

# 194 Beacon Street

Back Bay Architectural District Commission Review  
Proposed Exterior Scope  
10 June 2026

LOCUS PLAN

BACK STREET

GARAGE / GARAGE PATIO

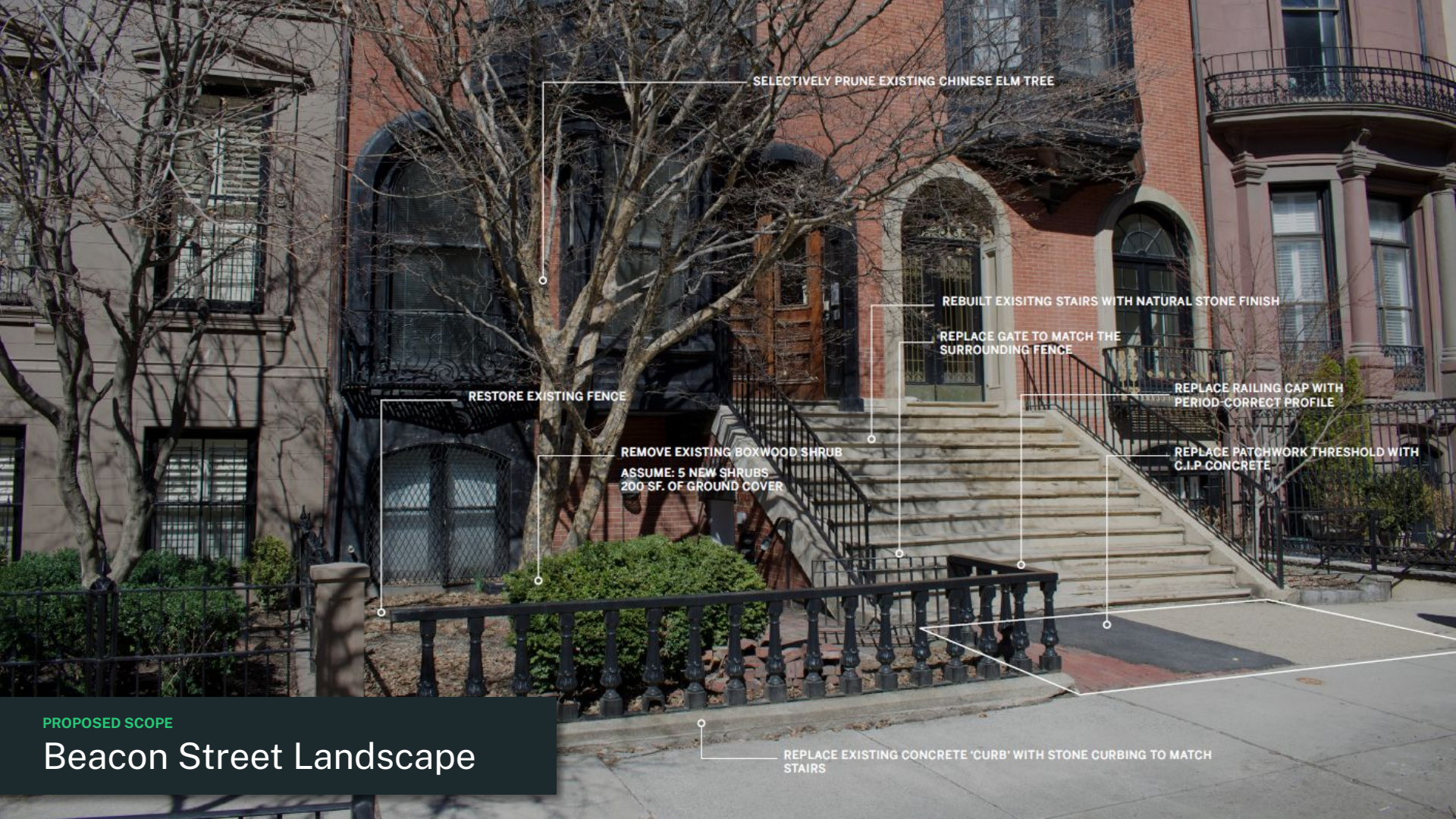
WALKWAY

COURTYARD

CLARENDON STREET

BEACON STREET





SELECTIVELY PRUNE EXISTING CHINESE ELM TREE

REBUILT EXISTING STAIRS WITH NATURAL STONE FINISH

REPLACE GATE TO MATCH THE SURROUNDING FENCE

REPLACE RAILING CAP WITH PERIOD-CORRECT PROFILE

RESTORE EXISTING FENCE

REPLACE PATCHWORK THRESHOLD WITH C.I.P. CONCRETE

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

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

PROPOSED SCOPE

# Beacon Street Landscape

EXISTING



PROPOSED



PHOTO MOCKUP

Beacon Street Facade

PROPOSED BEACON STREET MODIFICATIONS



EXISTING



PROPOSED

- 6FL**  
ROOF TOP UNITS  
WINDOW RELOCATION (18'-0" SETBACK FROM BUILDING FACE, NOT VISIBLE FROM PUBLIC WAY)
- 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

**6FL**  
LOWERED WINDOW SILLS (NOT VISIBLE FROM PUBLIC WAY)  
WROUGHT IRON RAILING REPLACEMENT  
WALL SCONCE REPLACEMENT

