

## 226 Beacon Street

### *Applicaton for Design Review to the Back Bay Architectural District Commission*

Prepared By:  
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106 Western Ave, Essex, MA 01929

In Consultation with:  
Elliot Brundage | Landscape Architect  
William Young | Historic Preservation  
Historic Window and Door | Windows  
Hammersmith Studios | Wrought Iron  
Northern Design | Precast Stone  
Simpson Gumpertz Heger | Building Enclosure

## 226 Beacon Street

### **Property Location and Description**

The property at #226 Beacon Street fronts along the northern (sunny) side of Beacon Street near the corner of Dartmouth Street. The rear of the property fronts along Back Street with views over Storrow Drive to the Charles River.

### **Portico Restoration**

The applicant seeks to restore the ca. 1864 portico along with a new stoop and steps.

### **Window Repair and Replacement**

The applicant seeks to repair and/or replace (16) sixteen windows of varying age and condition.

### **Rear Terrace Renovation and Repairs**

The applicant seeks to renovate the ca. 2011 garage roof terrace by replacing the roofing and associated flashing, replacing terrace paving, adding an outdoor kitchen, and completing masonry repairs.

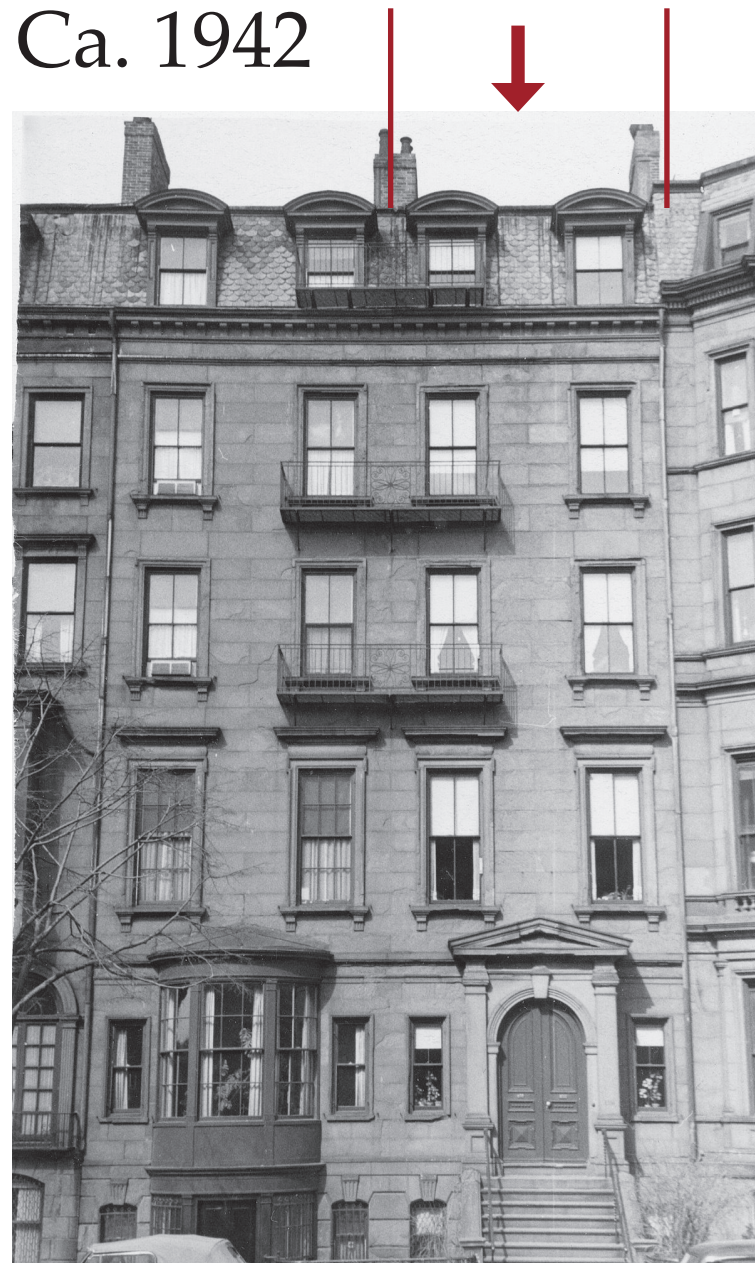
# Portico Restoration

Ca. 1867



Source: Boston Athenaeum

Ca. 1942



Source: Houses of Boston's Back Bay, Bainbridge Bunting

Ca. 2013



Source: Backbayhouses.org

Originally constructed ca. 1864 as single-family home

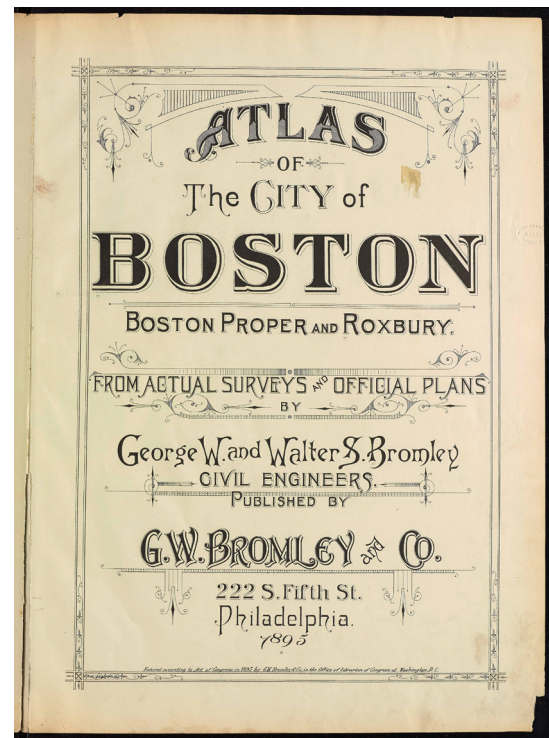
Neighboring property at #228 (to the left) was built as a symmetrical pair

By 1942 the projecting portico and stoop at the twin property (#228) were removed and replaced with a two-story oriel bay and entrance was moved to the basement level

In the early 1960's the portico was removed at #226 and entrance was moved to the basement level as the property was converted into multiple units

# Portico Restoration

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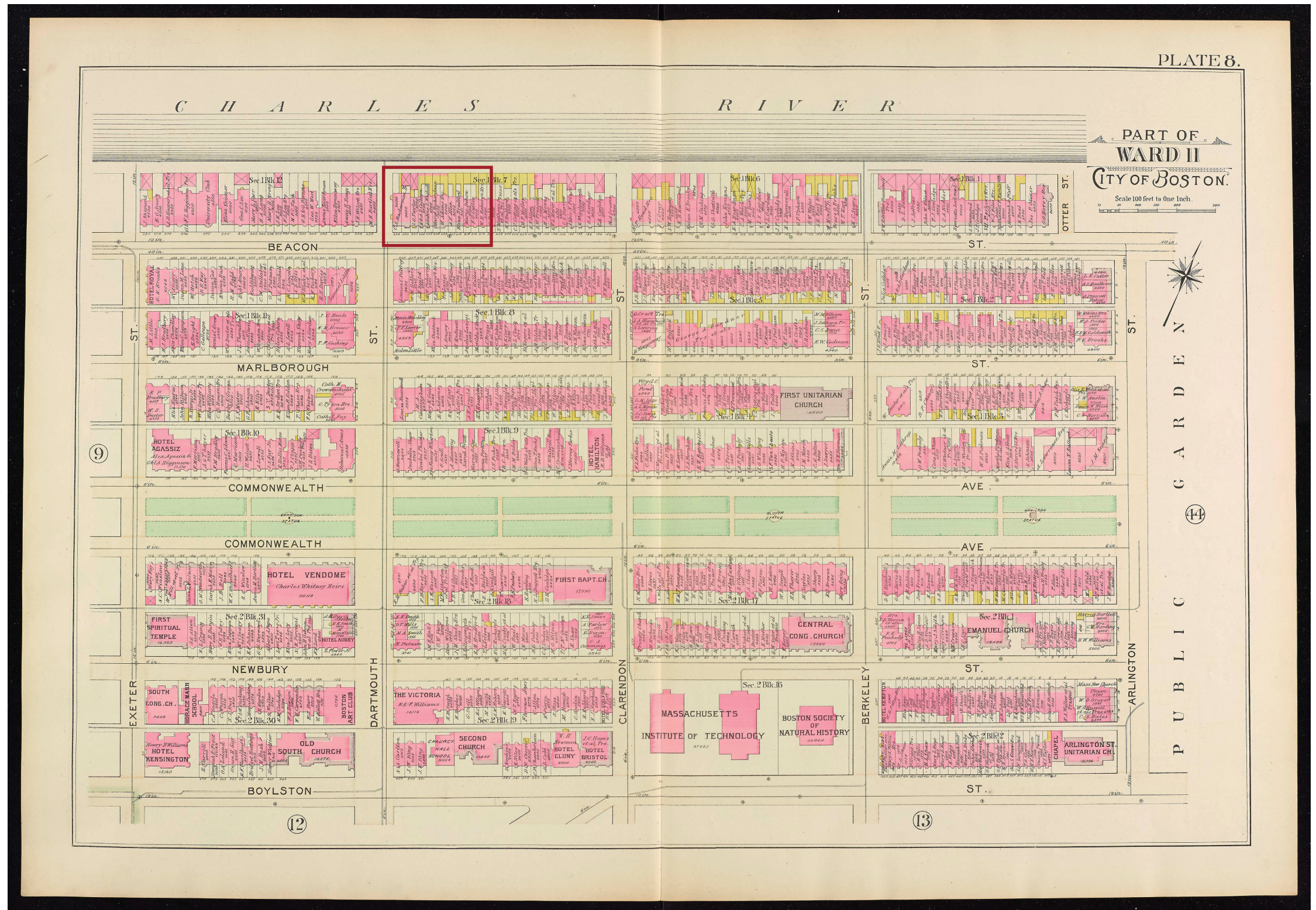


Bromley Atlas (1895)

Above: Title Page  
Right: Plate 8

Excerpt from 1895 Bromley Atlas indicating the footprint of the historic portico.

