

# 194 Beacon Street

Back Bay Architectural District Commission Submission  
Proposed Exterior Scope  
May 19th, 2026

LOCUS PLAN



BACK STREET

CLARENDON STREET

BEACON STREET

EXISTING



PROPOSED



PHOTO MOCKUP

Beacon Street Facade

PROPOSED BEACON STREET MODIFICATIONS



EXISTING



PROPOSED

**ROOF**  
NEW RAILING  
ELEVATOR HEADHOUSE

**6FL**  
NEW CORNICE  
ROOF TOP UNITS  
WINDOW RELOCATION

**5FL**  
NEW SKYLIGHT  
SLATE ROOF REPAIR/CLEANING

**3FL - 5FL**  
REPAINT WINDOW AND DOOR TRIM TO  
MATCH NOVA SCOTIA SANDSTONE

**2FL**  
ORIEL WINDOW RESTORATION

**1FL**  
REPAINT WINDOW AND DOOR TRIM TO MATCH  
NOVA SCOTIA SANDSTONE  
ORIEL WINDOW REPAIR

**GARDEN LEVEL**  
FULL STAIR RESTORATION  
RAILING REPAIR

**GENERAL**  
BRICK REPOINTING  
NEW STORM RATED WINDOWS

EXISTING

PROPOSED



PHOTO MOCKUP

Proposed Back Street Facade

PROPOSED BACK STREET MODIFICATIONS



EXISTING



PROPOSED OPTION A

**ROOF**

ELEVATOR HEADHOUSE  
NEW RAILING

**6FL**

NEW CORNICE  
LOWERED WINDOW SILLS  
NEW CORNICE  
REPLACE COPPER CLADDING  
NEW GLASS RAILING  
WALL SCONCE REPLACEMENT

**5FL**

SLATE ROOF REPAIR/CLEANING  
FIRE BALCONY REPAIR  
RE-PROPORTIONED WINDOWS

**4FL**

FIRE BALCONY REPAIR  
LOWERED WINDOW SILLS  
(MATCHING 3FL WINDOW HEIGHT)

