

# 258 WEST NEWTON STREET

BOSTON, MA 02115

BSA MANAGEMENT

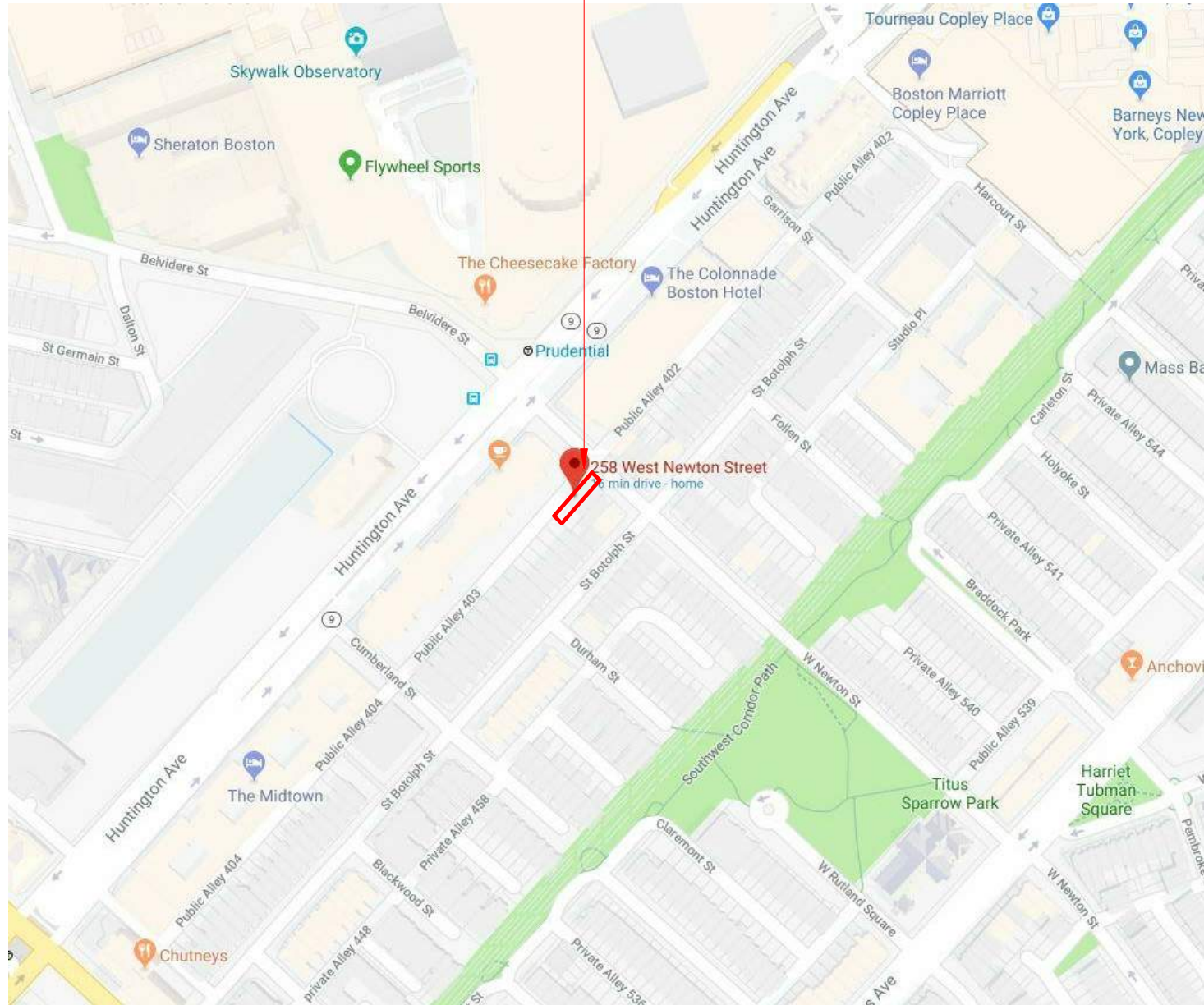
SBACDC

JUNE 7, 2018

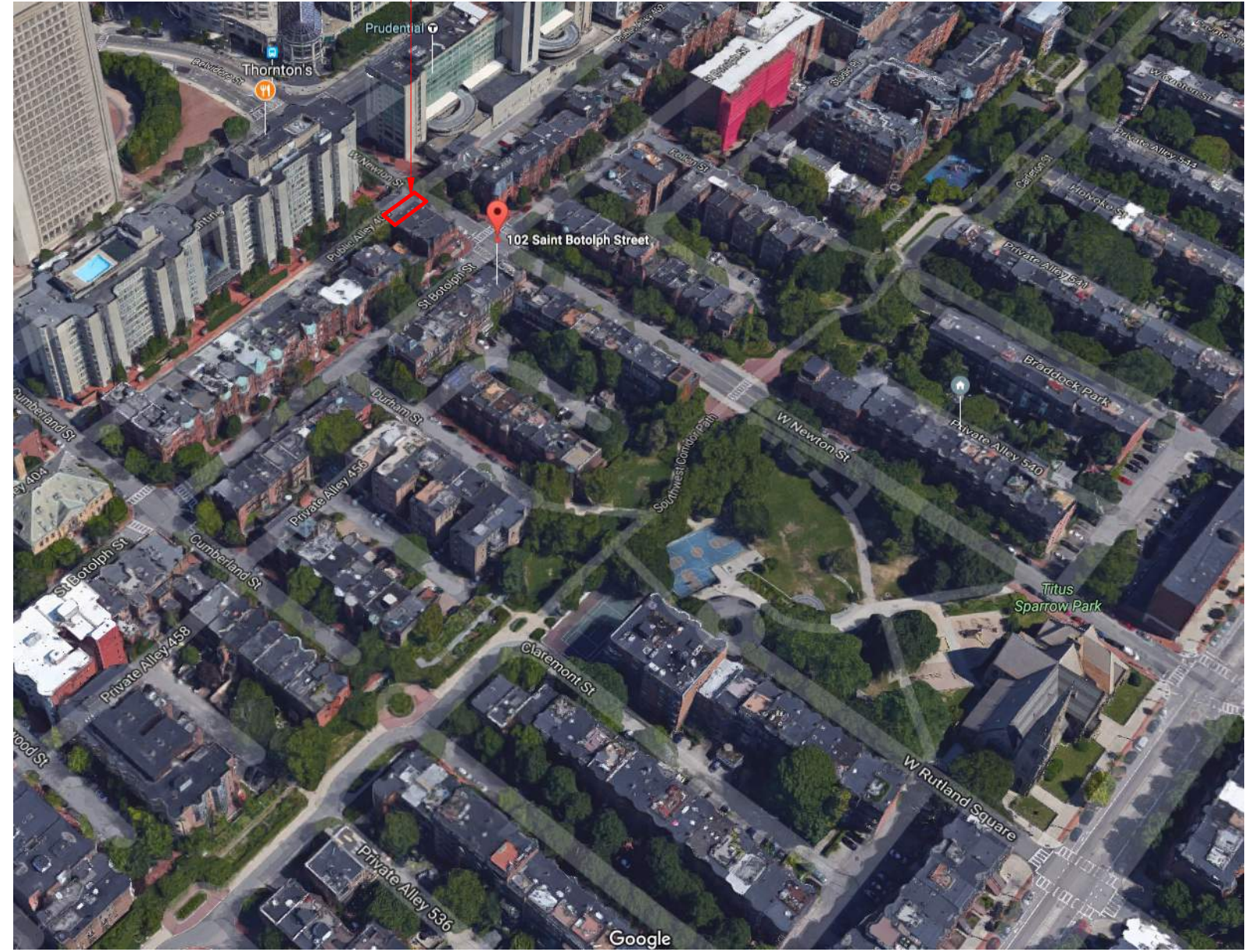


**EMBARC** STUDIO  
ARCHITECTURE + DESIGN

258 W NEWTON STREET



258 W NEWTON STREET





258 W NEWTON STREET



FRONT FACADE  
258 WEST NEWTON STREET  
BOSTON, MA 02115



258 W NEWTON ST - REAR ELEVATION



258 W NEWTON - SIDE ELEVATION (PUBLIC ALLEY 403)



PUBLIC ALLEY 403



W NEWTON STREET FACING NORTHWEST



W NEWTON STREET FACING SOUTHEAST



PARTIAL FRONT ELEVATION - NON-HISTORIC REPLACEMENT WINDOWS



PARTIAL FRONT ELEVATION - NON-HISTORIC REPLACEMENT WINDOWS



NON-HISTORIC REPLACEMENT WINDOWS AT ALLEY



NEW ROOF DECK WITH BLACK METAL RAILING

REMOVE EXISTING CHIMNEY

