

# **Gloria's Deck Repair 125 Beacon St**

**Presentation for Back Bay Architectural Commission**

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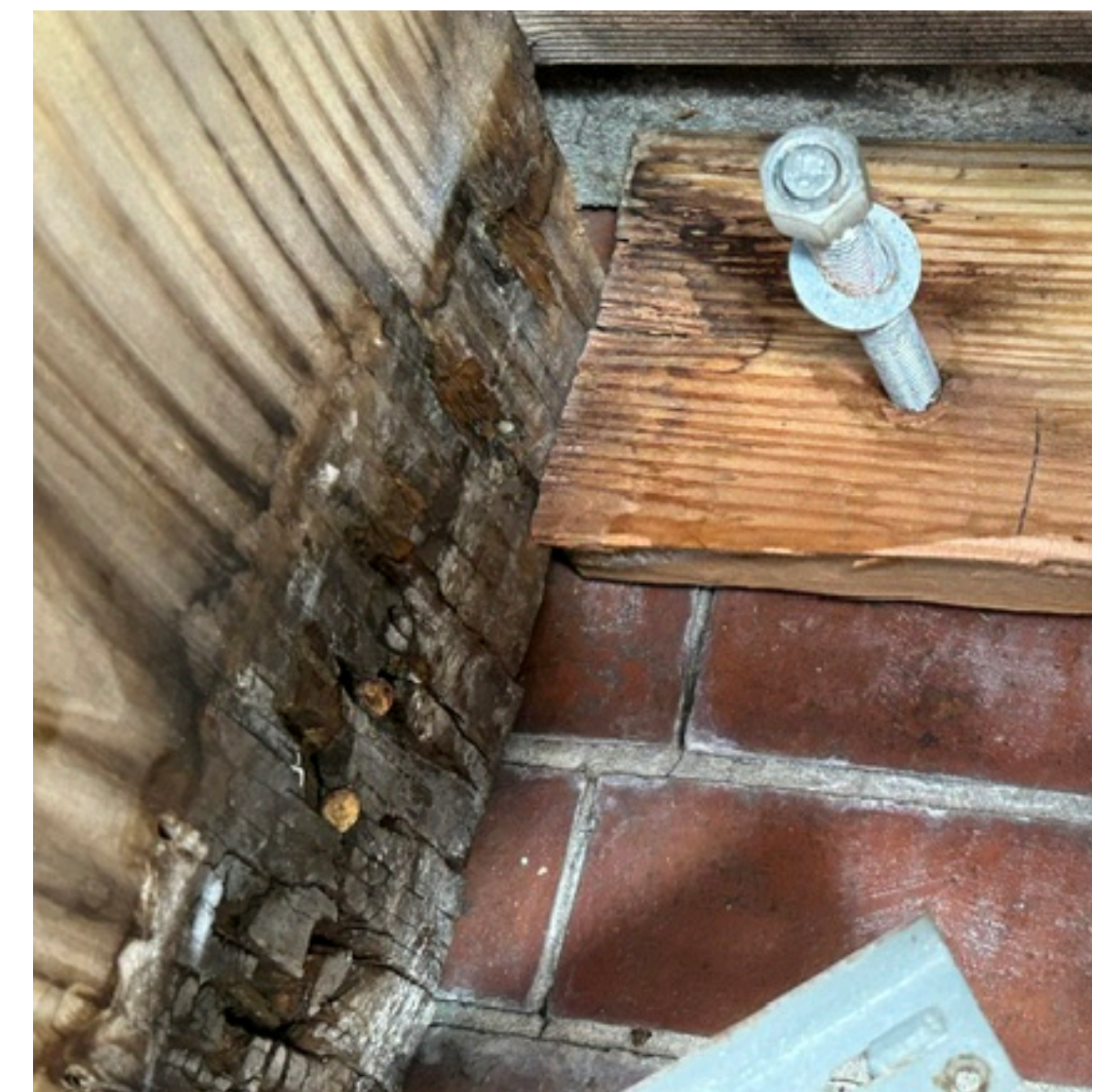