Similar atlases from 1898 and 1909 illustrate an identical depth and arrangement

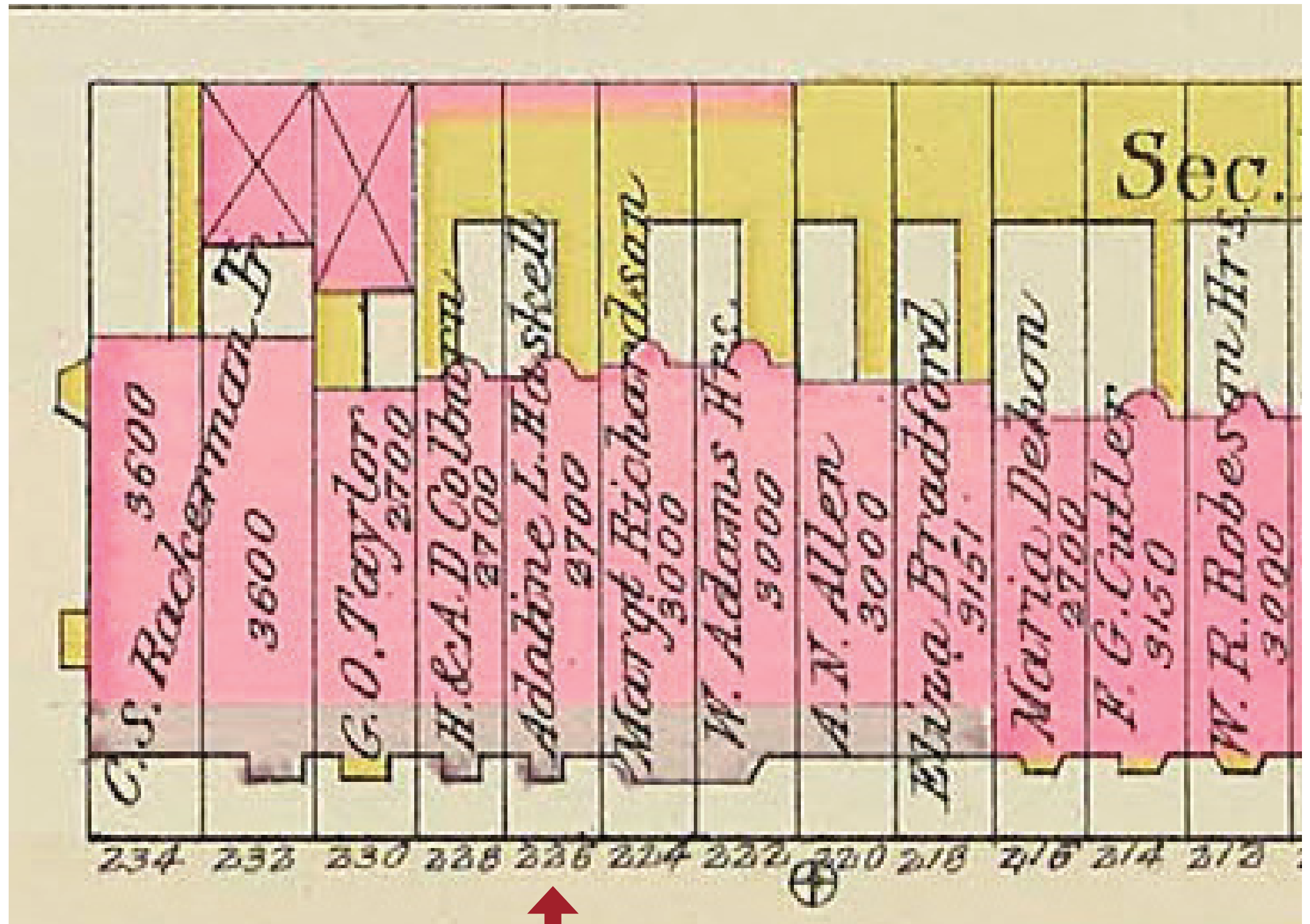


# Portico Restoration

1895 Atlas indicating historic footprint of portico at #226 Beacon Street

Portico depth was congruent with neighboring projections at #228, #230 and #232 which are no longer extant

Map indicates portico depth was almost aligned with the angled bay at #224/22 which still stands today.



Enlargement from Plate 8,  
Bromley Atlas (1895)

# Portico Restoration

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Ca. 1885 view looking  
down Beacon Street  
from Dartmouth Street

Historic portico at #226  
(look for it's twin!) as  
part of the historic  
streetscape

Note the language of elevated  
entrances, stoops, and steps  
present along the historic  
streetscape, much of which is  
still present today



*Ca. 1885  
View along Beacon Street from  
Dartmouth Street*

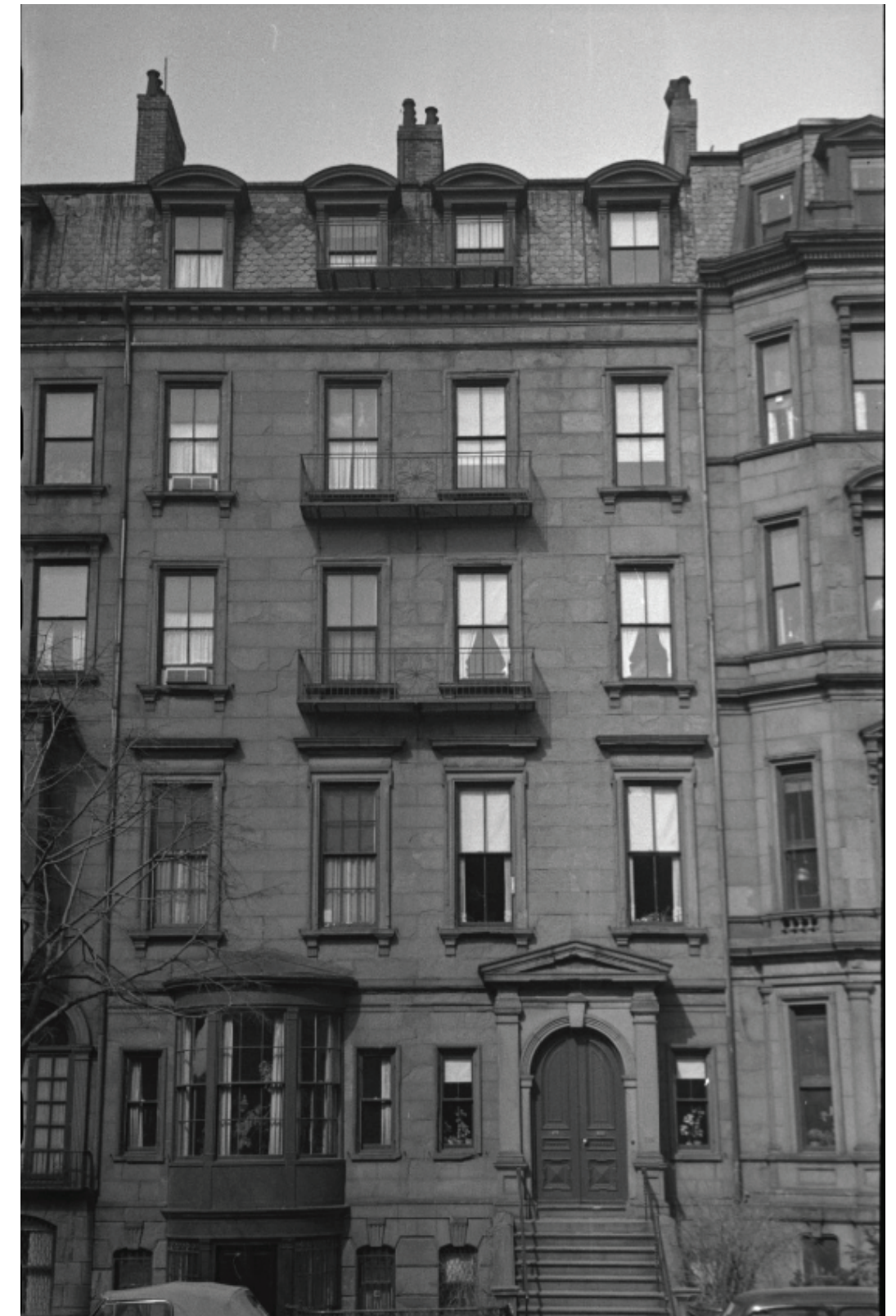
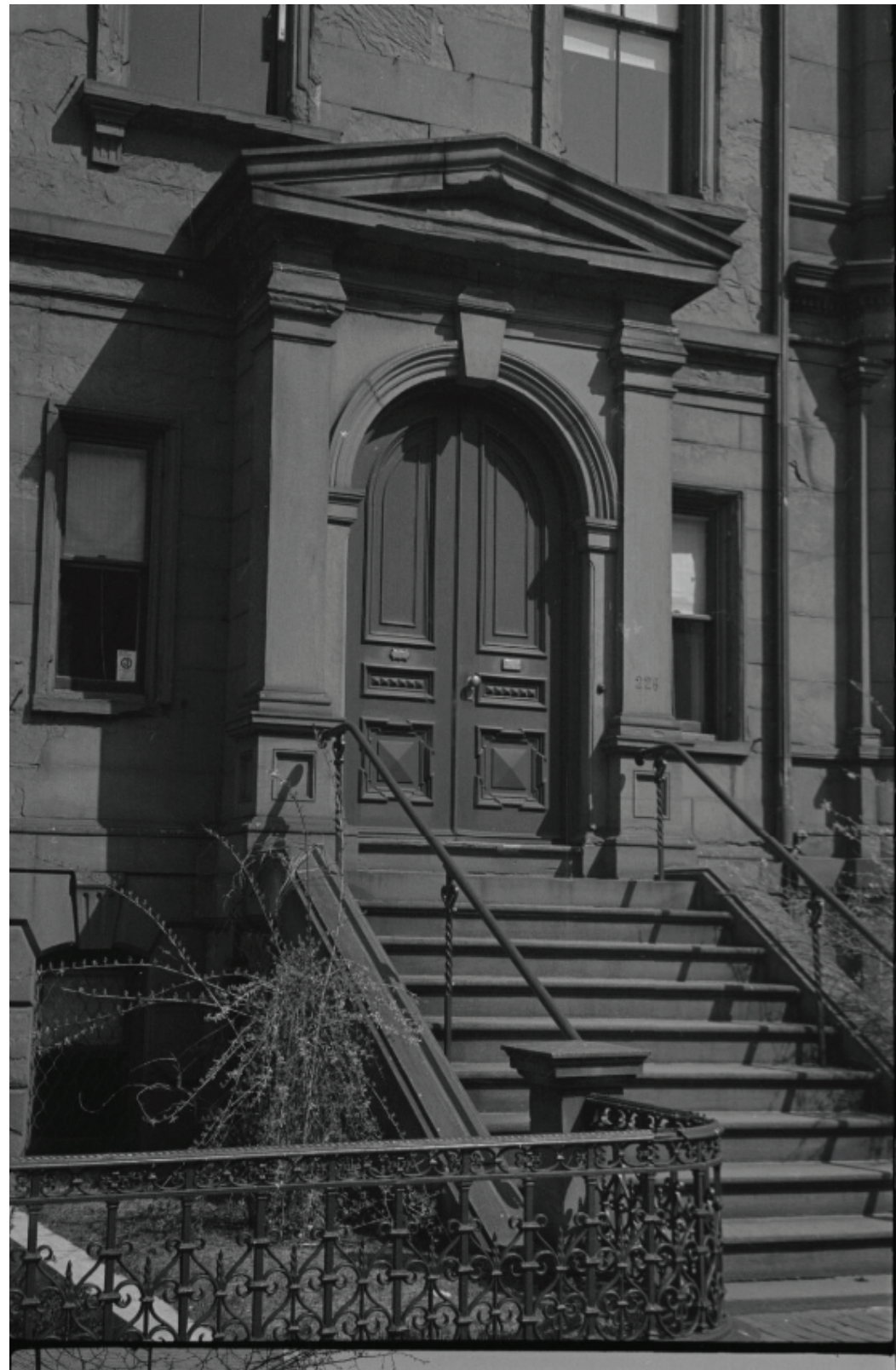
*Source: Digital Commonwealth*

