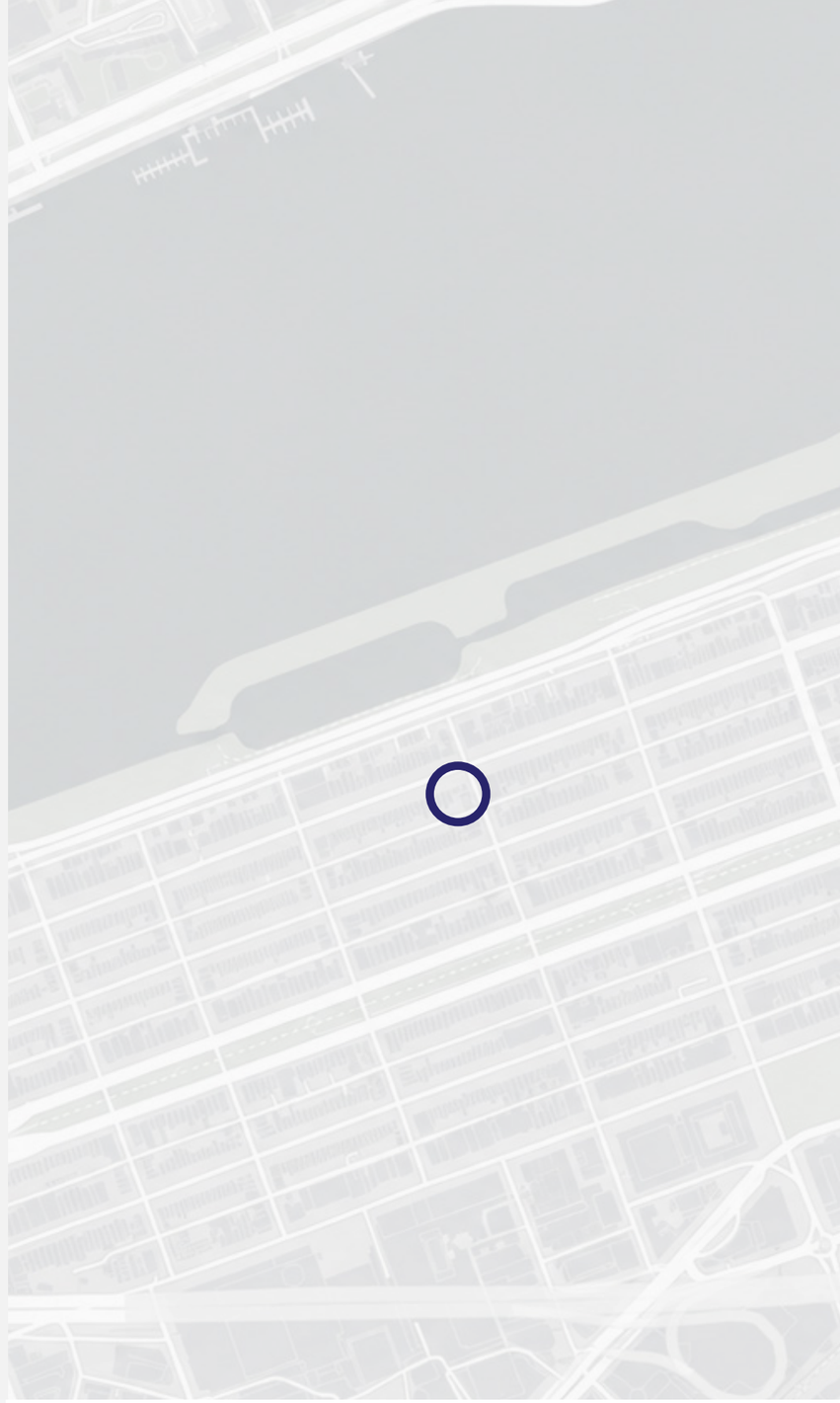
AGEM PROPERTY

BBAC SUBMISSION

299 BEACON ST

BOSTON, MA



EMBARC

NOVEMBER 17, 2026

TEAM

DEVELOPER

AGEM PROPERTY

ARCHITECT

EMBARC

GENERAL CONTRACTOR

M.HOLLAND & SONS CONSTRUCTION, INC.