**June 10, 2026**

# Existing Conditions

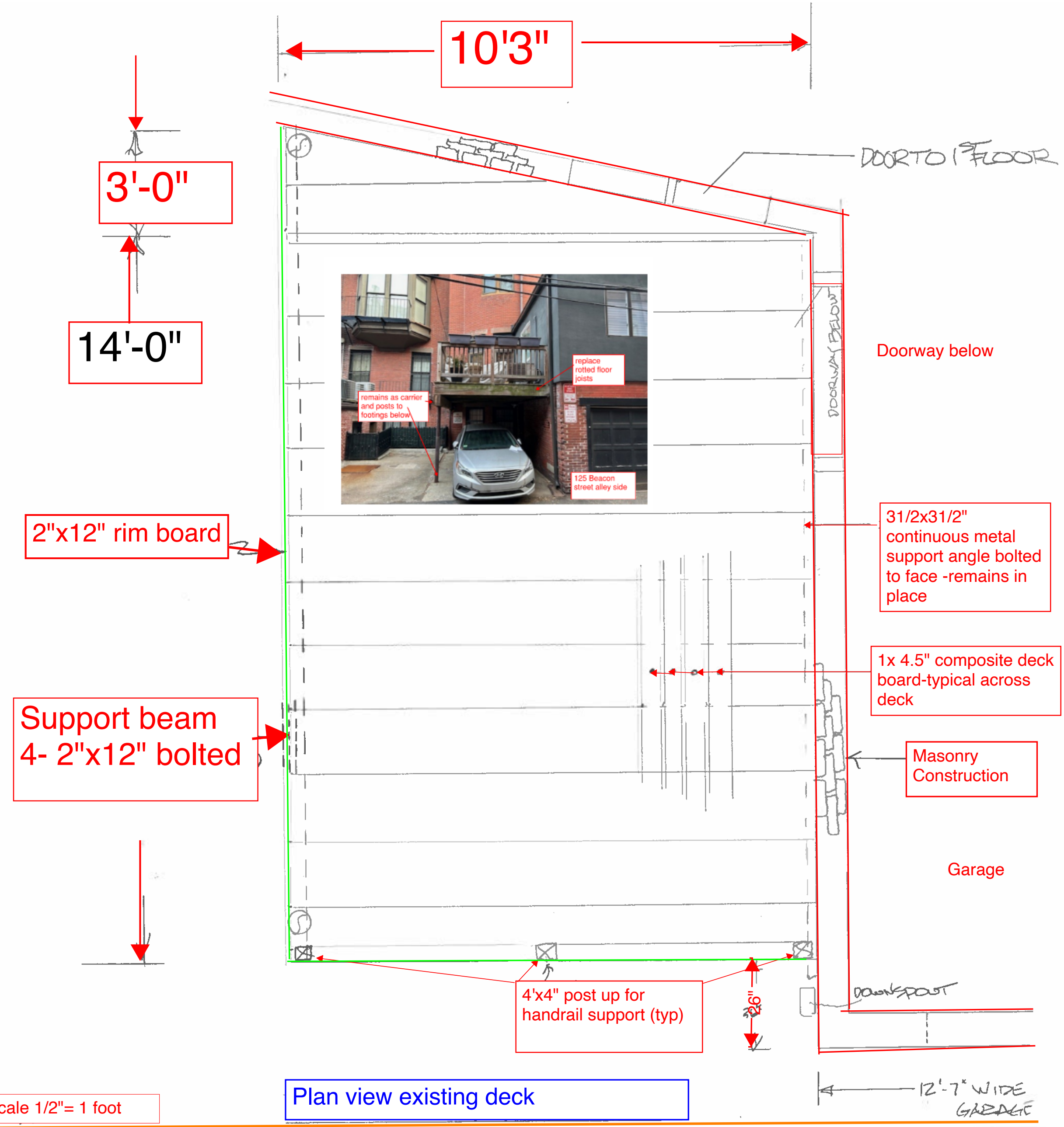
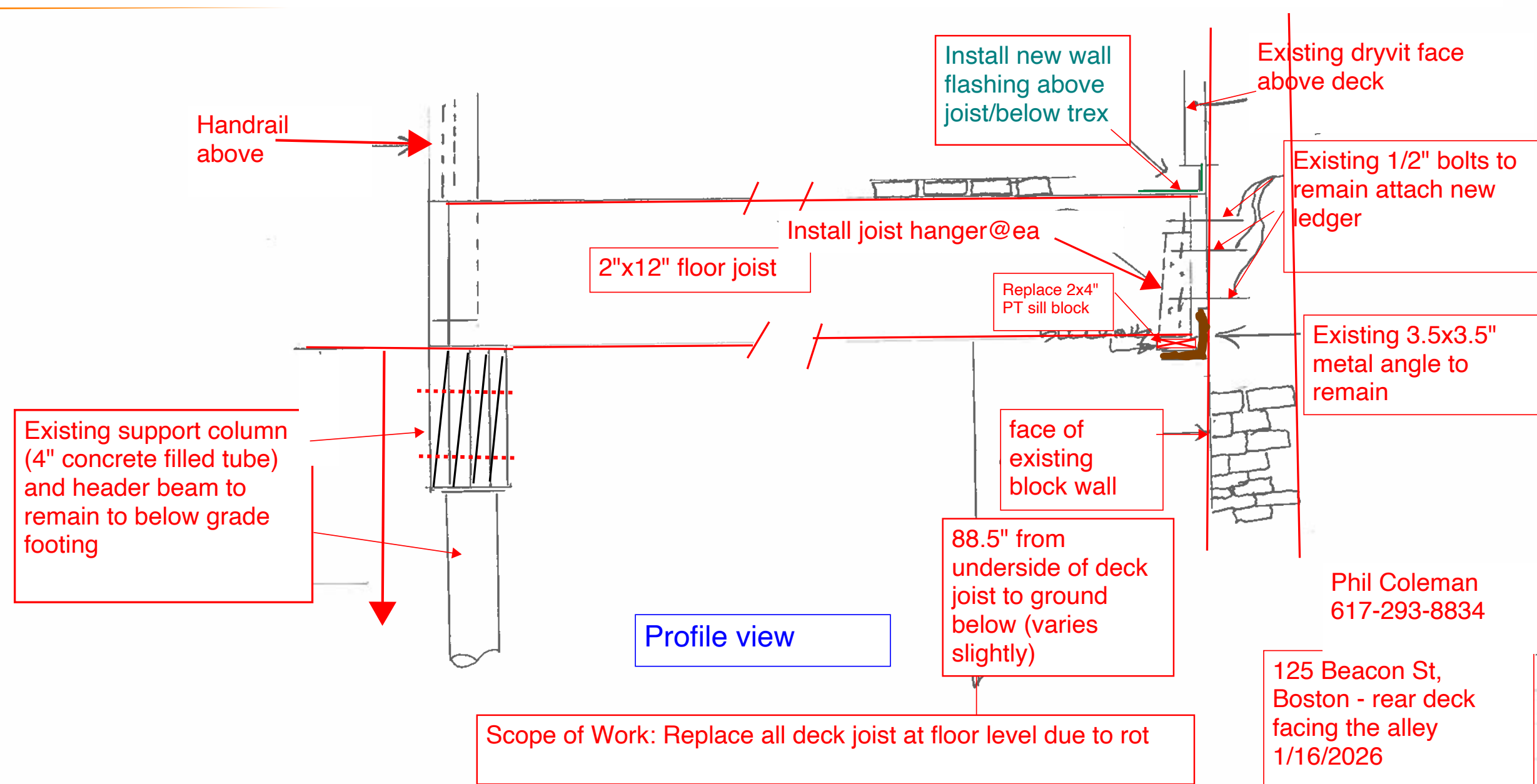


**Overall context**  
Rear elevation  
Screened on one side



**Underside of joists, showing rot**

# Deck Repair Plan View



# Deck Repair Plan & Renderings

**In-kind replacement of deck joists, composite deck floor, and PT wood handrail**



- **Stain new wood elements clay (left) , gray (middle) or black (right)**
- **Paint support columns to match**
- **Restore plantings in flower boxes**

# Proposed Deck Floor Material

**Trex Composite Decking,  
1" grooved edge  
Gray (shown below) or  
Brown (shown at right)**



# Examples of surrounding wood decks in Alley 421



# Repairing the Deck while Preserving Historic Character in Alley 421

## 1. Like-for-Like Replacement

The existing deck has historically been wood

## 2. No Visual Change

- No increase in size, height, or massing
- No alteration to the architectural relationship between the building and neighboring properties

## 3. Wood Is Consistent with Historic Rear-Yard Conditions

The rear deck is a secondary architectural element that has traditionally utilized wood construction (see next slide for examples in Alley 421)

## 4. Restore Safety

The project is a repair to restore safety conditions

# Planter & Flower Box Restoration Plans

- **Planters:** Boxwoods and Roses
- **Flower Boxes:** Lavender and mix of other perennials and annuals



# Conclusion & Questions