# Portico Restoration

1941 photograph of original portico

Angled view (left) highlighting the historic portico's projection from the facade

The restoration of the historic portico would restore an arrangement very similar to that shown in the 1941 photograph (right) including restored portico, steps, rusticated stone base, arched windows, and decorative street fence



Ca. 1941  
*Views of Original Portico*

Source: Bunting via  
*Digital Commonwealth*

# Portico Restoration

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The existing streetscape retains the language of elevated entrances, stoops, and steps

The existing entrance at #226 breaks this rhythm (indicated by red arrow)



Beacon Street looking towards  
Dartmouth Street  
October 2025

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*Existing View Across Beacon Street*



*Existing View At Sidewalk*

# Portico Restoration

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Existing View From Public Sidewalk



Existing Sunken Courtyard and Basement Entrance

# Portico Restoration

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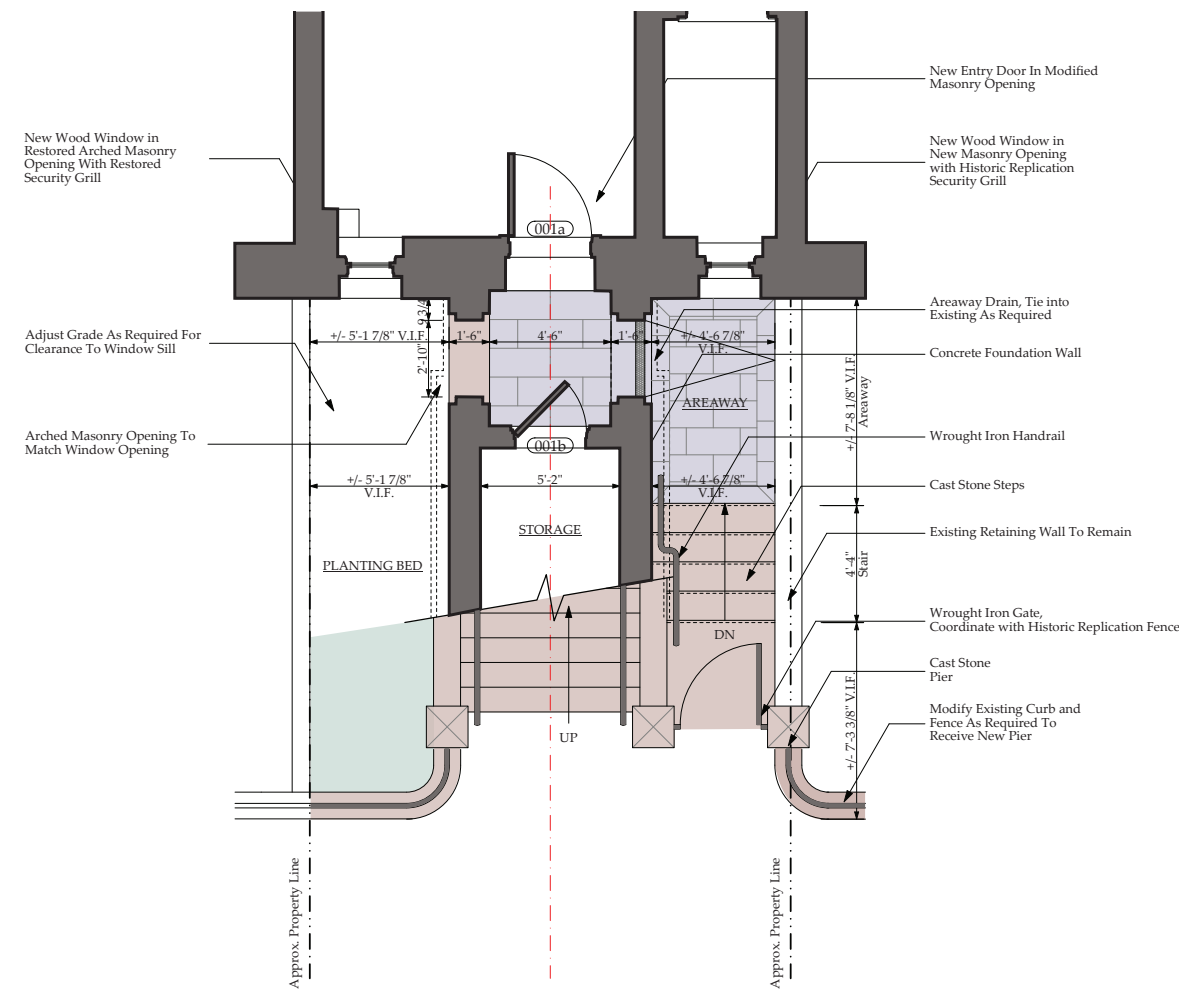
*Existing Historic Fence at Neighboring Property*



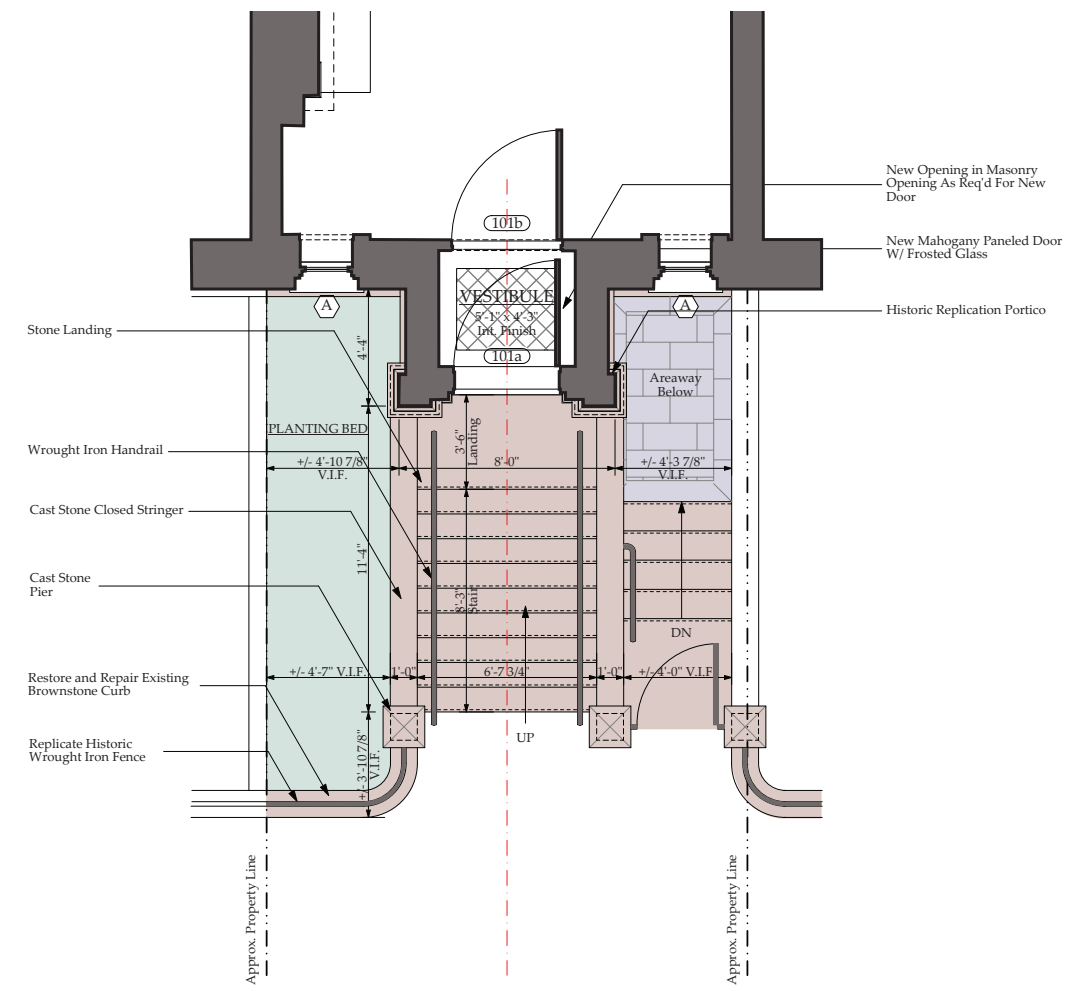
*Existing Applied Rock Face Veneer Next to Historic Stonework at Neighboring Property*

