

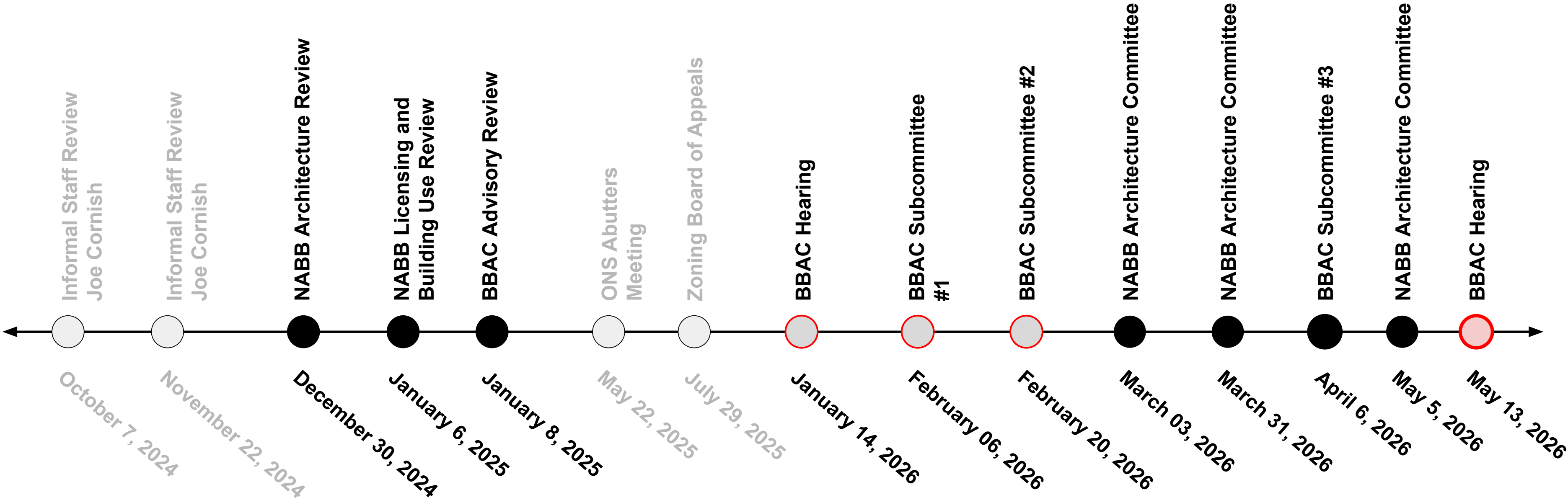
The Learning Project

*Proposed Alteration to
263 Clarendon Street*
BBAC Landmarks Hearing

May 13, 2026



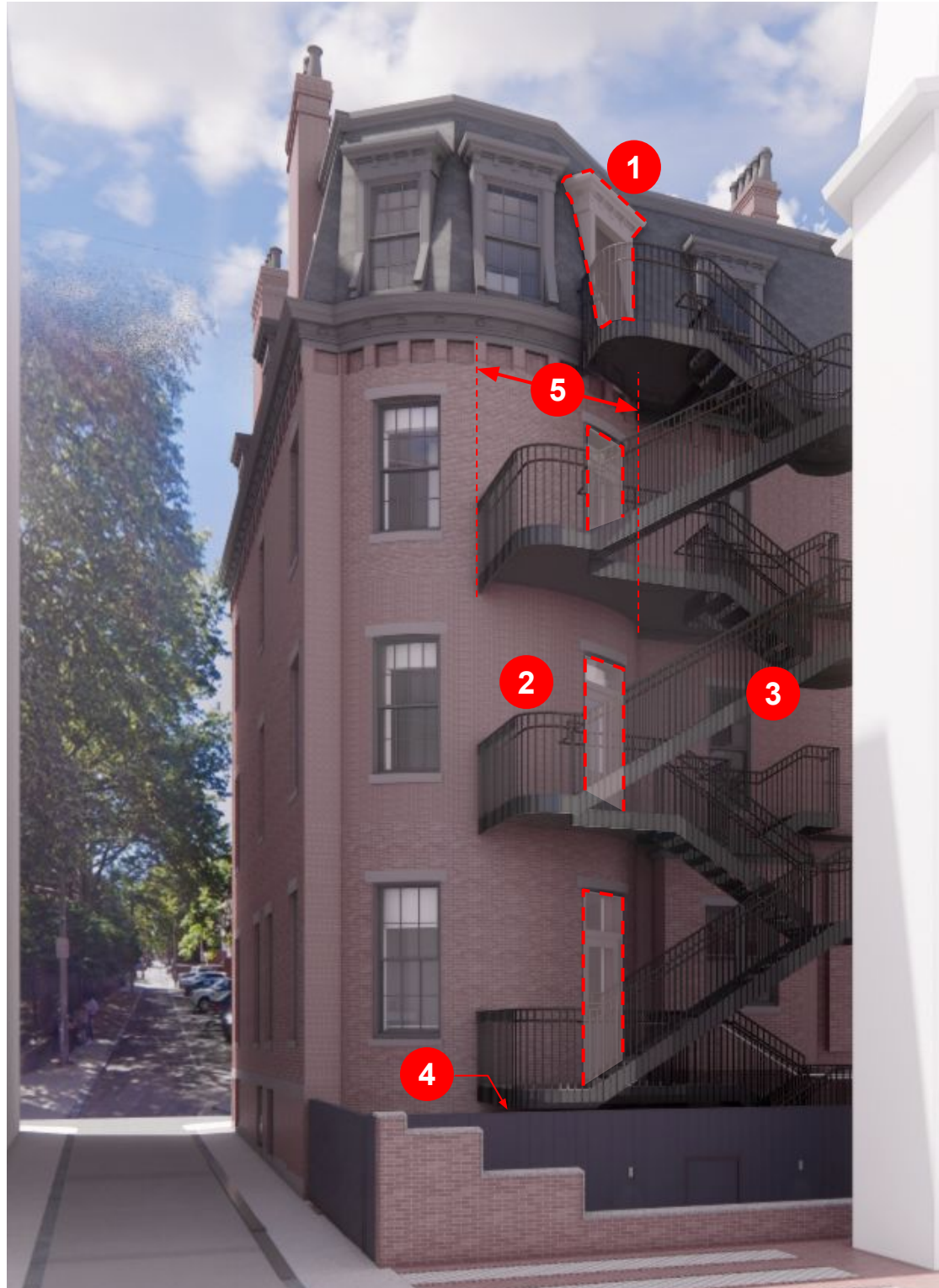
Project Schedule of Public Reviews



Rear Facade (Public Alley 423)

Rear Facade - Proposed Alterations

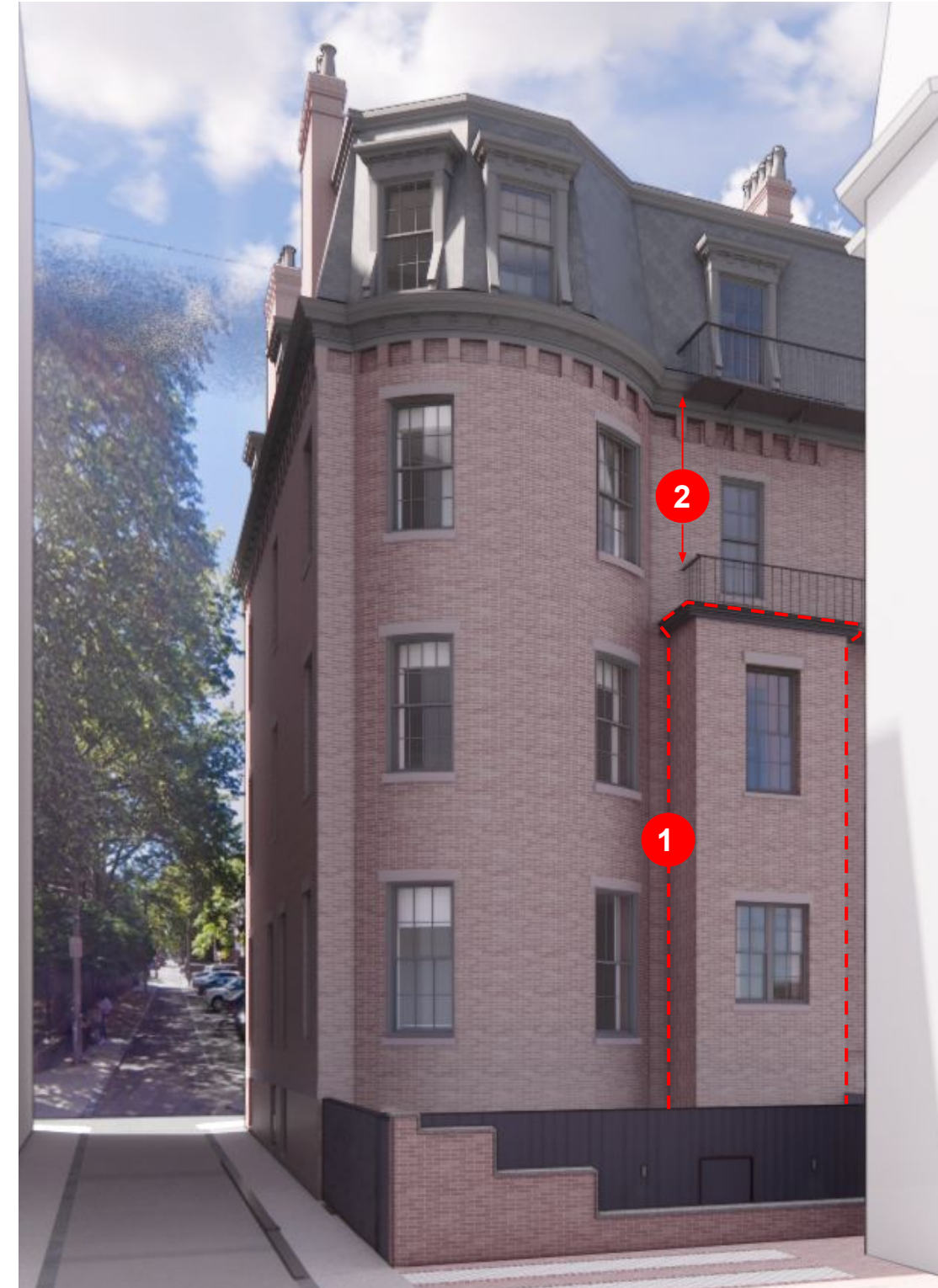
Comparison: Previous Proposal and Current Proposal



Previous Proposal

Previous Proposal

1. New opening at Mansard Roof
2. (3) Enlarged window openings on Bay of each level
3. Additional exterior structure
4. (1) Additional opening on rear of lower level
5. Visible obstruction of rear bow facade



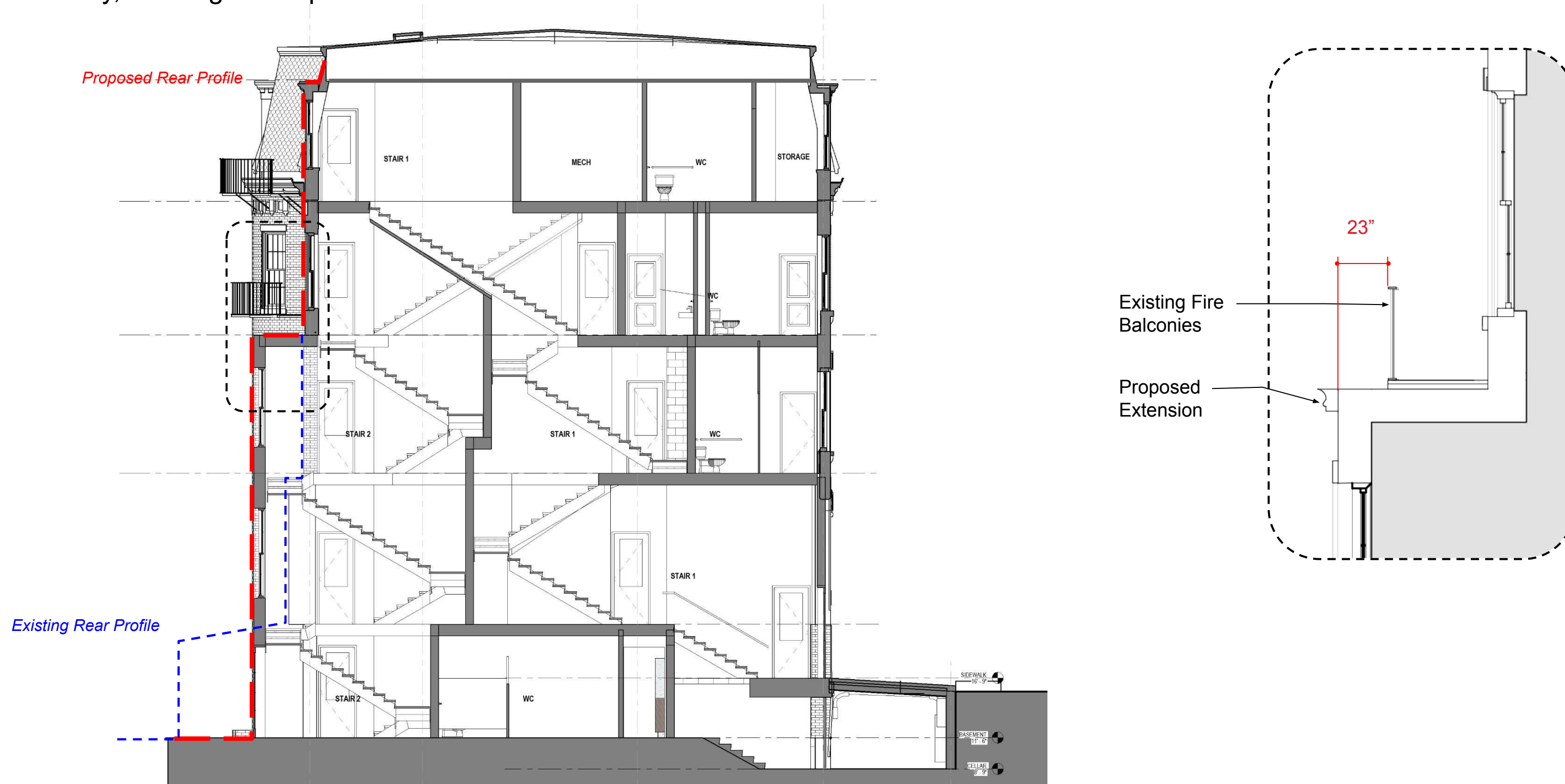
Current Proposal

Current Proposal

1. Remove inappropriate additions and reconstruct the rear bay in a matching material
2. Reduce extents of existing fire balconies

Proposed New Option

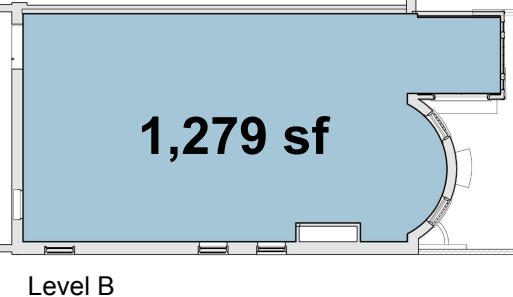
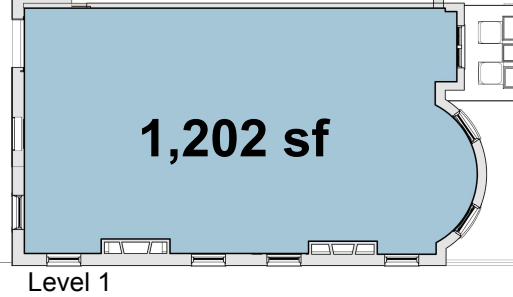
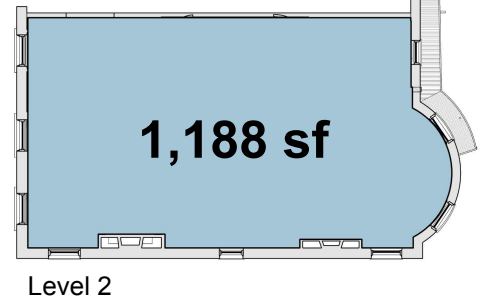
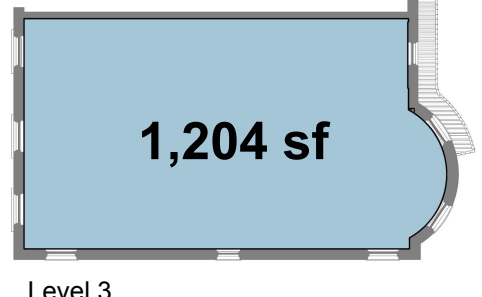
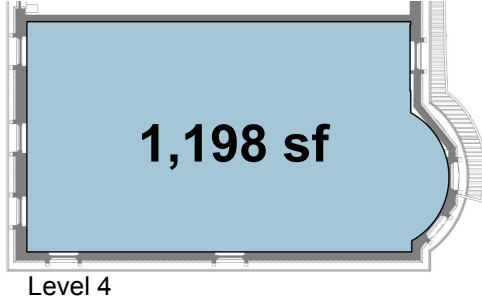
Section Study, Existing vs Proposed



There is a slight reduction in the gross sqft in this proposal, compared to the existing condition.