PROJECT OVERVIEW



PROPOSAL

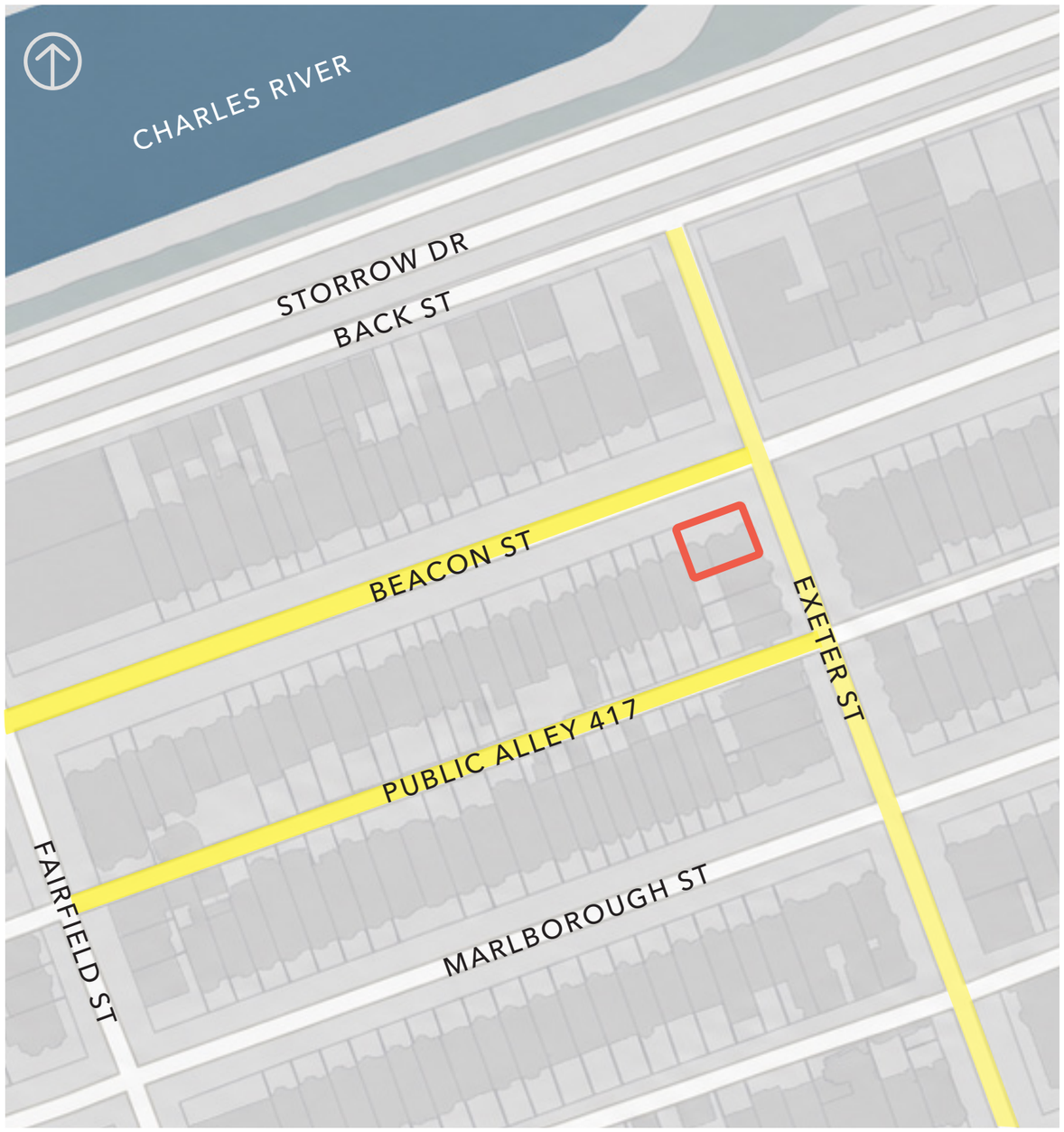
General

Renovation of six (6) dwelling units into a single-family residence. The 1984 annex will be renovated as a separate single-family residence.