# Portico Restoration

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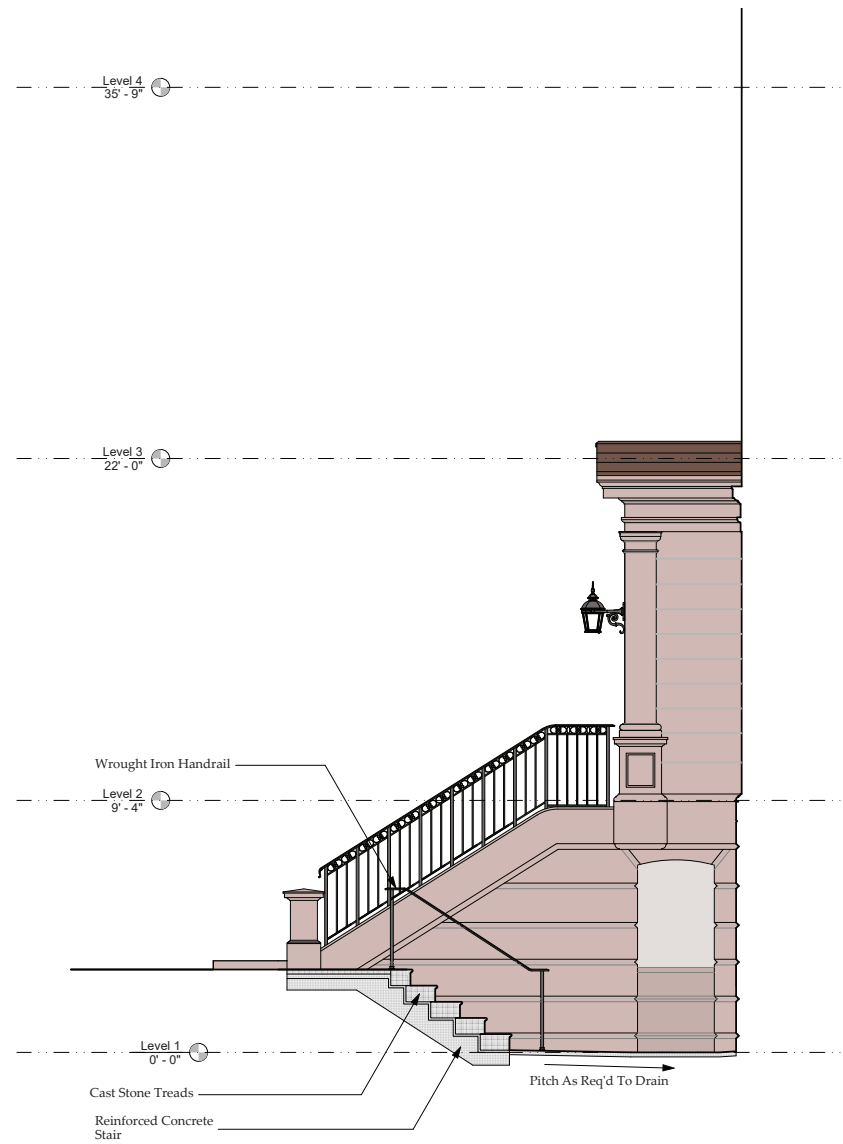
*Proposed Garden Level Plan*



*Proposed First Floor Plan*

# Portico Restoration

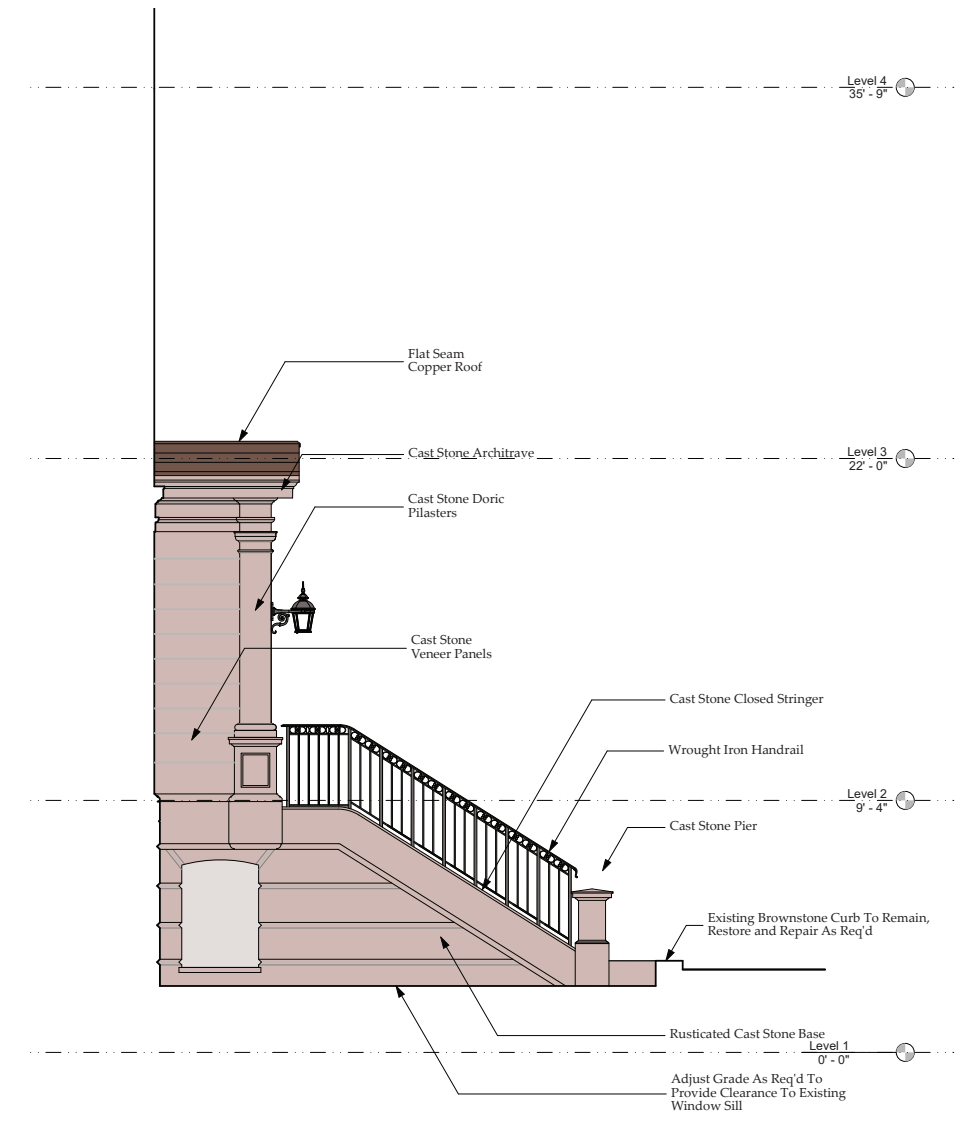
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*Proposed East Side Elevation*



