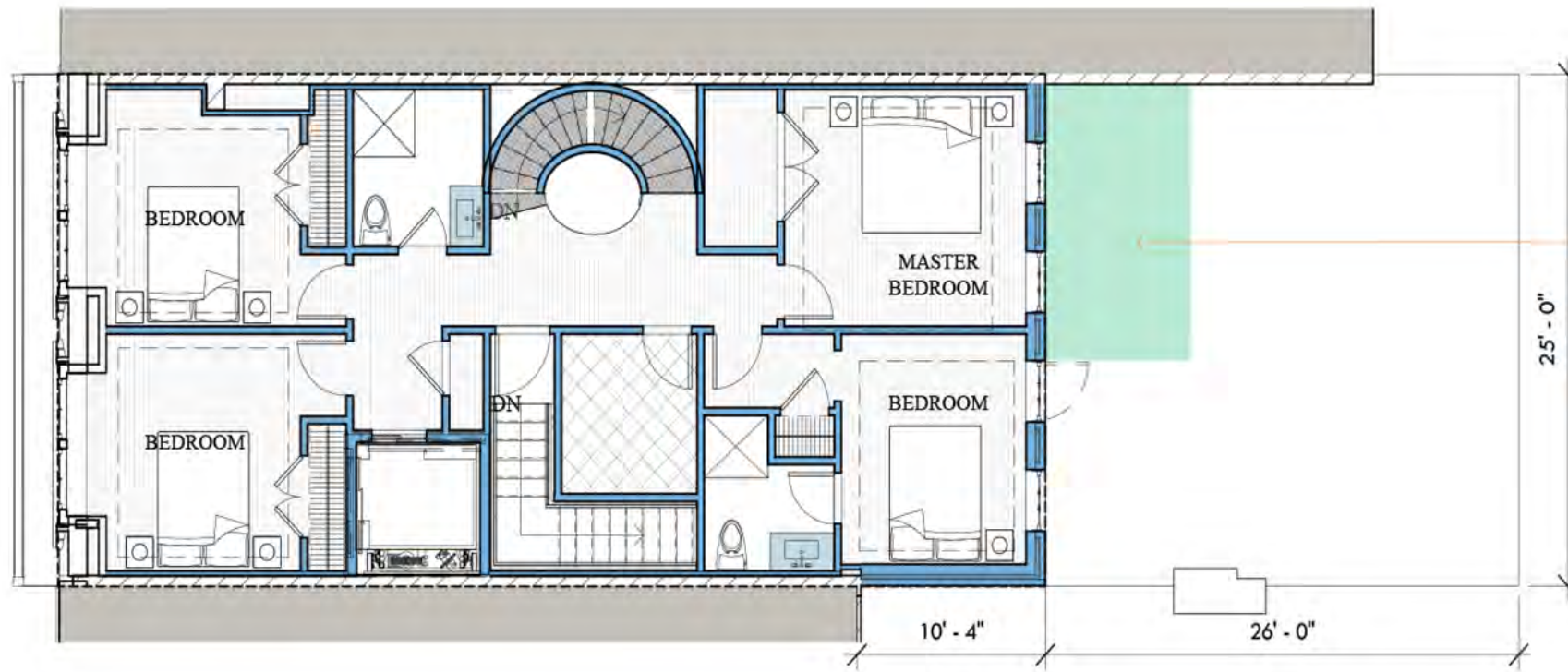
1b. Remove existing fire escape, Byron St.