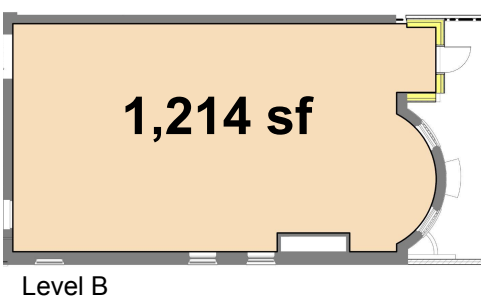
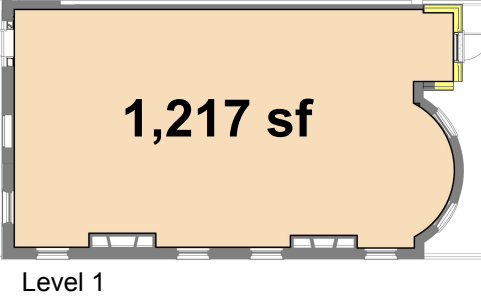
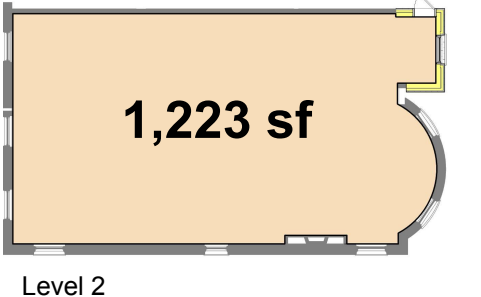
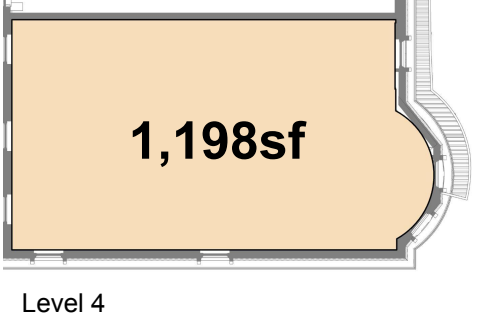
Area Analysis

Existing vs Proposed, Area Comparison



Existing Condition, Interior Area by Level	
Level 4	1,198 SF
Level 3	1,204 SF
Level 2	1,188 SF
Level 1	1,202 SF
Level B	1,273 SF
Net Interior Area	6,065 SF

Proposed Alteration, Interior Area by Level		Delta
Level 4	1,198 SF	0 SF
Level 3	1,204 SF	0 SF
Level 2	1,223 SF	35 SF
Level 1	1,217 SF	15 SF
Level B	1,214 SF	-59 SF
Net Interior Area	6,056 SF	-9 SF



The proposed alteration does **not** increase the net interior area of 263 Clarendon from the existing condition.

The proposed net area is **9 sf less** than the current condition.

Existing Plans

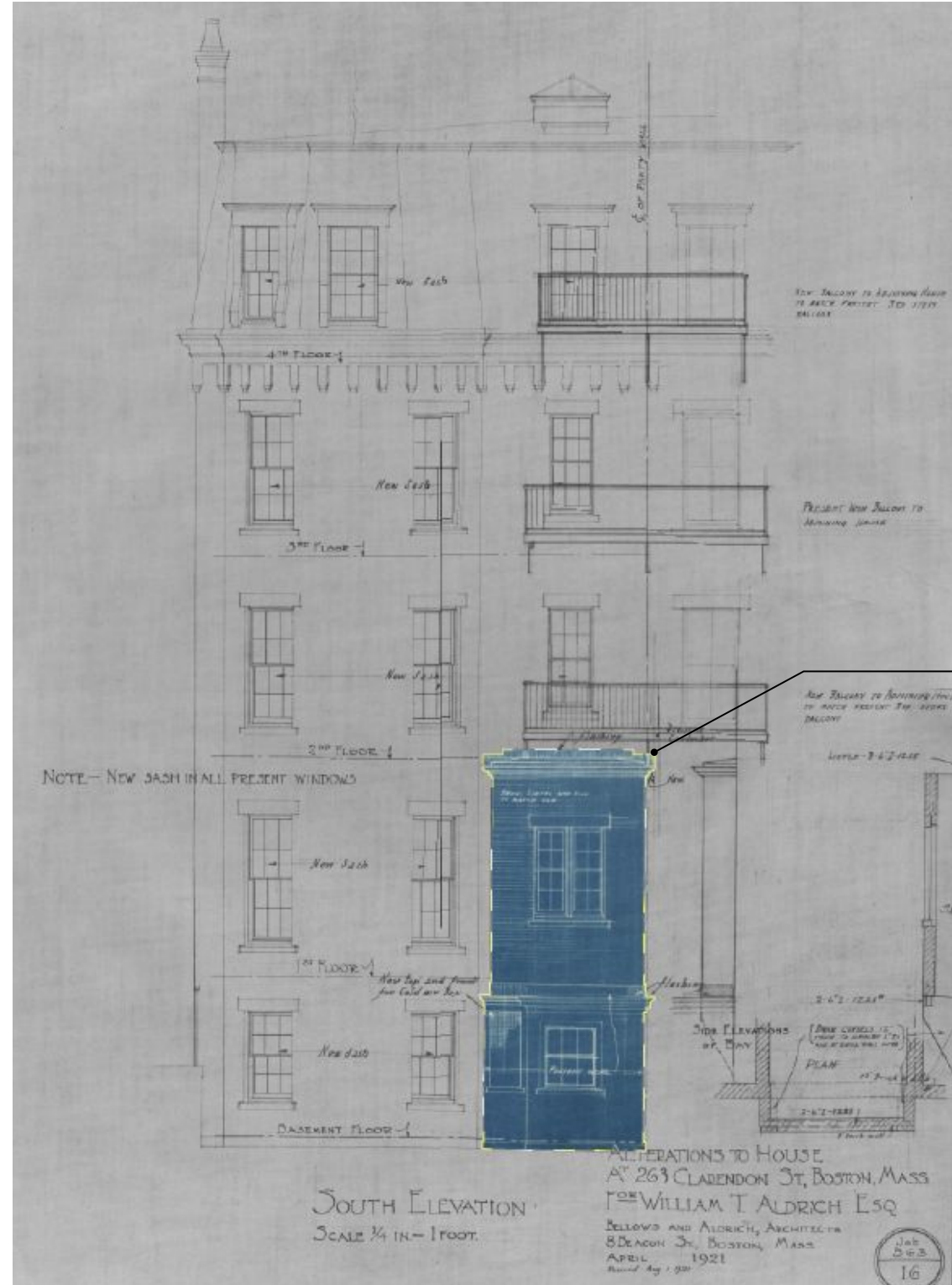
Proposed Plans

Rear Facade

1921 Additions



Existing



Addition includes expanded parlor bay and rear yard garden house

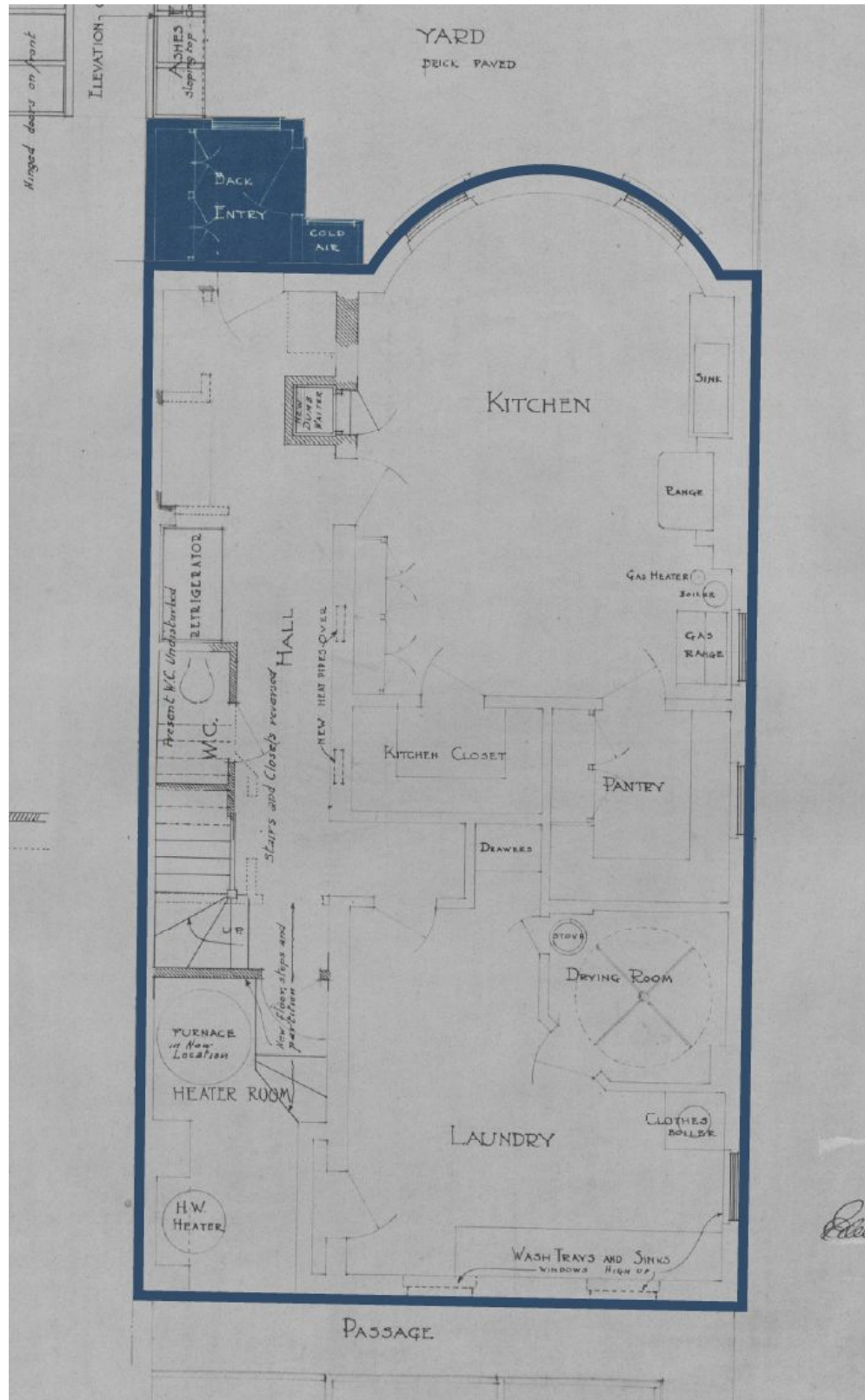
Rear Elevation

submitted for building permit in 1921 by Owner William T Aldrich Esq

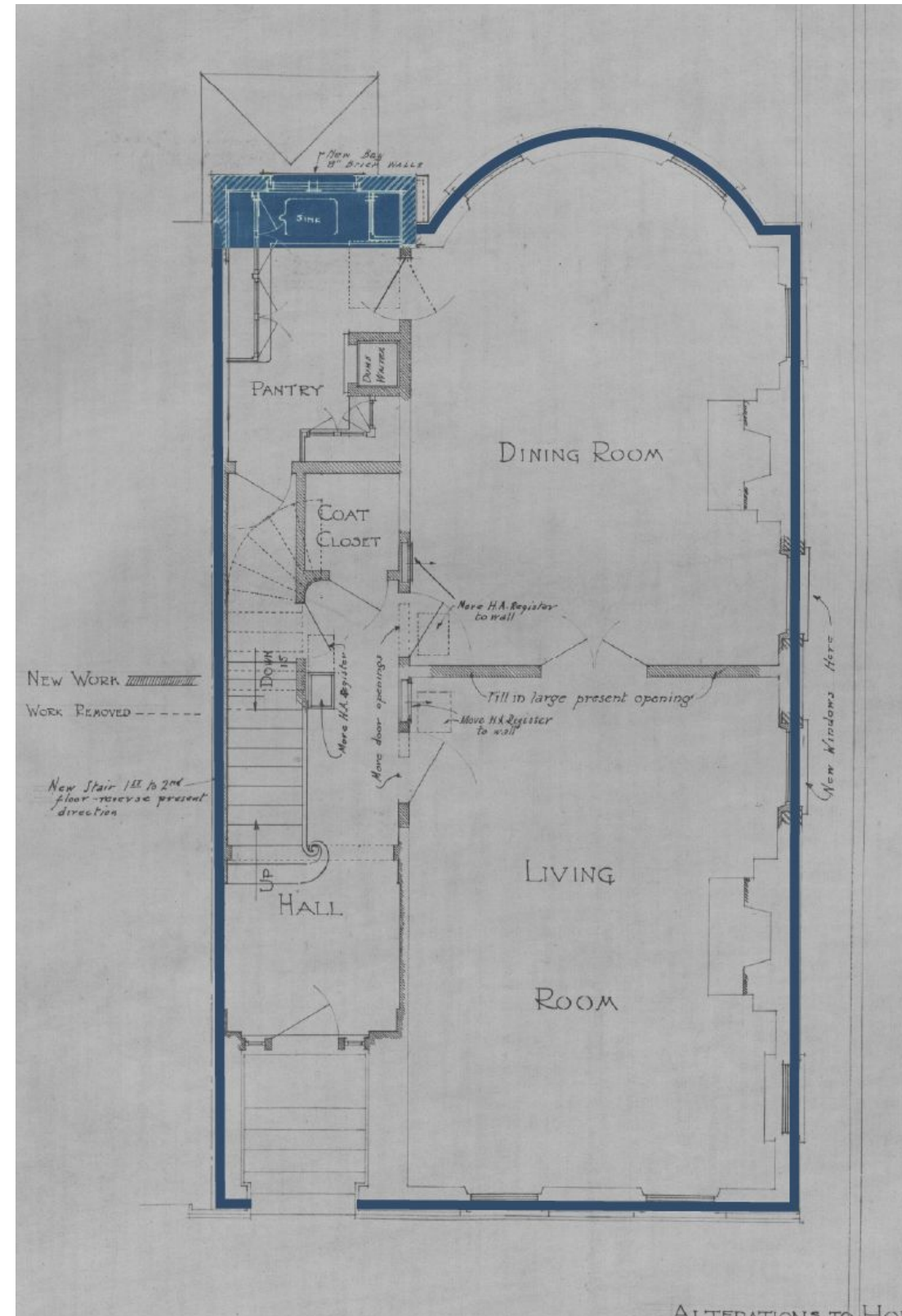
Many thanks to NABB for providing this historical research.

