

**TUDOR BUILDING
UNIT 8/9 SOUTH**

34.5 BEACON STREET
Boston, Massachusetts

18 January 2018

DESCRIPTION OF PROPOSED WORK

(based on feedback from previous hearings)

- Renovate and expand the existing 9th floor headhouse, with the expansion to be within the footprint of the previous west side pergola, but with a lower roof. Note that the two, original pergolas were recently removed for replacement of the roof membrane, were then mocked up in December, but have now been removed so that the mockup of the proposed solution is visible for viewing.
- Rebuild and renovate the roof deck structure, planters and landscaping, which were all recently removed for replacement of the roof membrane. The previously proposed trellis and vegetated screen are not now proposed.



SITE LOCATION



BUILDING IMAGES



VIEWS TO UNIT 8/9 SOUTH ROOFTOP FROM SURROUNDING STREETS



VIEWS FROM ROOF DECK | BEACON HILL CONTEXT + PRECEDENTS

LOOKING NORTHEAST, SOUTHEAST + WEST



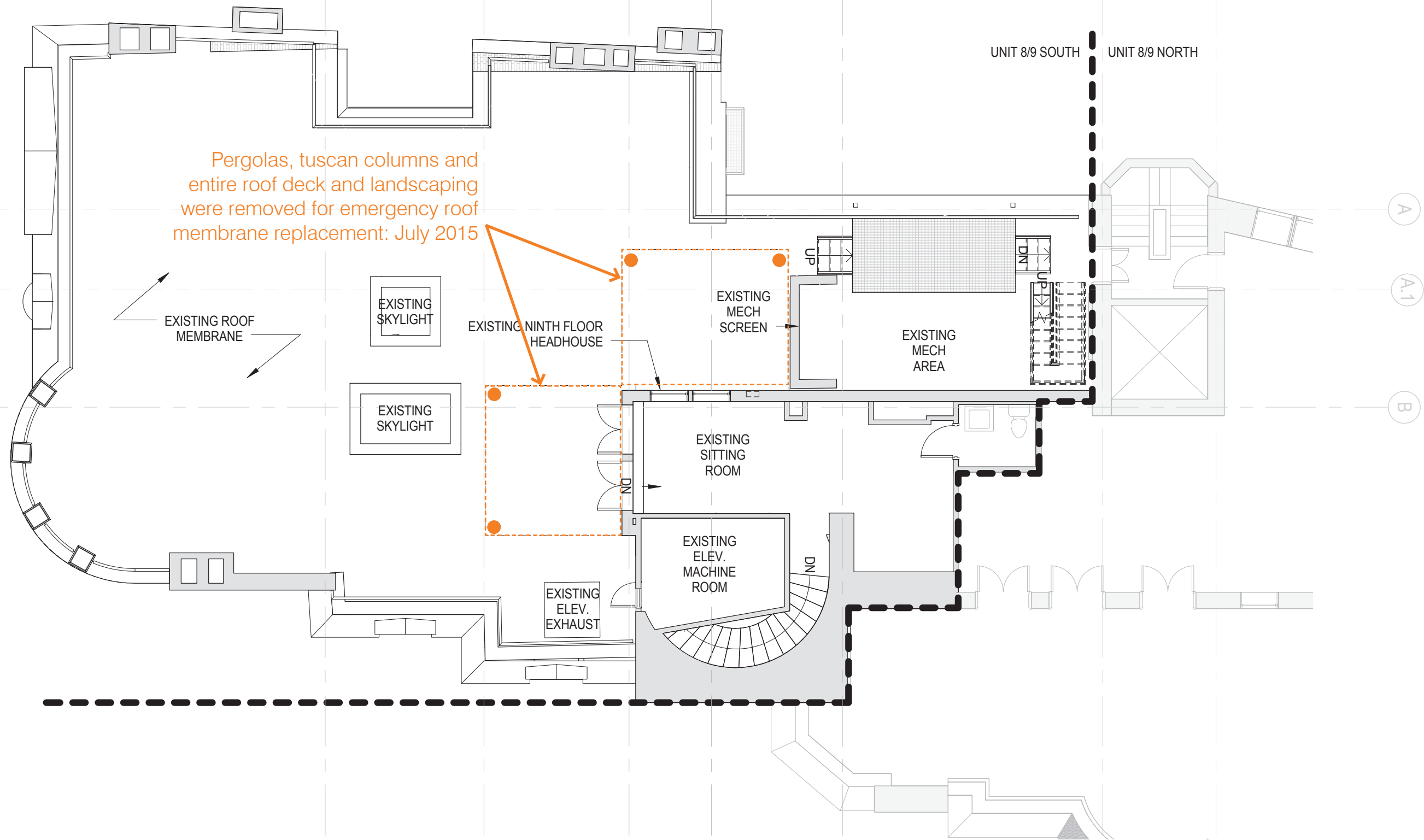
VIEWS FROM ROOF DECK | BEACON HILL CONTEXT + PRECEDENTS

LOOKING WEST / SOUTHWEST TOWARDS 37 BEACON STREET



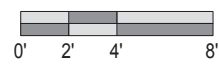
VIEWS FROM BOSTON COMMON | BEACON HILL CONTEXT + PRECEDENTS

LOOKING NORTH TOWARDS 37 BEACON STREET

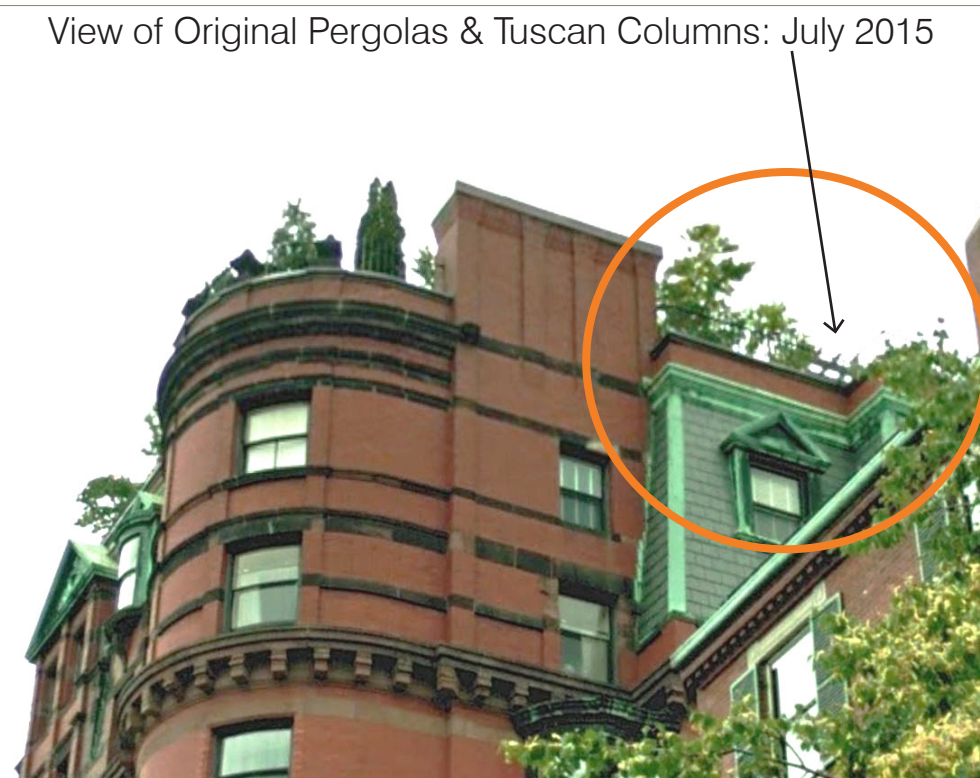


Pergolas, tuscan columns and entire roof deck and landscaping were removed for emergency roof membrane replacement: July 2015