**3FL**

ORIEL WINDOW REPAINT/REPAIR  
MODIFIED FIRE BALCONY  
NEW RAILING  
NEW DOOR  
NEW CORNICE

**2FL**

FIRE BALCONY REPAIR

**1FL**

RAILING REPLACEMENT  
DECK REPLACEMENT

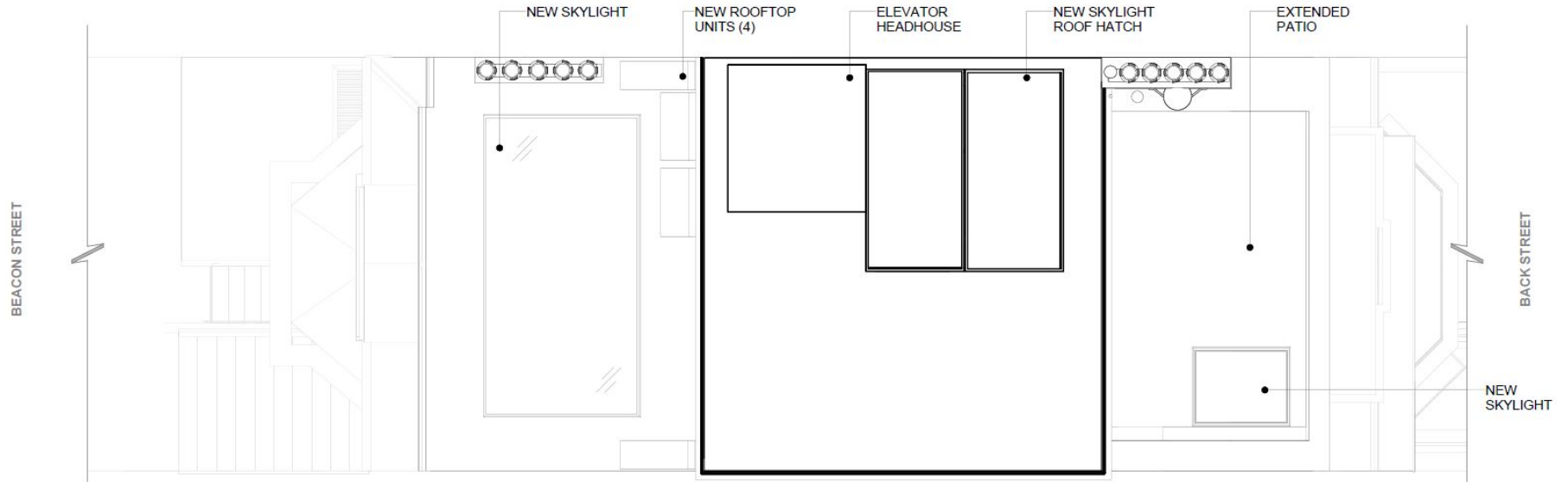
**GARDEN LEVEL**

OPERABLE PARTITION

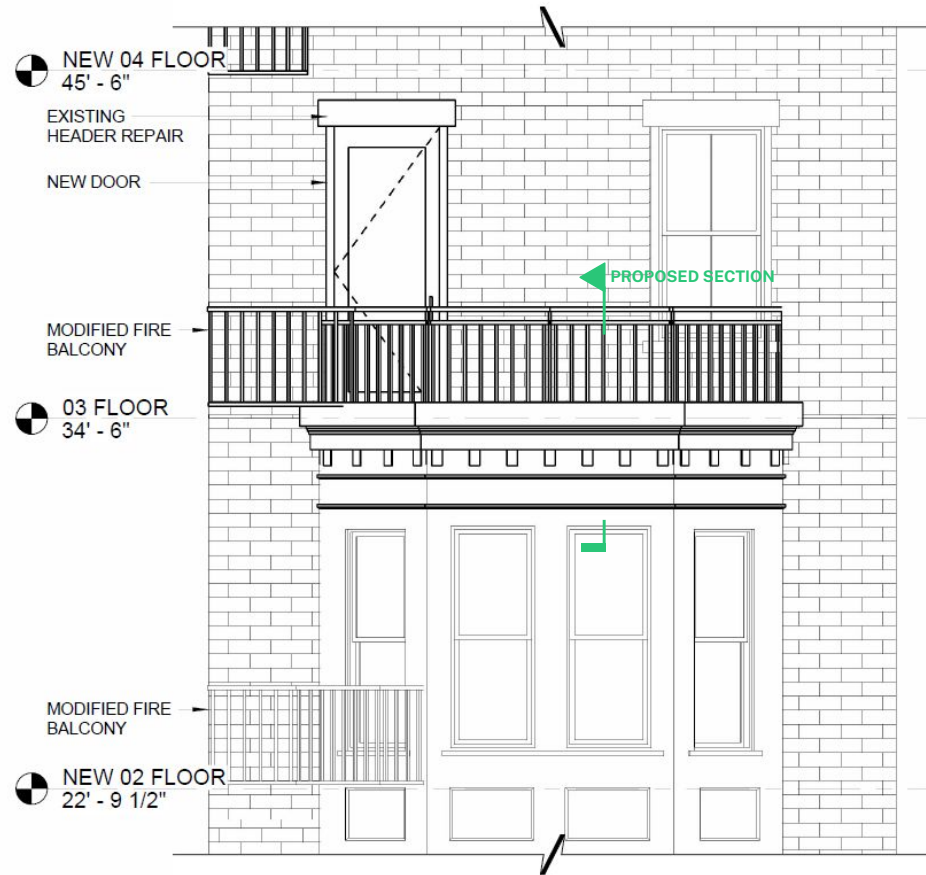
**GENERAL**

BRICK REPOINTING + REPAIR  
NEW STORM RATED WINDOWS

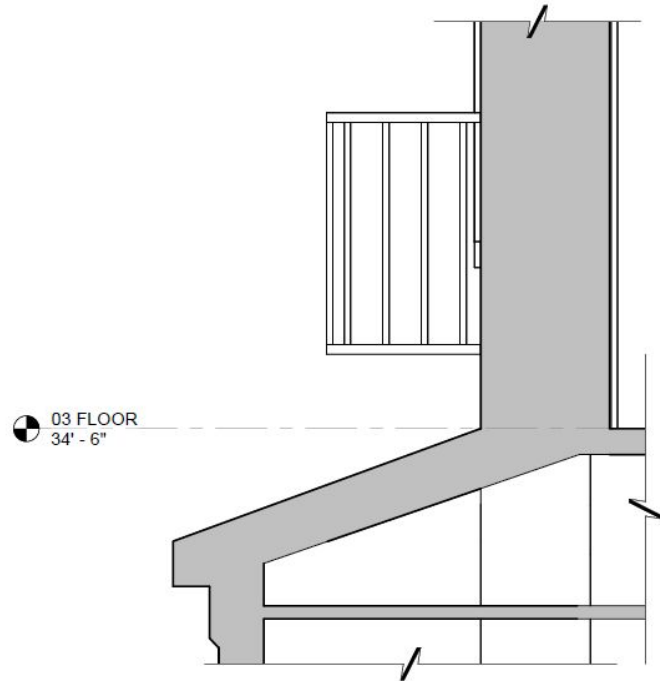
ROOF DECK PLAN