Rear Facade

1921 Additions



Level 1



Level 2 (Parlor)

263 Clarendon Street was built in 1870.

In 1921, the owner of the home, William T Aldrich Esq, filed permit drawings to extend the parlor and lower levels. The ostensible purpose of this work is to improve the function of the kitchen.

These additions are not original to the building.

Many thanks to NABB for providing this historical research.

Rear Facade

Existing Conditions Review

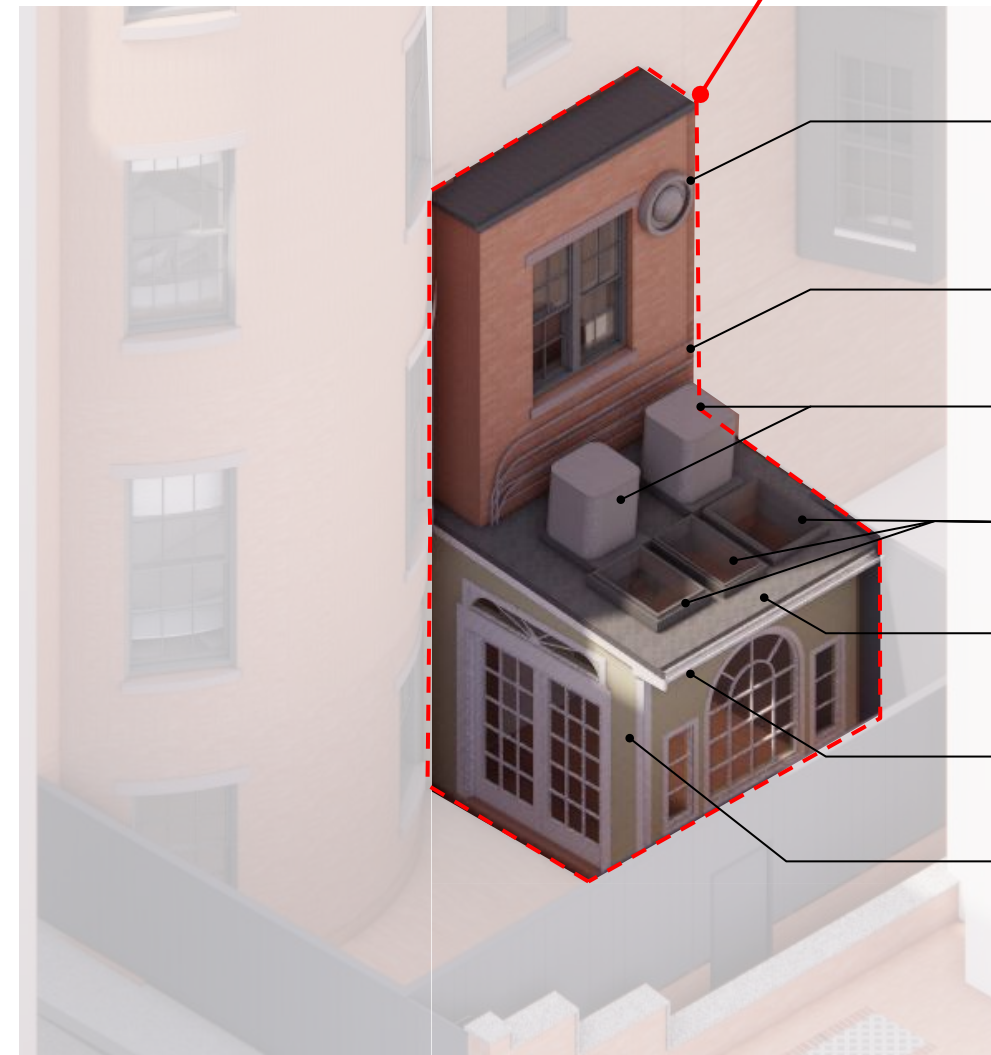
Haphazard downspout

Rotting trim

Exposed conduit and emergency lighting



Existing Rear Addition



Existing Rear Addition

Kitchen Exhaust Fan

Exposed Refrigerant lines and conduit

(2) Highly Visible Mechanical Equipment

Multiple skylights on raised curbs

Black single ply roofing

White, K-Style residential gutters

Yellow painted wood siding

Proposed rear facade alterations:

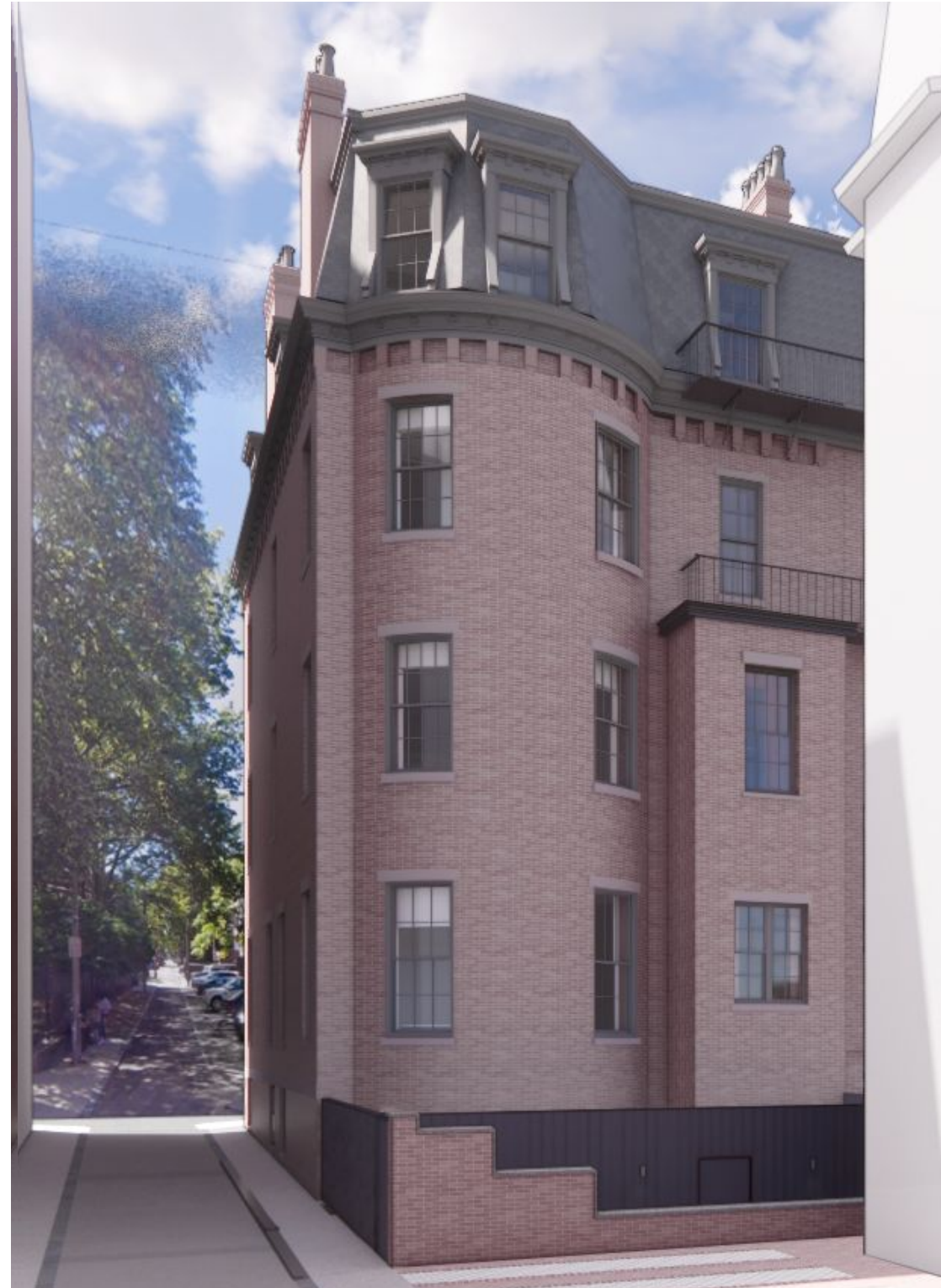
- Remove non-historic additions
- Rebuild portion of the rear wall as shown on the next slides

Rear Facade - Proposed Alteration

Existing and Proposed



Existing



Proposed, view from back alley

From the Back Bay Residential District Guidelines

Rear Yards:

These guidelines are designed to encourage alterations which facilitate the service function of the alleys while enhancing their residential character, to remove inappropriate additions, to restore historic or characteristic architectural features, to encourage landscaping, and to improve visual quality.

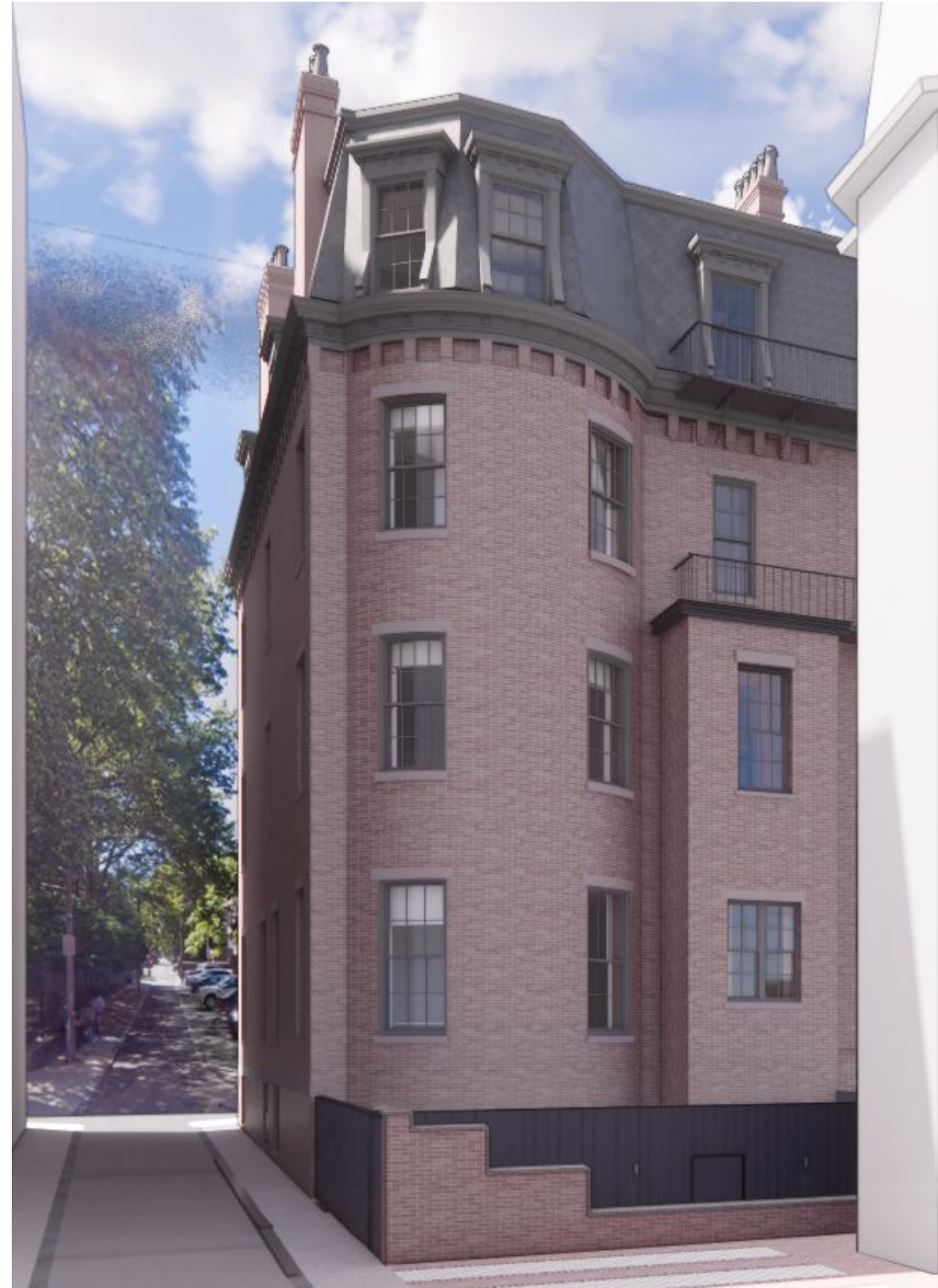
DESIGN CRITERIA Removal or replacement of inappropriate structures is encouraged and shall be reviewed [by] the commission. Building alterations shall be consistent in scale, form, proportion, detail, material, and color with the characteristic architecture of the residential district. Alterations which compound or perpetuate inappropriate structures, or which remove historic features or landscaping are inappropriate.