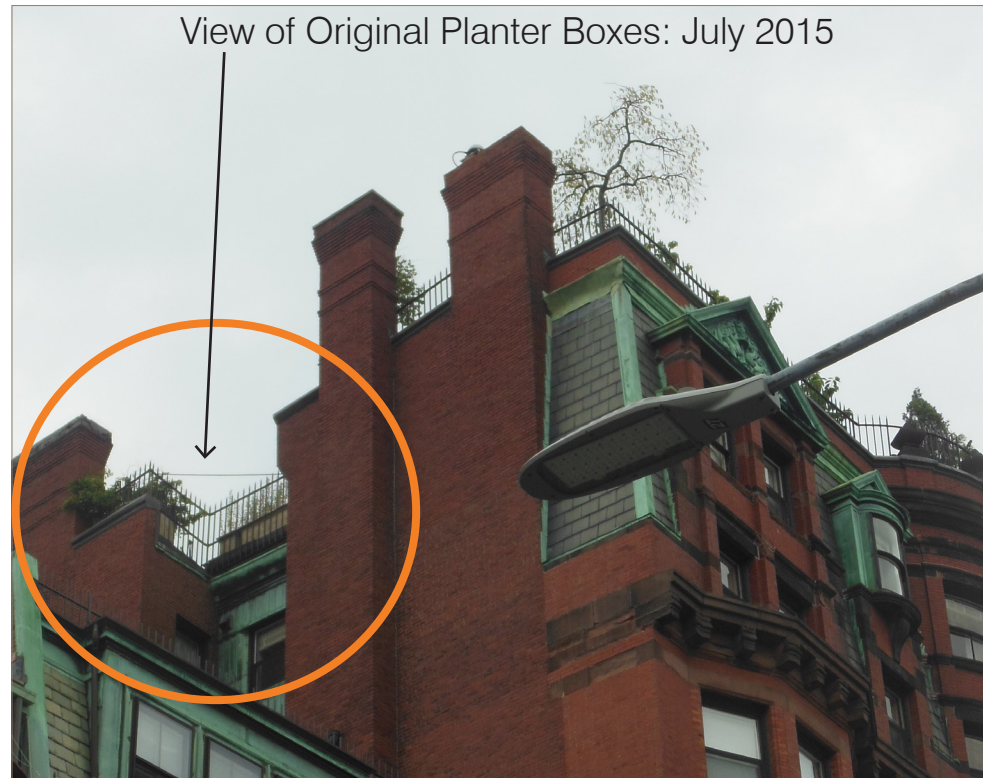
EXISTING NINTH FLOOR PLAN
CURRENT



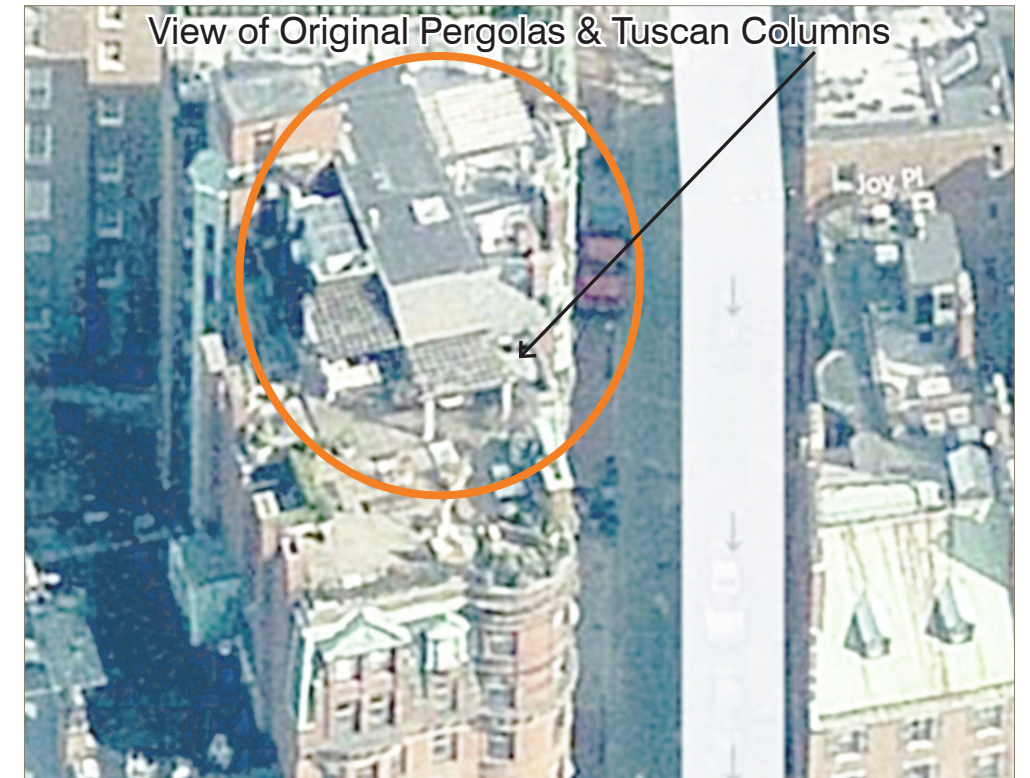
View of Original Pergolas & Tuscan Columns: July 2015



View of Original Planter Boxes: July 2015



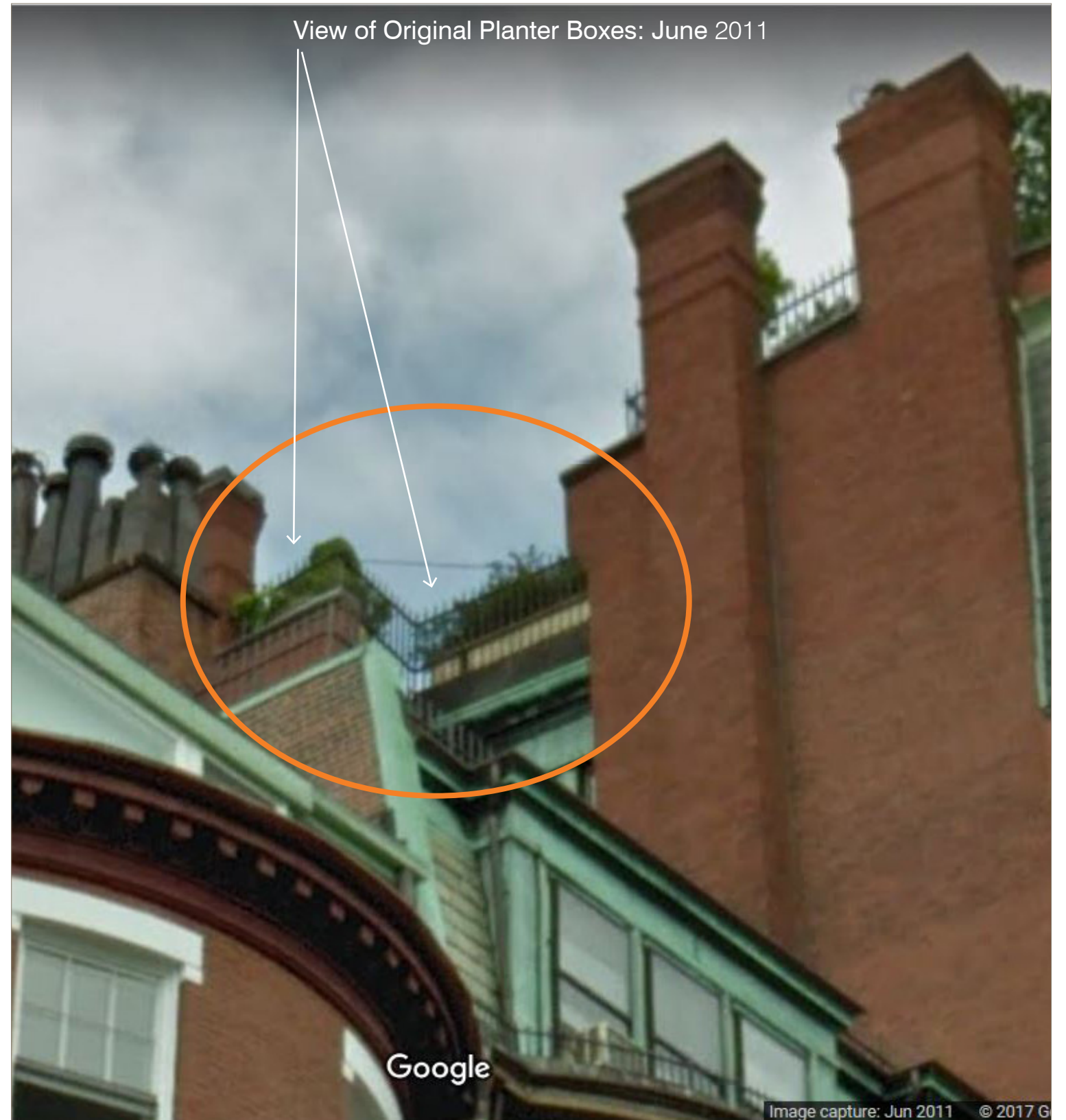
View of Original Pergolas & Tuscan Columns