REPAIR EXISTING ROOF IN KIND AS REQUIRED.

REPLACE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS WITH NEW "1 OVER 1" PELLA ARCHITECT SERIES WOOD WINDOWS, TYP.

NEW BALCONIES WITH BLACK METAL RAILINGS

REPLACE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS WITH NEW "1 OVER 1" PELLA ARCHITECT SERIES WOOD WINDOWS, TYP.

REPAIR EXISTING STONE SILLS AND LINTELS, AS REQUIRED. TYPICAL.

REPAIR AND RESTORE EXISTING DOORS

NEW FRENCH DOORS AND TRANSOMS IN EXPANDED MASONRY OPENINGS

NEW AS-OF-RIGHT REAR DECK WITH BLACK METAL RAILING

REPAIR AND RESTORE EXISTING STOOP, AS REQUIRED.

REPLACE WINDOWS IN ENLARGED OPENINGS. WIDTH TO REMAIN, LOWER SILL 8"

NEW PELLA ARCHITECT SERIES ALUMINUM CLAD WINDOWS IN EXPANDED MASONRY OPENING

NEW DOOR IN EXISTING MASONRY OPENING



1 FRONT ELEVATION  
3/16" = 1'-0"

2 REAR ELEVATION  
3/16" = 1'-0"

3/16" = 1'-0"



- RESTORE BRICK CORBELING AT CHIMNEY TO MATCH EXISTING
- NEW ROOF DECK WITH BLACK METAL RAILING.
- REMOVE CHIMNEY
- REPAIR AND RESTORE EXISTING DORMER, AS REQUIRED. PAINT HC-69.
- REPAIR EXISTING ROOF AS REQUIRED.
- REPAIR AND REPOINT EXISTING MASONRY FACADE, AS REQUIRED.
- REPAIR ALL EXISTING WINDOWS AND SILLS, AS REQUIRED.
- NEW BALCONIES
- REPAIR AND RESTORE EXISTING ORIEL, AS REQUIRED. PAINT HC-69.
- REPLACE EXISTING WINDOWS WITH NEW, WOOD '1 OVER 1' WINDOWS, TYP.
- RESTORE CLADDING AND TRIM ON LOWER LEVEL OF ORIEL TO MATCH EXISTING
- NEW AS-OF-RIGHT REAR DECK
- REPLACE EXISTING WINDOWS WITH NEW, WOOD '1 OVER 1' WINDOWS WITH LAMINATED GLASS FOR SECURITY, TYP.

1/8" = 1'-0"