Rear Facade - Proposed Alteration

Existing and Proposed



Existing



Proposed, view from back alley

Not visible from Marlborough Street



View from Marlborough Street

Rear Facade - Proposed Alteration

View of Block from Alleyway



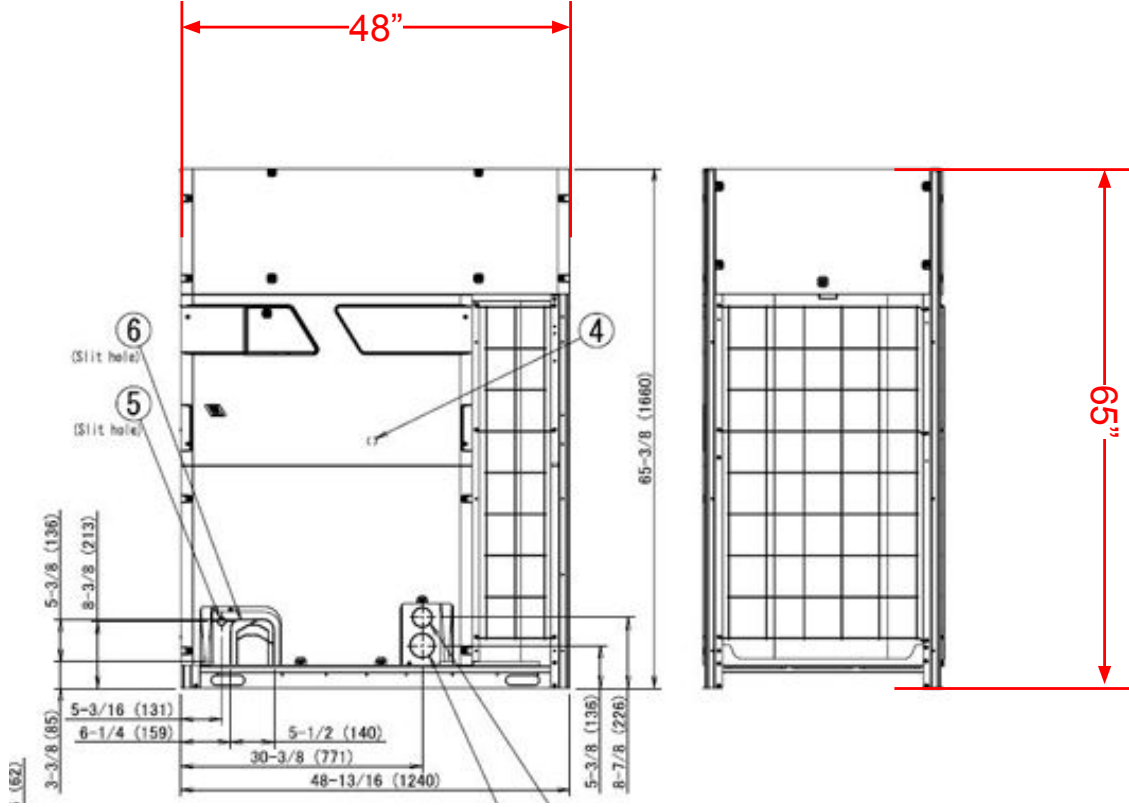
Existing



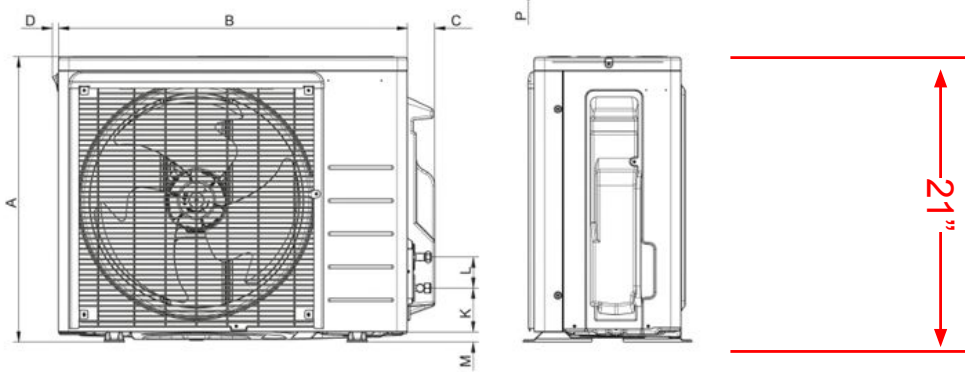
Proposed

HVAC Equipment Locations

Mechanical Units

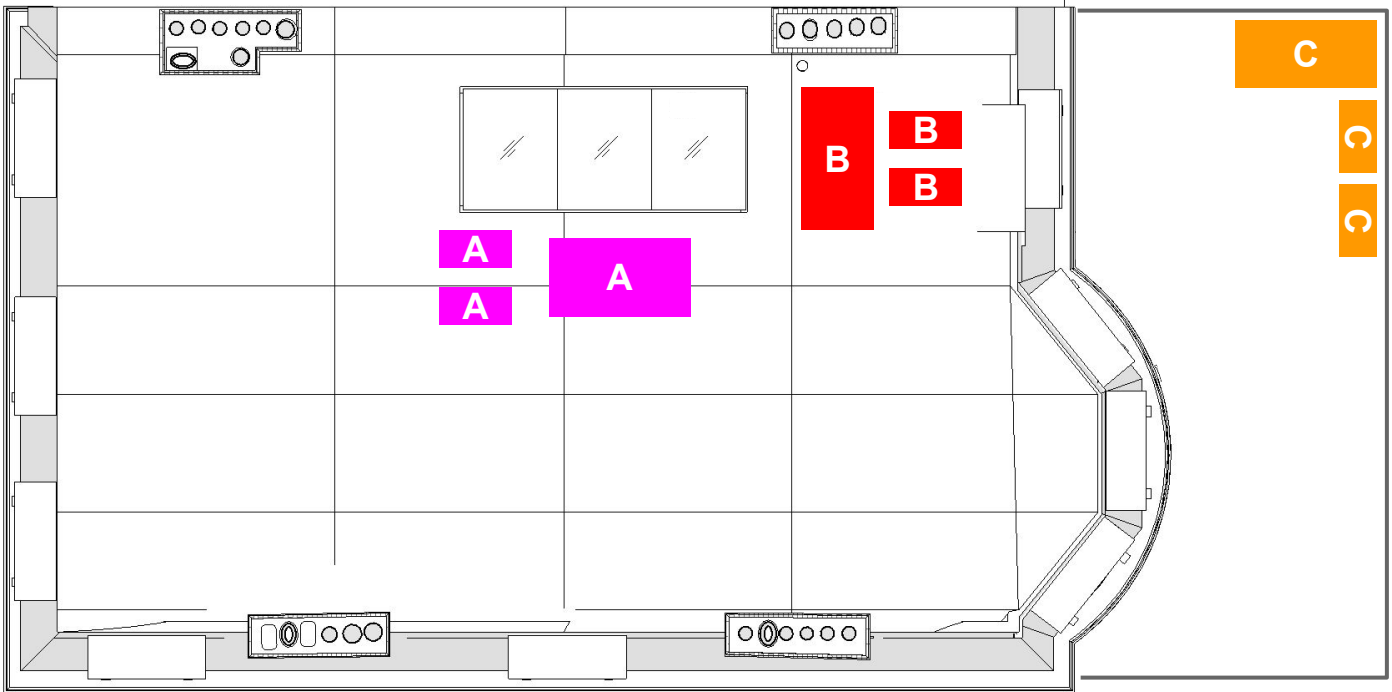


(1) 14-ton VRF Condenser



(2) 1-ton VRF Condensers

Proposed Mechanical Equipment



SUMMARY

3 locations were tested for the mechanical equipment; two on the roof and one in the rear yard.

10 locations were tested for visibility; See next slide for review of these locations.

Location	# of visible locations
A. Center Roof	5 Locations
B. Rear Roof	3 Locations
C. Rear Yard	0 Locations

Mechanical Unit Mock-Up



1



2



3



4



5



6



7



8



9



10

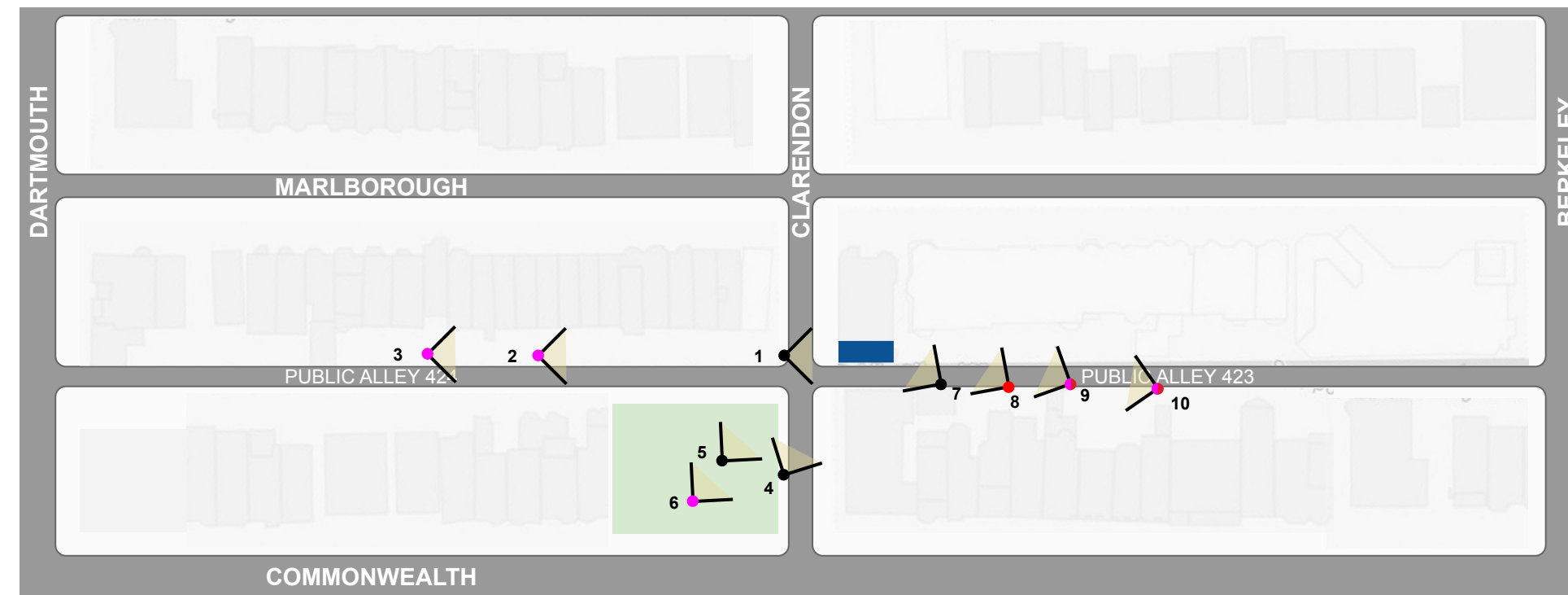
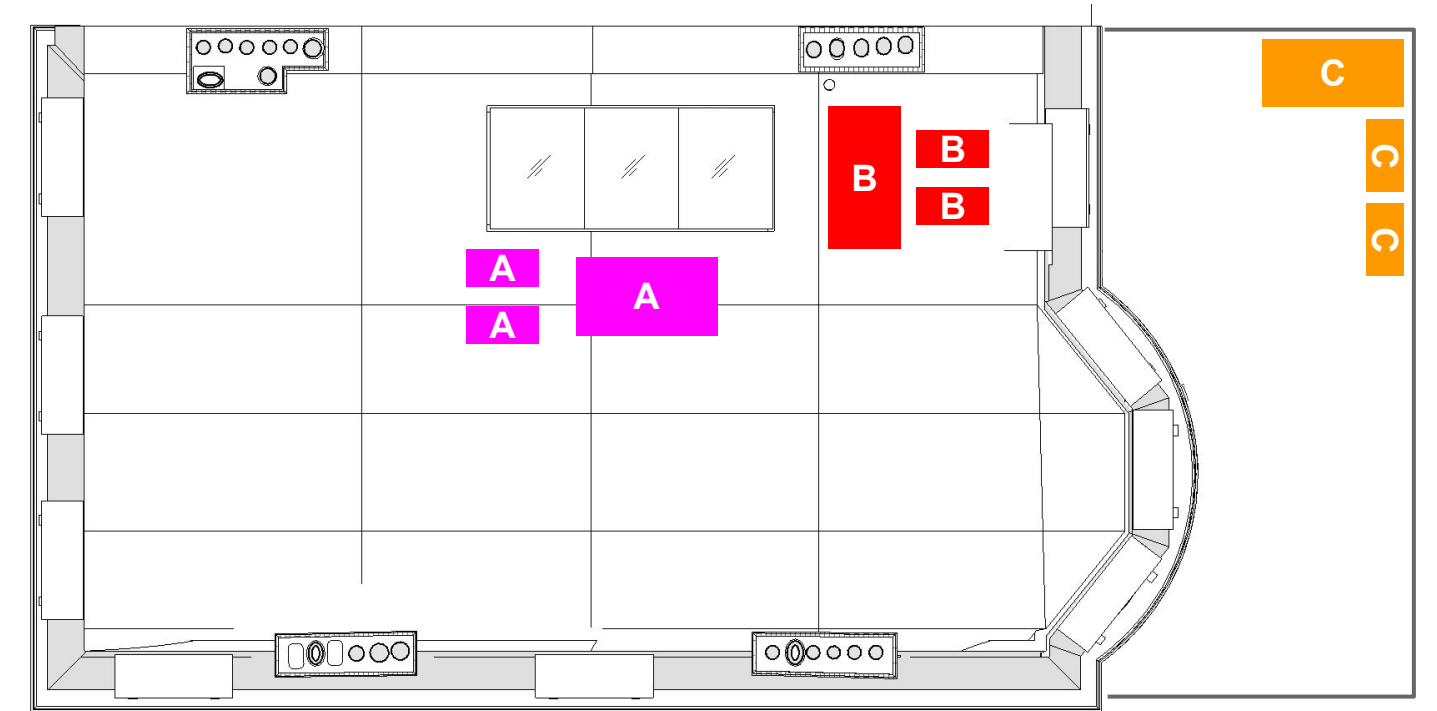
SUMMARY

Location	# of visible
A. Center Roof	5 Locations
B. Rear Roof	3 Locations
C. Rear Yard	0 Locations

Location A is visible from Public Alley 424, and from the Clarendon Street Playground.

Location B is only visible from the rear alley.

Location C is not visible from any public location.