**5FL**  
SLATE ROOF REPAIR/CLEANING  
FIRE BALCONY REPAIR

**4FL**  
FIRE BALCONY REPAIR  
LOWERED WINDOW SILLS  
(MATCHING 3FL WINDOW HEIGHT)

**3FL**  
ORIEL WINDOW REPAIR/REPAIR  
MODIFIED FIRE BALCONY  
NEW RAILING  
NEW DOOR  
NEW CORNICE

**2FL**  
FIRE BALCONY REPAIR

**1FL**  
RAILING REPLACEMENT  
DECK REPLACEMENT

**GARDEN LEVEL (INTERIOR COURTYARD)**  
OPERABLE PARTITION

**GENERAL**  
BRICK REPOINTING + REPAIR  
NEW STORM RATED WINDOWS

BACK STREET EAST



BACK STREET



BACK STREET WEST



EXISTING PHOTOS

Back Street



EXISTING PHOTOS

Back Street



EXISTING PHOTOS

## Back Street

ENLARGED 3FL ORIEL BALCONY ELEVATION

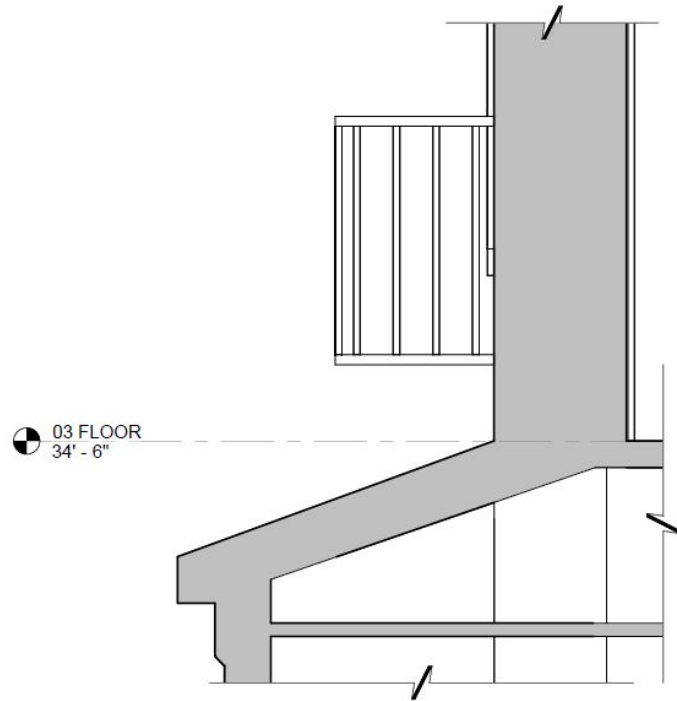


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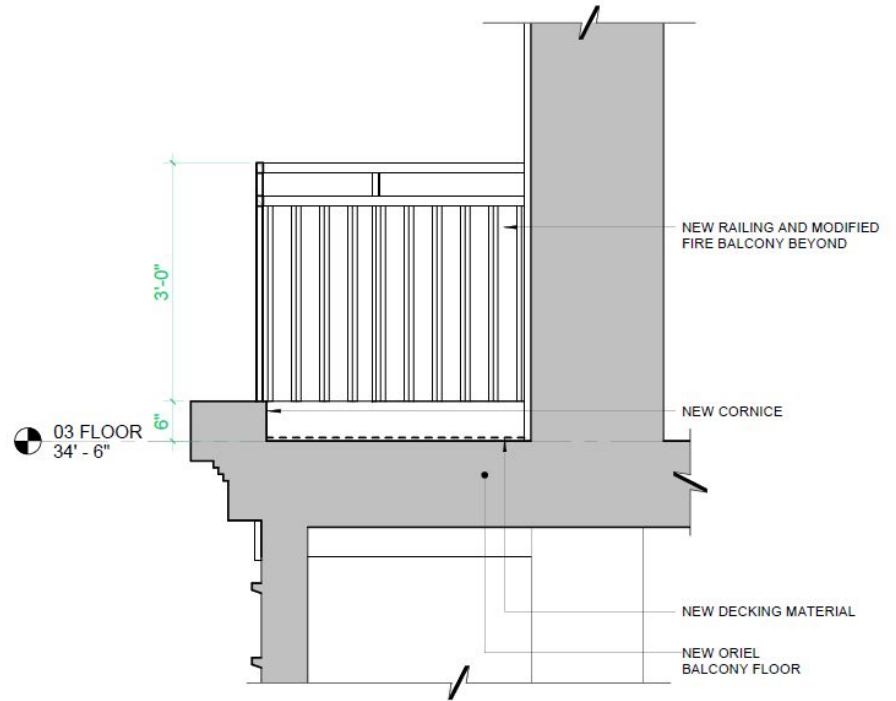