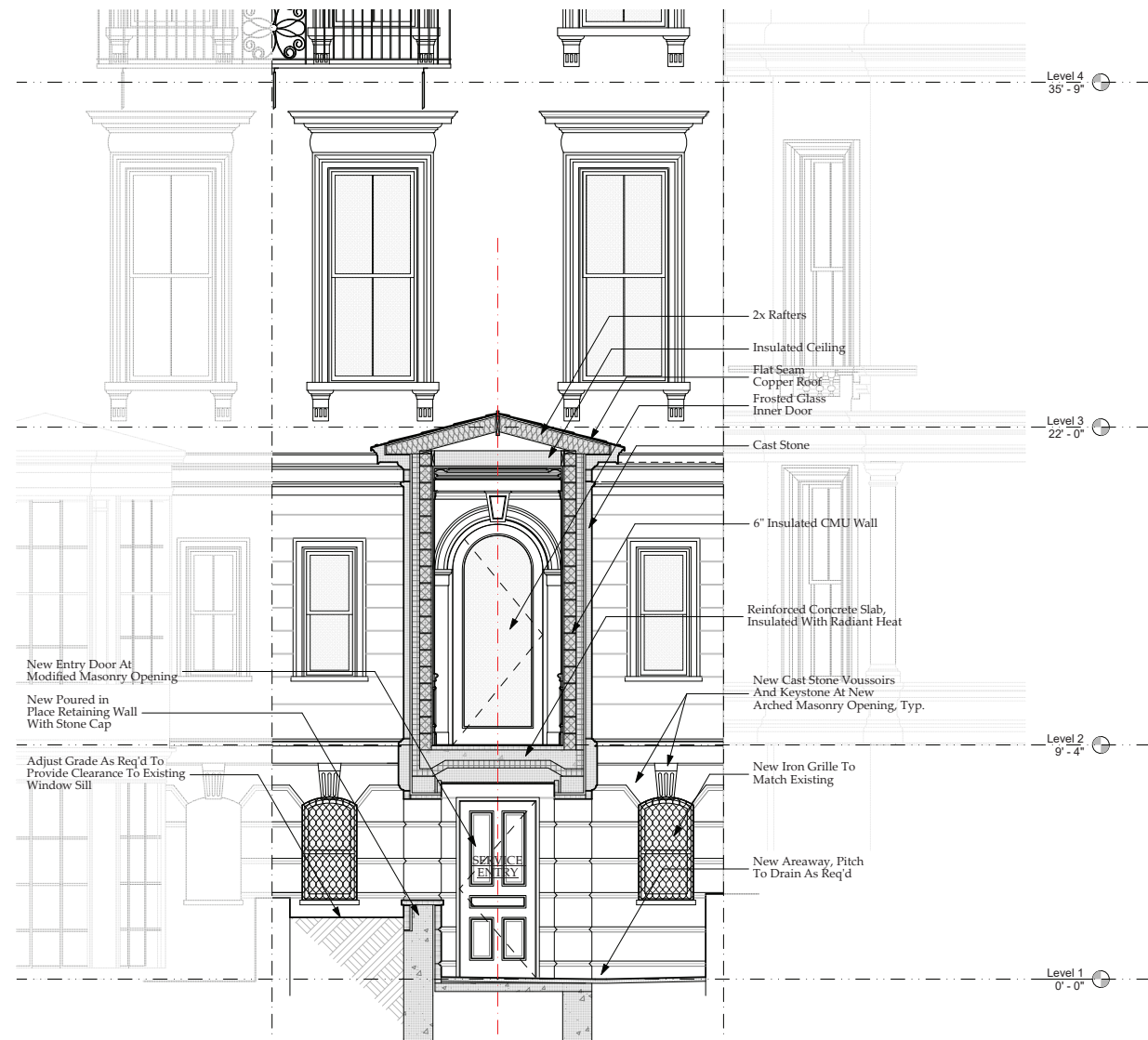
*Proposed South Elevation*



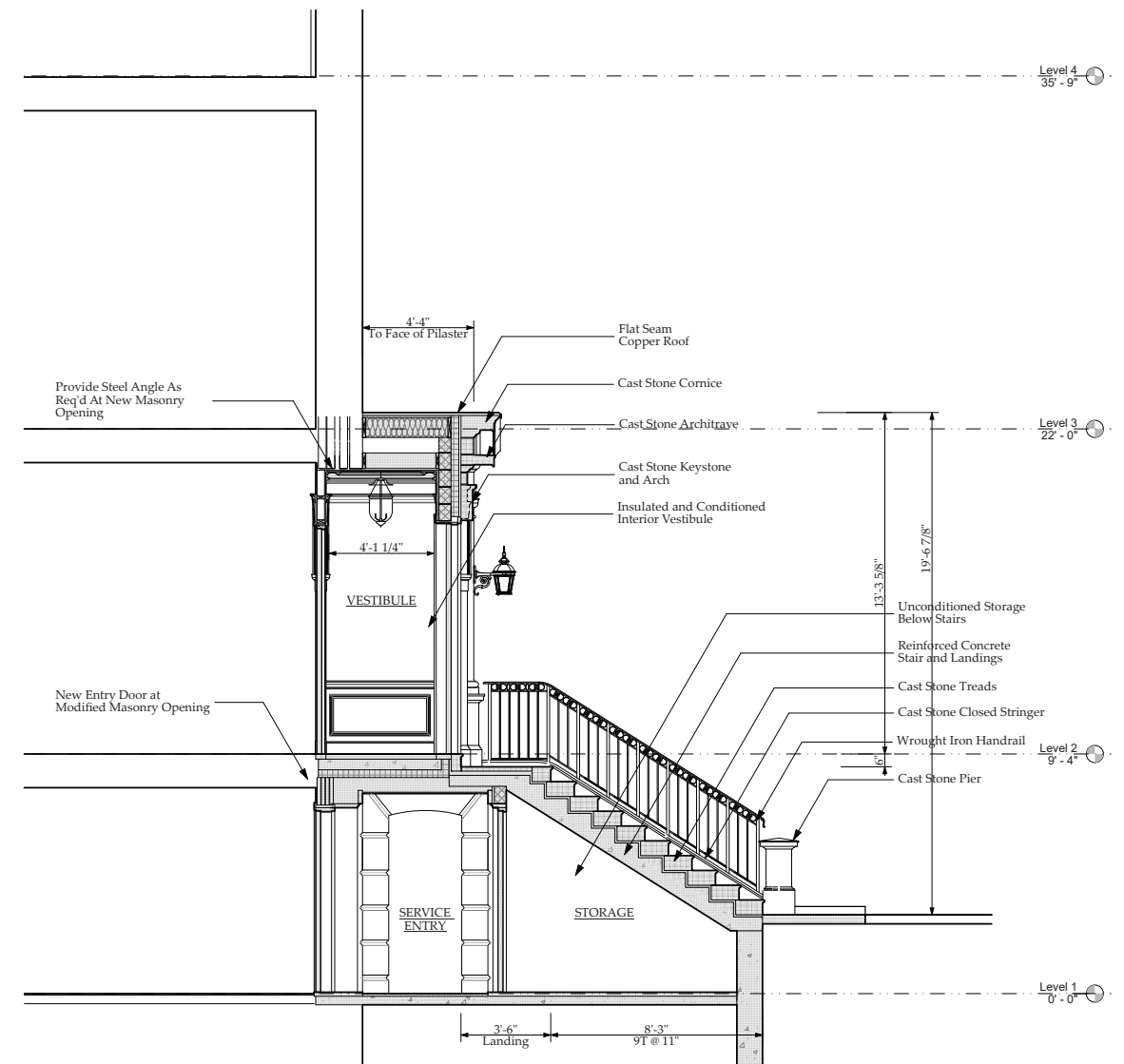
*Proposed West Side Elevation*

# Portico Restoration

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*Proposed Section Looking North*



*Proposed Section Looking East*

# Portico Restoration

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*Proposed View Along Beacon Street*



*Proposed View From Public Sidewalk*

# Portico Restoration

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'All Gold' Hakone Grass



'Encore' Coral Bells



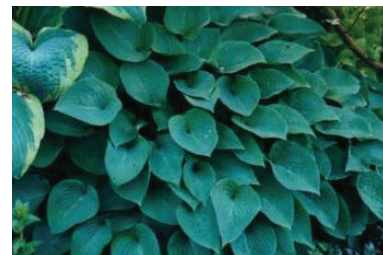
Japanese Maple Tree



Sedum 'Autum Joy'



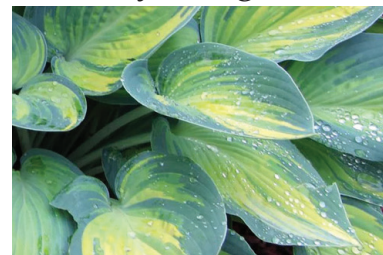
'Baby Gem' Boxwood



'Blue Cadet' Hosta



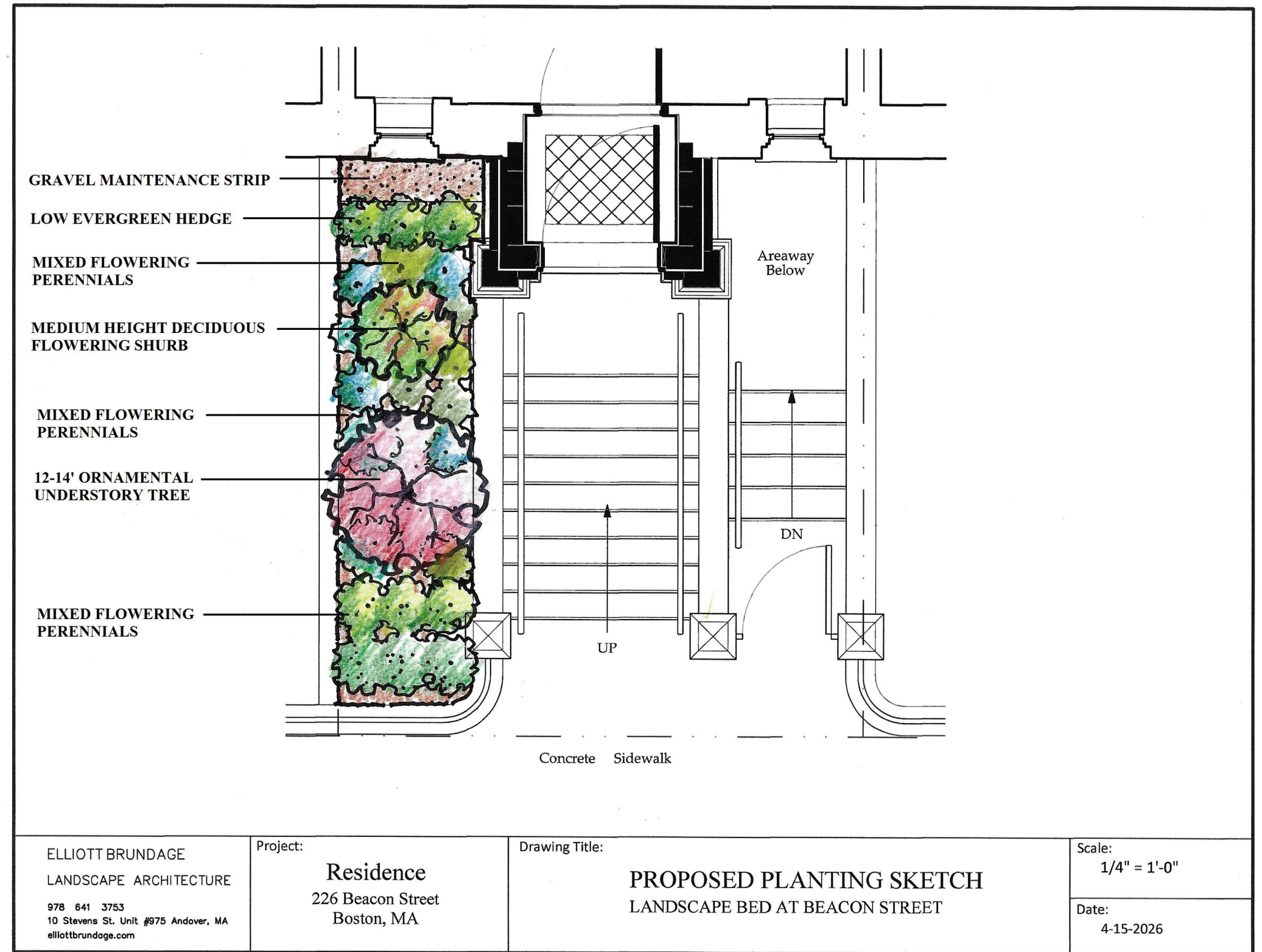
Vanilla Strawberry Hydrangea



June Hosta



Ingwersens Geranium



# Portico Restoration



## Cast Stone

*Left:*  
Existing Brownstone Facade  
-painted  
-varying levels of repair

*Right:*  
Proposed 'Simulated Brownstone'  
-cast stone  
-custom color and texture to match  
field sample of existing brownstone  
-sample installations by cast stone  
manufacturer Northern Design



## Decorative Fence

*Left:*  
Existing decorative wrought  
iron fence extant at neighboring  
property

*Right:*  
Proposed custom replication  
wrought iron fence  
-mock up by  
Hammersmith Studios



# Portico Restoration



**Paving**  
*Left:*  
Existing Paving



*Right:*  
Proposed Bluestone  
and Brick Paving

## Hometown Series

All of these products meet or exceed the requirements set forth in ASTM C902 for Class SX Type II pedestrian and light traffic paving brick.