HVAC Equipment Location, Option C

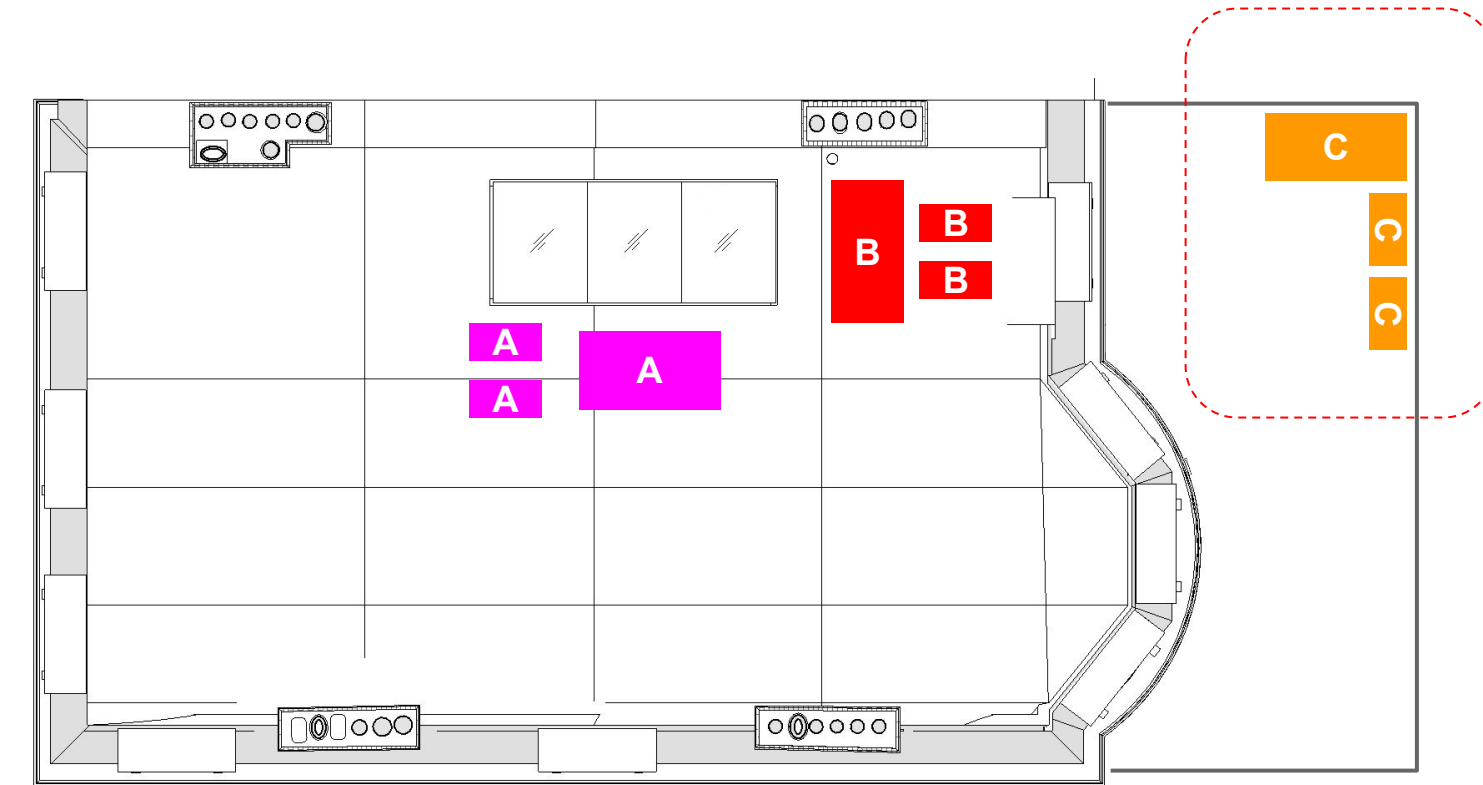
Rear Yard



Existing



Proposed, Option C



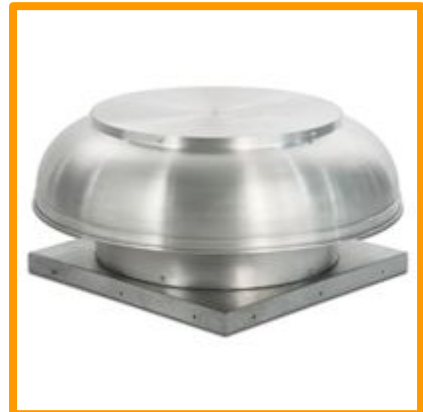
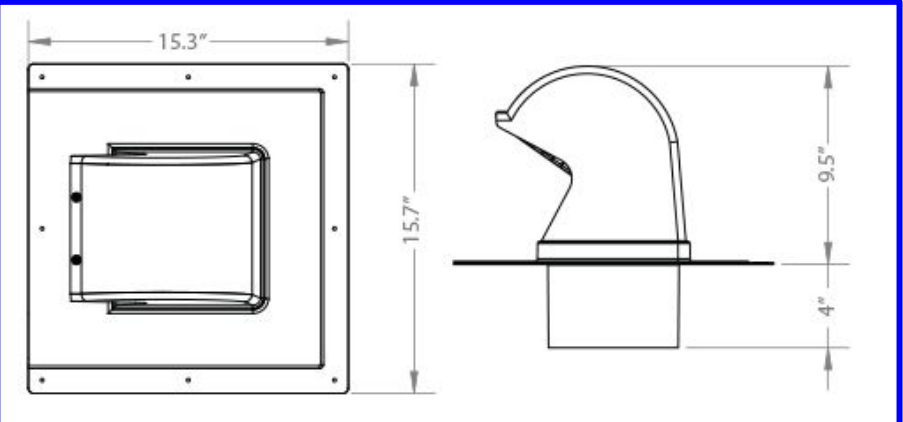
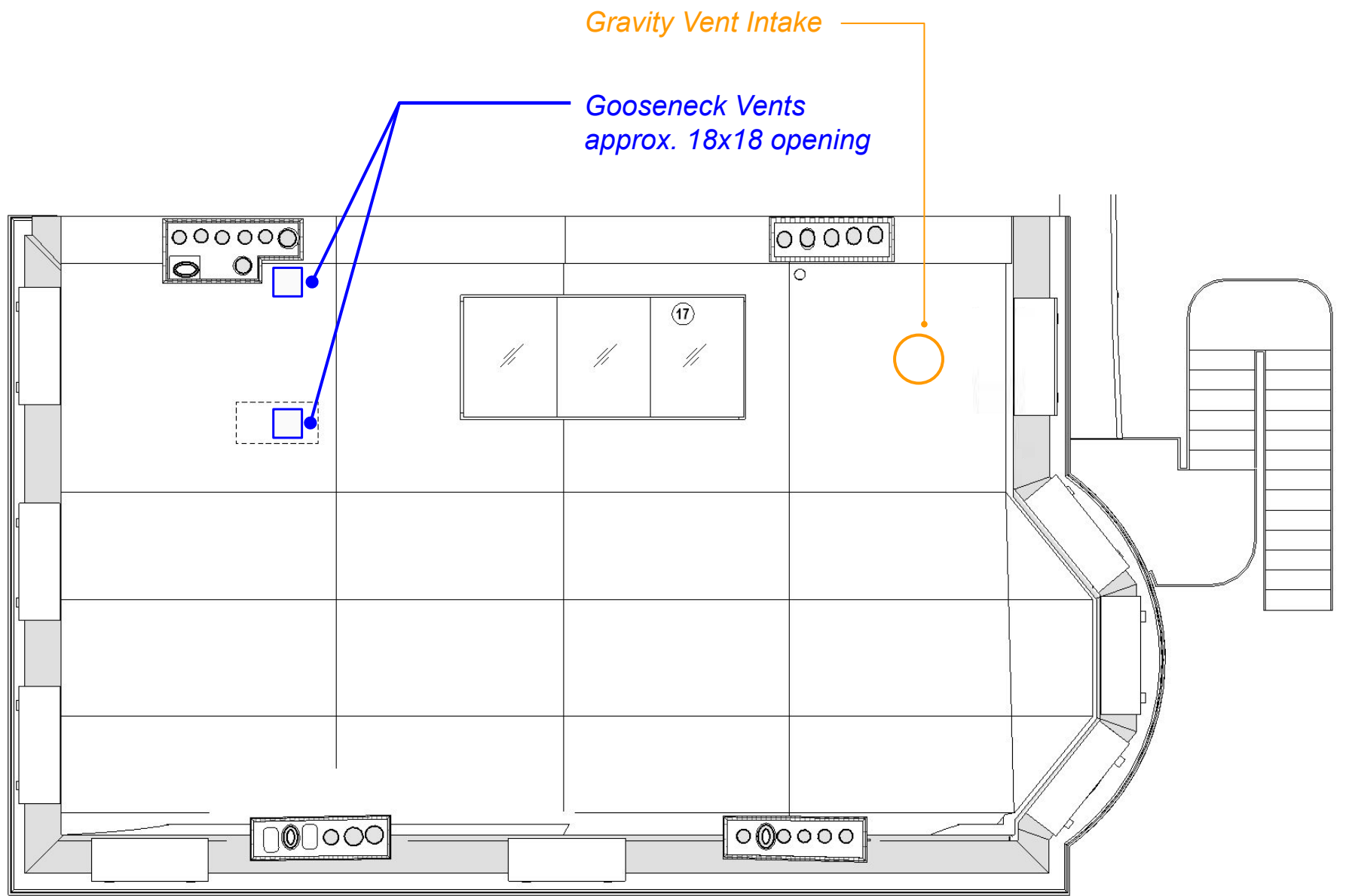
Location C is in the rear yard, below the fence.

Location C is not visible from any street or alley locations.

Air Intakes



Eliminate (4) Rooftop Condensing Units



Two small gooseneck air vents must be added to the roof with a small curb. These will be less than 18", and will not be visible from the street.

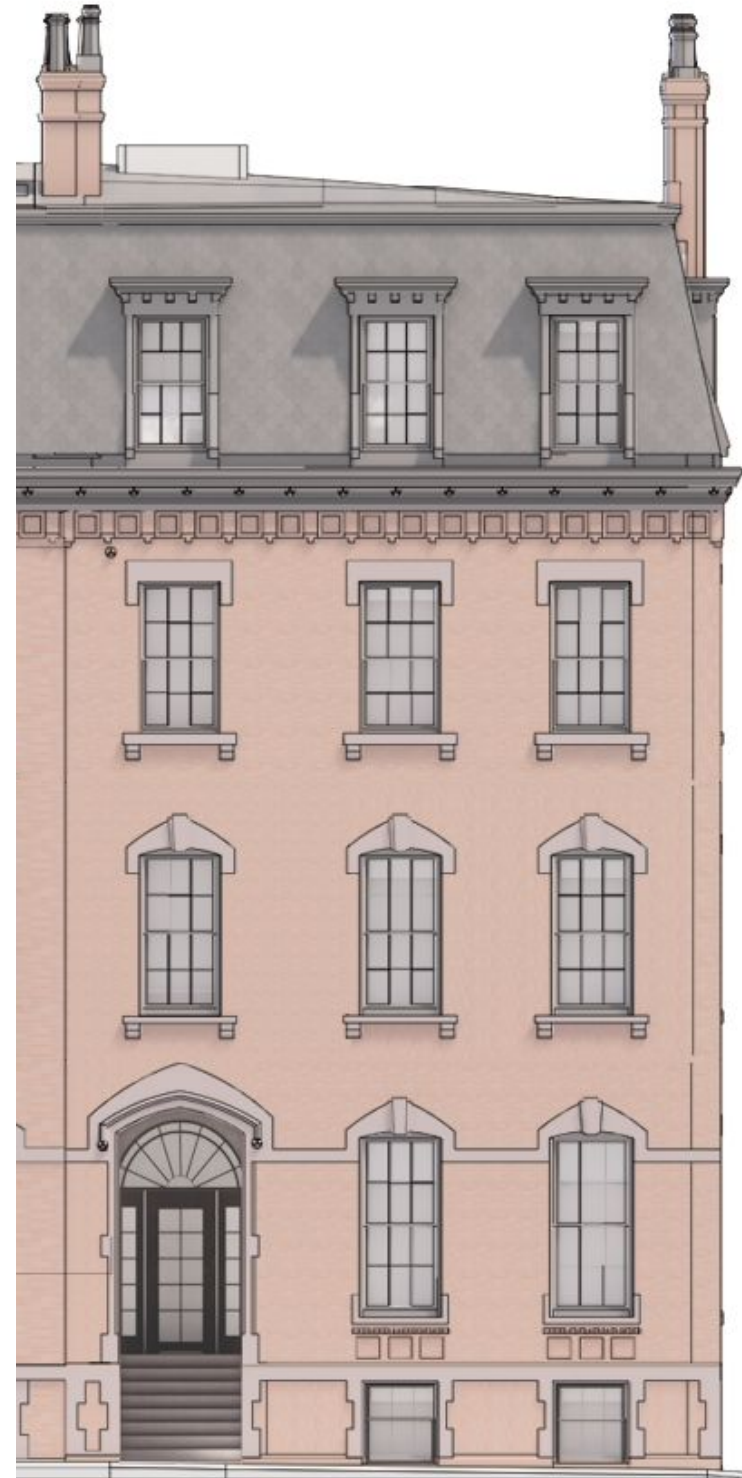
Front Facade (Clarendon St)

Entry Study

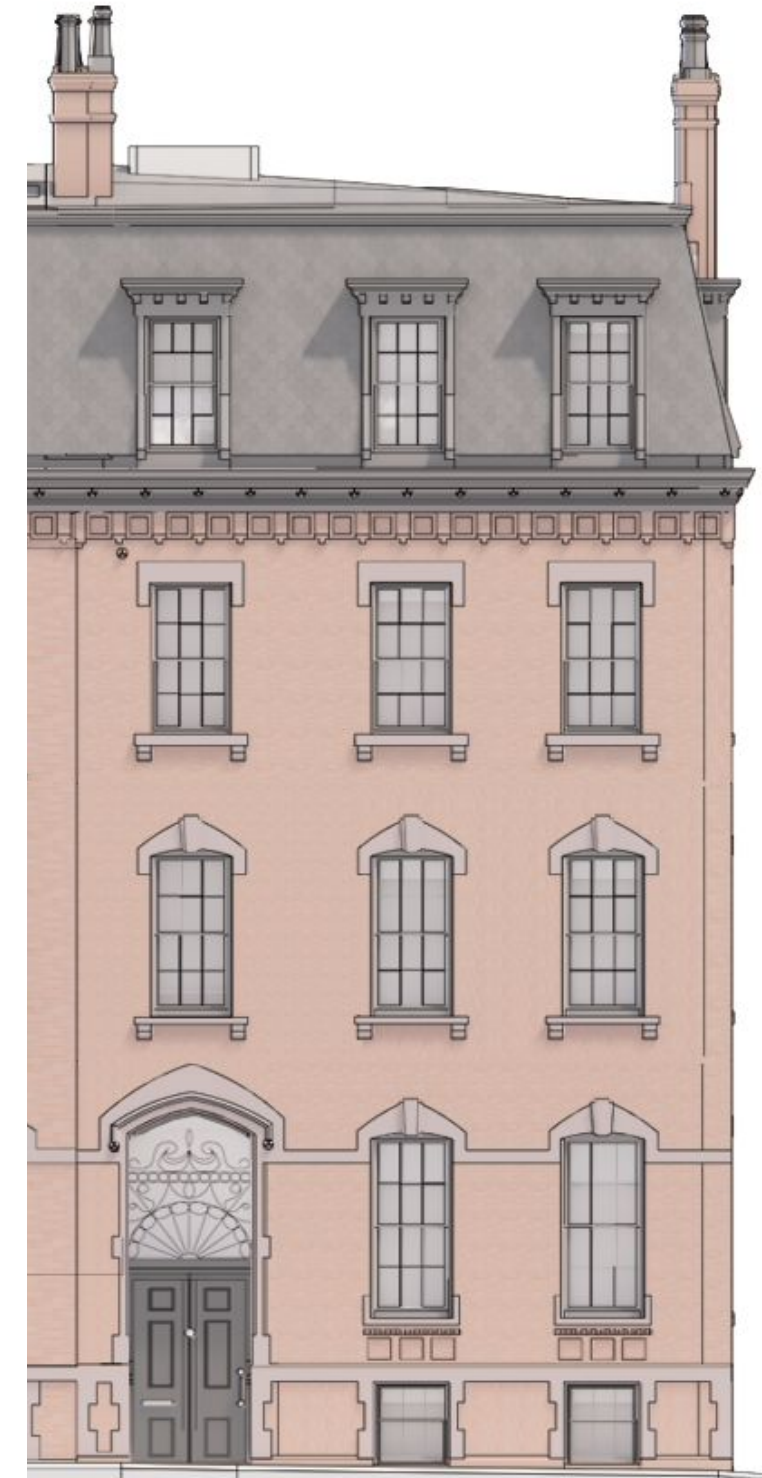
263 Clarendon



Existing Condition



Existing Condition



Street Level Door

Front Elevation

263 Clarendon

An interior landing is required for accessible entry.

This solution was recommended during the BBAC Advisory Review in January 2025, as well as during introductory reviews by NABB.