*PERGOLAS REMOVED IN JULY 2015 WITH BHAC APPROVAL FOR ROOF REPLACEMENT

***ORIGINAL NINTH FLOOR WITH ORIGINAL PERGOLAS**

JULY 2015



*PLANTERS REMOVED IN JULY 2015 WITH BHAC APPROVAL FOR ROOF REPLACEMENT

*** ORIGINAL NINTH FLOOR WITH ORIGINAL PLANTER BOXES**

MAY 2014 | JUNE 2011

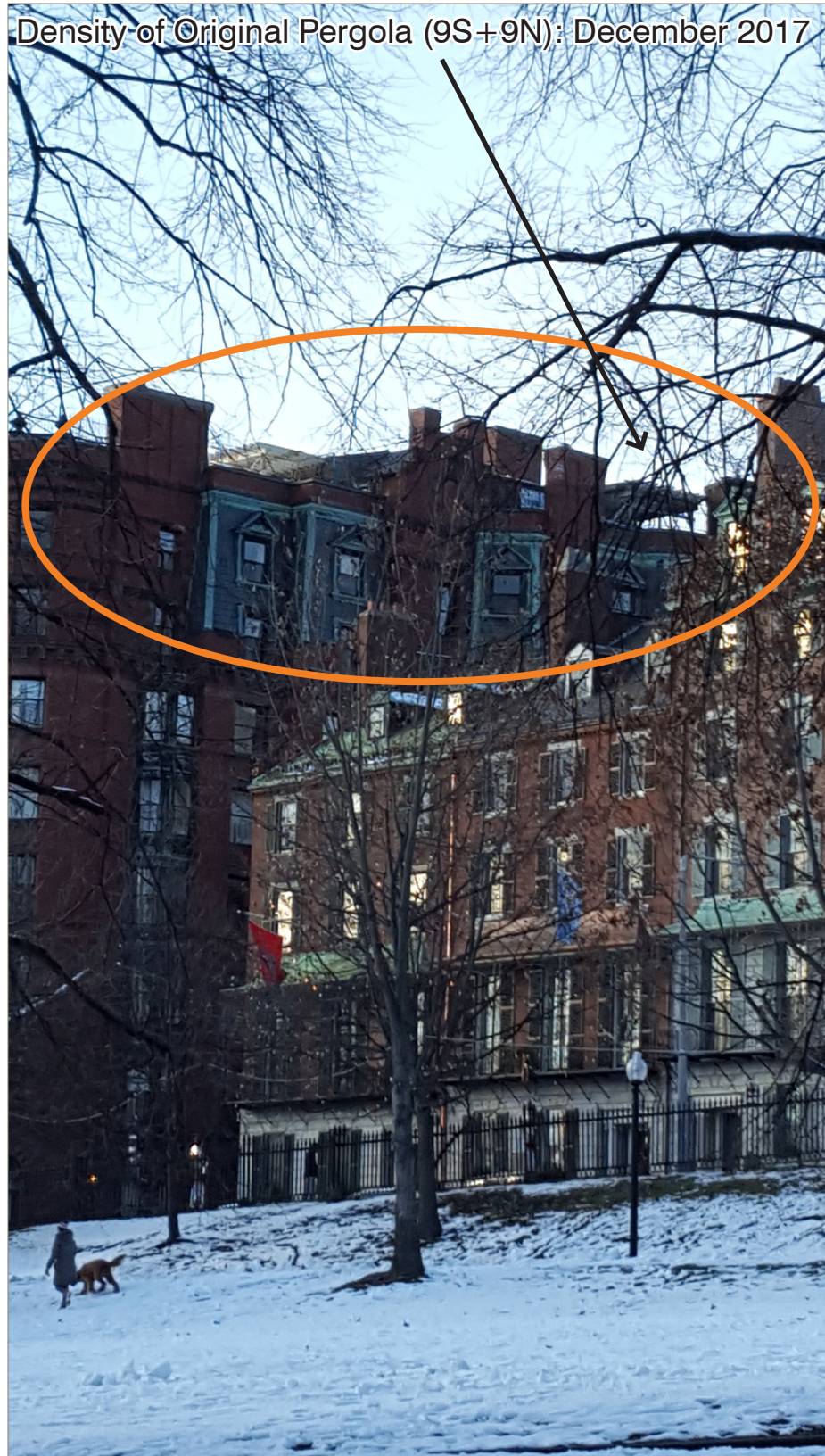


ORIGINAL PERGOLA + COLUMNS

ORIGINAL EXTENDS BEYOND EXISTING COPPER ACOUSTICAL SCREEN

JULY 2015

Density of Original Pergola (9S+9N): December 2017

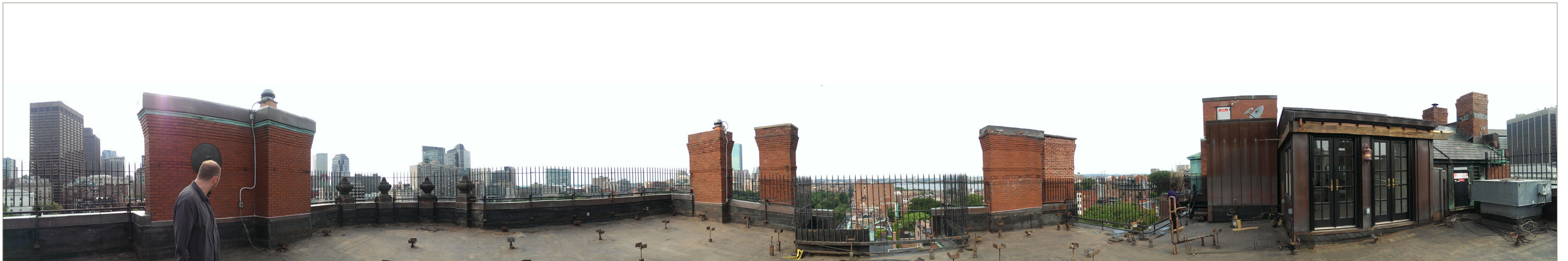


Density of Original Pergola (9S Mock-up): December 2017



NINTH FLOOR WITH VIEW OF ORIGINAL PERGOLAS

EXISTING PERGOLA IS SEEN AT 9N + MOCKUP OF ORIGINAL PERGOLA AT 9S | DECEMBER 2017



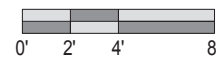
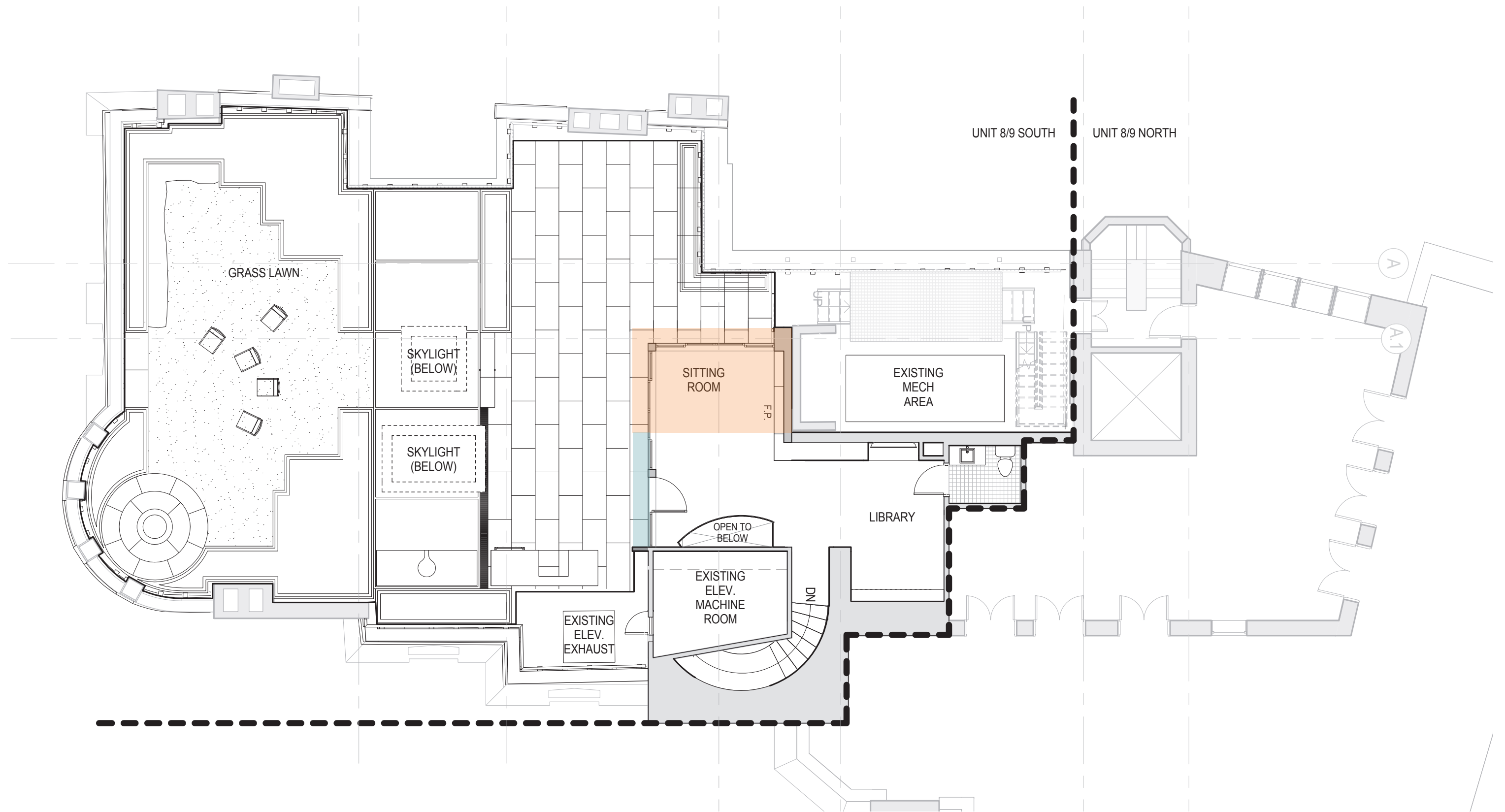
EXISTING NINTH FLOOR WITH ORIGINAL PERGOLAS REMOVED & NEW ROOF MEMBRANE