Exterior

- Annex Entrance and Front Yard Improvements
- Roof Deck and Roof Access on the Original Building
- Roof Access on the Annex

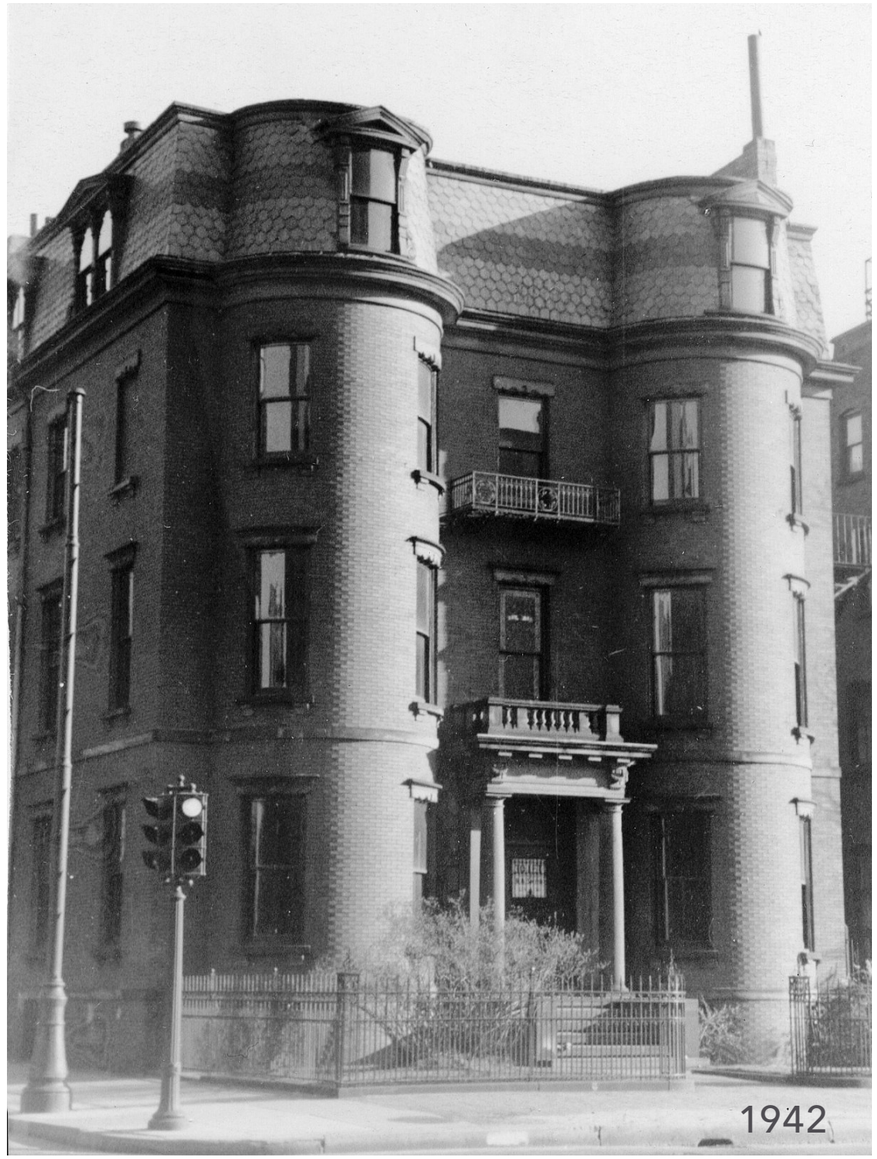
CONTEXT MAP


CHARLES RIVER
STORROW DR
BACK ST
BEACON ST
EXETER ST
PUBLIC ALLEY 417