EXISTING CHIMNEYS AT ALLEY (NORTH) FACADE



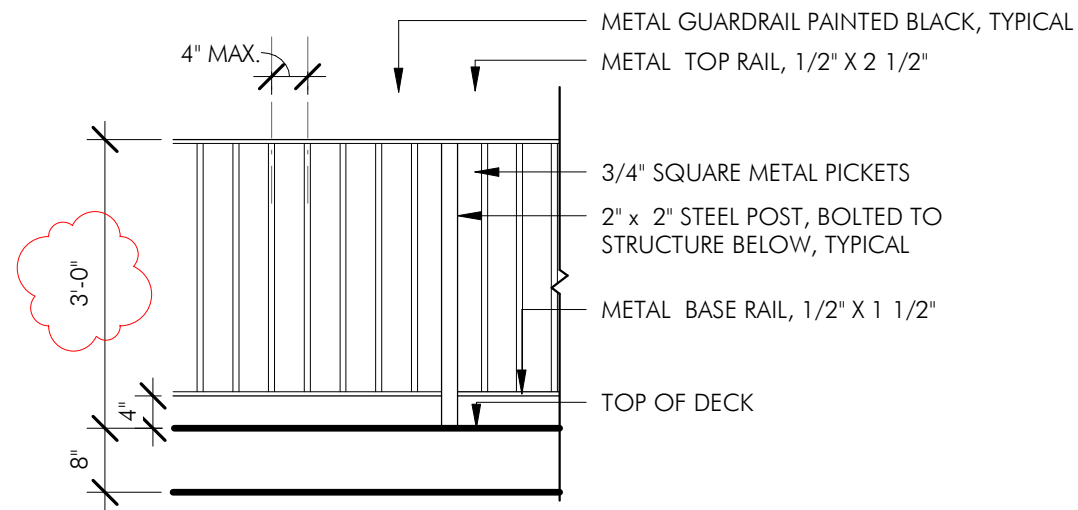
EXISTING ORIEL AT ALLEY (NORTH) FACADE



EXISTING CHIMNEY BREAST AT INTERIOR - SECOND FLOOR

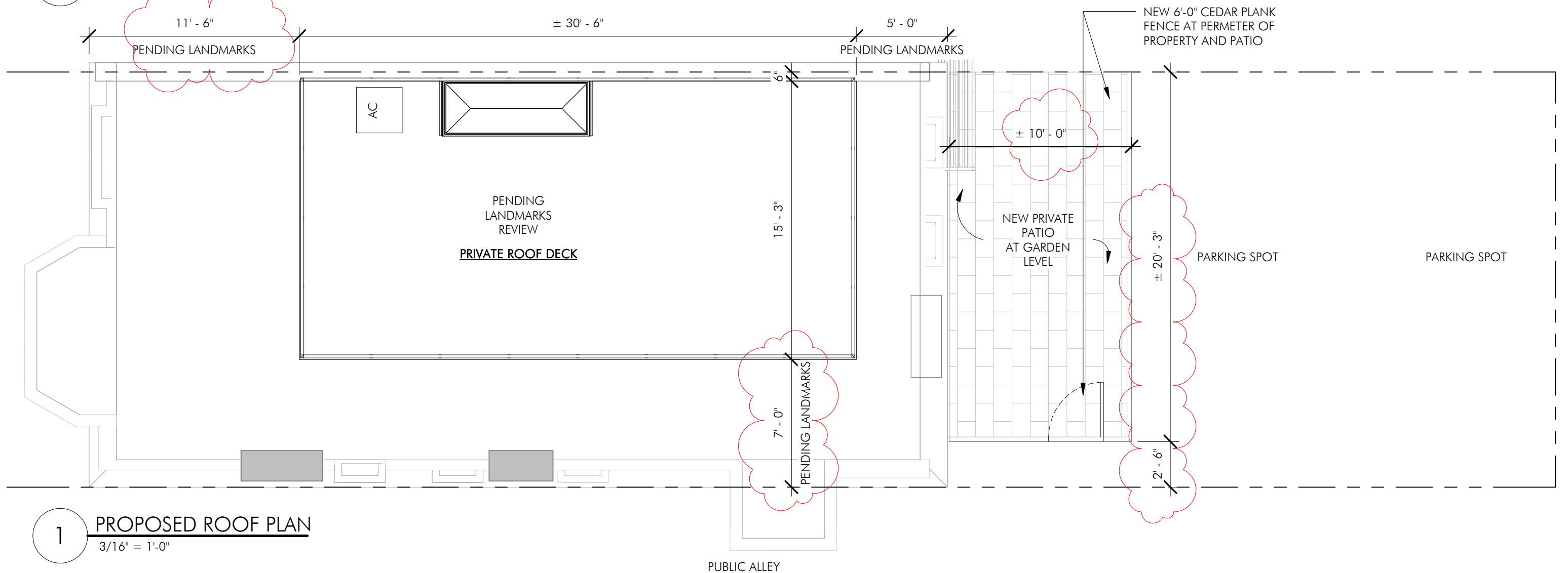


EXISTING CHIMNEY BREAST AT INTERIOR - THIRD FLOOR



**2 TYPICAL DECK/BALCONY RAILING**

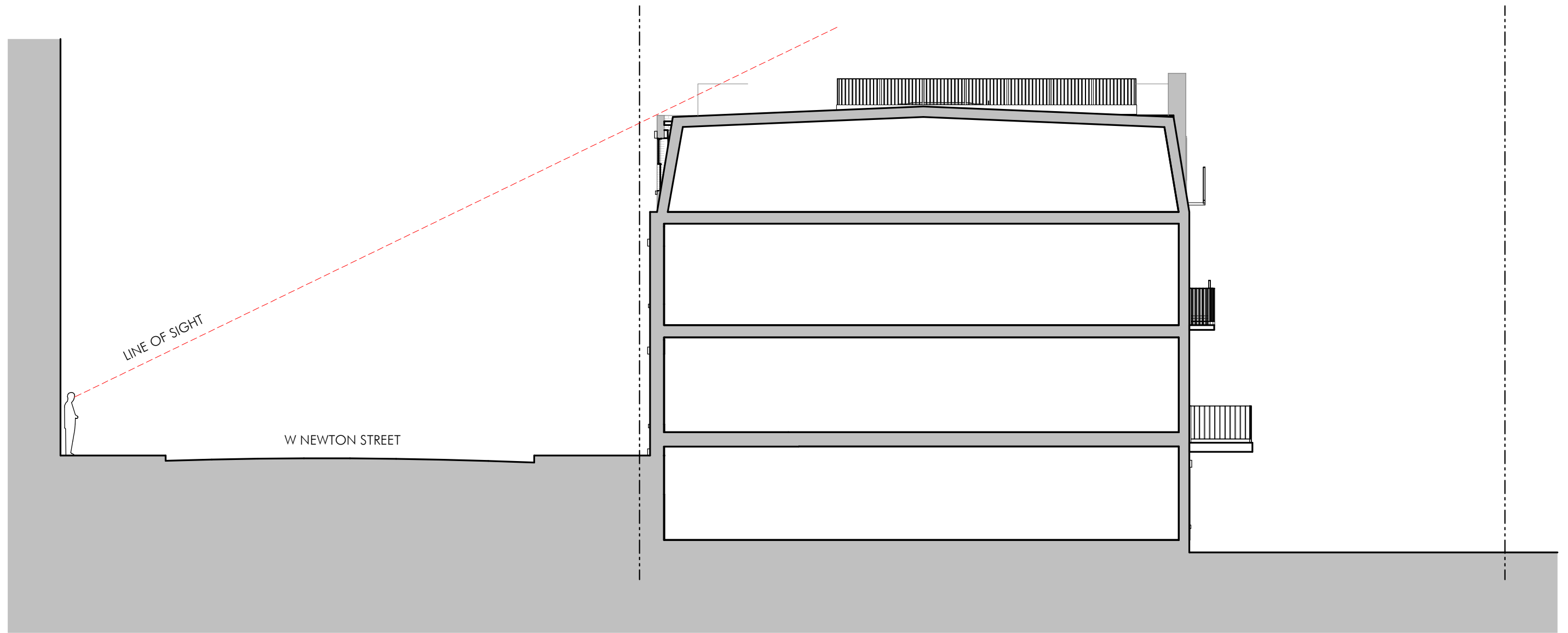
1/2" = 1'-0"



**1 PROPOSED ROOF PLAN**

3/16" = 1'-0"

As indicated



1" = 10'-0"



MOCK-UP NOT VISIBLE FROM FRONT OF BUILDING OR UP W. NEWTON ST



MOCK-UP FROM W NEWTON ST AND HUNTINGTON AVE



MOCK-UP FROM W NEWTON ST AND HUNTINGTON AVE

ORIGINAL PROPOSAL



MOCK-UP FROM W NEWTON ST AND HUNTINGTON AVE

REVISED



VISIBLE RAILING AT 250 W. NEWTON STREET



VISIBLE RAILING AT 107 ST. BOTOLPH STREET



VISIBLE RAILING AT 94 ST. BOTOLPH STREET