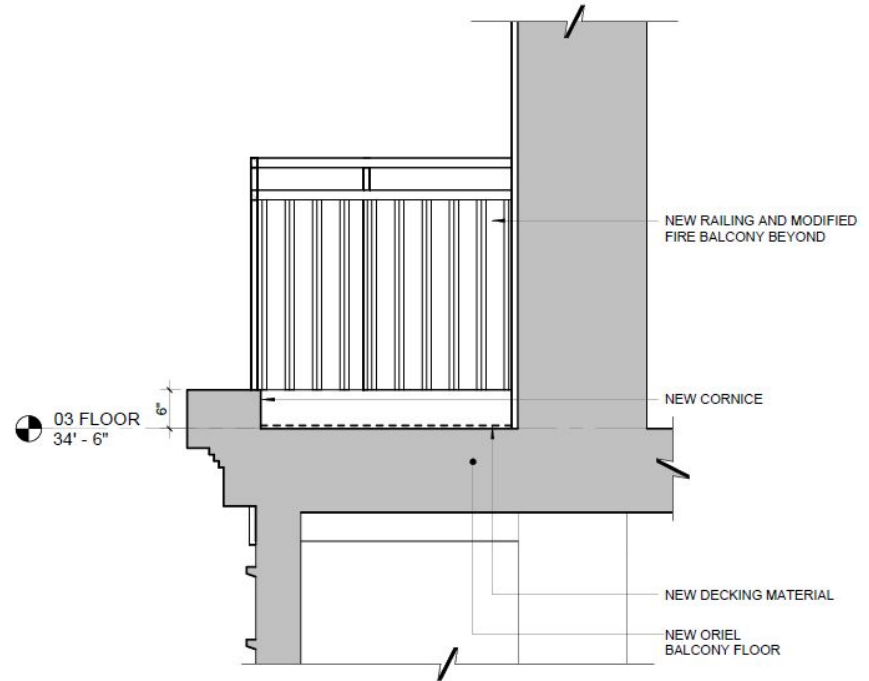
ENLARGED 3FL ORIEL BALCONY ELEVATION



### 3FL ORIEL BALCONY SECTION

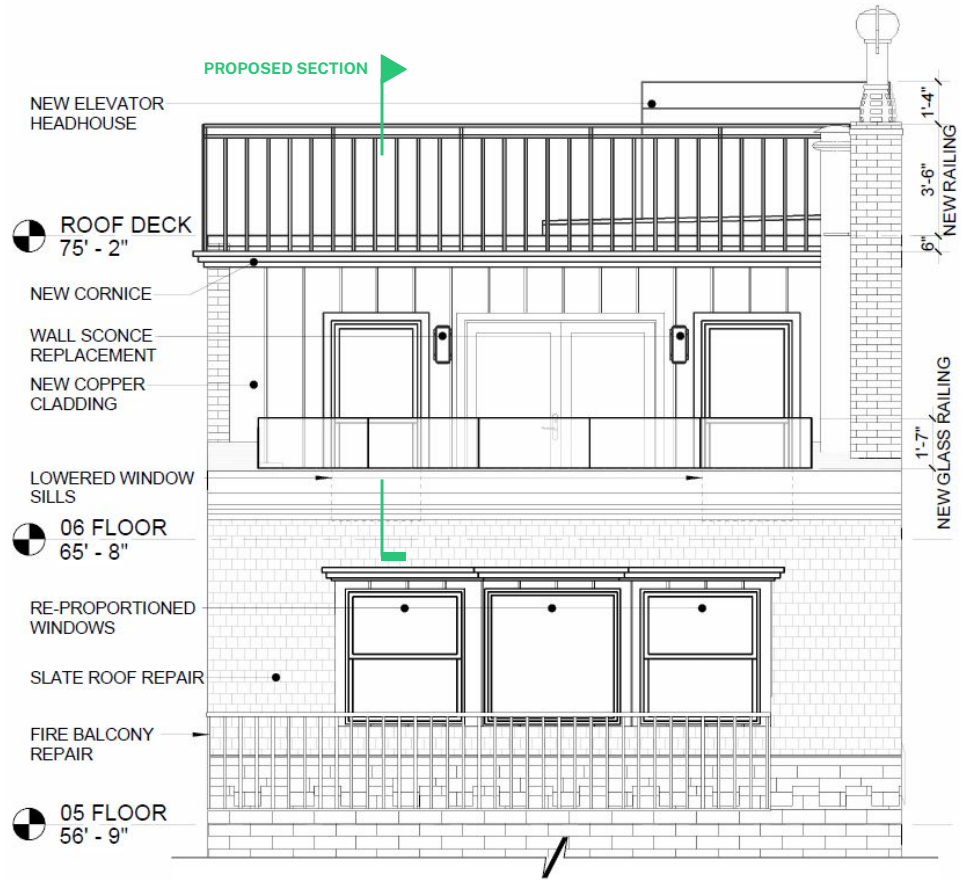


EXISTING

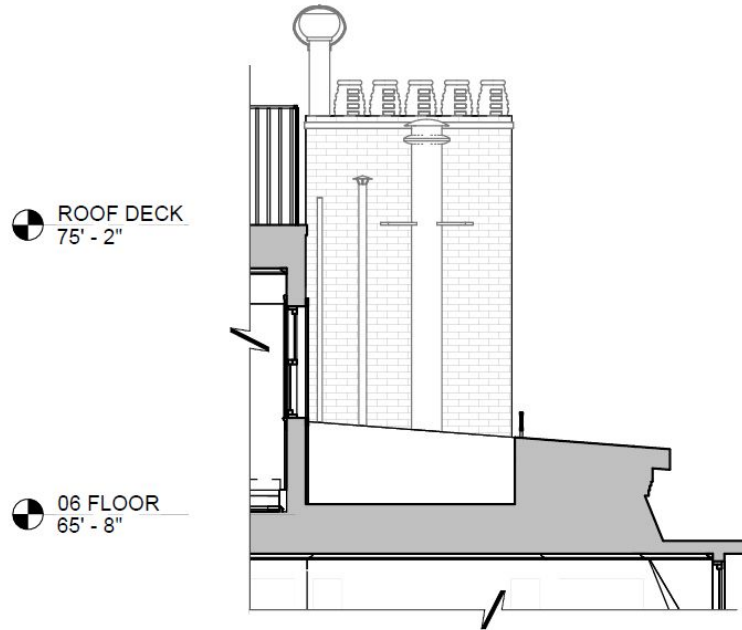


PROPOSED

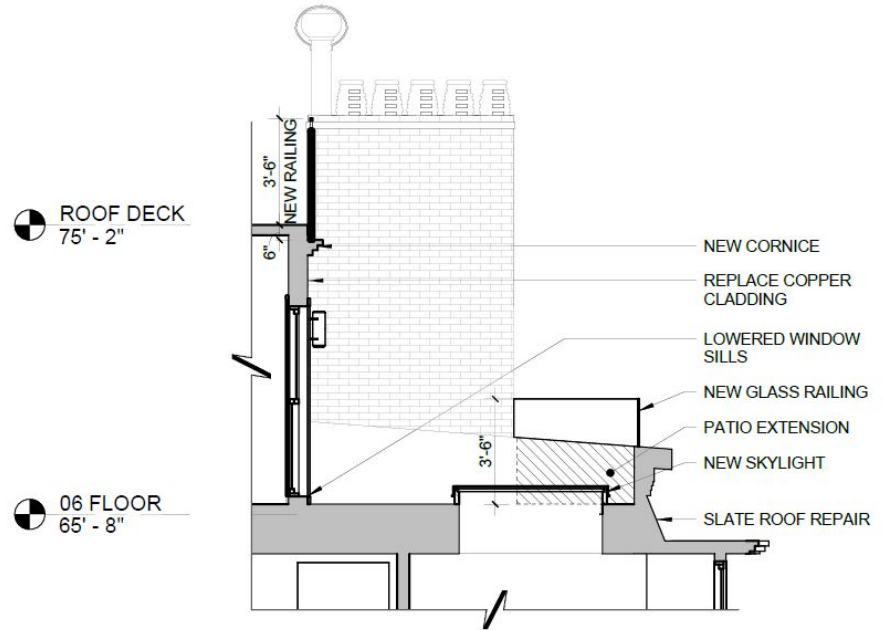
ENLARGED 5FL - ROOF ELEVATION



ROOF - 6FL SECTION



EXISTING



PROPOSED



EXISTING PHOTO

Roof Deck



ELEVATOR HEADHOUSE PHOTO MOCKUP

Roof Deck