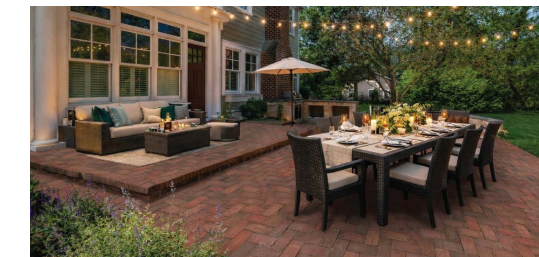


COVINGTON MODULAR MOLDED PAVER CANTON MODULAR MOLDED PAVER ALBANY MODULAR MOLDED PAVER



AUGUSTA MODULAR MOLDED PAVER JAMESTOWN MODULAR MOLDED PAVER

Size	Width	Height	Length	Weight	Brick per Sqft
Modular Paver	3-1/2"	2-1/4"	7-5/8"	4.7 lb	4.2



(left) Augusta Paver | (right) Jamestown Paver



**Extant Details**  
*Far Left:*  
Historic rustication, window opening, and keystone at sister property  
*Middle and Right:*  
Historic window grate  
*Right:*  
Remnants of original window opening and keystone

# Portico Restoration

## Entry Door

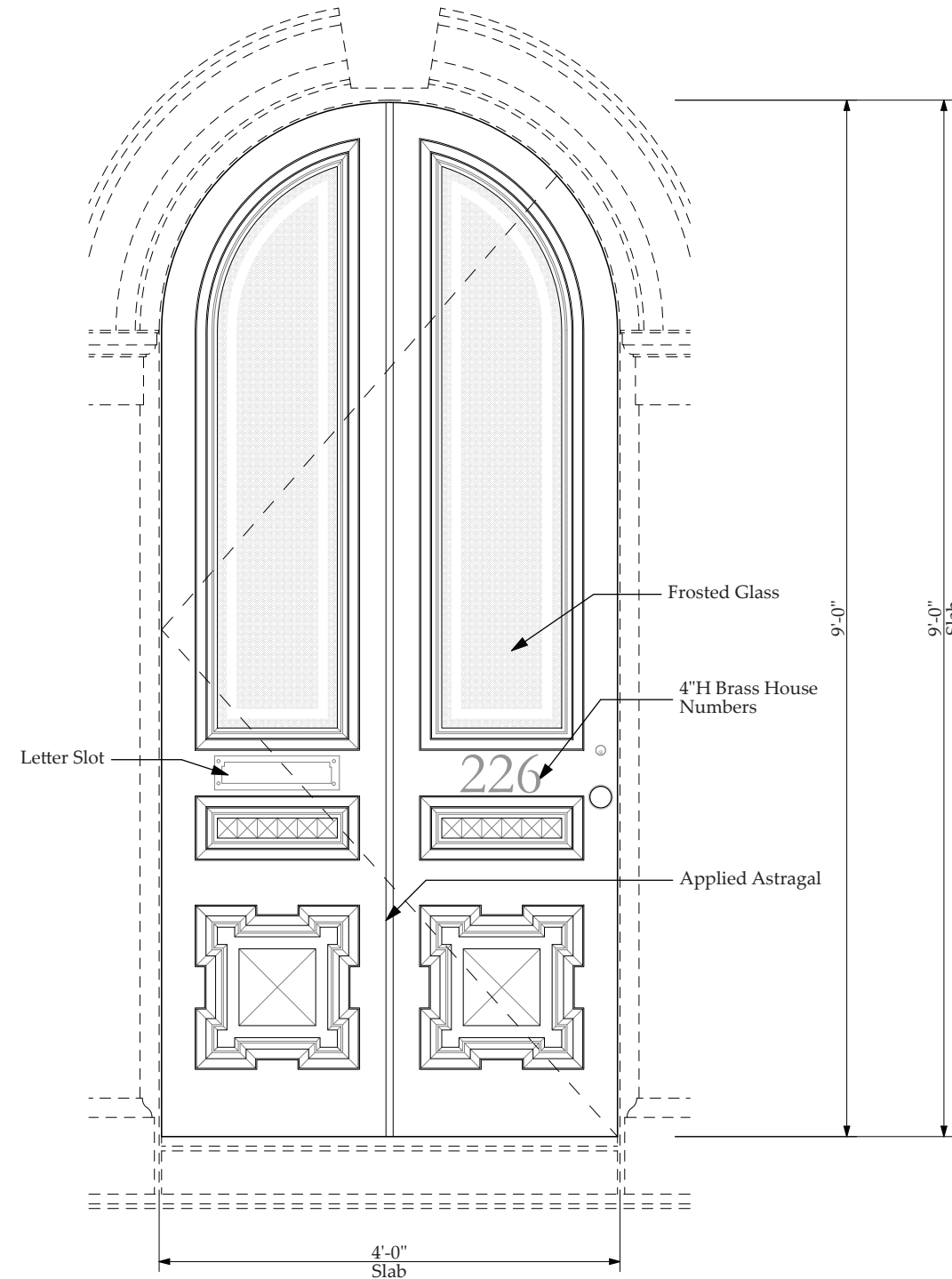
*Right:*  
Proposed Entry Door

Stained mahogany entry door

Single leaf with applied astragal to mimic  
appearance of double door

Panel and inlay details inspired by original  
double door

*Below:*  
ca. 1941 photo of original double door



2 1/4" Thick  
Mahogany Raised Panel Entry Door  
With Mortise Lock  
Architectural Stained Finish



Entry Sconce



Entry Lockset



Letter Slot

# Window Repair and Replacement

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## Existing Front Windows (Beacon Street)

### 5th Floor Windows

Modern Replacements

Wood Frame and Sash, Double Glazing, Balances

Appearance of good condition  
Evaluate for Repair

### 4th Floor Windows

Historic

Wood Frame and Sash, Single Glazing, Chain and Pulley

Sash damage and rot at lower sash  
Evaluate for Restoration

### 3rd Floor Windows

Prior Replacements

Wood Frame and Sash, Double Glazing, Balances

Difficult to operate, visible damage  
Evaluate for Restoration

### 2nd Floor Windows

Historic

Wood Frame and Sash, Single Glazing, Cord and Pulley

Unable to open, lower sash in need of repair  
Evaluate for Restoration

### 1st Floor Windows

Historic Replacements

Wood Frame and Sash, Double Glazing, Cord and Pulley

Unable to open, Center window to be requires removal for new portico entrance,  
Evaluate for Restoration

### Garden Level Windows

Modern Replacements

Vinyl Frame and Sash, Double Glazing, Balances

Reconfiguration required for new portico entrance



## Existing Rear Windows (Back Street)

### 5th Floor Windows

Modern Replacement

Wood Frame and Sash, Double Glazing, Balances

Appearance of good condition  
Evaluate for Repair

### 4th Floor Windows

Historic and Prior Replacement

Curved Wood Frame and Sash, Single Glazing, Chain and Pulley/Balances

Storm sash in poor condition, missing mid rail and glazing  
Evaluate for Restoration and Minor Repair

### 3rd Floor Windows

Historic and Prior Replacement

Curved Wood Frame and Sash, Single Glazing, Chain and Pulley/Balances

Brick mould requires repair  
Evaluate for Restoration and Minor Repair

### 2nd Floor Windows

Historic and Prior Replacement

Curved Wood Frame and Sash, Single Glazing, Chain and Pulley

Evaluate for Restoration and Minor Repair

### 1st Floor Windows

Historic

Curved Wood Frame and Sash, Single Glazing, Chain and Pulley

Does not open, broken chain  
Evaluate for Restoration

### Garden Level Windows

Historic

Curved Wood Frame and Sash, Single Glazing, Chain and Pulley

# Window Repair and Replacement

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## Proposed Front Windows (Beacon Street)