FAIRFIELD ST
MARLBOROUGH ST


EXETER ST
PUBLIC ALLEY 417
BEACON ST

BUILDING HISTORY

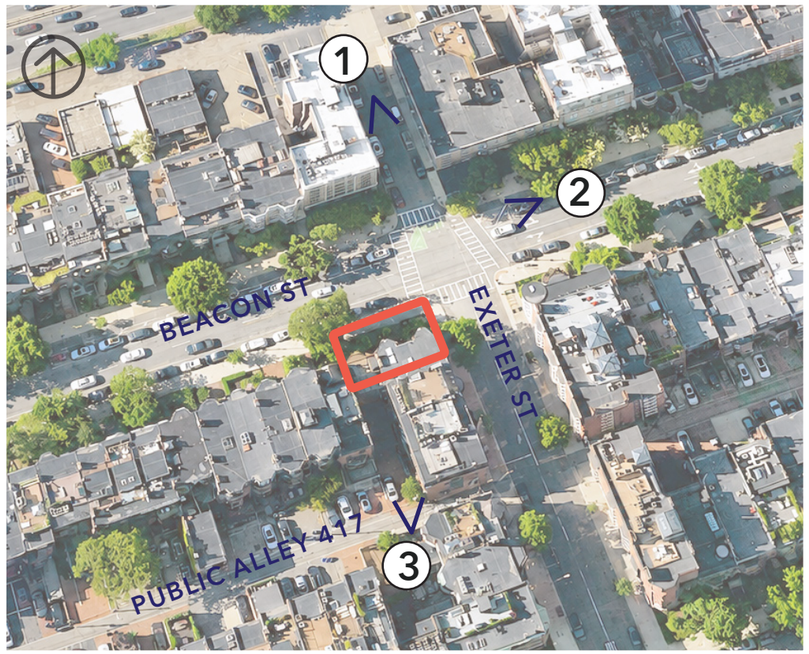
BUILT CA. 1870



ANNEX BUILT 1984



SITE PHOTOS





1. VIEW FROM EXETER ST



3. VIEW FROM PUBLIC ALLEY 417

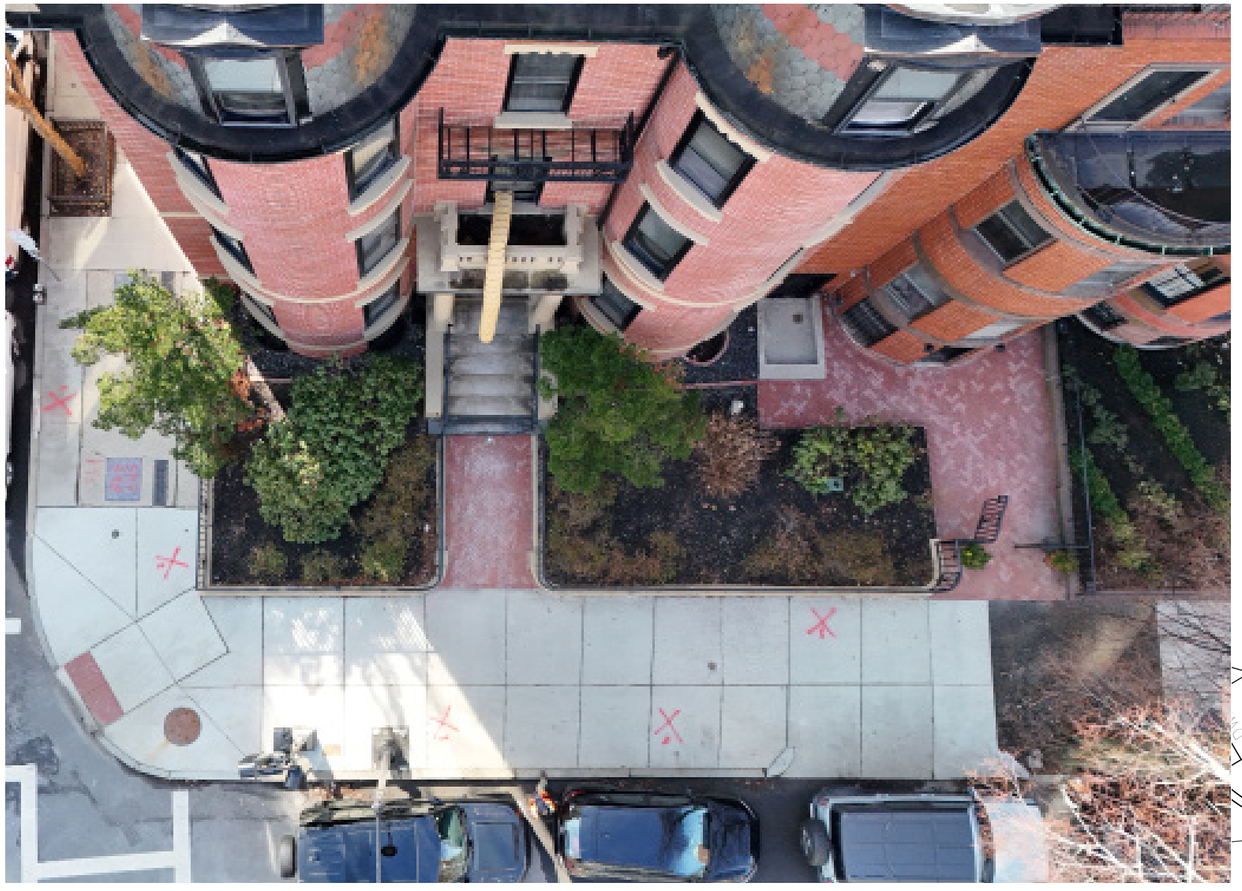