EXISTING PHOTO

# Beacon Street



ELEVATOR HEADHOUSE PHOTO MOCKUP

# Beacon Street



EXISTING PHOTO

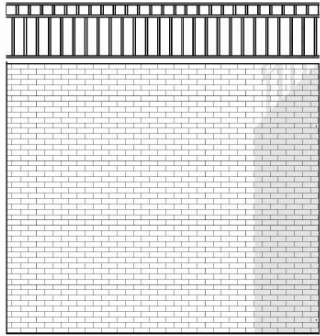
# Esplanade



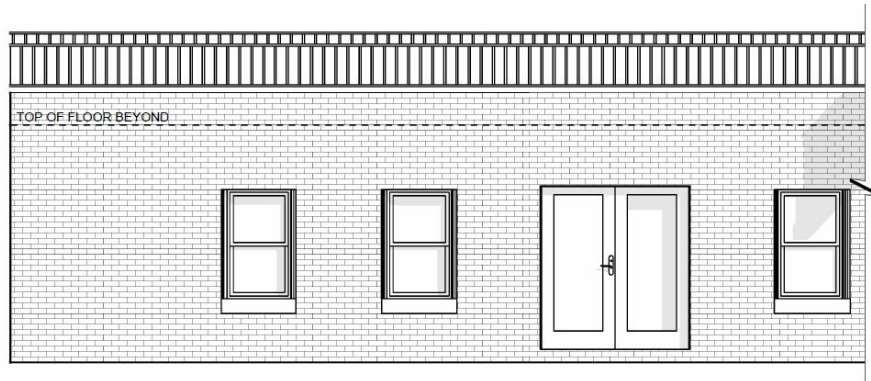
ELEVATOR HEADHOUSE PHOTO MOCKUP

Esplanade

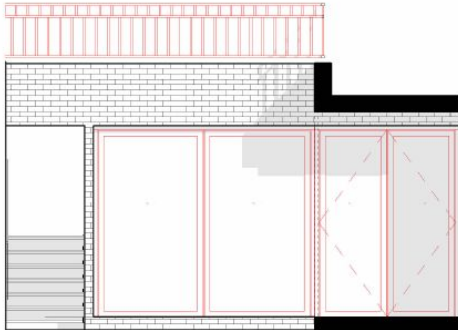
PROPOSED GARDEN ELEVATION MODIFICATIONS



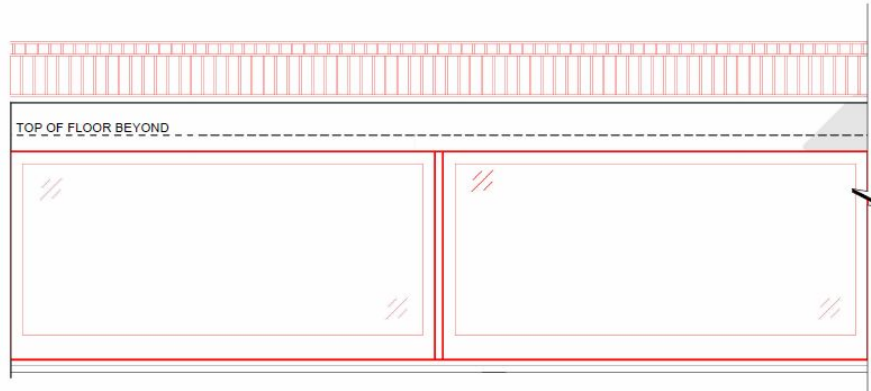
EXISTING GARAGE ELEVATION