PROPOSED

### 3FL ORIEL BALCONY SECTION

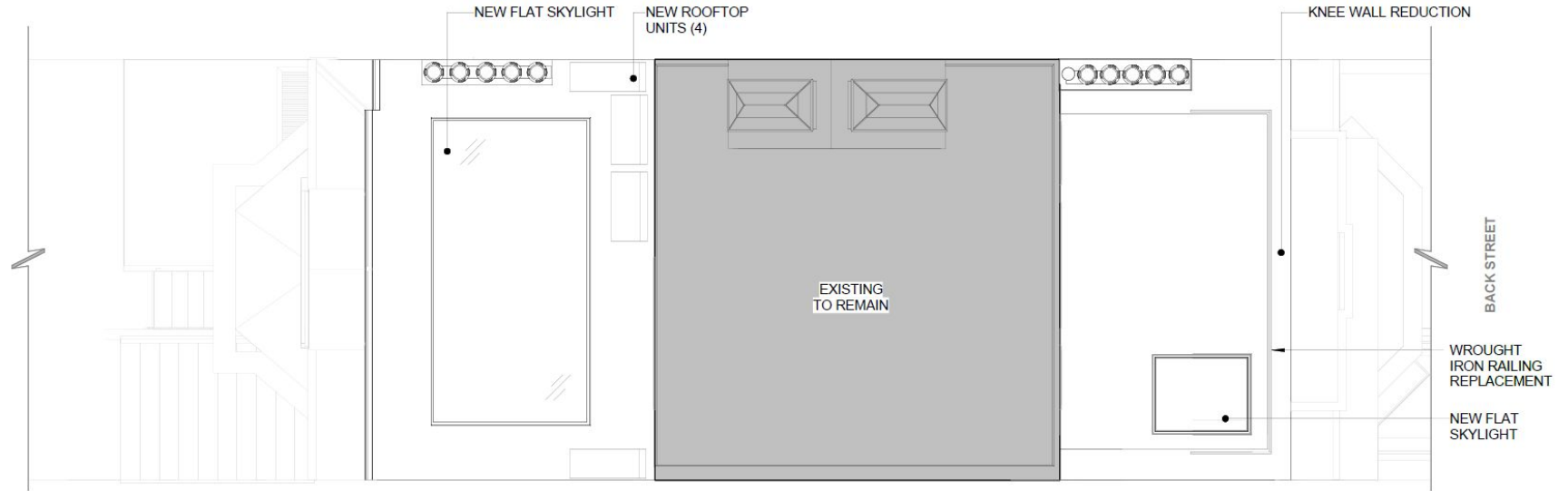


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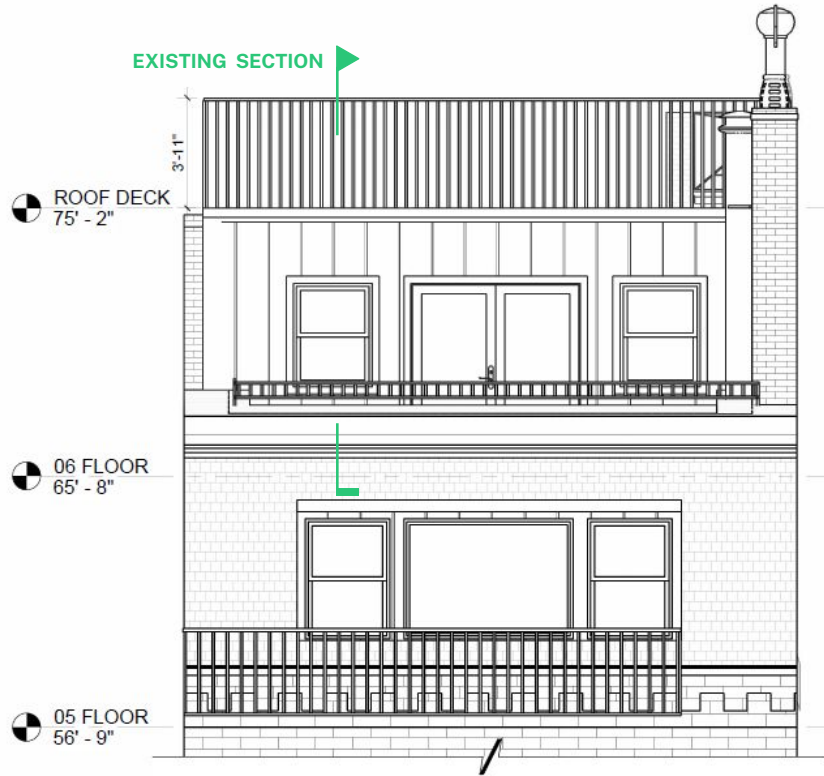


PROPOSED

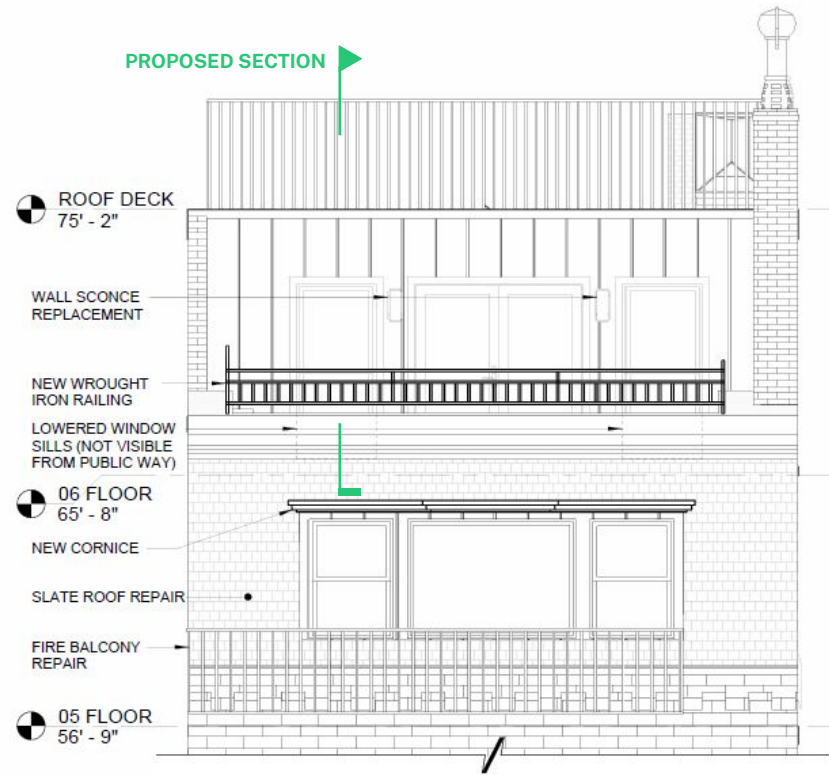
ROOF DECK PLAN



ENLARGED 5FL - ROOF ELEVATION

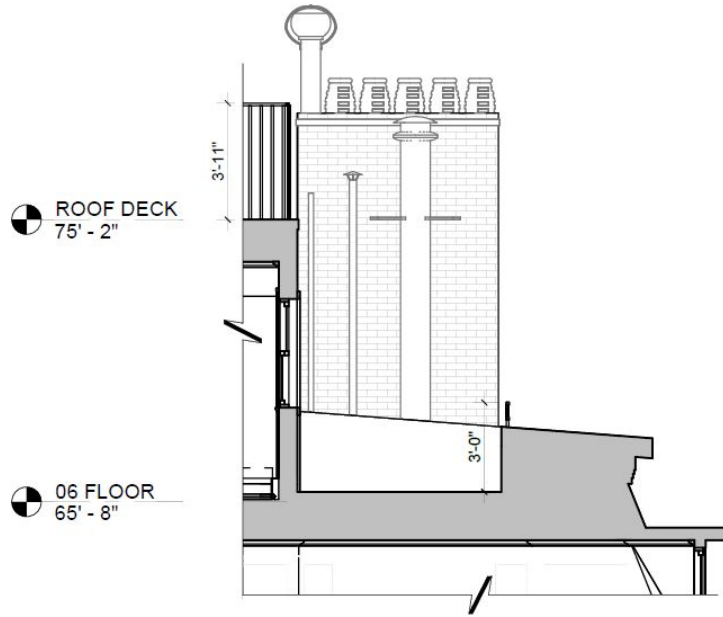


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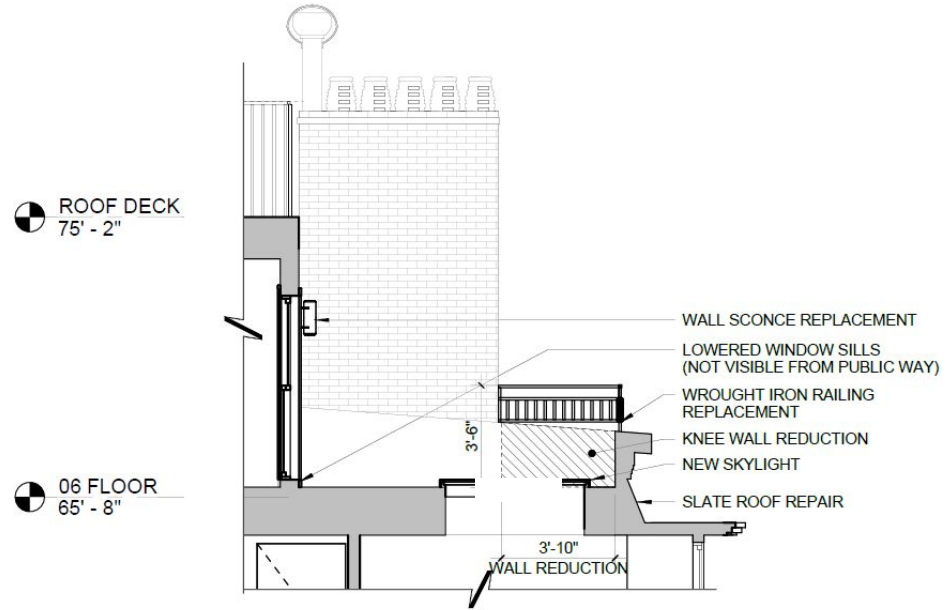