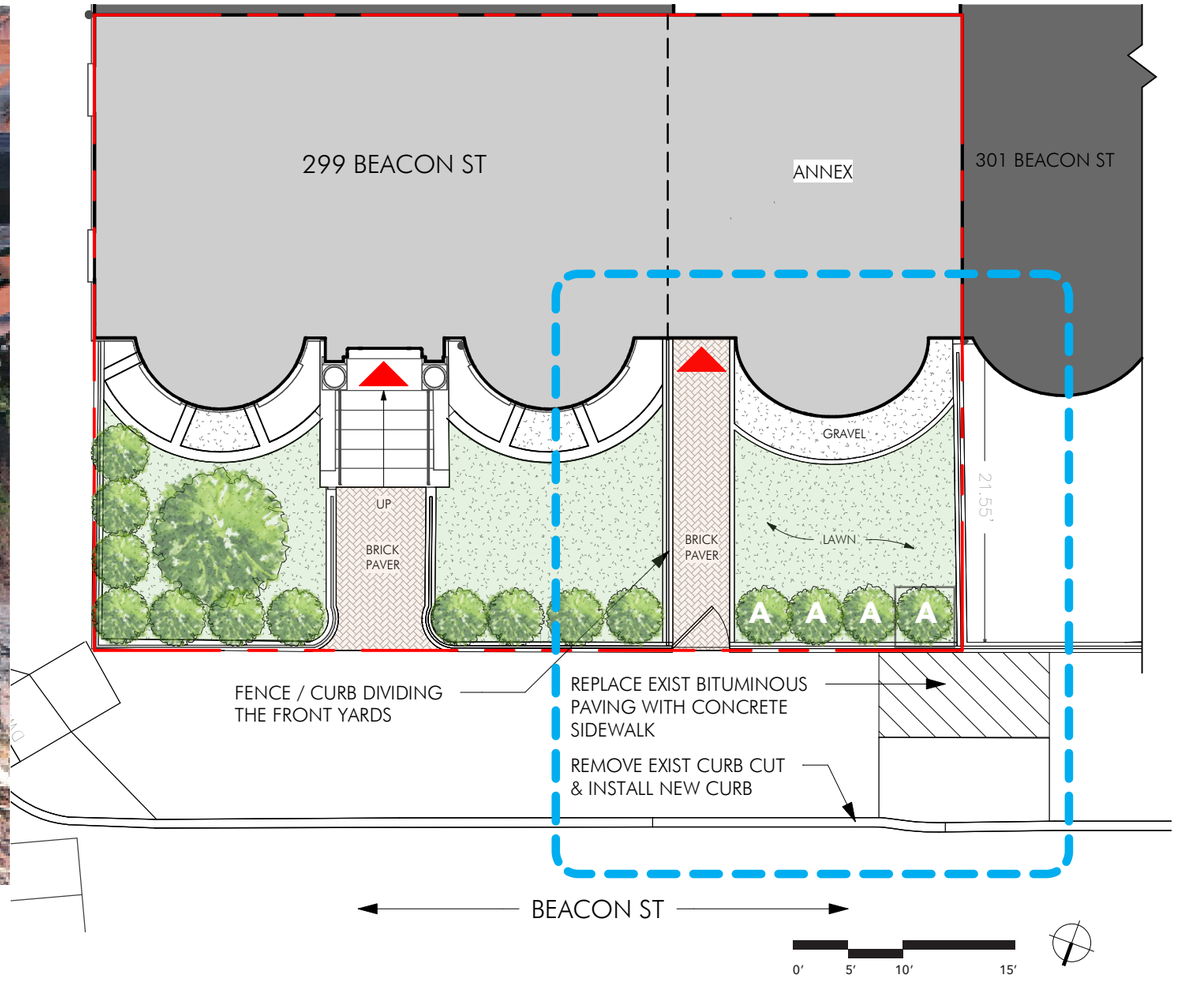
2. VIEW FROM BEACON ST

PROPOSED ANNEX FRONT YARD



A. JAPANESE HOLLY EVERGREEN HEDGE



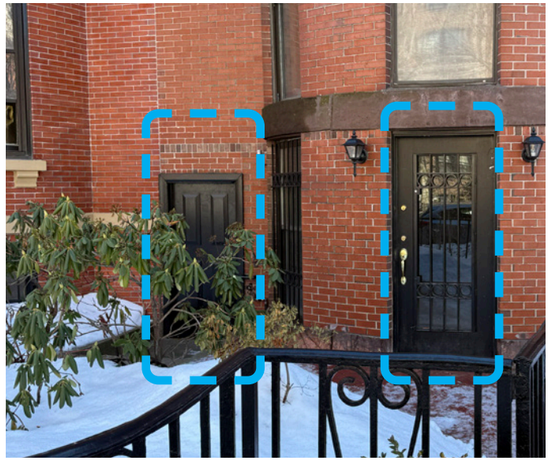


EXISTING BUILDING ELEVATION (BEACON ST)



ANNEX FRONT DOOR & WINDOW (BEACON ST)