EXISTING CORRIDOR ELEVATION



PROPOSED GARAGE ELEVATION

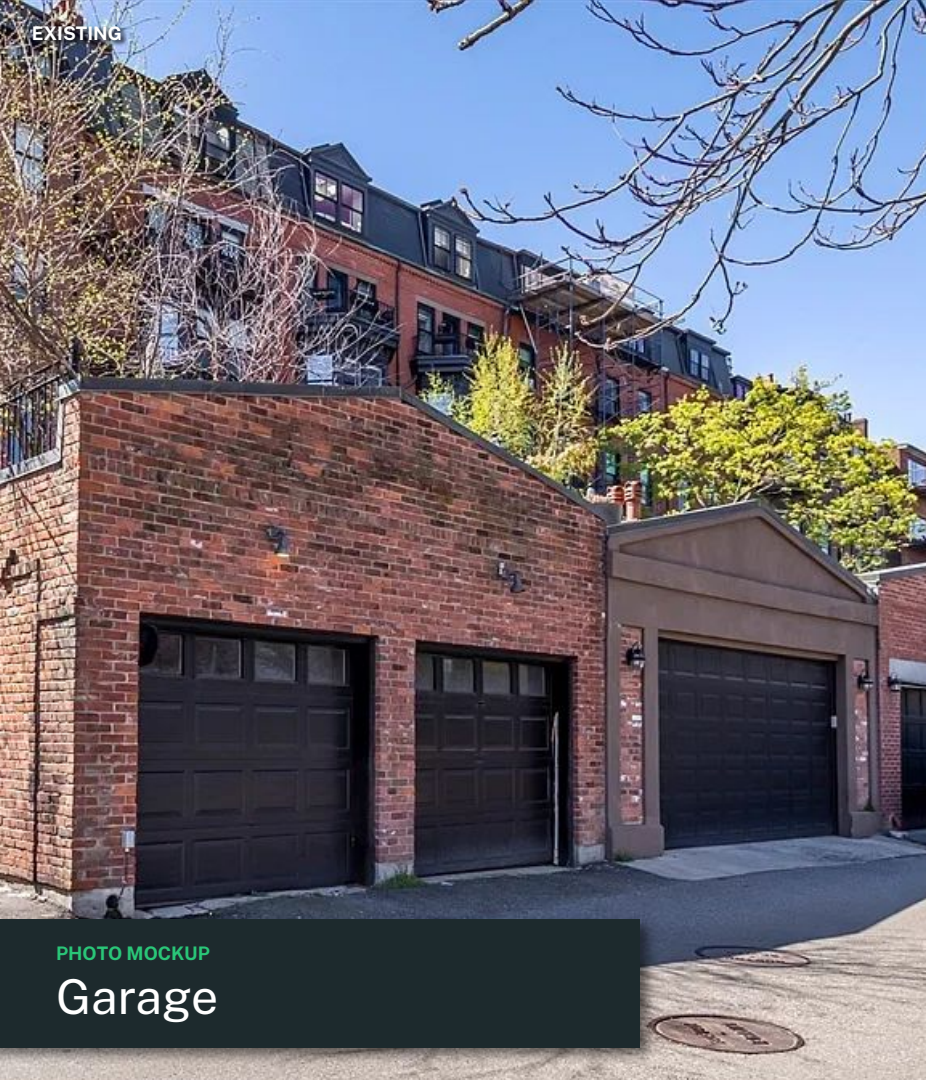


PROPOSED CORRIDOR ELEVATION

1 FL  
RAILING REPLACEMENT

GARDEN LEVEL  
MOTORIZED RETRACTABLE  
ENCLOSURE

EXISTING



PROPOSED



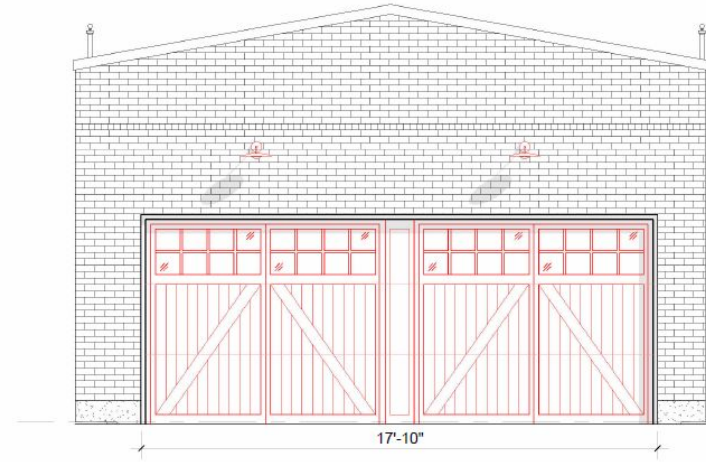
PHOTO MOCKUP

Garage

PROPOSED GARAGE ELEVATION MODIFICATIONS

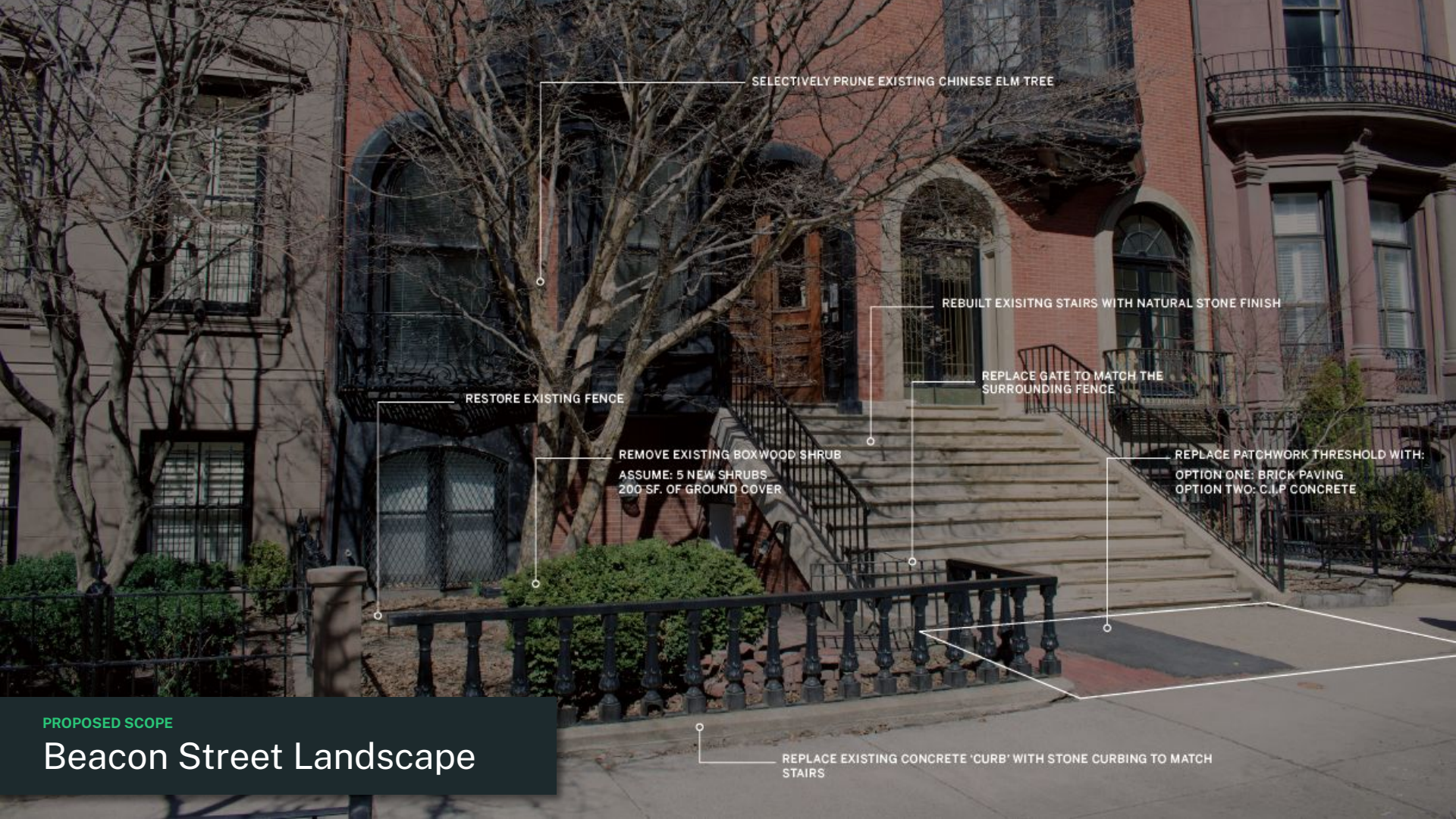


EXISTING



PROPOSED