LATE 2015/MARCH 2016



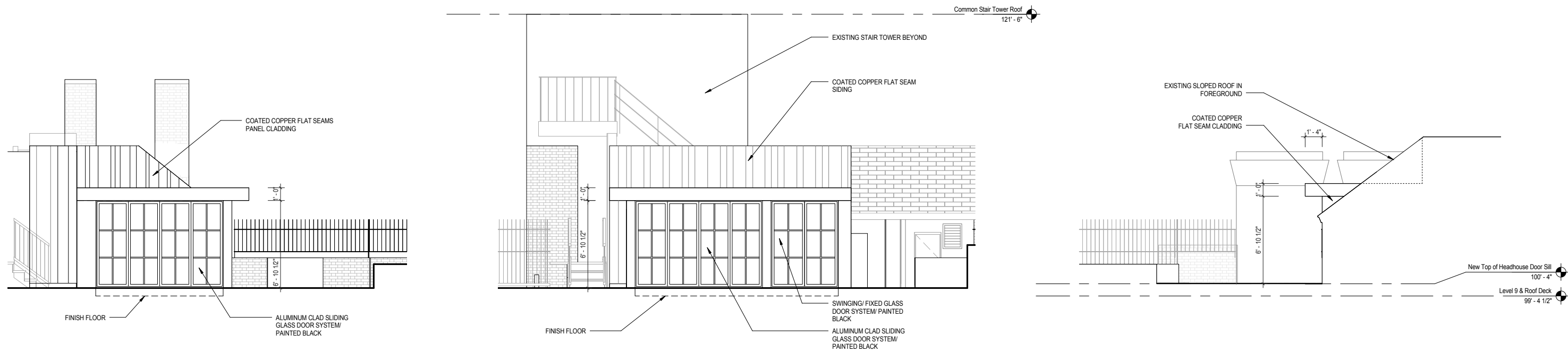
EXISTING NINTH FLOOR WITH ORIGINAL PERGOLAS REMOVED & NEW ROOF MEMBRANE

CURRENT VIEW TAKEN MARCH 2016

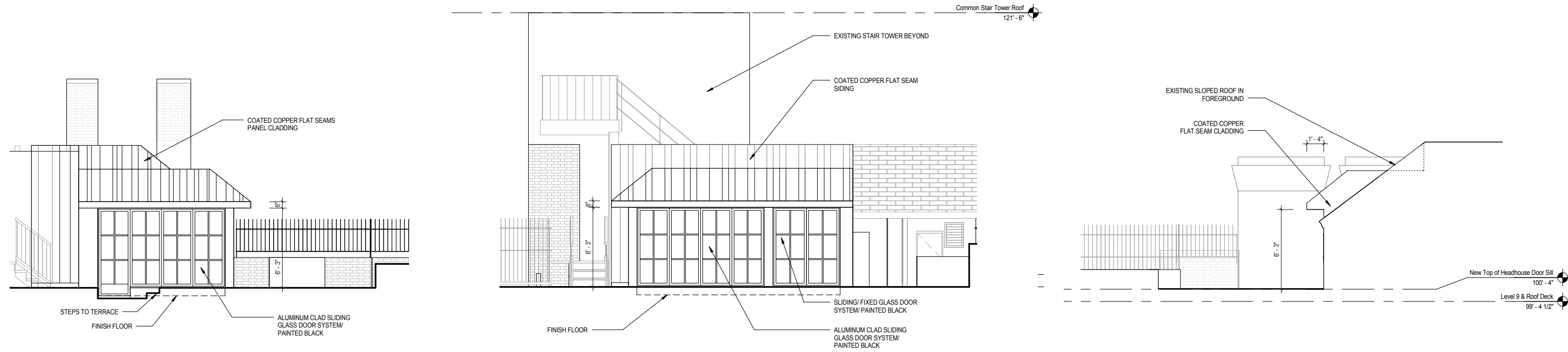


PROPOSED NINTH FLOOR PLAN

- NEW ADDITION TO UNIT 8/9 SOUTH (showing edge of roof)
- NOTE: NEW FOOTPRINT IS INSET FROM EXISTING FACADE



MOCK-UP STUDY SCHEME A | Flat roof is lower than original pergola and headhouse (new eave is 1'-3.5" below previous design)



MOCK-UP STUDY SCHEME B | Mansard roof eave line is lower than scheme A, but top of pitch is higher than scheme A (new eave is 2'-5" below previous design)

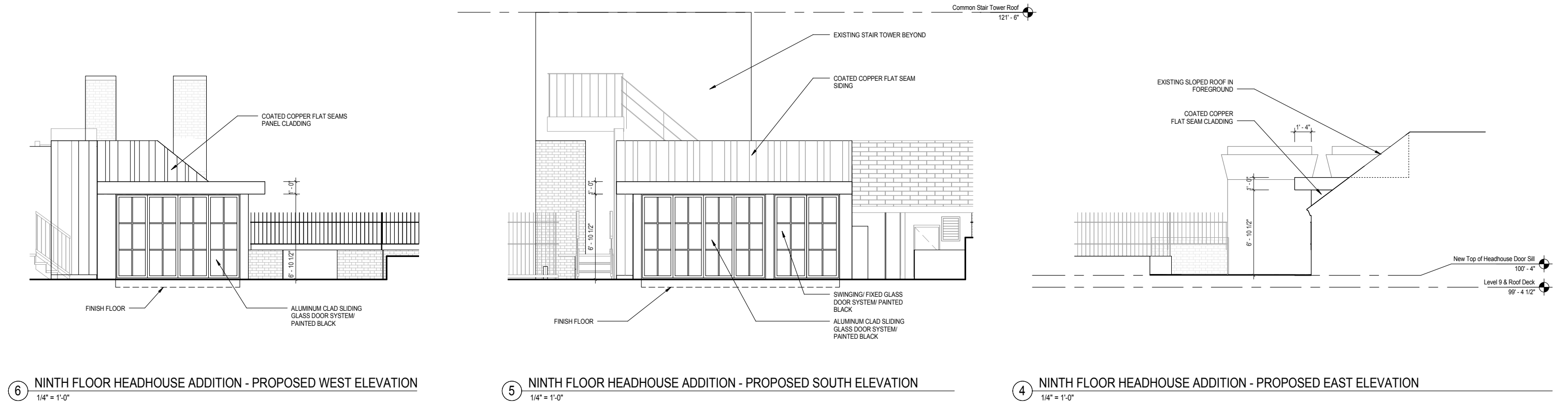
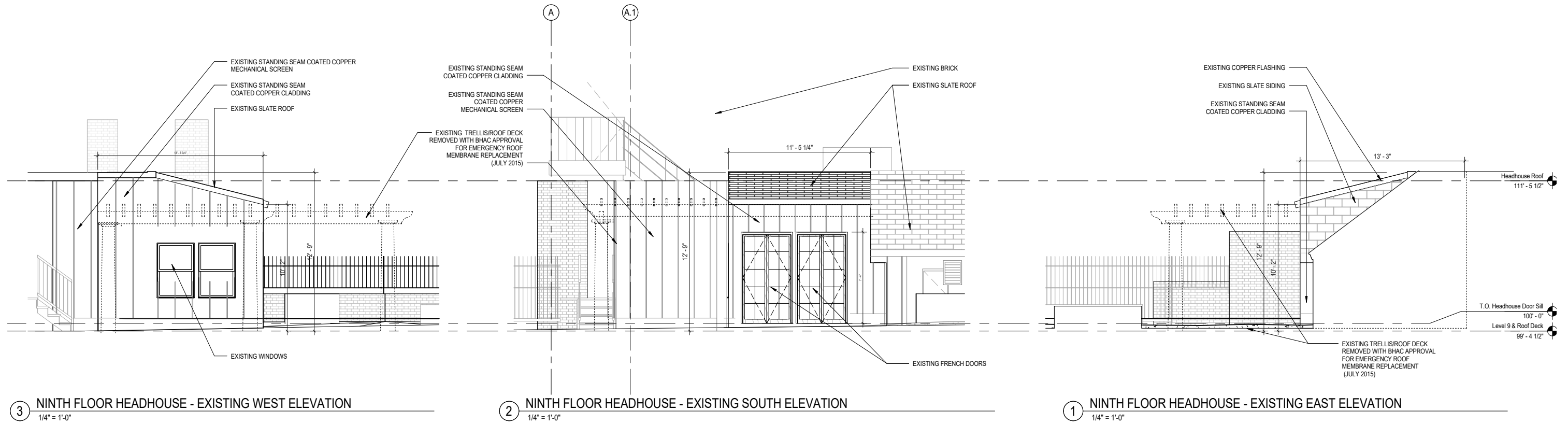
COMPARATIVE STUDIES OF TWO DIFFERENT ROOFLINES | PROPOSED HEADHOUSE ELEVATIONS