PROPOSED

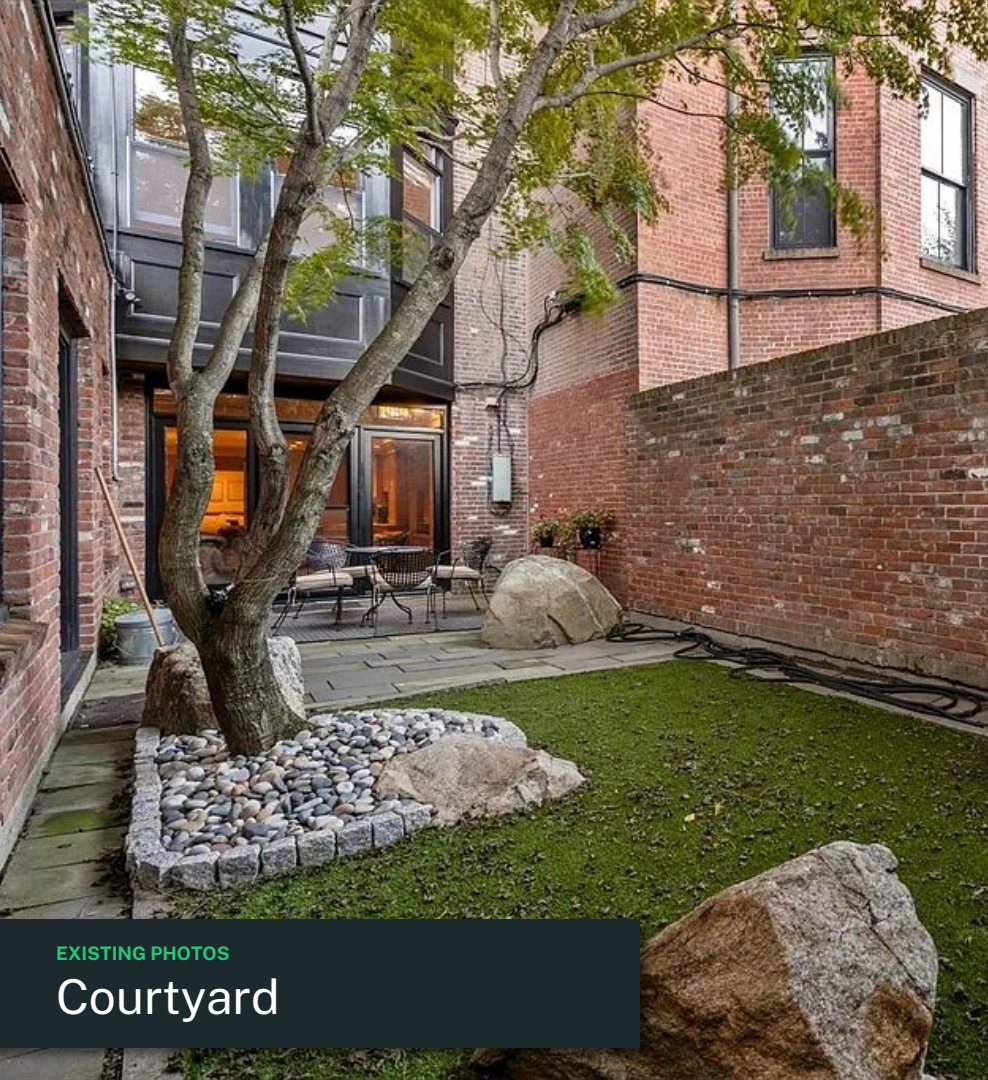
ROOF - 6FL SECTION



EXISTING



PROPOSED

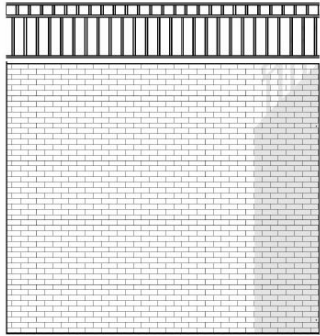


EXISTING PHOTOS

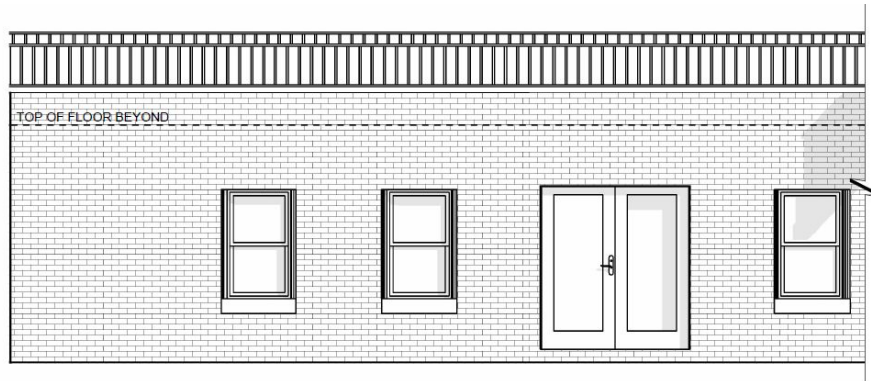
# Courtyard



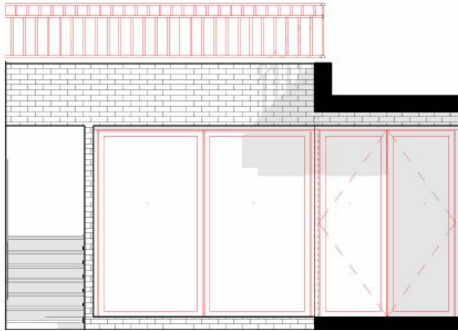
PROPOSED GARDEN ELEVATION MODIFICATIONS



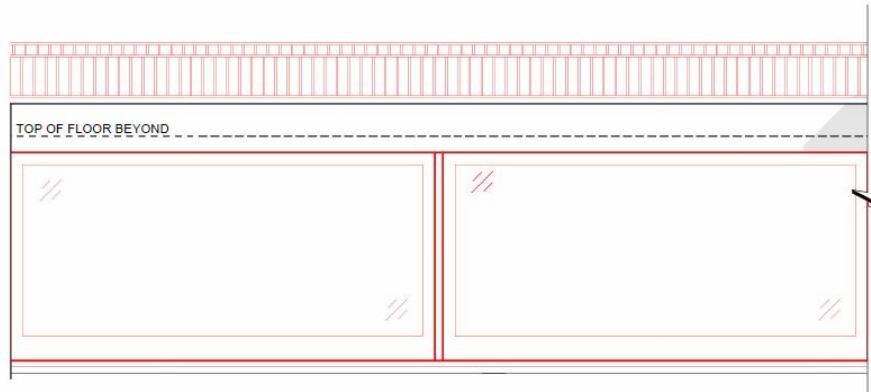
EXISTING GARAGE ELEVATION



EXISTING CORRIDOR ELEVATION



PROPOSED GARAGE ELEVATION

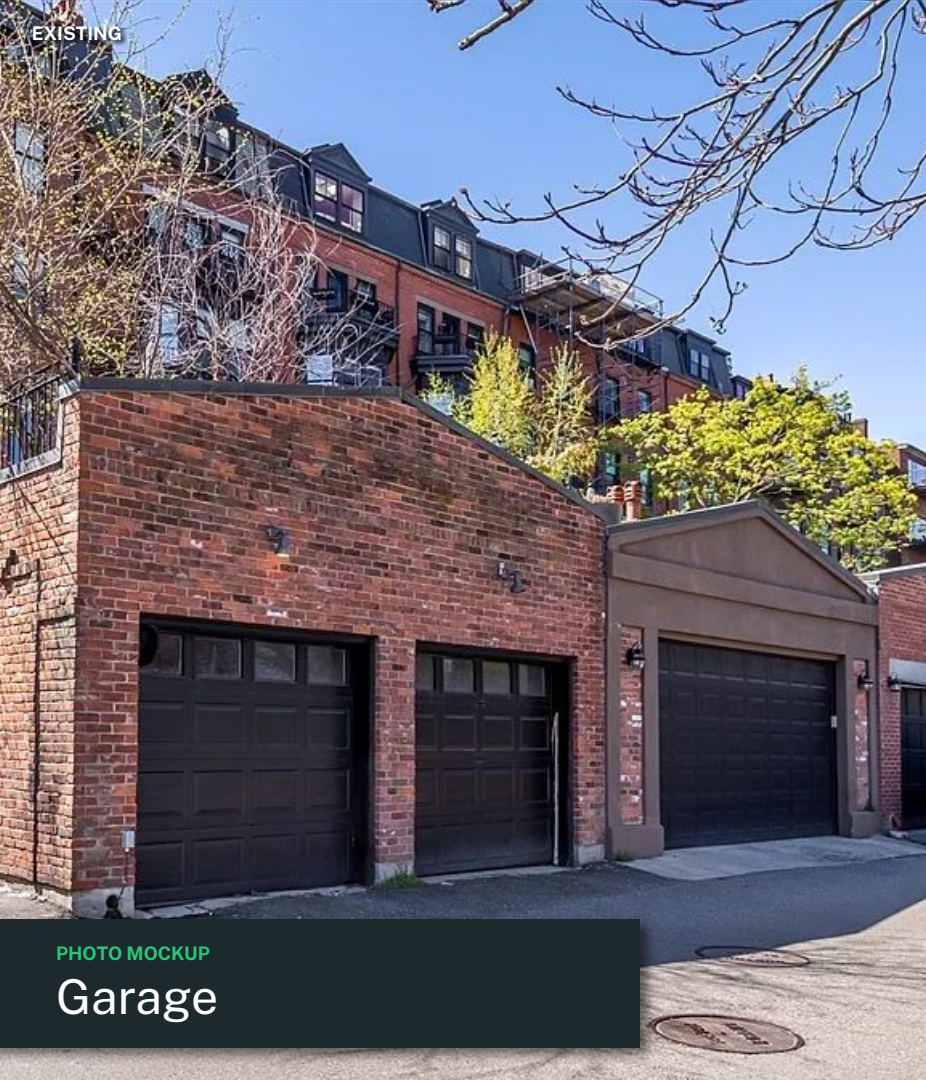


PROPOSED CORRIDOR ELEVATION

1 FL  
RAILING REPLACEMENT

GARDEN LEVEL  
MOTORIZED RETRACTABLE  
ENCLOSURE

EXISTING