Proposed Section



267 Clarendon (existing)

263 Clarendon (proposed)

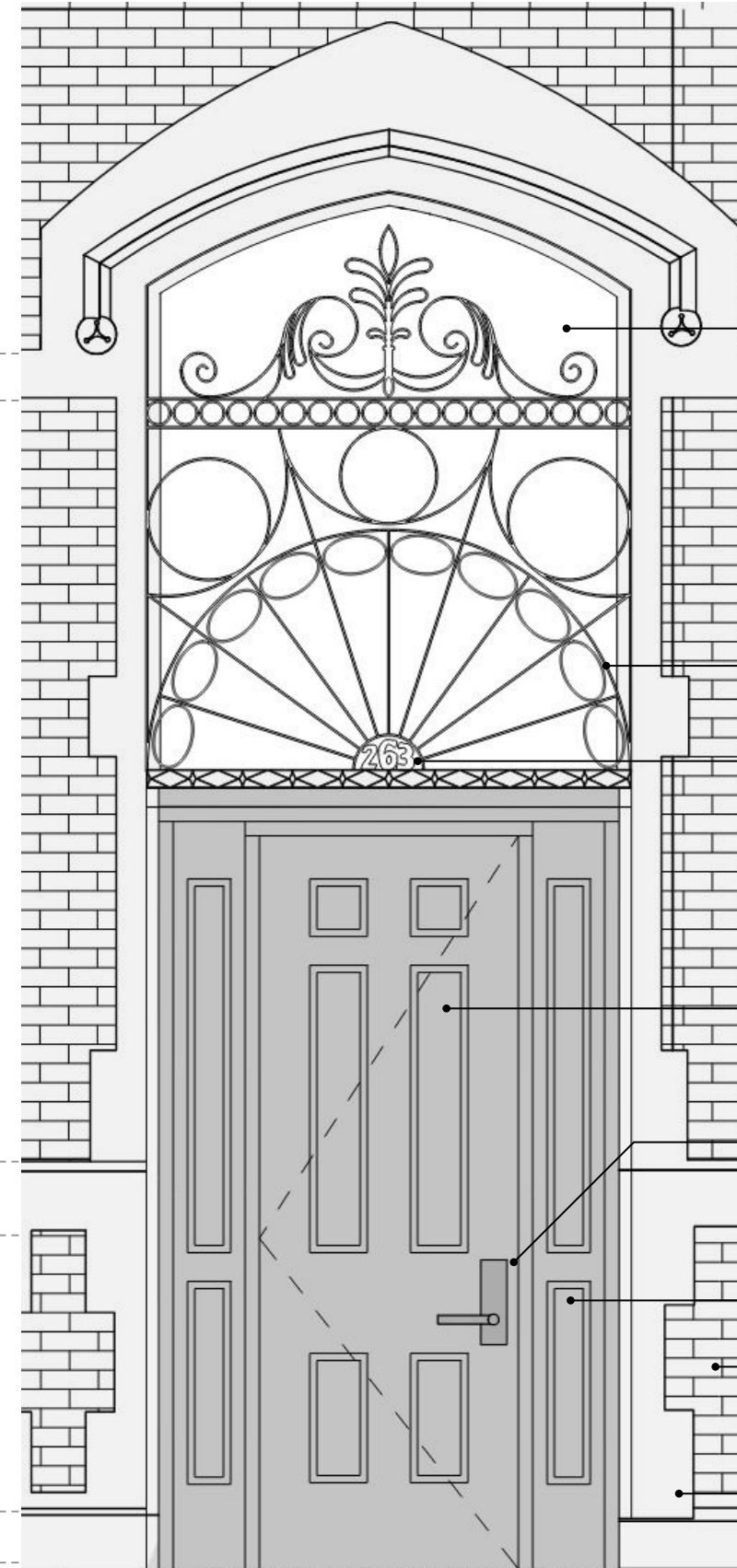
Proposed Elevation

Proposed Door Design

Option 1



267 Clarendon Street, Existing Door



263 Clarendon Street, Proposed Door, Option 1

Glazed Transom, beyond

Wrought iron grille, to match 267 Clarendon

Bronze lettering

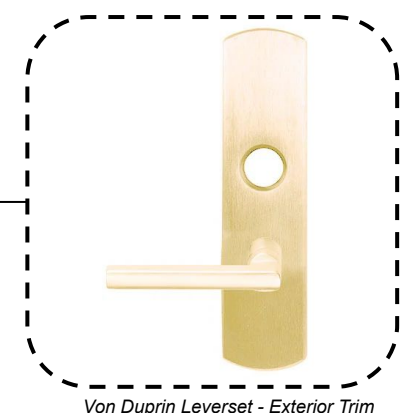
6-panel wood door, painted black

Entry lever, Brass Finish

Fixed side panel, painted black

Existing Masonry, to remain

Existing Rustication, to remain



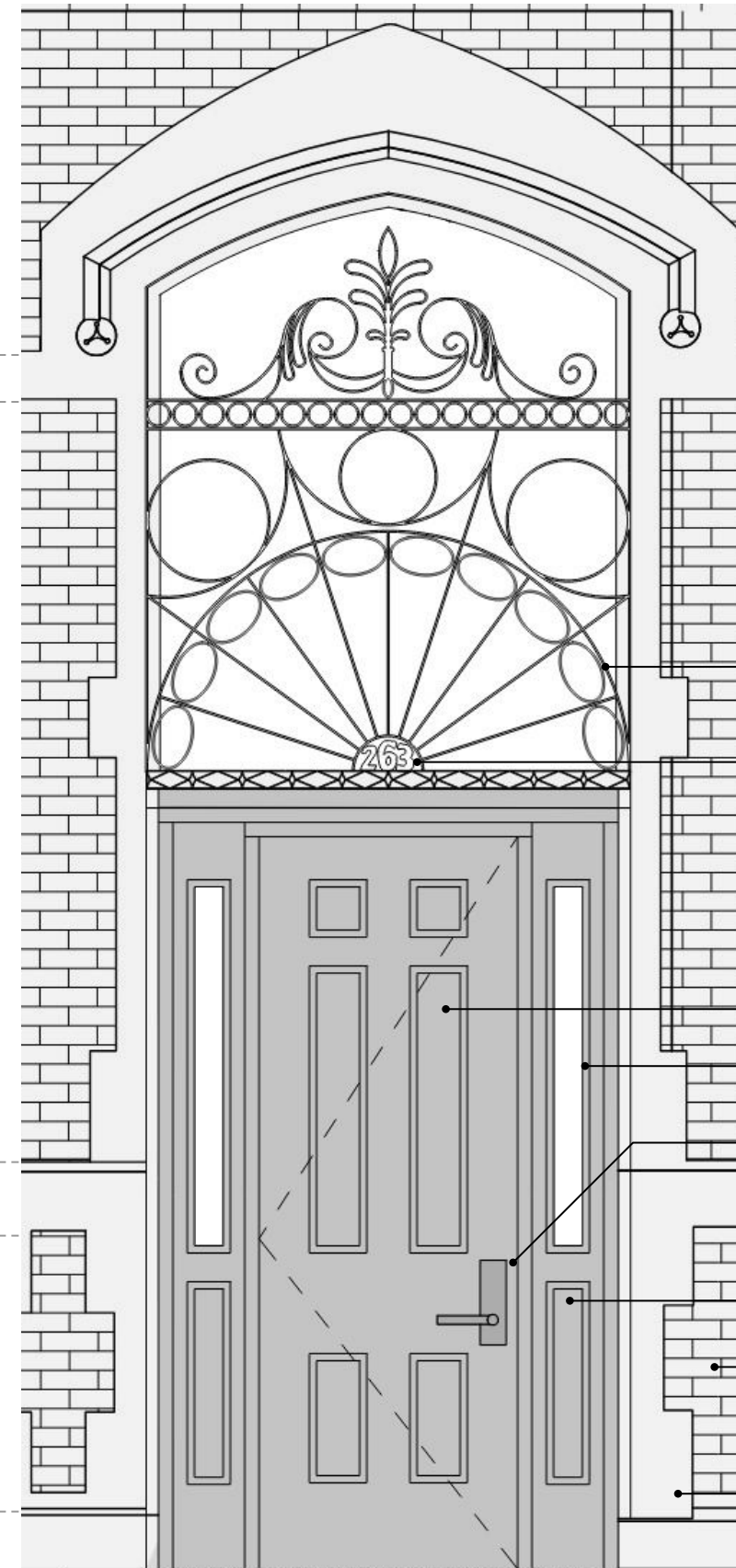
Von Duprin Leverset - Exterior Trim

Proposed Door Design

Option 2



267 Clarendon Street, Existing Door



263 Clarendon Street, Proposed Door, Option 2

Glazed Transom, beyond

Wrought iron grille, to match 267 Clarendon

Bronze lettering

6-panel wood door, painted black

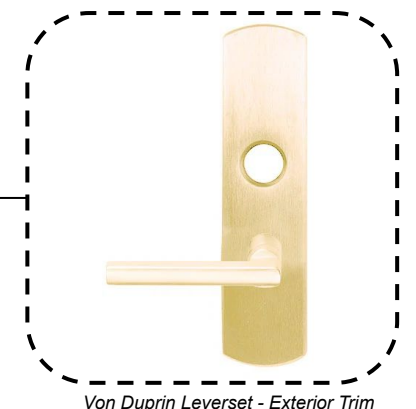
Panel Sidelites

Entry lever, Brass Finish

Fixed side panel, painted black

Existing Masonry, to remain

Existing Rustication, to remain



Clarendon View of Block

267 - 263 Clarendon



Entry Detail at 267 Clarendon



267 Clarendon (ca. 1942)
photograph by Bainbridge Bunting,
courtesy of The Gleason Partnership

Front Elevation

Existing v Proposed



Existing

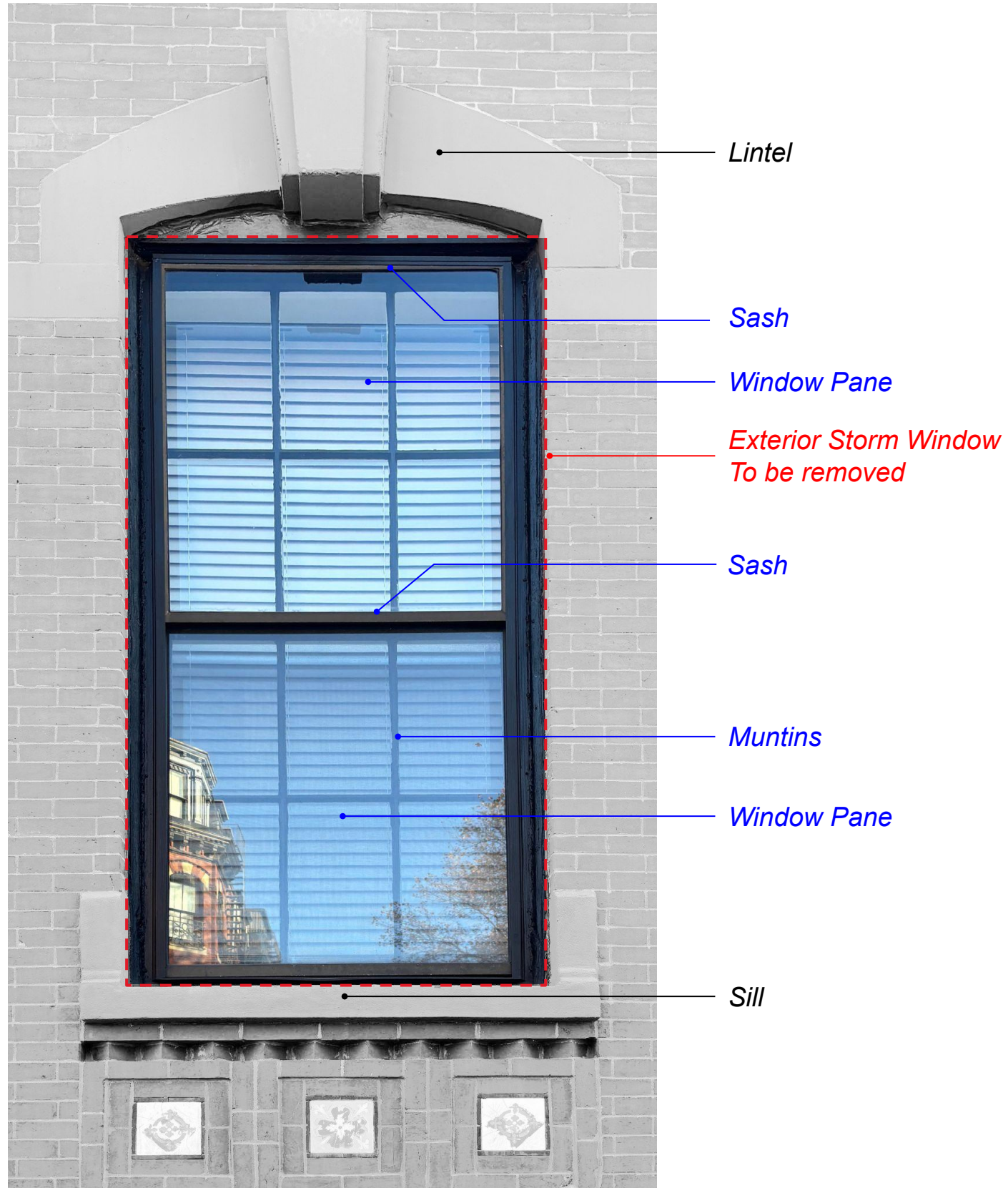


Proposed

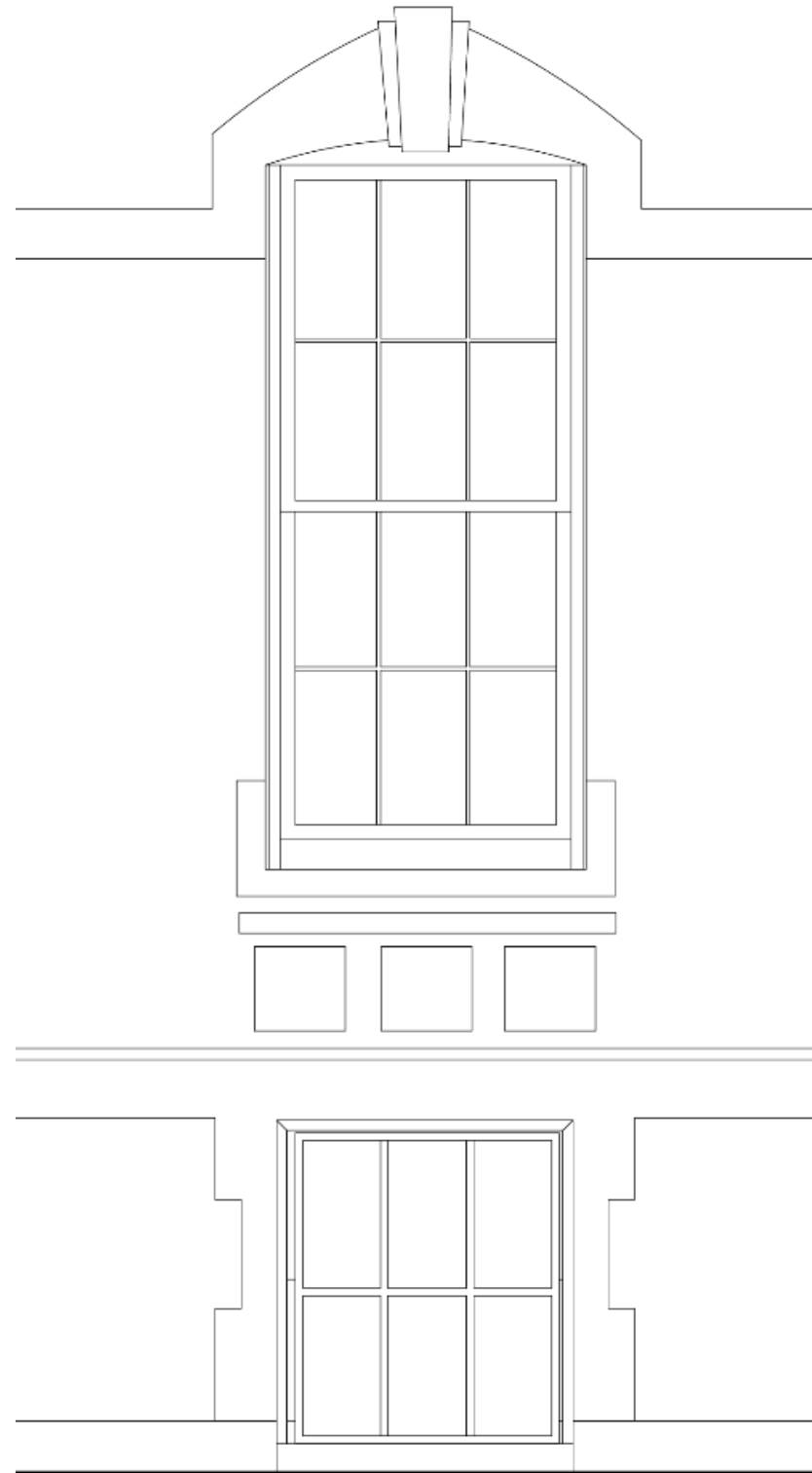
Additional Exterior Items

- Exterior Window Replacement
- Skylight Replacement
- Elevator Overrun (*No impact to exterior*)

Exterior Windows



Existing Condition



Elevation of Existing Window at Street Level

All windows will be replaced with new wood windows.