**GARAGE**  
**NEW DOUBLE DOOR**  
**LIGHTING**  
**REPLACEMENT**



SELECTIVELY PRUNE EXISTING CHINESE ELM TREE

REBUILD EXISTING STAIRS WITH NATURAL STONE FINISH

REPLACE GATE TO MATCH THE SURROUNDING FENCE

RESTORE EXISTING FENCE

REMOVE EXISTING BOXWOOD SHRUB  
ASSUME: 5 NEW SHRUBS  
200 SF. OF GROUND COVER

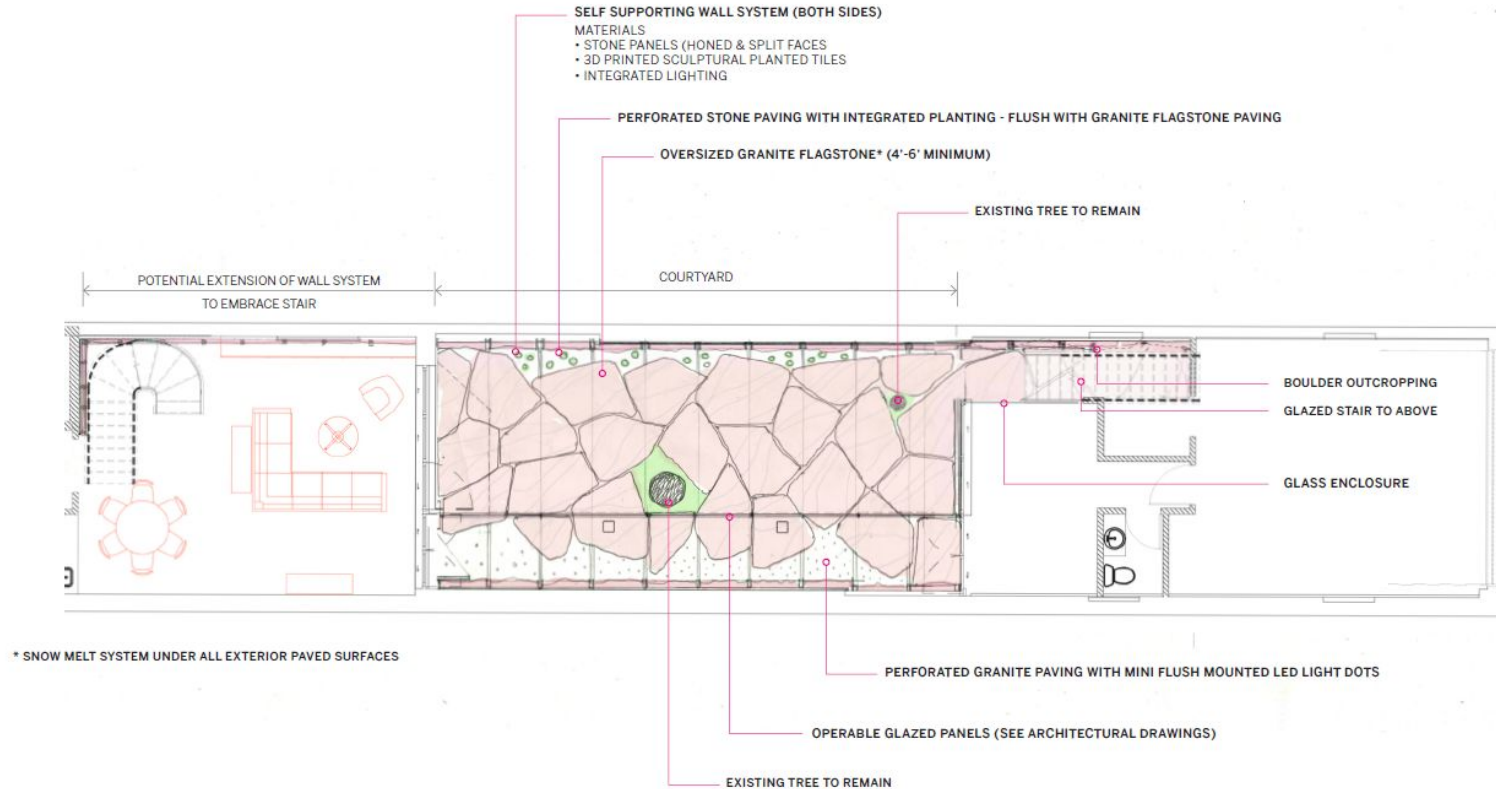
REPLACE PATCHWORK THRESHOLD WITH:  
OPTION ONE: BRICK PAVING  
OPTION TWO: C.I.P. CONCRETE