### 5th Floor Windows

No Change  
 Clean and paint

### 4th Floor Windows

Repair Existing Window

### 3rd Floor Windows

Sash Replacement in Existing Jamb

### 2nd Floor Windows

Sash Replacement in Existing Jamb

### 1st Floor Windows

New Sash in New Jamb

### Garden Level Windows

New Sash in New Jamb  
 in Restored Arched Opening



## Proposed Rear Windows (Back Street)

### 5th Floor Windows

Sash Replacement in Existing Jamb

### 4th Floor Windows

Left Unit: Repair  
 Right Unit: Sash Replacement in Existing Jamb

### 3rd Floor Windows

Sash Replacement in Existing Jamb

### 2nd Floor Windows

Requested Window Configuration

### 1st Floor Windows

Repair Existing Window

### Garden Level Windows

Repair Existing Window



# Window Repair and Replacement

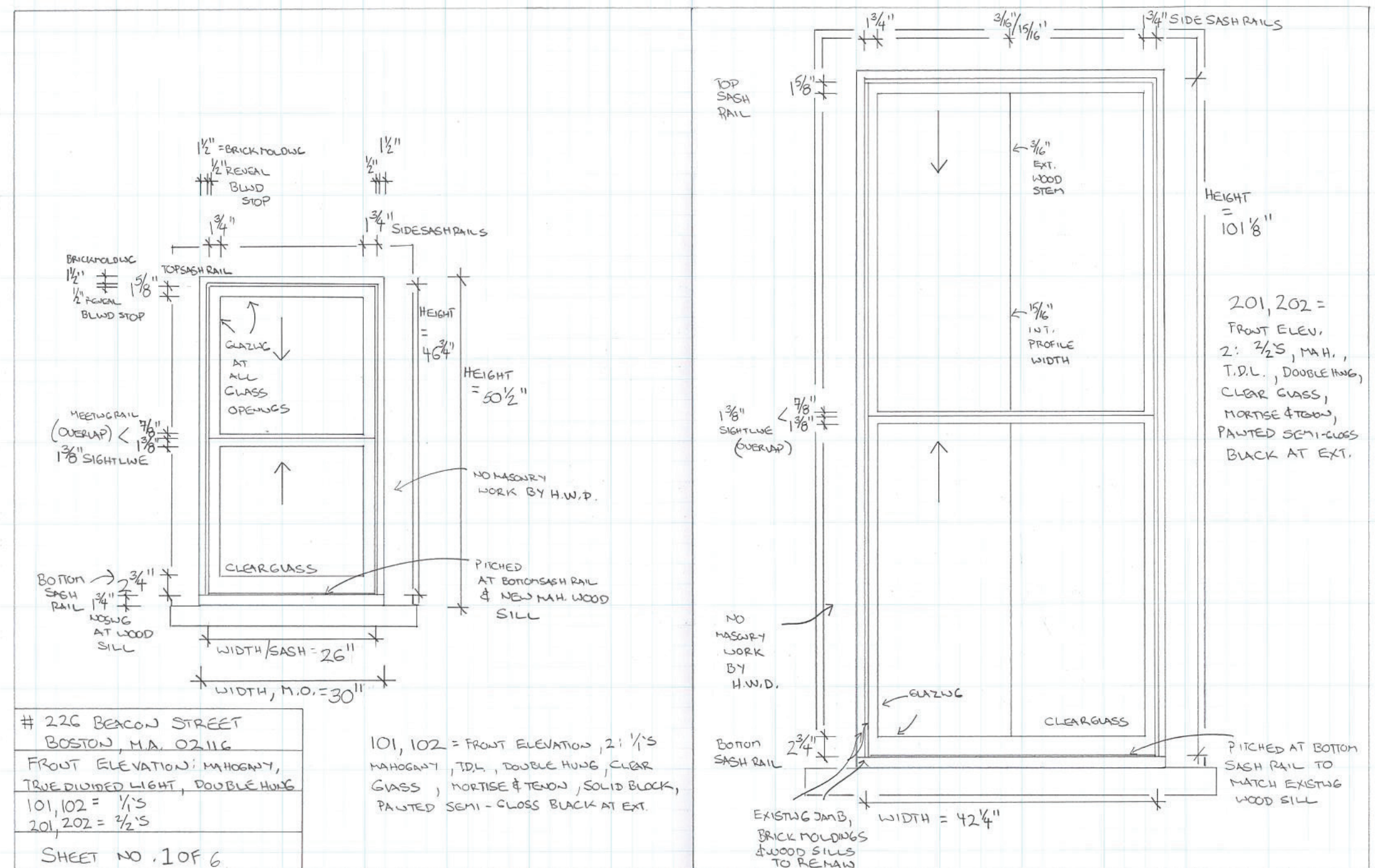
## Typical Window Details

Left: Replacement Sash and Jamb

Right: Replacement Sash

Mfr. Historic Window & Door  
Painted Mahogany  
Clear Glass  
True Divided Lites  
Mortise and Tenon  
Semi-gloss black exterior paint

Repair or replace existing brick  
mould as required



# Window Repair and Replacement

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## Proposed Second Floor Window

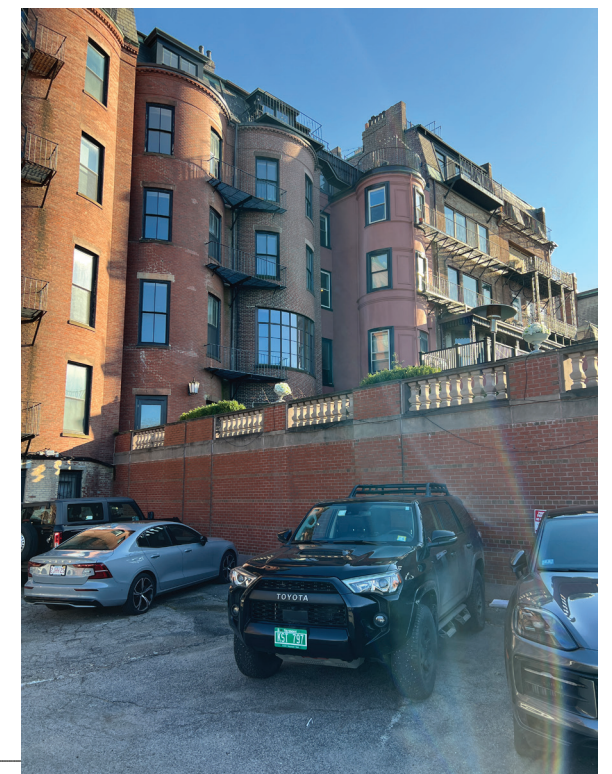
*Double Hung-Picture-Double Hung*

*Painted Wood Window  
(Match Existing Historic  
Window Profiles)*

*Stone Lintel (Match Existing)*

*Stone Sill (Match Existing)*

*2-over-2 lite pattern (Match Existing)*



# Rear Terrace Renovation and Repairs

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Existing Rear Facade and Garage Door  
Garage and Terrace constructed ca. 2011

# Rear Terrace Renovation and Repairs

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Existing East Facade  
Garage and Terrace constructed ca. 2011



Existing West Facade  
Garage and Terrace constructed ca. 2011

# Rear Terrace Renovation and Repairs

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April 2025 - Condition of Rear Terrace



September 2025 - failing membrane roofing below outdoor carpet and stone pavers

# Rear Terrace Renovation and Repairs

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January 2026 - removed pavers showing failing membrane roofing

# Rear Terrace Renovation and Repairs

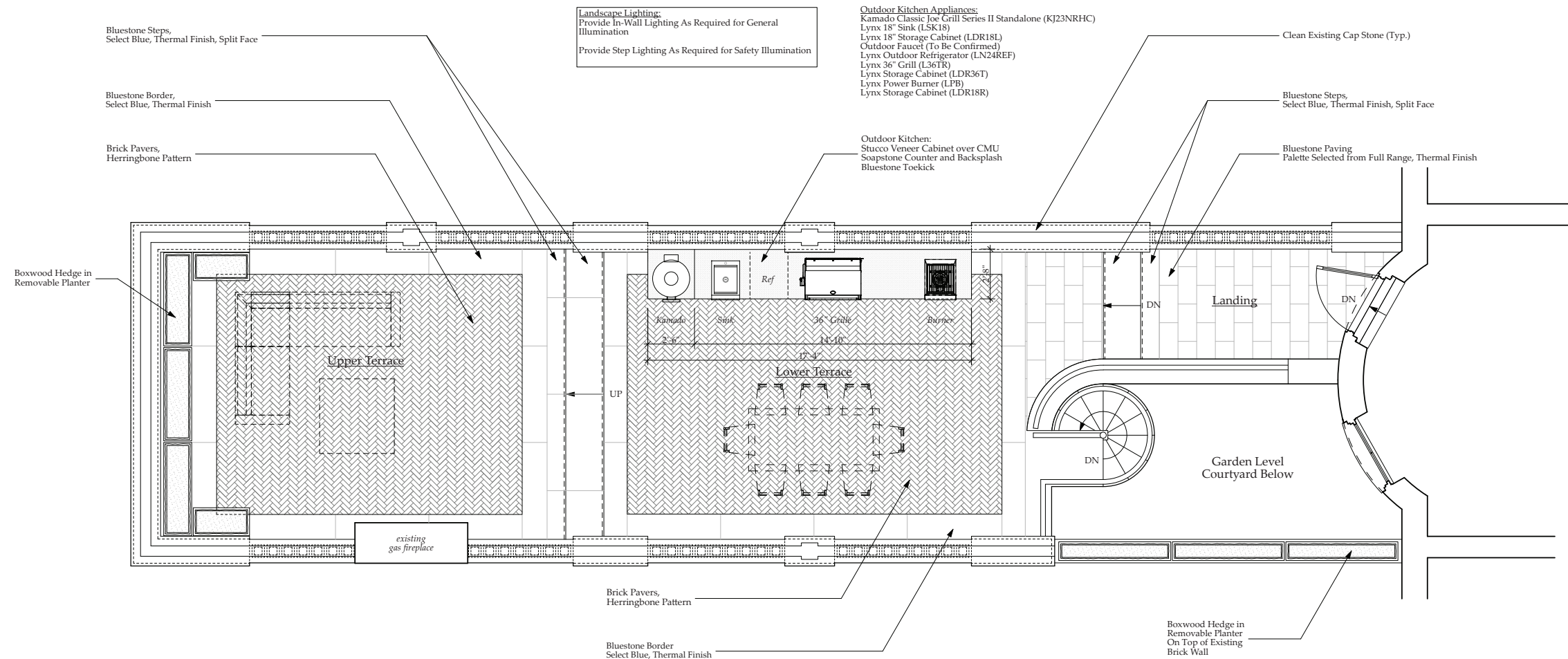
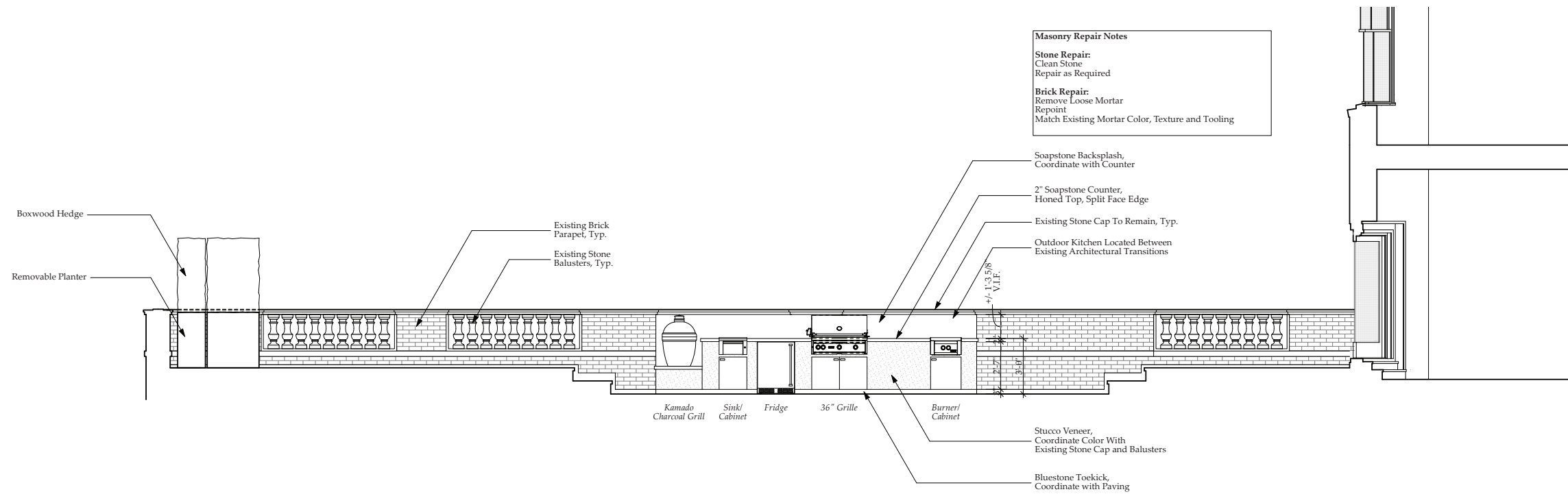
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January 2026 - Existing Brick and Stone Terrace Walls