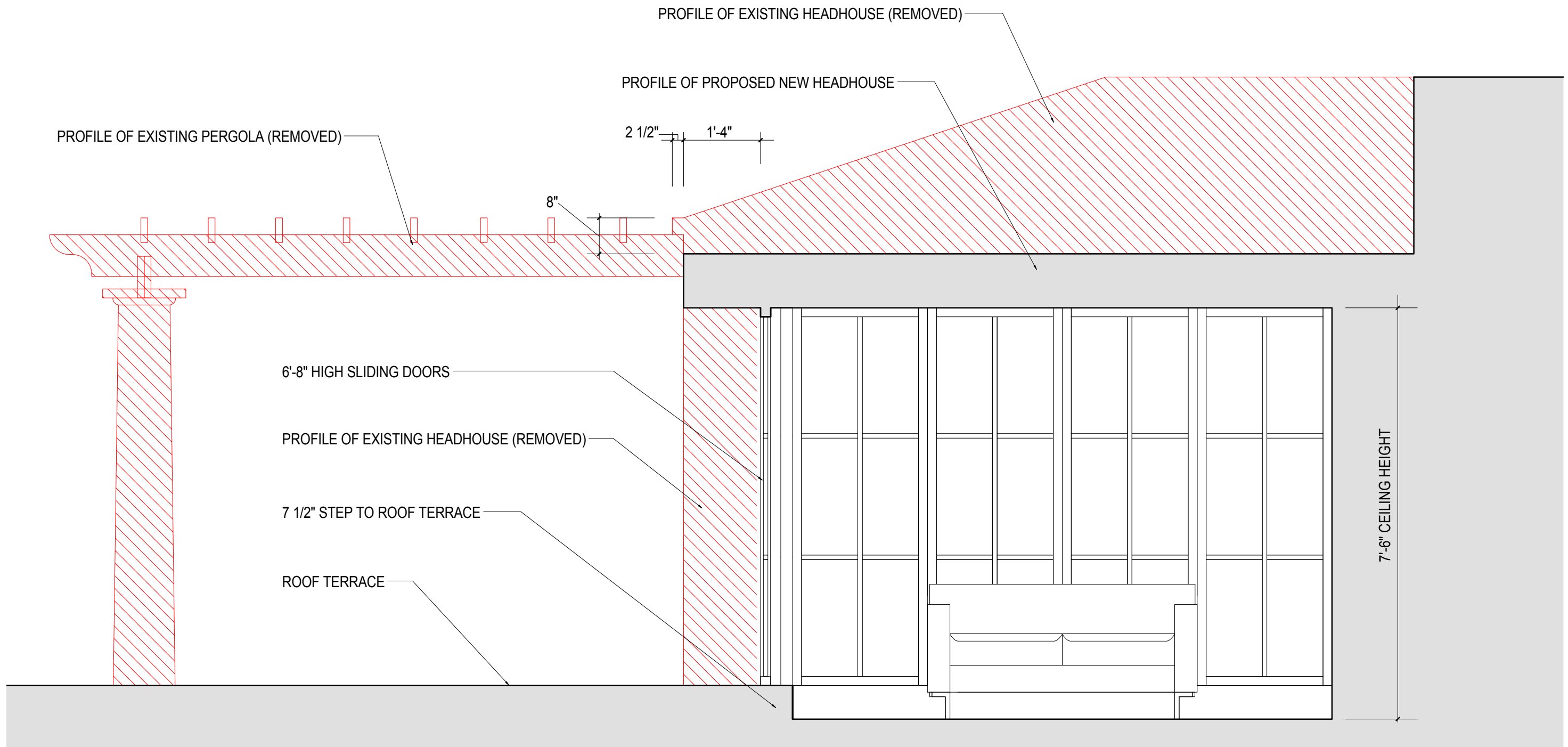
STUDY SCHEME A

STUDY SCHEME B

COMPARATIVE STUDIES OF TWO DIFFERENT ROOFLINES | MOCK-UP



PREFERRED SCHEME A | EXISTING + PROPOSED HEADHOUSE ELEVATIONS



SECTION | PROPOSED NEW HEADHOUSE/PREFERRED SCHEME A vs. ORIGINAL HEADHOUSE + PERGOLA

NOTE: ORIGINAL HEADHOUSE ROOF + PERGOLA TO BE REMOVED



vs.



NINTH FLOOR WITH MOCK-UP VIEW OF PROPOSED vs. ORIGINAL PERGOLA MOCK-UP

ORIGINAL PERGOLA MOCK-UP USED FOR COMPARISON PURPOSES ONLY



Note: The white on the roof is snow.

VIEWS OF PROPOSED HEADHOUSE | PREFERRED SCHEME A

JANUARY 2018



Note: The white on the roof is snow.

VIEWS OF PROPOSED HEADHOUSE | PREFERRED SCHEME A

JANUARY 2018



VIEWS OF PROPOSED HEADHOUSE | PREFERRED SCHEME A

JANUARY 2018



VIEWS OF PROPOSED HEADHOUSE | PREFERRED SCHEME A

JANUARY 2018

View of Original Pergola Mock-up from Beacon Street @ Boston Common Sidewalk: December 2017



Similar View with Mock-up of Scheme A from Beacon Street @ Boston Common Sidewalk: January 2018



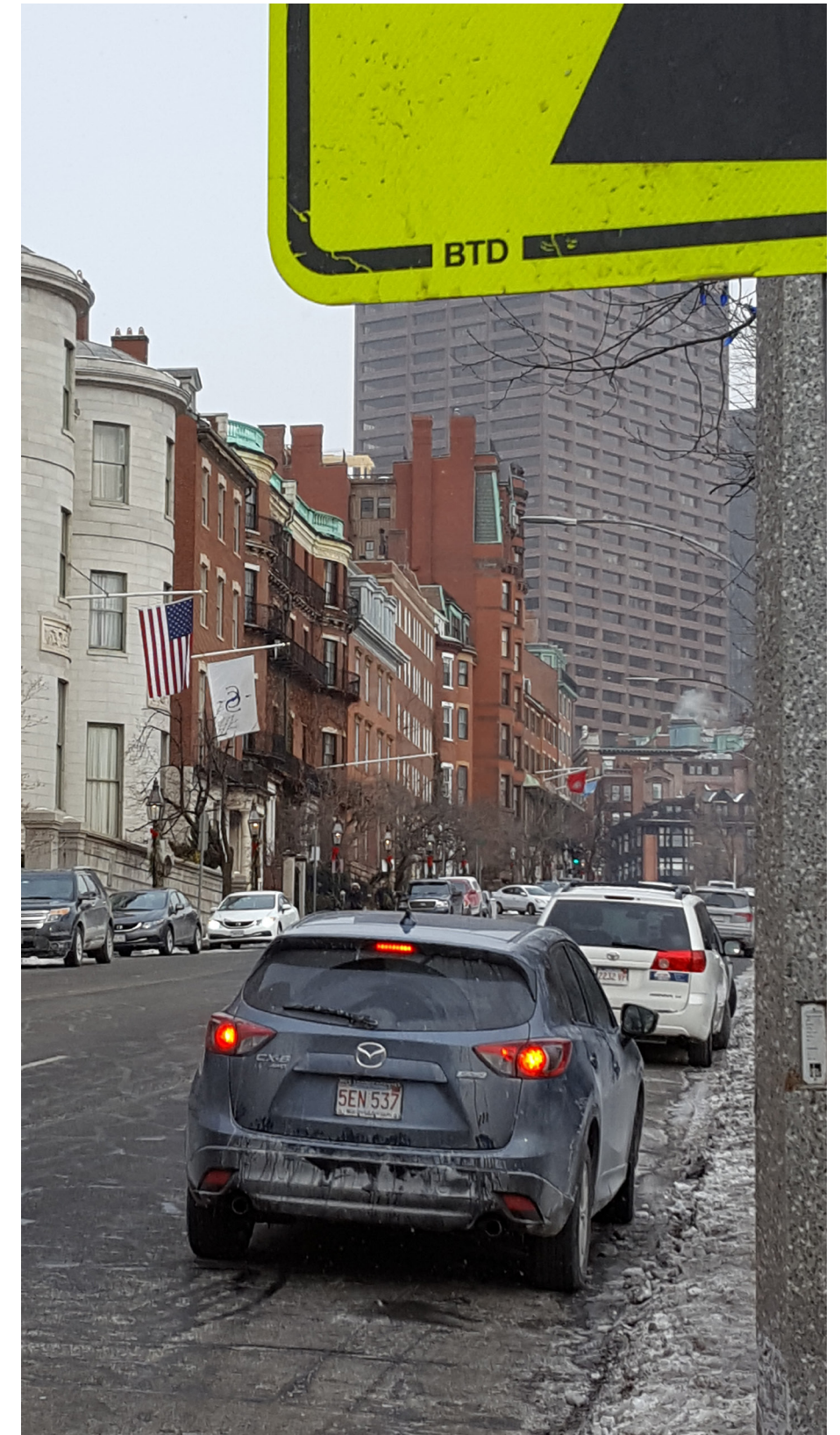
Similar View with Mock-up of Scheme A from Beacon Street @ Boston Common Sidewalk: January 2018