6. Remove existing Non-original Elevator shaft, Byron St.

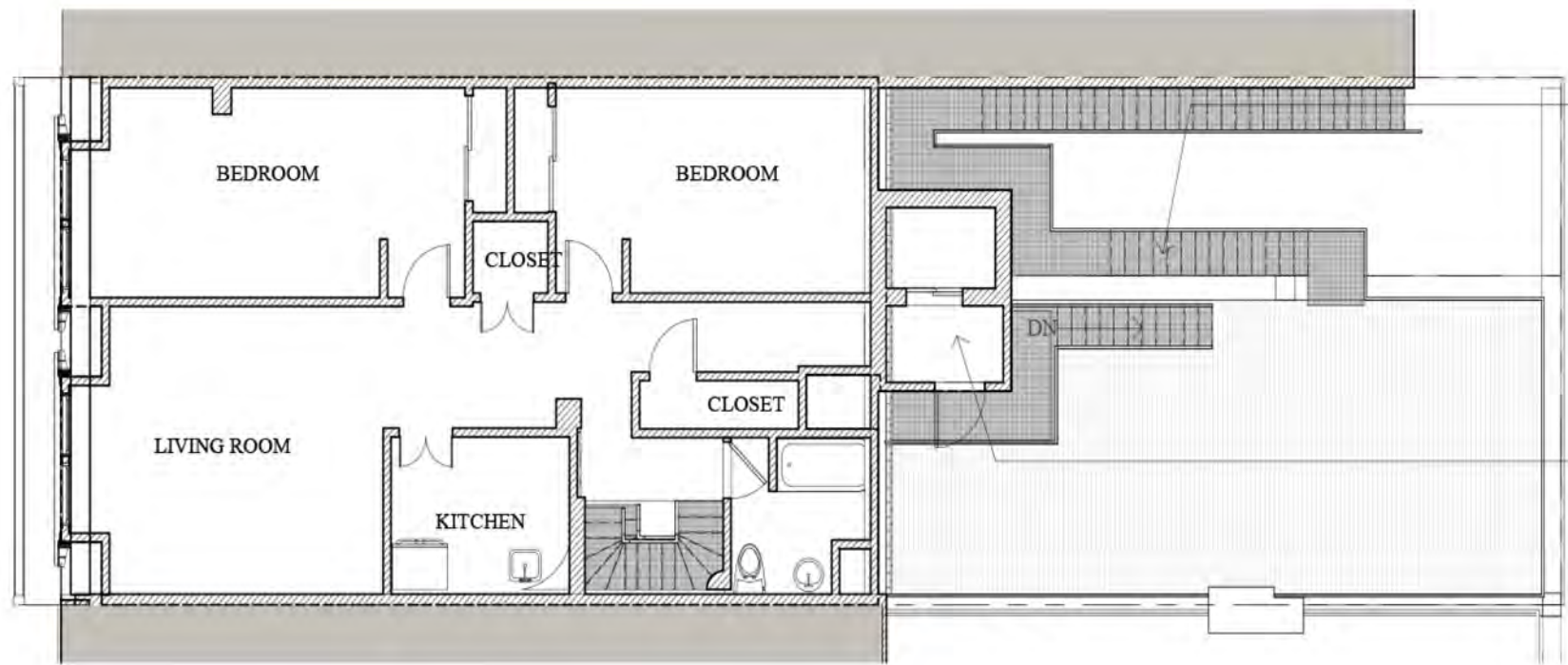
0' 4' 8' 16' 32'

Third Floor Plans

Floor Plans

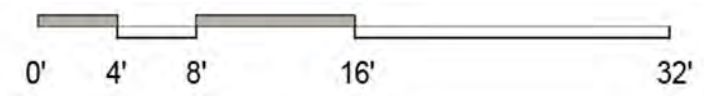


4a. Removed addition from previous presentation



1b. Remove existing fire escape, Byron St.

6. Remove existing Non-original Elevator shaft, Byron St.



Fourth Floor Plans

Floor Plans

Existing Conditions



Rear door, Byron St



Bay window, 2nd Floor,
Beacon St



Bay window, 1st floor,
Beacon St



Bay Window, 1st floor, Beacon St.



Front door, Beacon St.

Existing Conditions



Front door,
Beacon St.



Front basement door,
Beacon St.



3. Rear Elevation,
Byron St



Rear Elevation, Byron St.



Front Elevation, Beacon St.

Existing Conditions