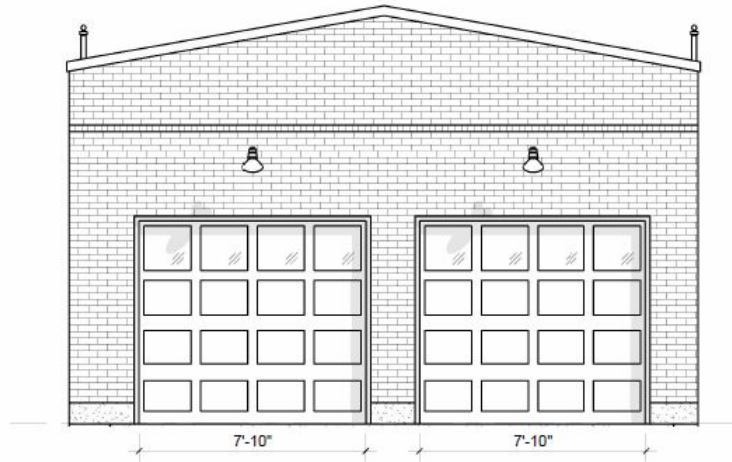
PROPOSED



PHOTO MOCKUP

Garage

PROPOSED GARAGE ELEVATION MODIFICATIONS



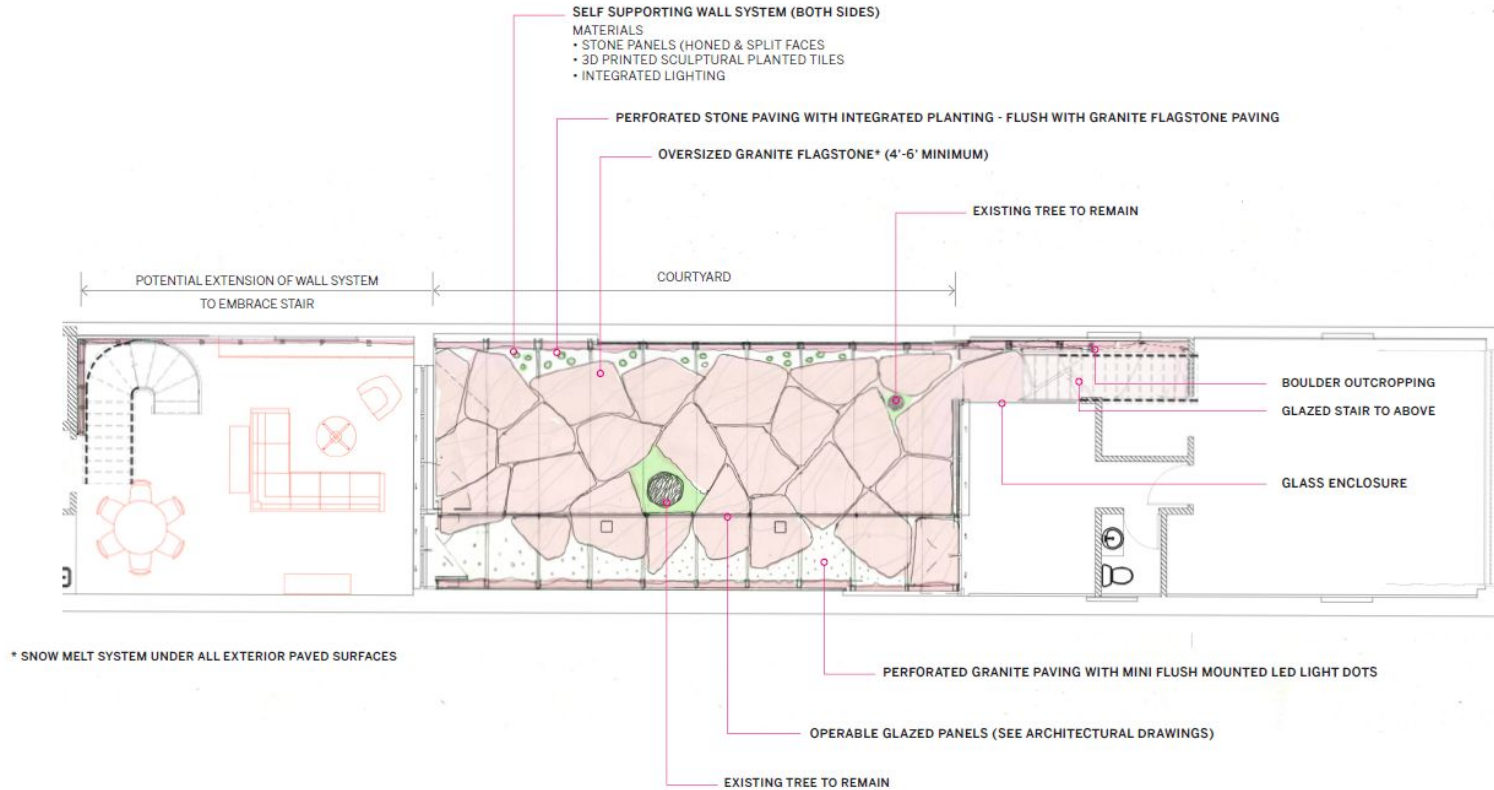
EXISTING



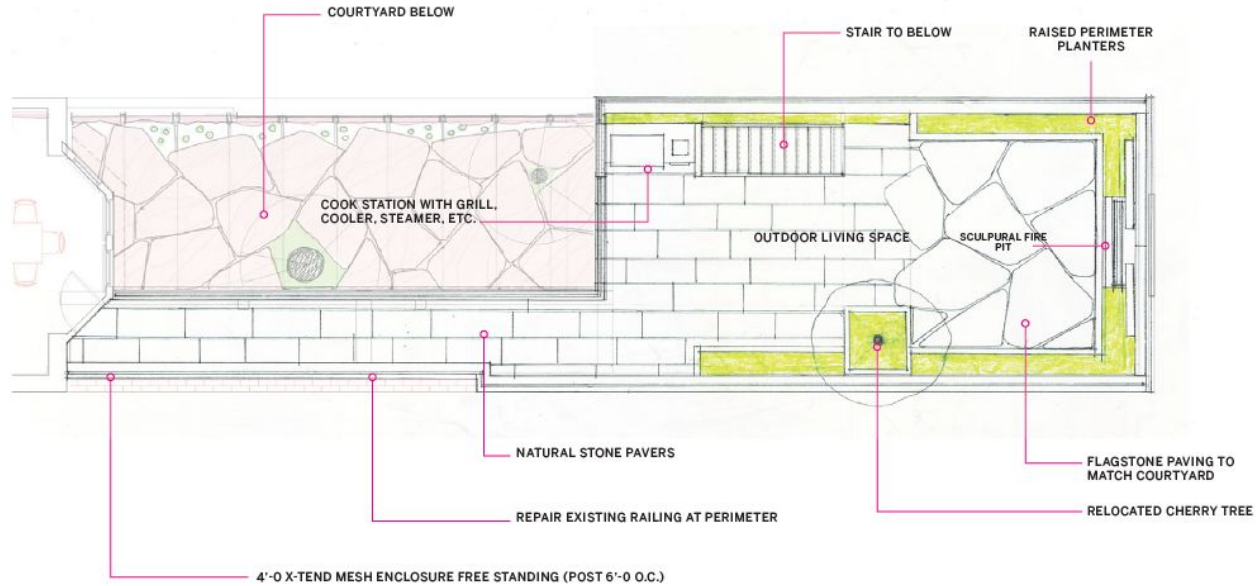
**GARAGE  
NEW DOUBLE DOOR  
LIGHT REPLACEMENT**

PROPOSED

# GARDEN LEVEL COURTYARD LANDSCAPE PLAN

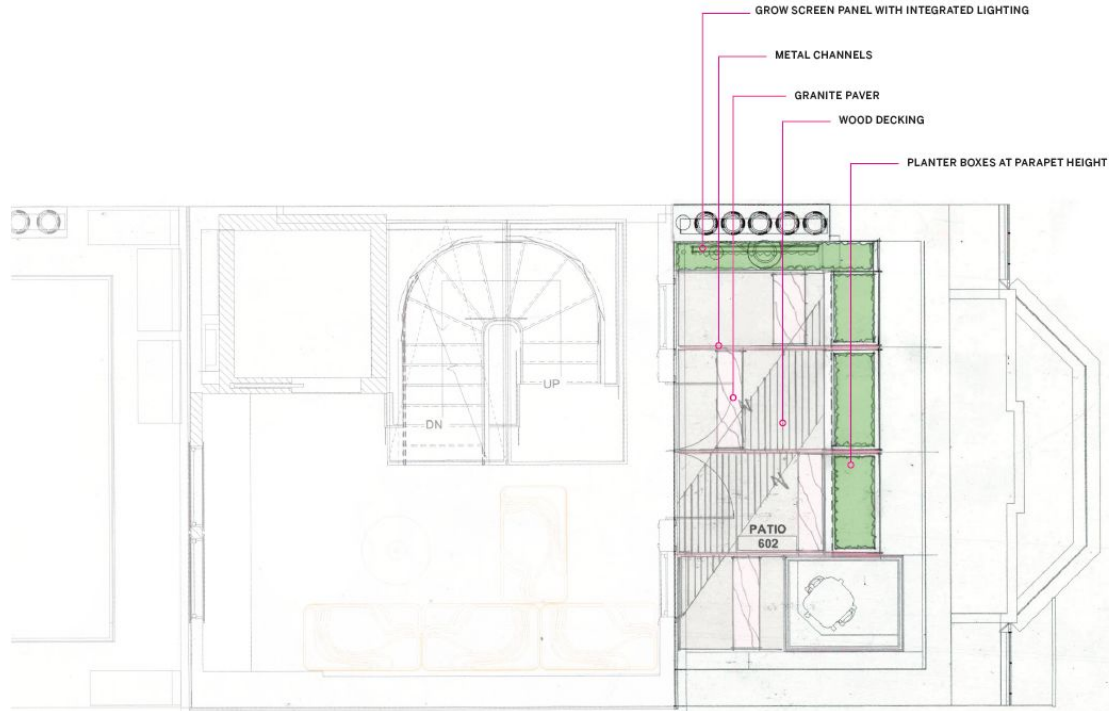


GARAGE ROOF LANDSCAPE PLAN



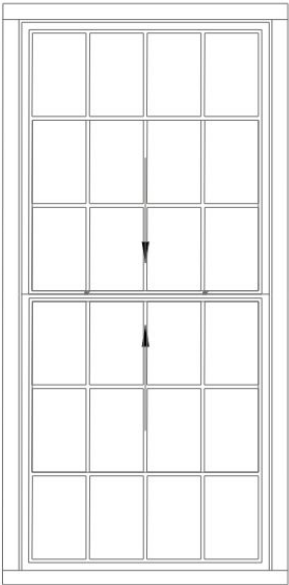
SCALE: 1/8" = 1'-0

6FL BALCONY LANDSCAPE PLAN

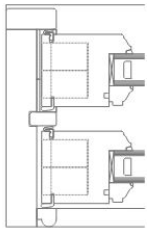


SCALE: 1/4" = 1'-0"

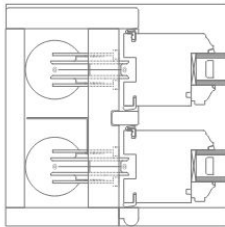