vs.

VIEW OF ORIGINAL PERGOLA MOCK-UP vs. VIEWS OF NEW SCHEME A MOCK-UP

DECEMBER 2017 | JANUARY 2018



VIEWS OF ORIGINAL PERGOLA MOCK-UP FROM BEACON STREET

DECEMBER 2017



Note: The white on the roof is snow.

VIEWS OF NEW SCHEME A MOCK-UP FROM BEACON STREET

JANUARY 2018



VIEW OF ORIGINAL PERGOLA MOCK-UP FROM BOSTON COMMON

DECEMBER 2017



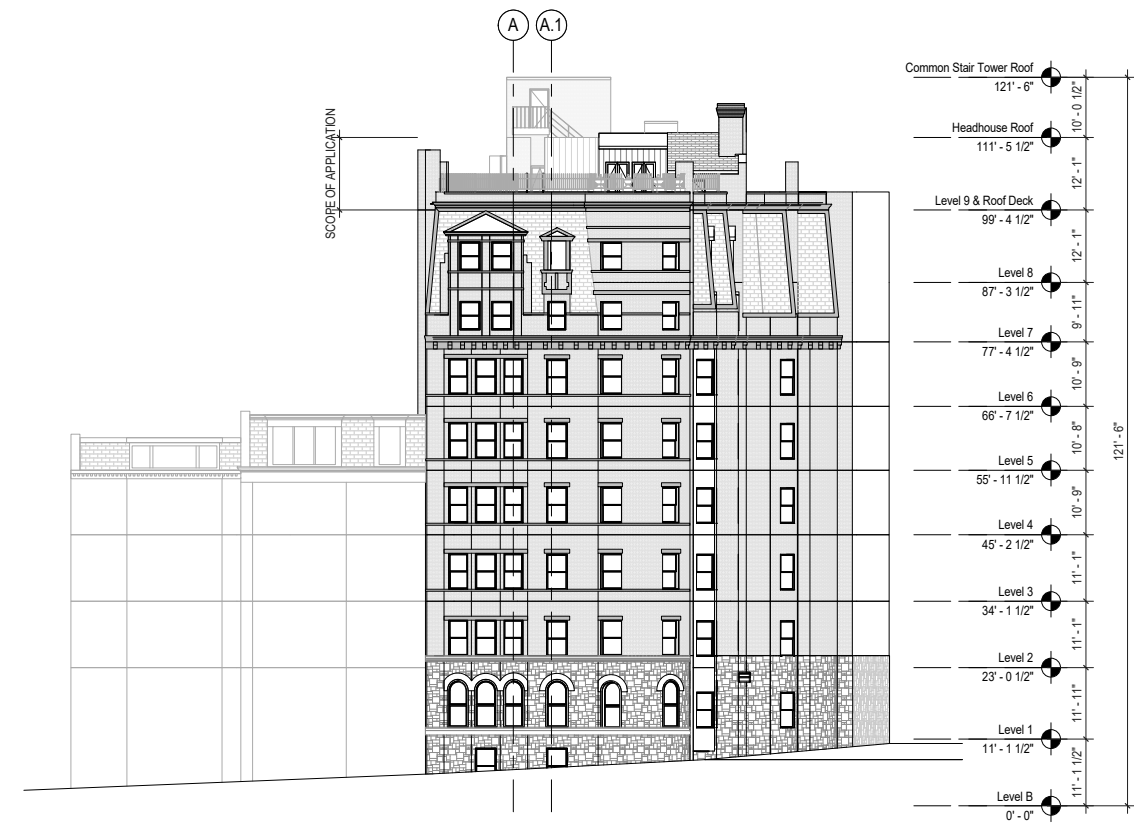
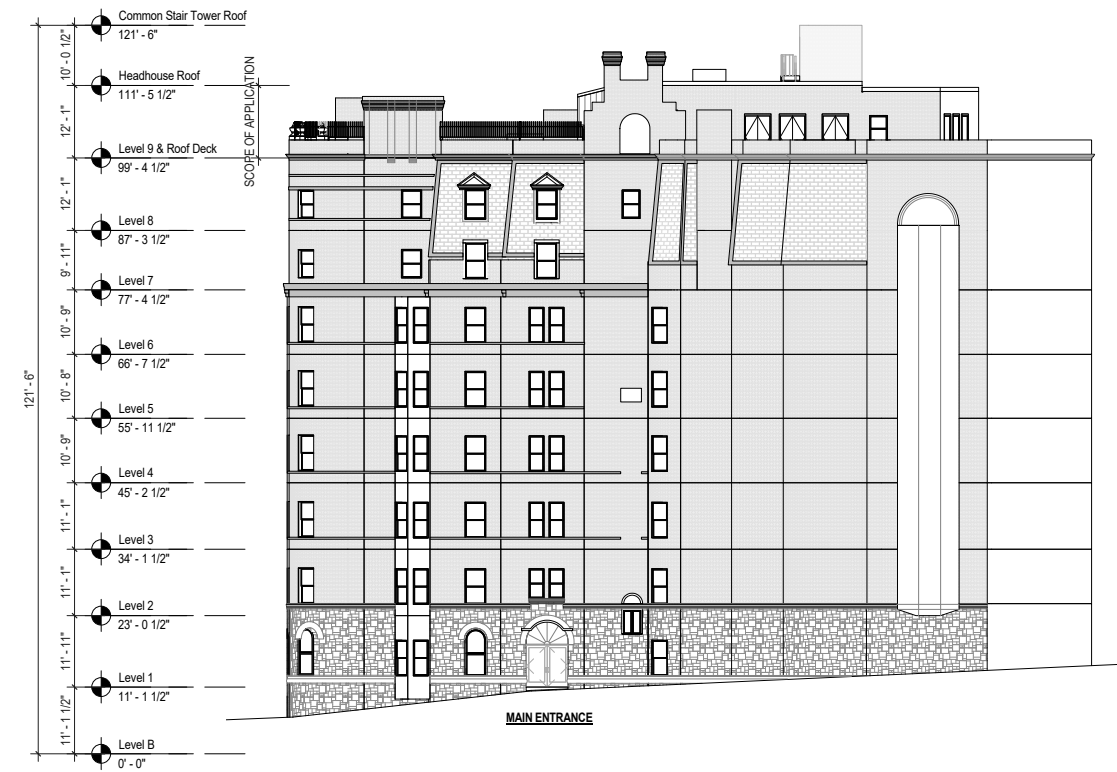
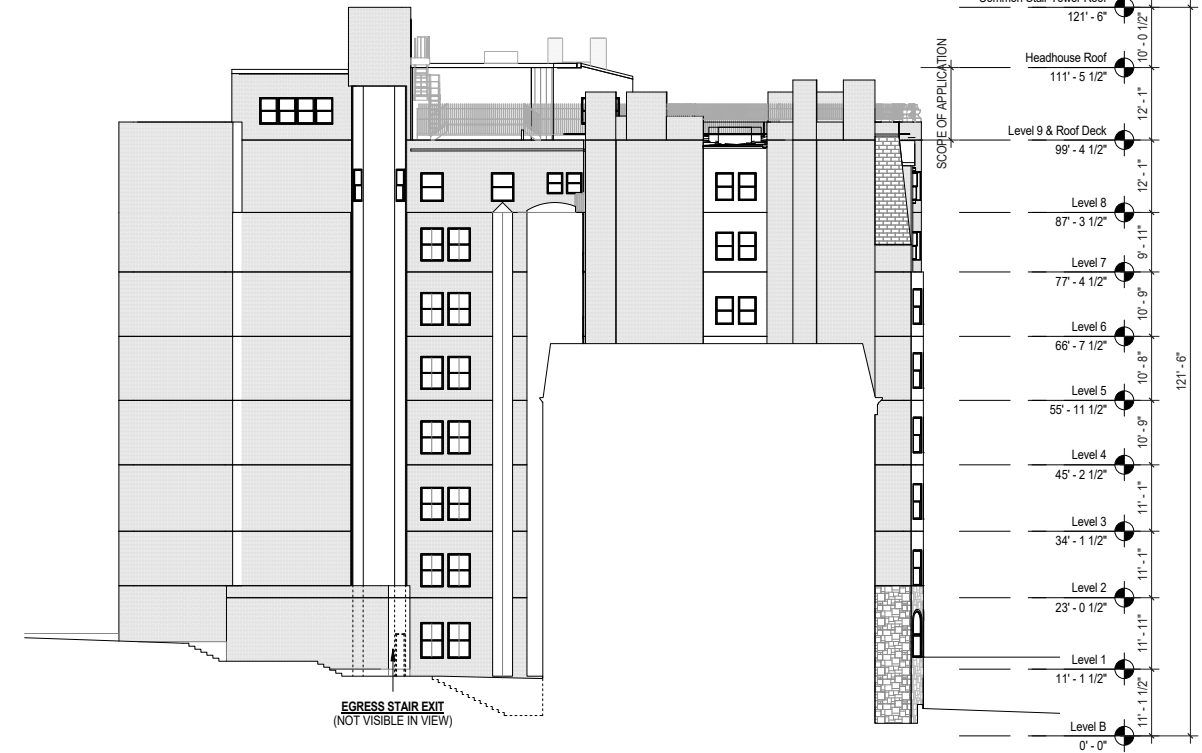
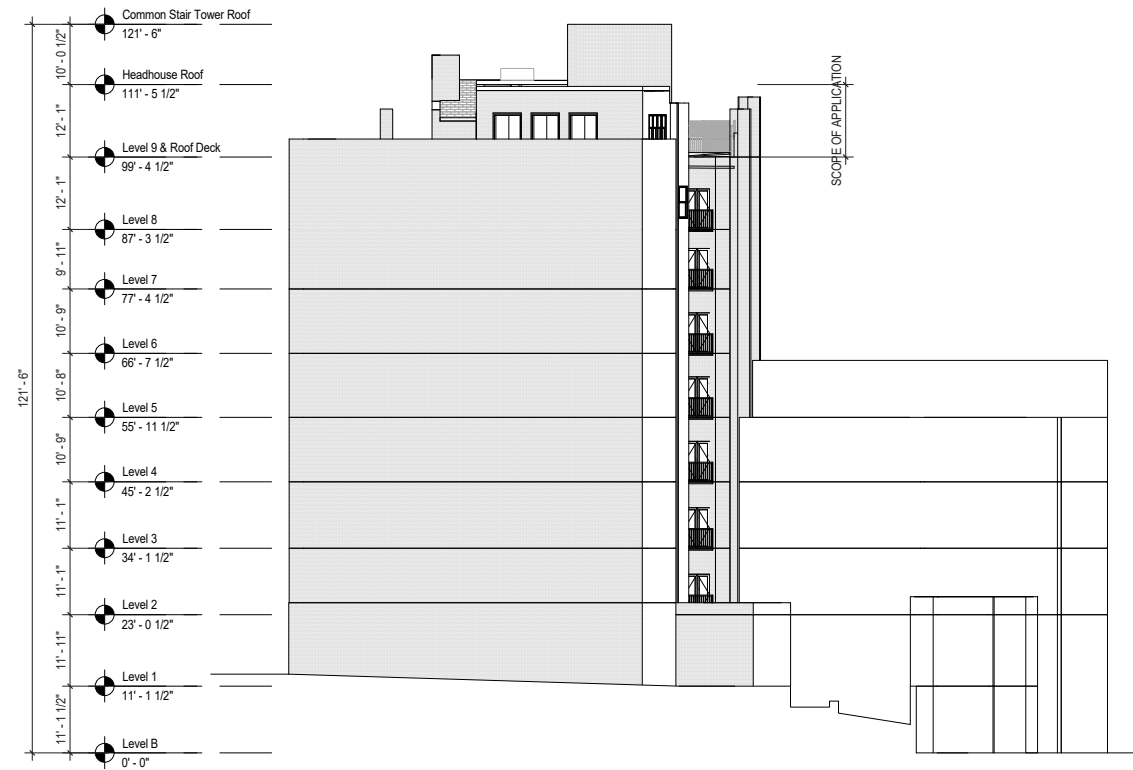
VIEWS OF NEW SCHEME A MOCK-UP FROM BOSTON COMMON