EXISTING

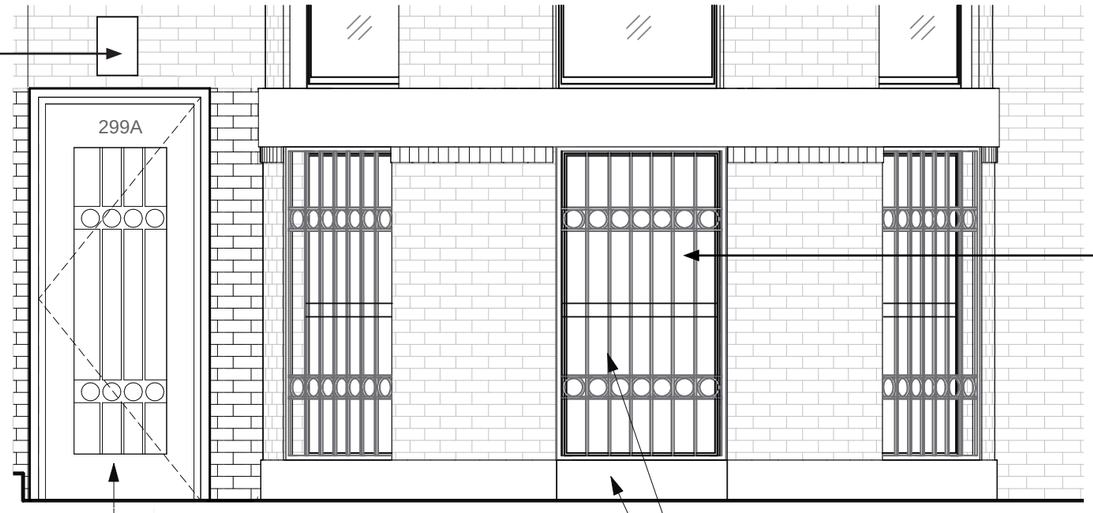




PROPOSED



ENTRY DOOR LIGHT FIXTURE
VISUAL COMFORT, URBANDALE
8" WIDE X 13" TALL X 6" DEEP,