- Painted black
- True divided Lite glass
- Historic bevelled/moulded profiles
- Remove exterior storm windows

Exterior Storm Windows will be removed.

Masonry Sills and lintels will not be modified.

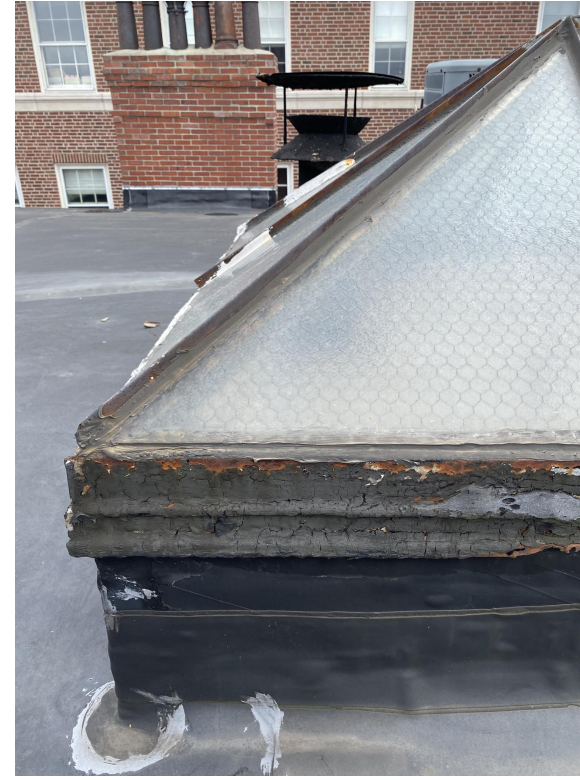
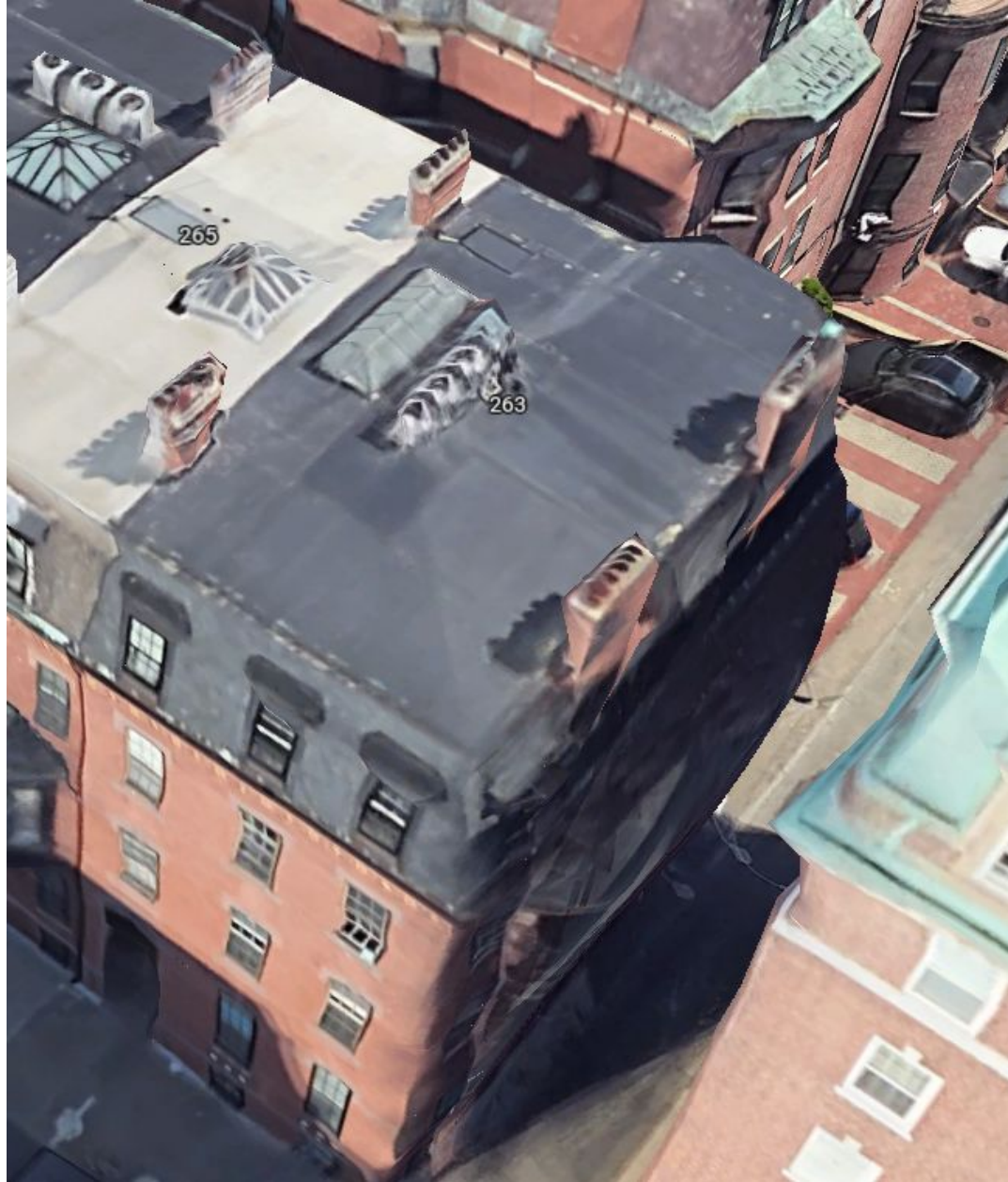
Note that the current windows are not original, and were replaced in a 1921 renovation of this building.



Example of new windows at 320 Marlborough Street

Skylight

Existing Condition at 263 Clarendon



Existing skylight, showing failing glazing putty and corrosion at joints.



Example of similar skylight.

The existing skylight will be replaced in kind.
Neither the existing, nor the proposed skylight will be visible from the street.

Rear Fence



Existing Condition



Gate
fence height

Wood Fence,
Painted

Wood Door,
Painted

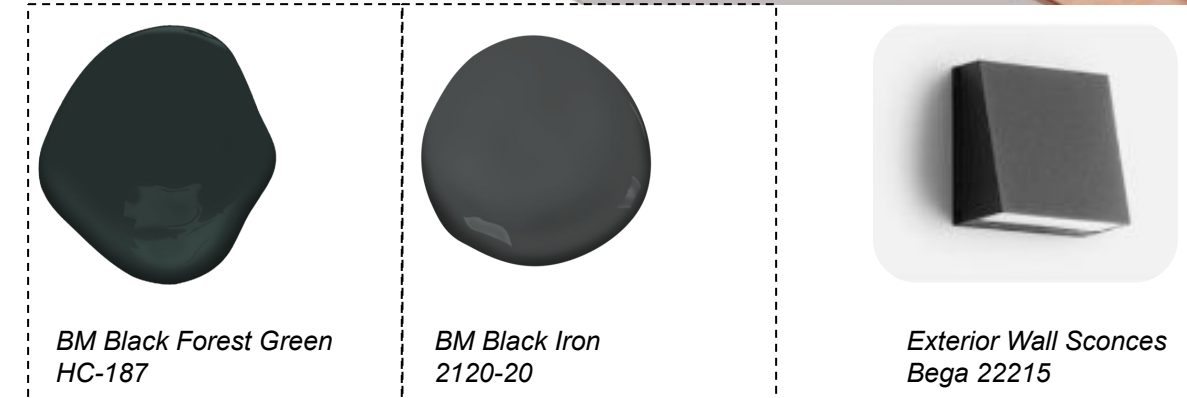
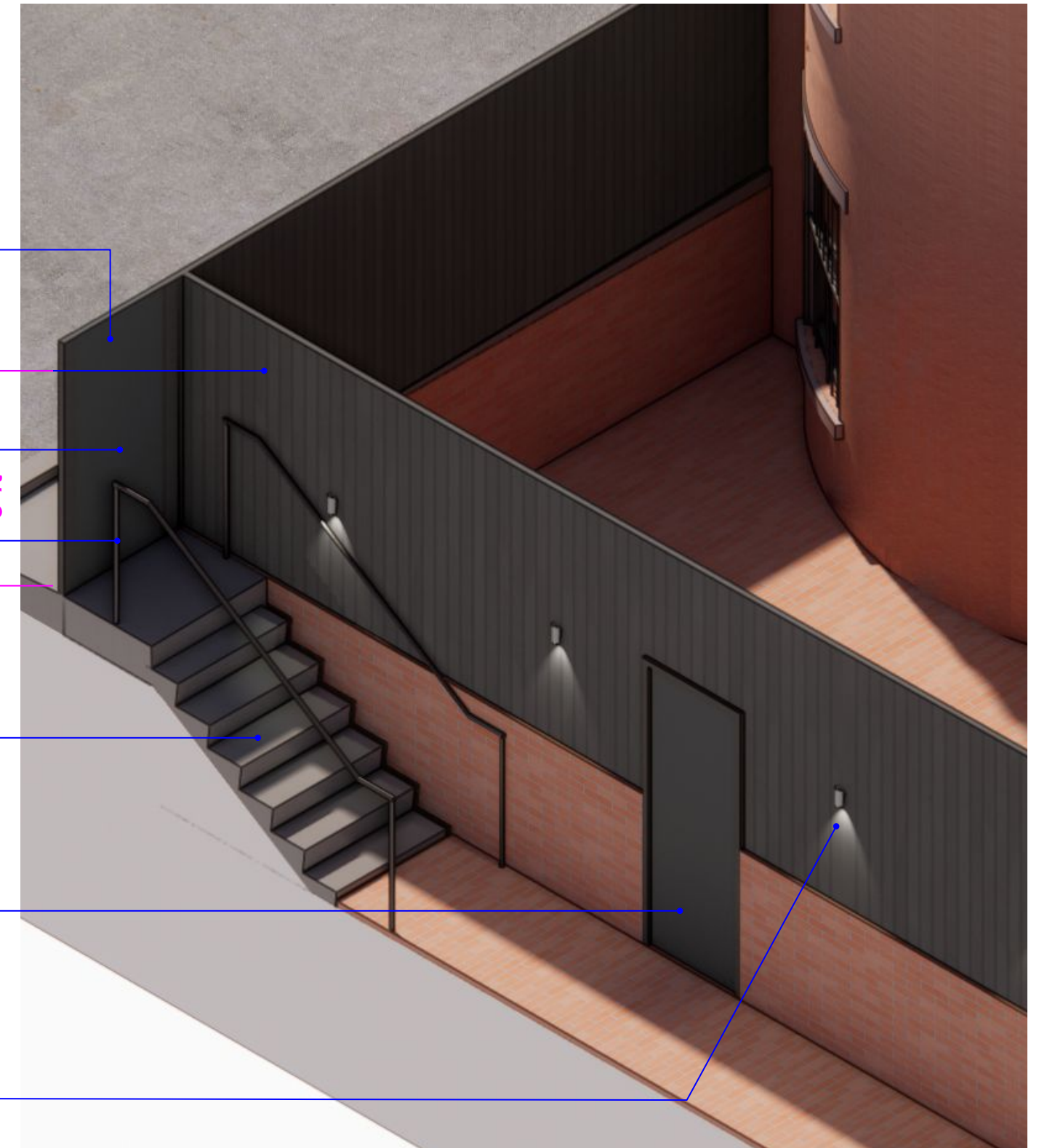
Metal Railings

6 ft

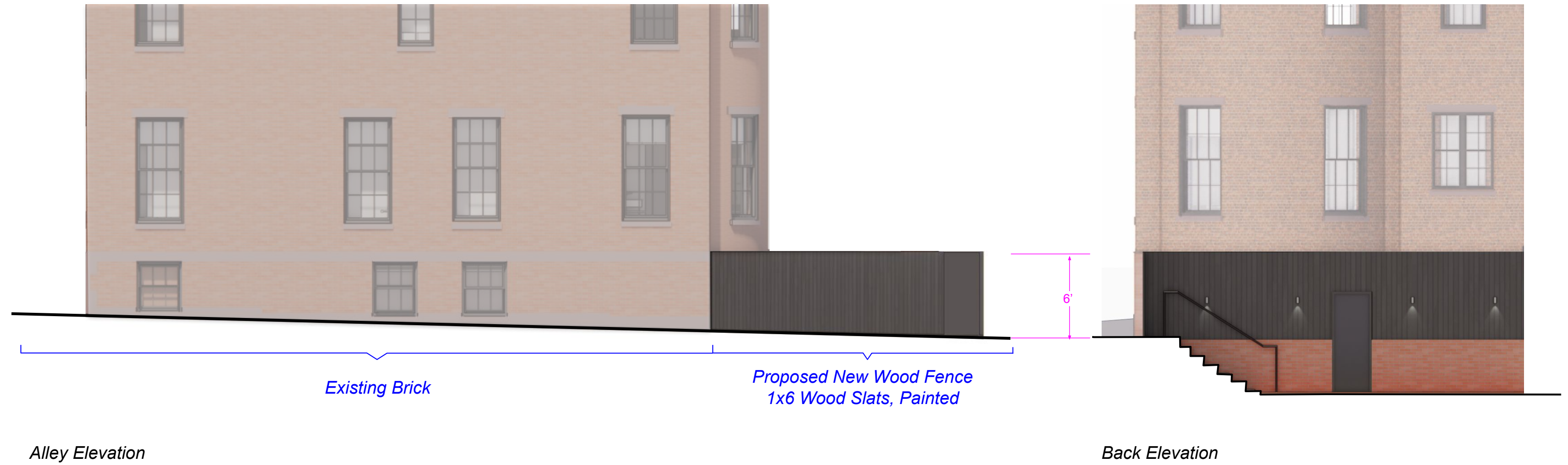
Existing to
Remain, Stairs
and Brick Wall