TISCHLER WOOD IMPACT-RATED WINDOWS (KOLBE AND MARVIN WINDOWS ALSO IN CONSIDERATION)



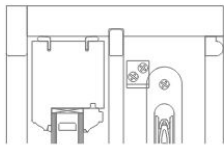
ELEVATION



Concealed balance



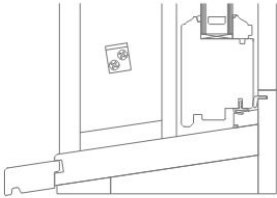
Weight and chain  
JAMB DETAILS



Head



Thin  
meeting stile



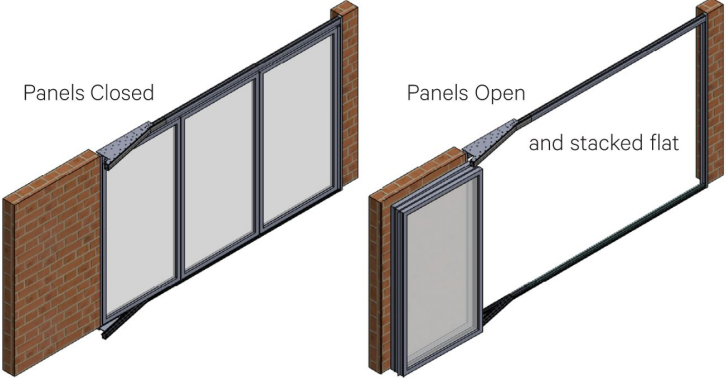
Flush sill

HEAD & SILL DETAILS

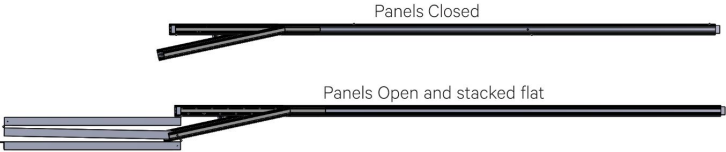
NANAWALL ALUMINUM 640 OPERABLE PARTITION



AXONOMETRICS



PLAN VIEWS



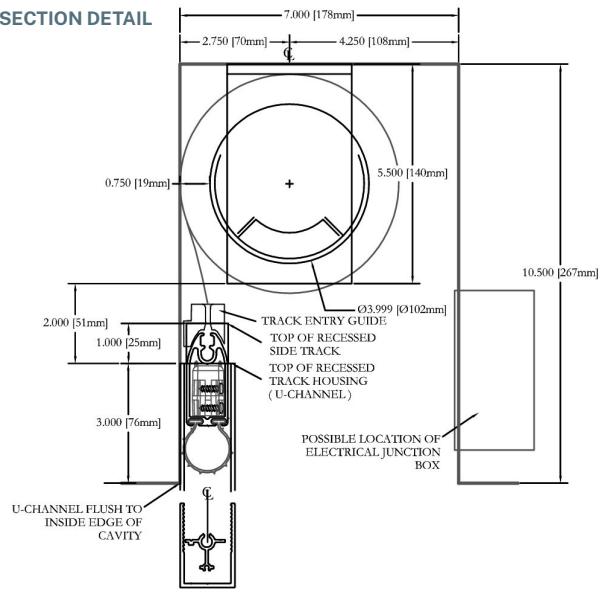
SPECS + DETAILS

Operable Partition at Courtyard

PHANTOM SCREENS RECESSED VINYL ROLLER



SECTION DETAIL



SPECS + DETAILS

# Motorized Screen at Courtyard

MANUFACTURERS IN CONSIDERATION:  
OVERHEAD DOOR AND DESIGNER GARAGE DOORS



SPECS + DETAILS

## Garage Door



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EXISTING



PROPOSED

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FLAT ROOF HATCH REPLACEMENT

**6FL**

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WINDOW RELOCATION (18'-0" SETBACK FROM BUILDING FACE, NOT VISIBLE FROM PUBLIC WAY)

**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

ALTERNATE SCHEME (IF PREFERRED BY BBAC/NABB)