REPLACE EXISTING CONCRETE 'CURB' WITH STONE CURBING TO MATCH STAIRS

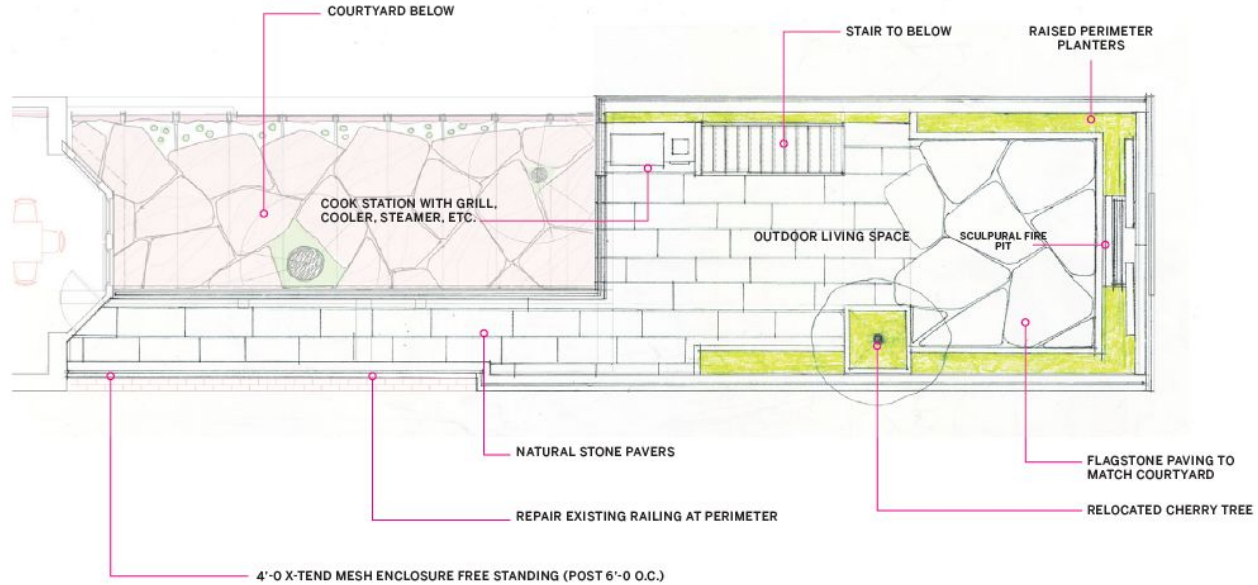
PROPOSED SCOPE

# Beacon Street Landscape

# GARDEN LEVEL COURTYARD LANDSCAPE PLAN

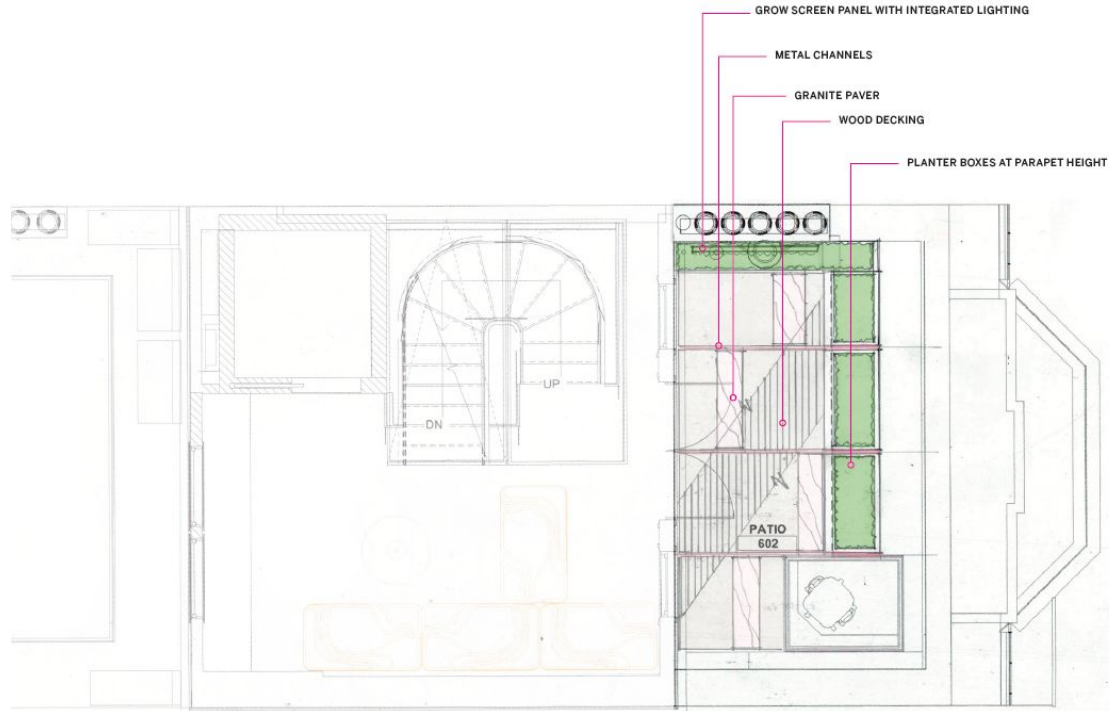


GARAGE ROOF LANDSCAPE PLAN



SCALE: 1/8" = 1'-0

6FL BALCONY LANDSCAPE PLAN



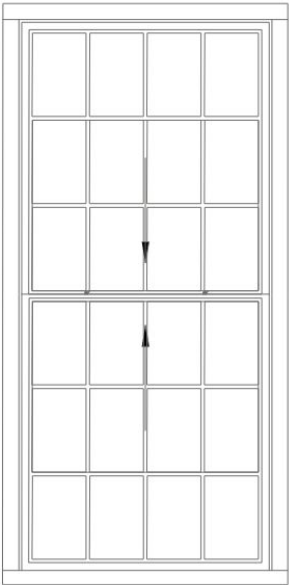
SCALE: 1/4" = 1'-0"

# ROOFTOP DECK LANDSCAPE PLAN

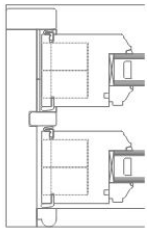


SCALE: 1/4" = 1'-0"

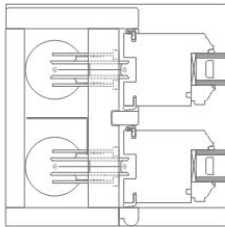
TISCHLER WOOD IMPACT-RATED WINDOWS (KOLBE AND MARVIN WINDOWS ALSO IN CONSIDERATION)