New Wood Door,
Painted

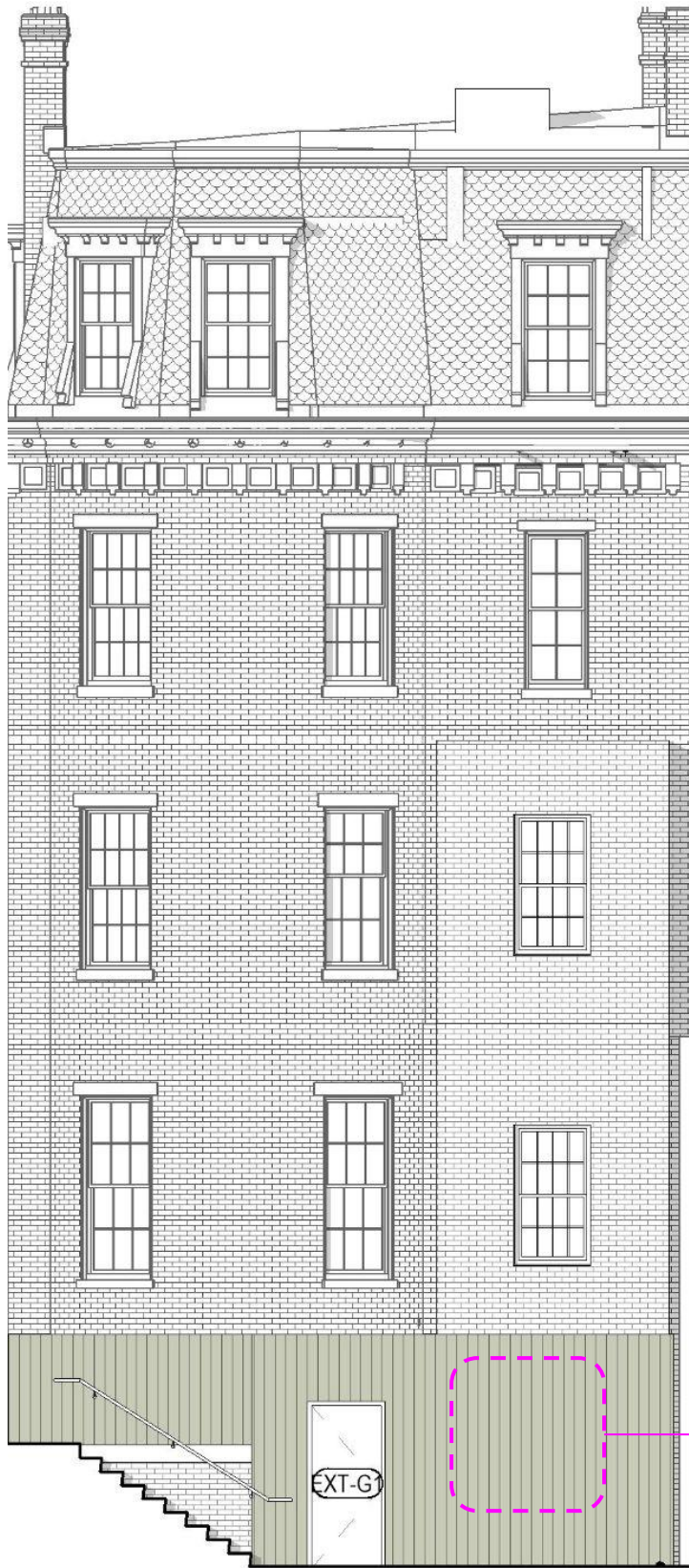
Low Profile
Wall Sconce



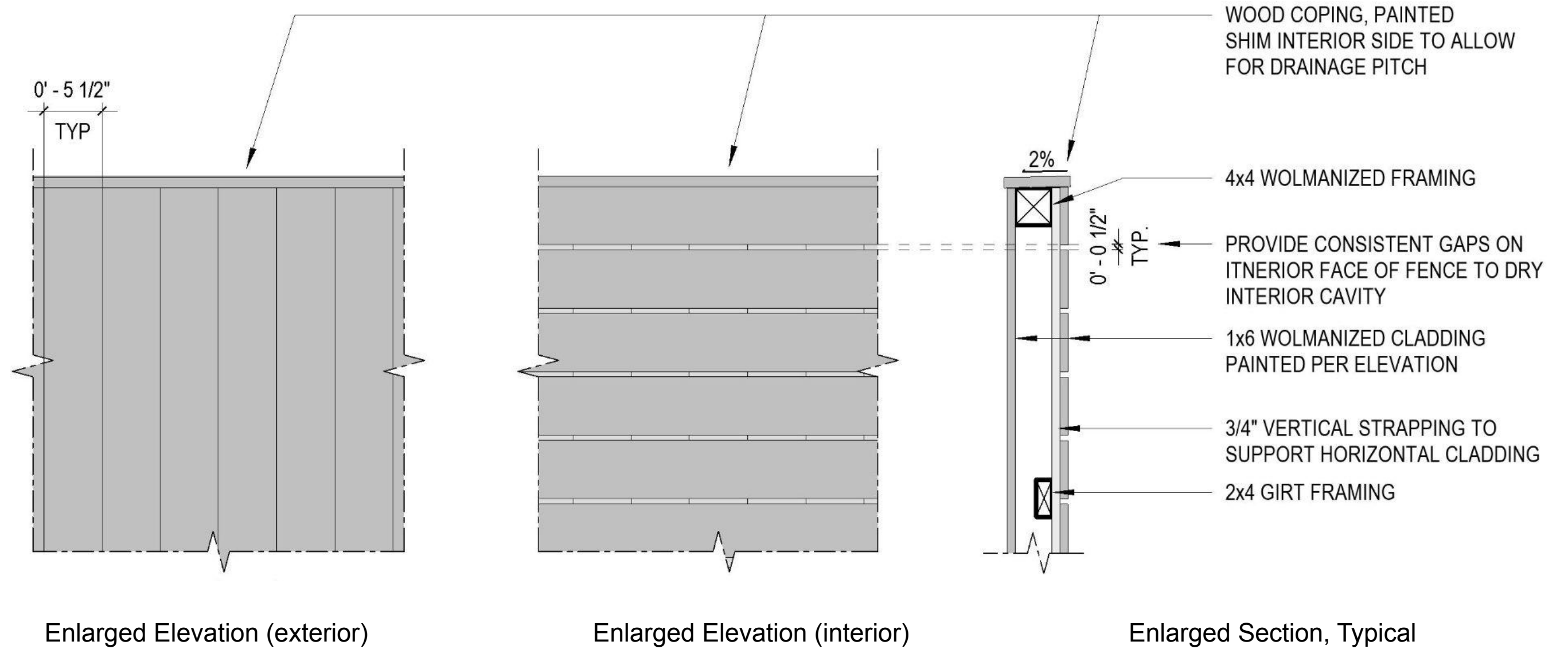
Rear Fence



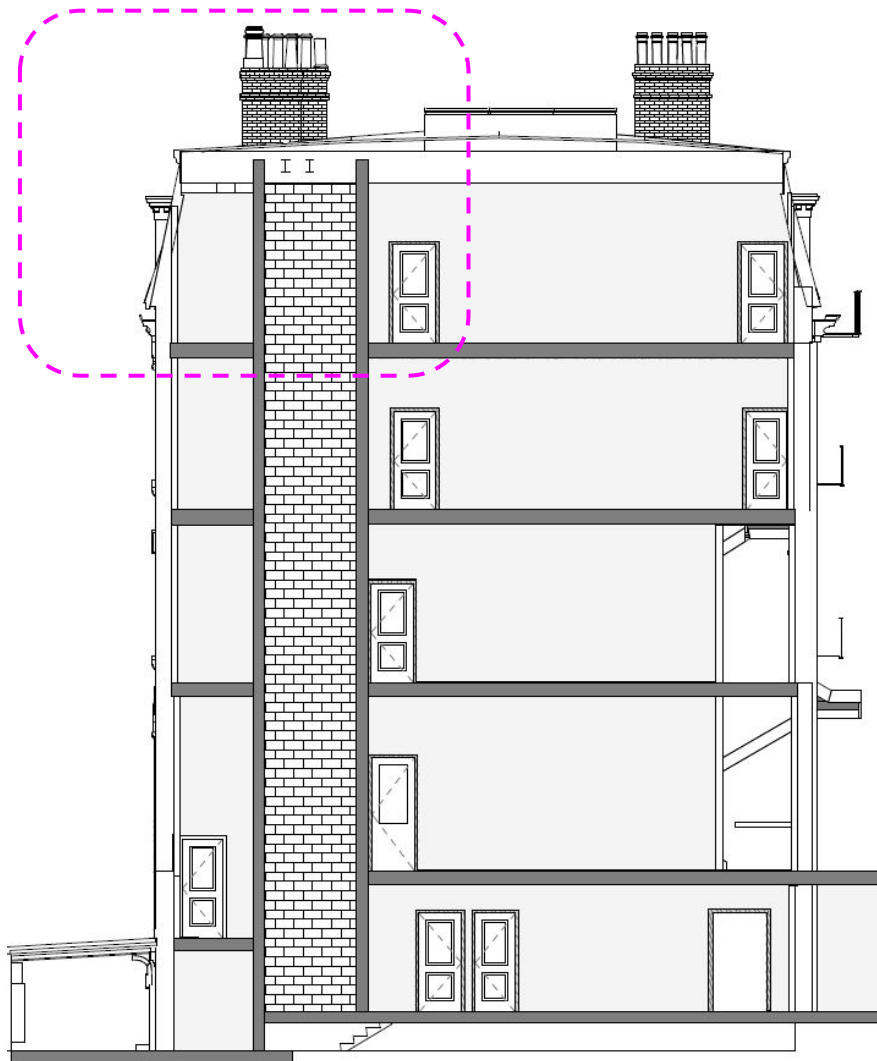
Rear Fence - Detail



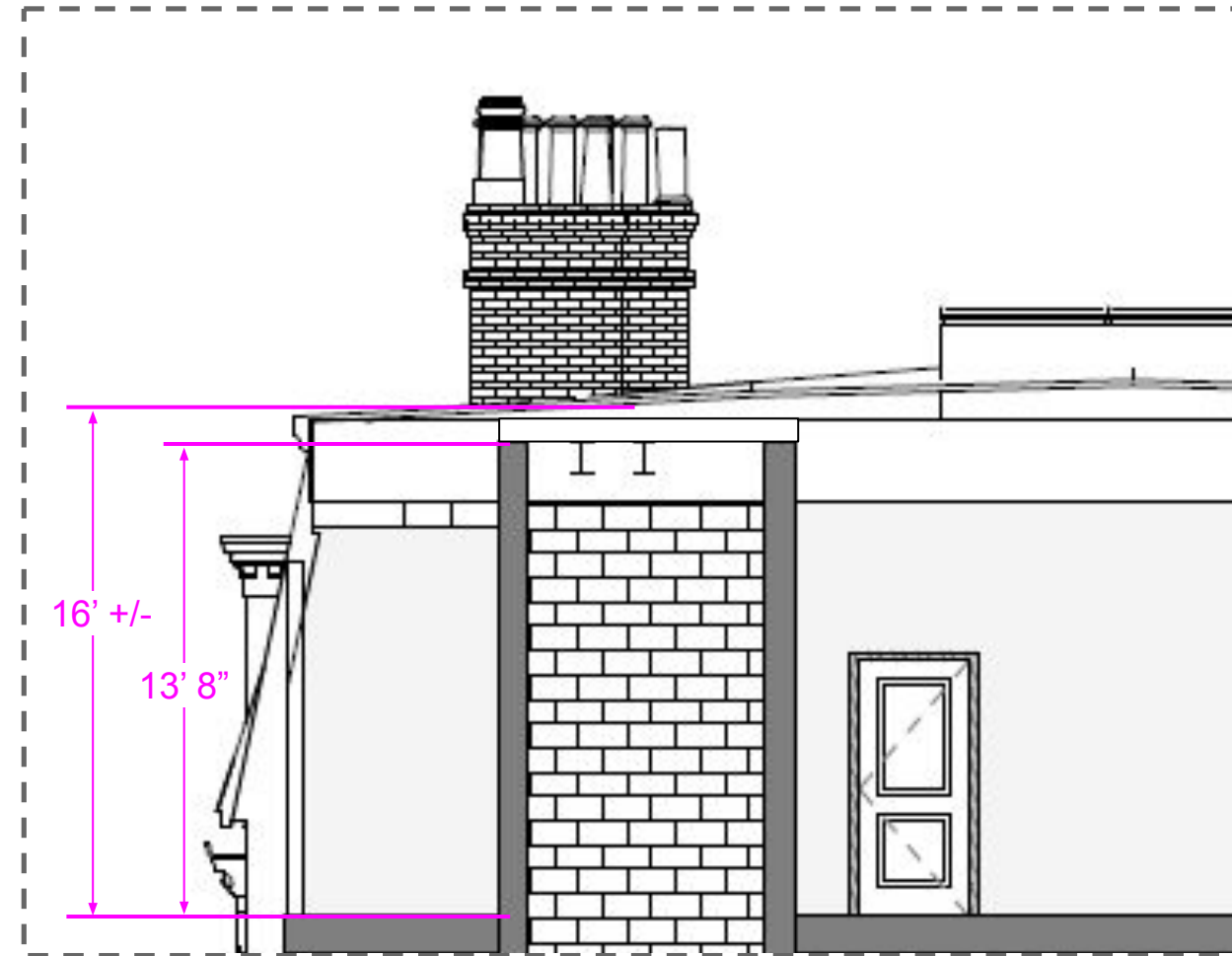
Rear Elevation



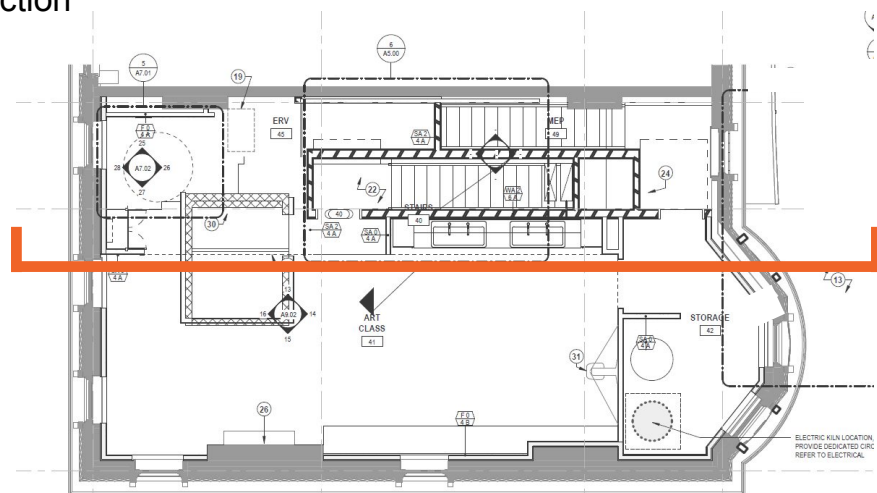
Elevator Design



Section



Enlarged Section



Plan

A new 5 stop elevator is planned for this building, located near the front entry.

The overrun requires 13'8" inclusive of the hoist beam.

We have 3D scanned the building, and do not anticipate exterior modification being required to capture this elevator within the existing envelope.

Restructuring of the roof support members will be required, with the intent to preserve the existing exterior bounding condition.