Replace Existing Raised Roof Access Skylight with Flat Skylight

PROPOSED BACK STREET MODIFICATIONS



EXISTING



PROPOSED OPTION A

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**1 FL**

RAILING REPLACEMENT  
DECK REPLACEMENT

**GARDEN LEVEL (INTERIOR COURTYARD)**

OPERABLE PARTITION

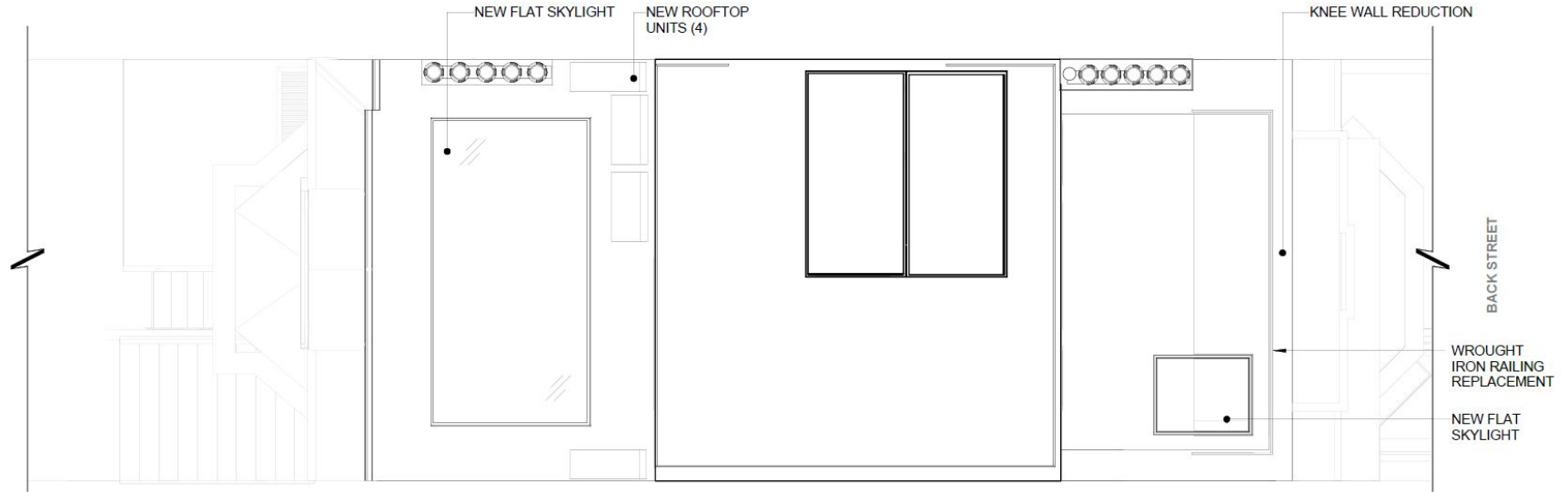
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NEW STORM RATED WINDOWS

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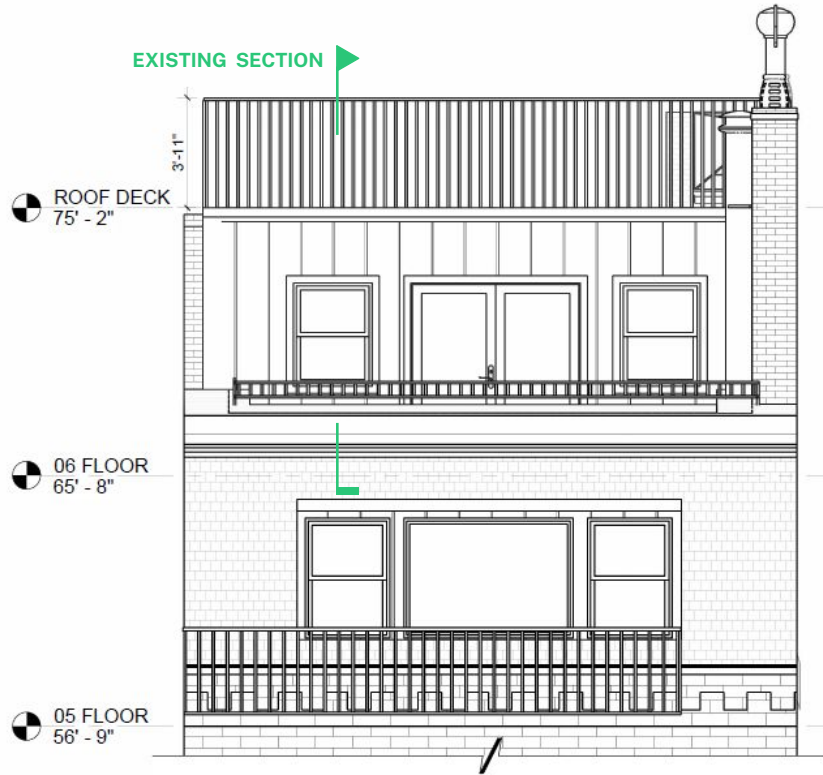
Replace Existing Raised Roof Access  
Skylight with Flat Skylight

ROOF DECK PLAN

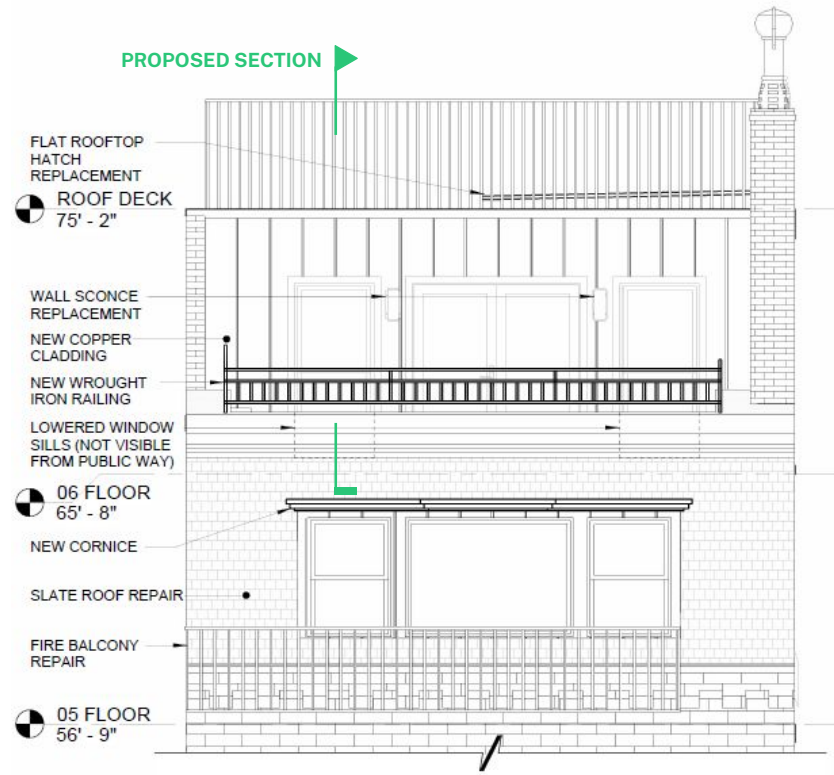


ALTERNATE SCHEME (IF PREFERRED BY BBAC/NABB)  
Replace Existing Raised Roof Access  
Skylight with Flat Skylight

ENLARGED 5FL - ROOF ELEVATION



EXISTING



PROPOSED

ALTERNATE SCHEME (IF PREFERRED BY BBAC/NABB)

Replace Existing Raised Roof Access  
Skylight with Flat Skylight