TEXTURED BLACK FINISH WITH
WAVY GLASS

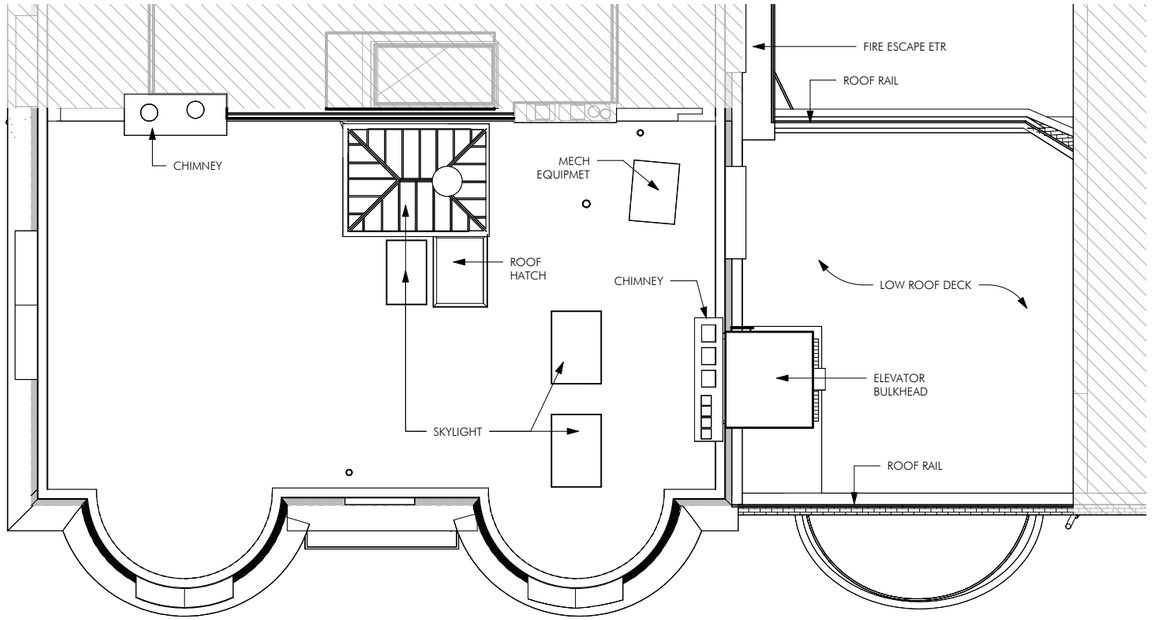




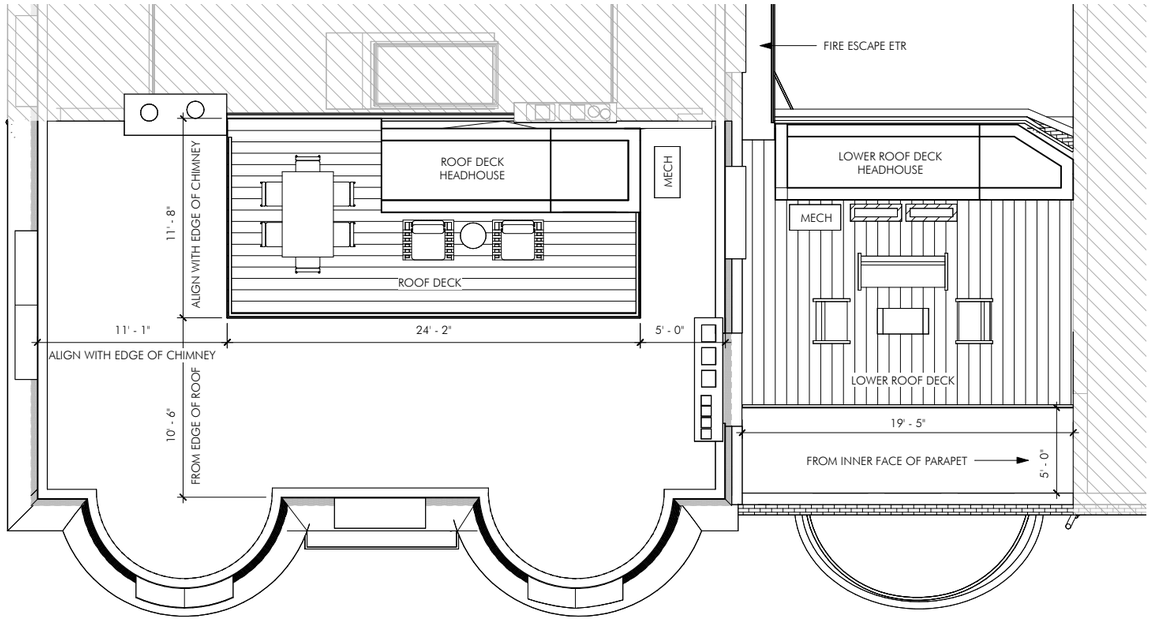
BLACK HISTORIC REPLICA
DOUBLE-HUNG WINDOWS