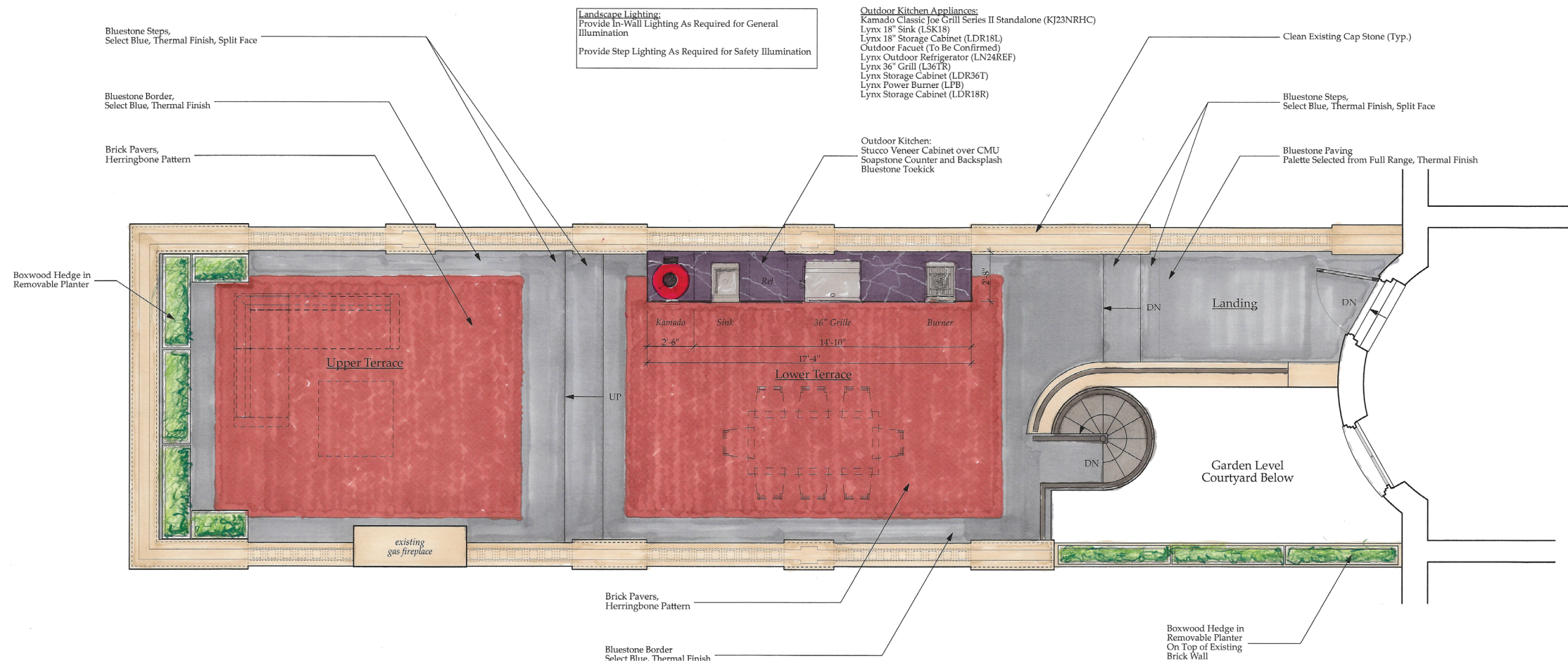
# Rear Terrace Renovation and Repairs

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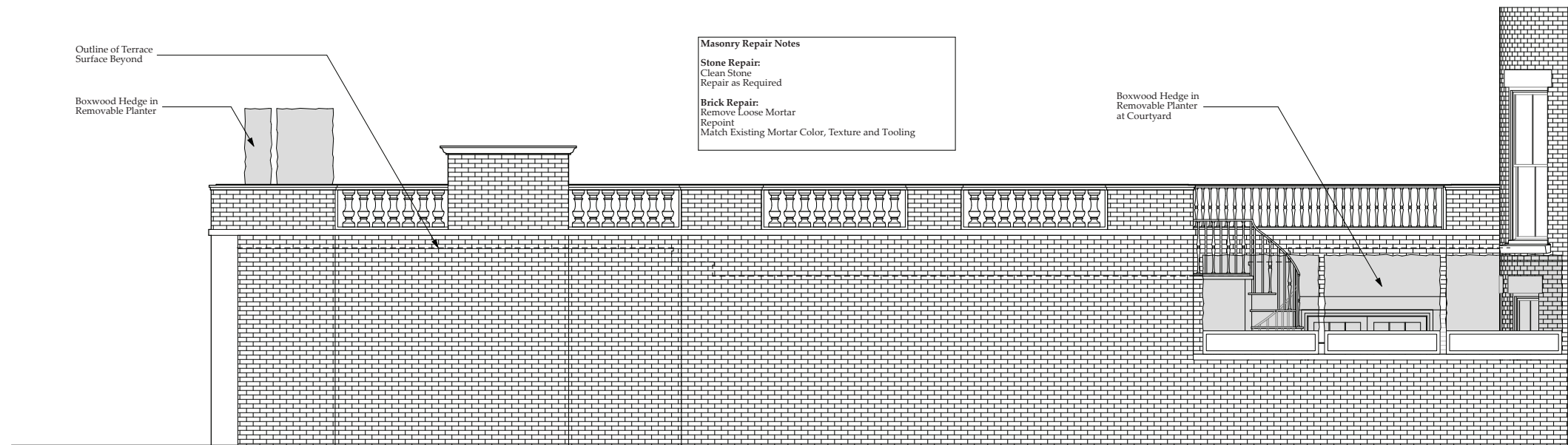
# Rear Terrace Renovation and Repairs

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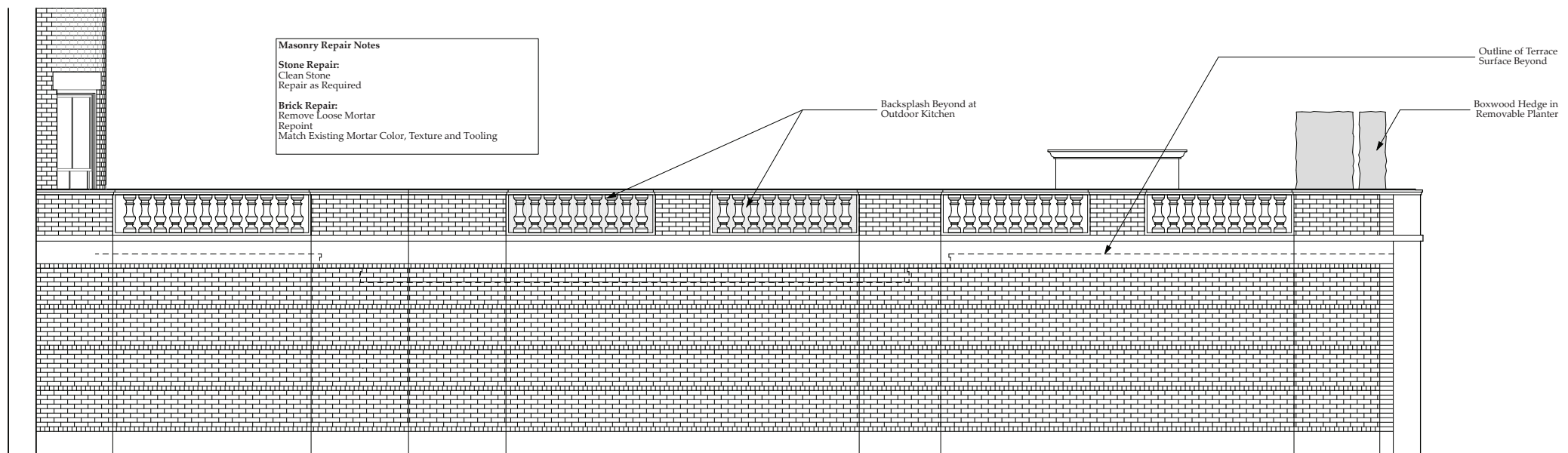


# Rear Terrace Renovation and Repairs

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*Proposed West Side Elevaton*



*Proposed West Side Elevaton*



*Proposed North Elevaton*

# Rear Terrace Renovation and Repairs

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## Existing Masonry



Low Voltage Wall Light



Low voltage Planter Light

*Thank you!*