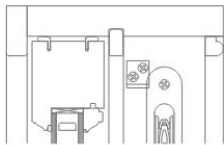
ELEVATION



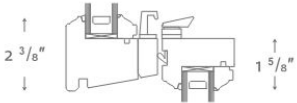
Concealed balance



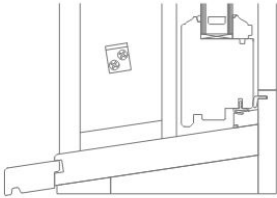
Weight and chain  
JAMB DETAILS



Head



Thin meeting stile



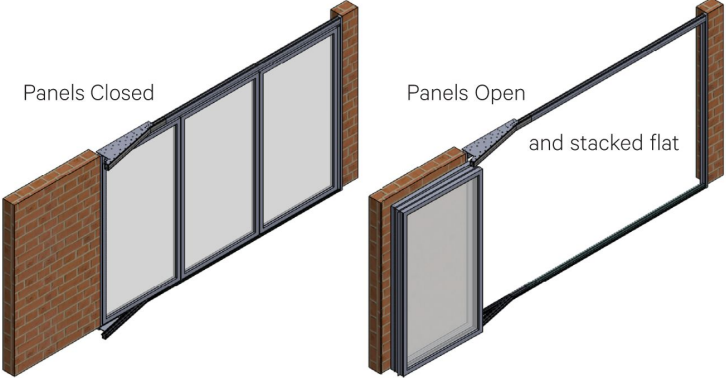
Flush sill

HEAD & SILL DETAILS

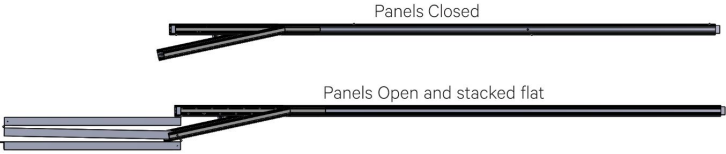
NANAWALL ALUMINUM 640 OPERABLE PARTITION



AXONOMETRICS



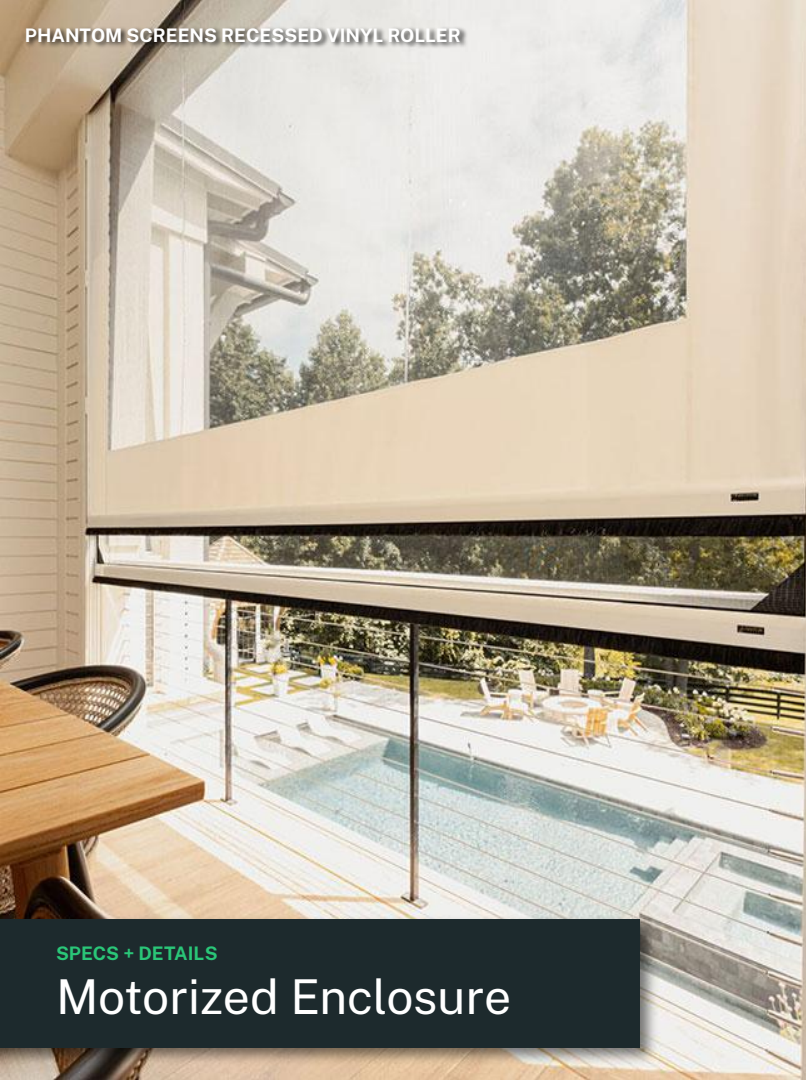
PLAN VIEWS



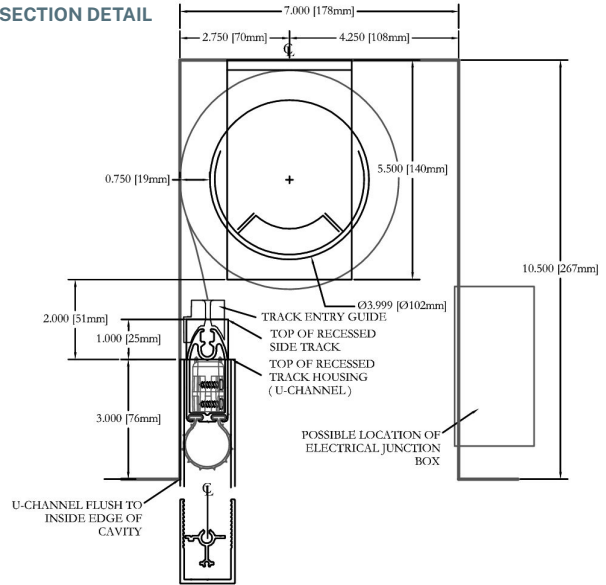
SPECS + DETAILS

Operable Partition

PHANTOM SCREENS RECESSED VINYL ROLLER



SECTION DETAIL



SPECS + DETAILS

# Motorized Enclosure



SPECS + DETAILS

# Garage Door