NOTE: SCHEME A MOCK-UP ROOFLINE IS BELOW THE EXISTING, COPPER, MECHANICAL, ACOUSTICAL SCREEN | JANUARY 2018

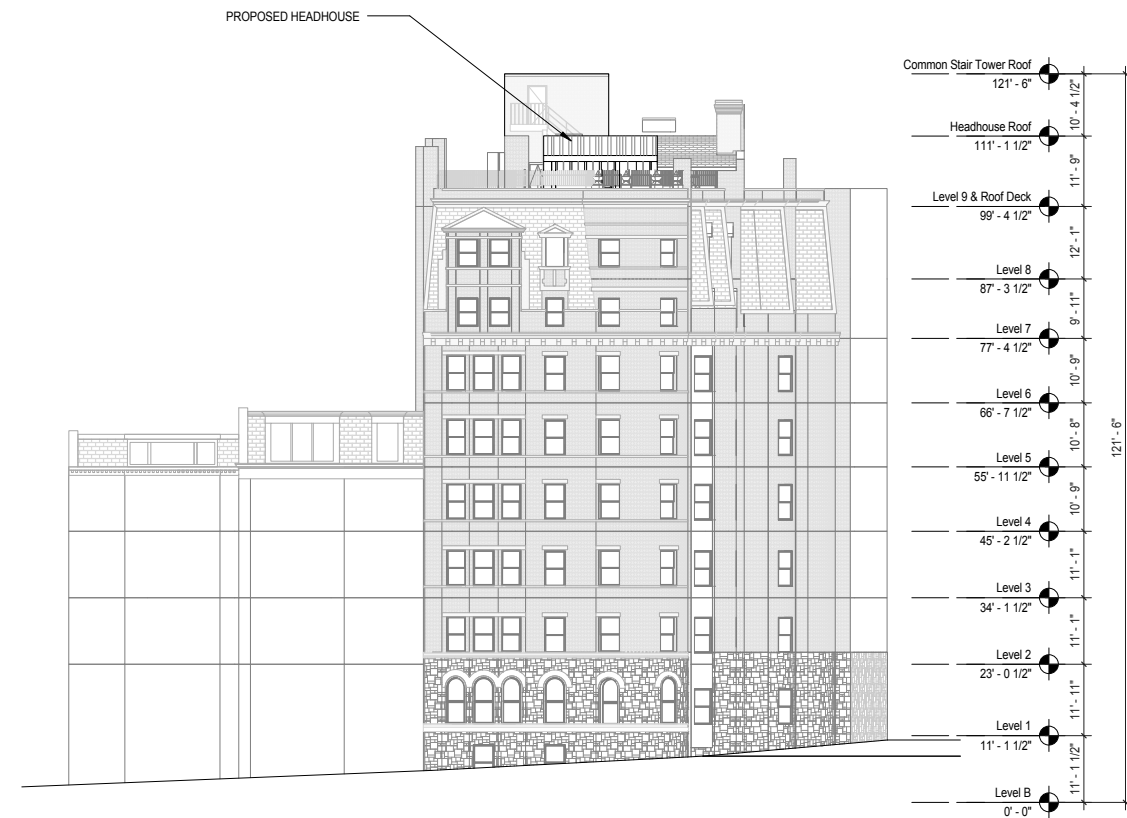
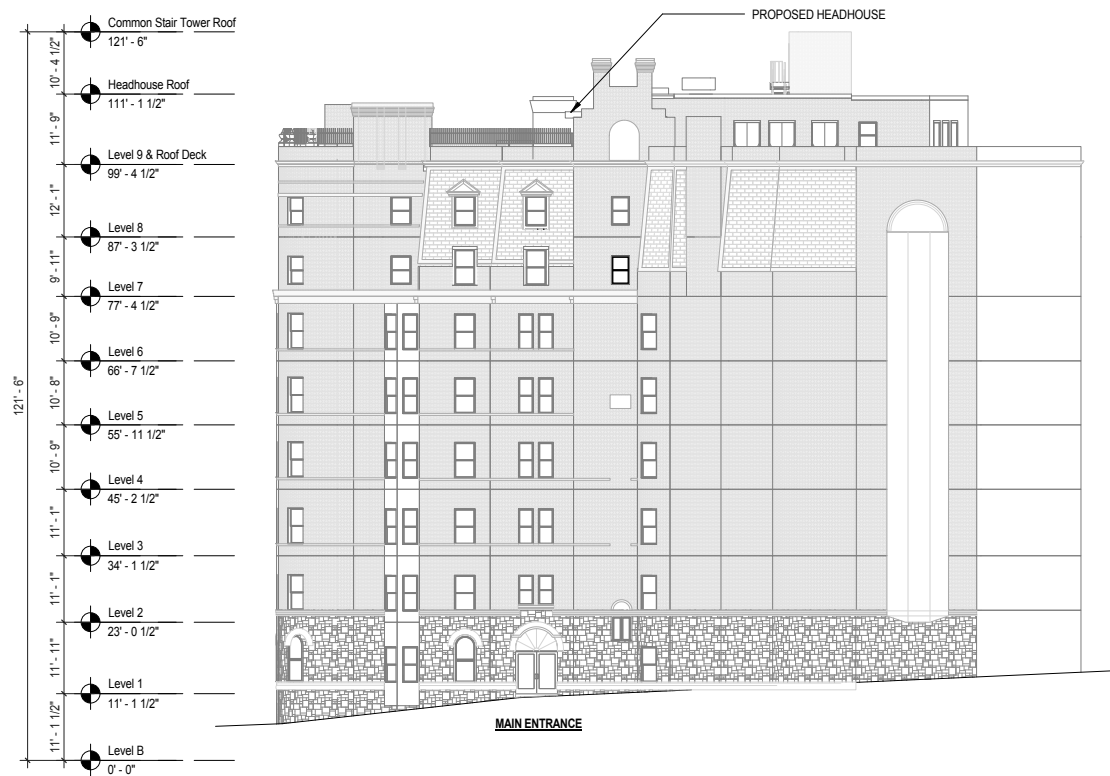
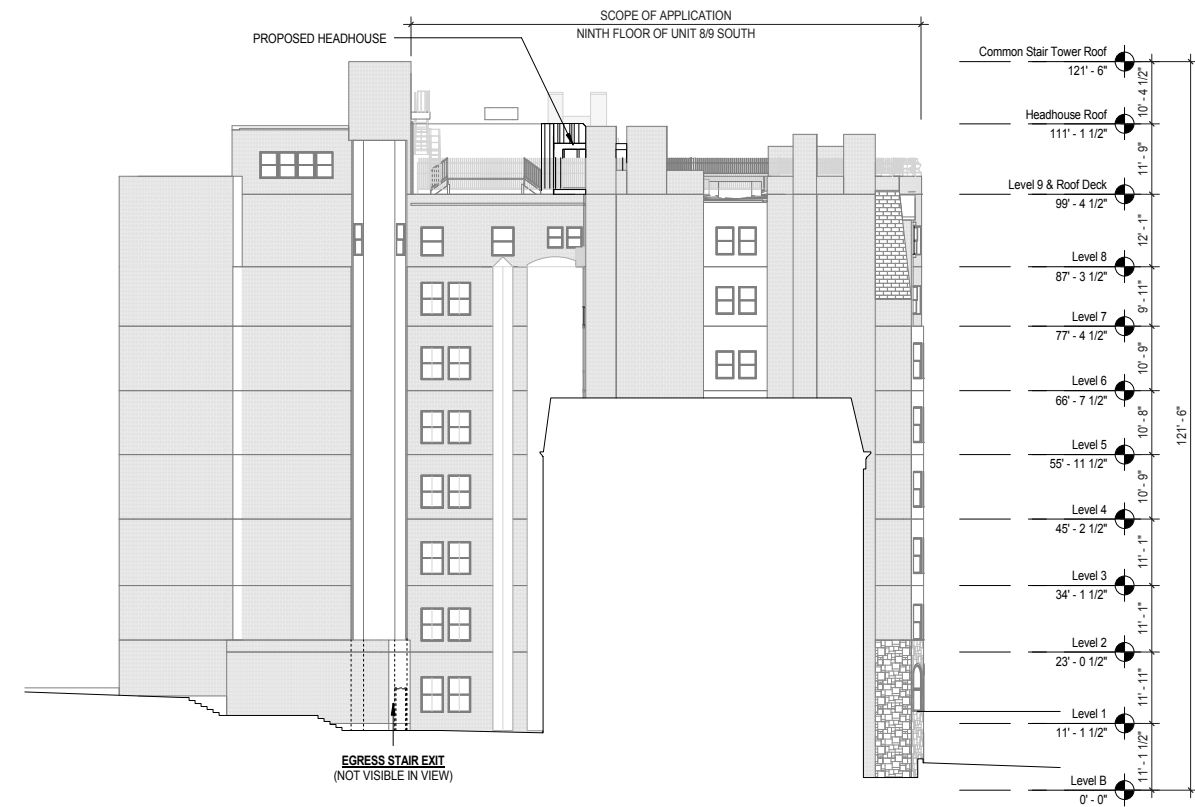
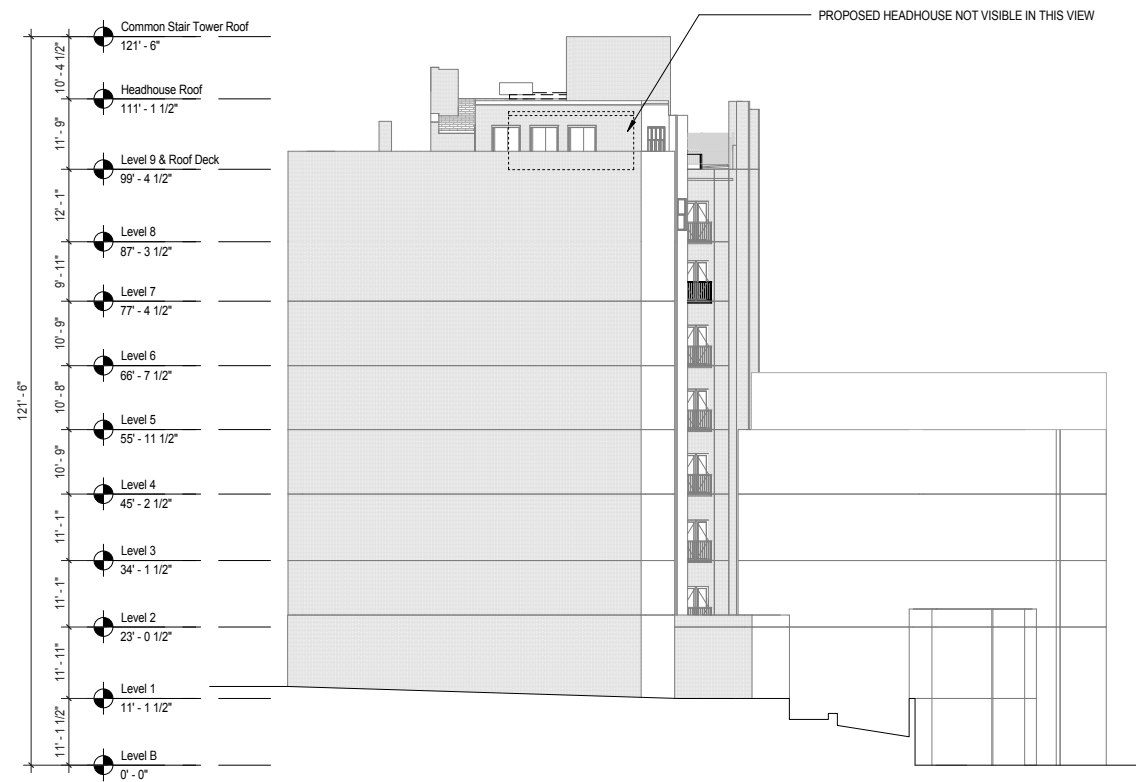


VIEWS OF NEW SCHEME A MOCK-UP FROM BOSTON COMMON

NOTE: SCHEME A MOCK-UP ROOFLINE IS BELOW THE EXISTING, COPPER, MECHANICAL, ACOUSTICAL SCREEN | JANUARY 2018



EXISTING BUILDING ELEVATIONS
DRAWING DOES NOT INCLUDE ORIGINAL PERGOLAS



PROPOSED BUILDING ELEVATIONS | SCHEME A
WITH HEADHOUSE EXPANSION