ROOF PLAN

EXISTING



PROPOSED



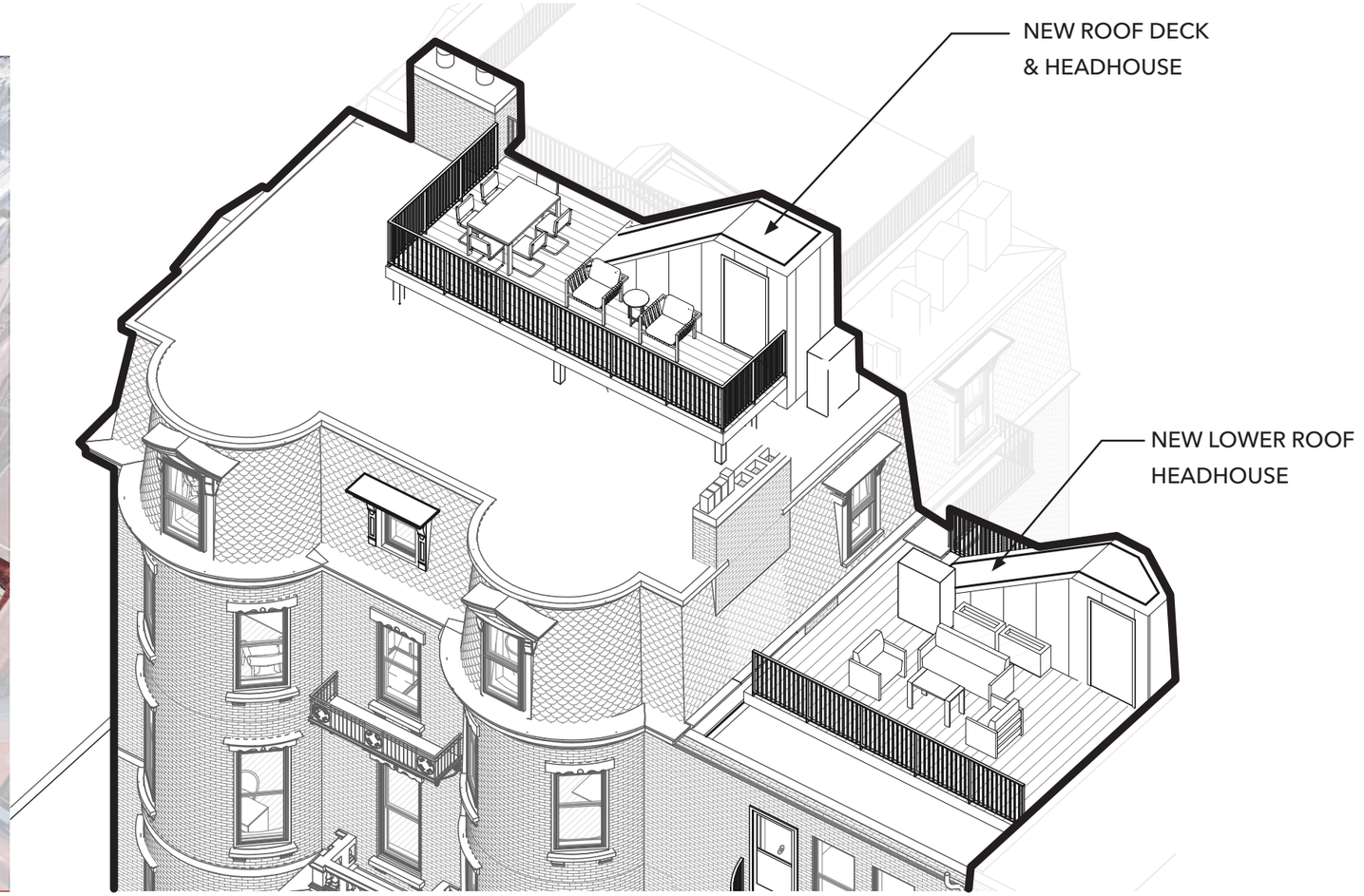
0′ 4′ 8′ 16′

ROOF PLAN

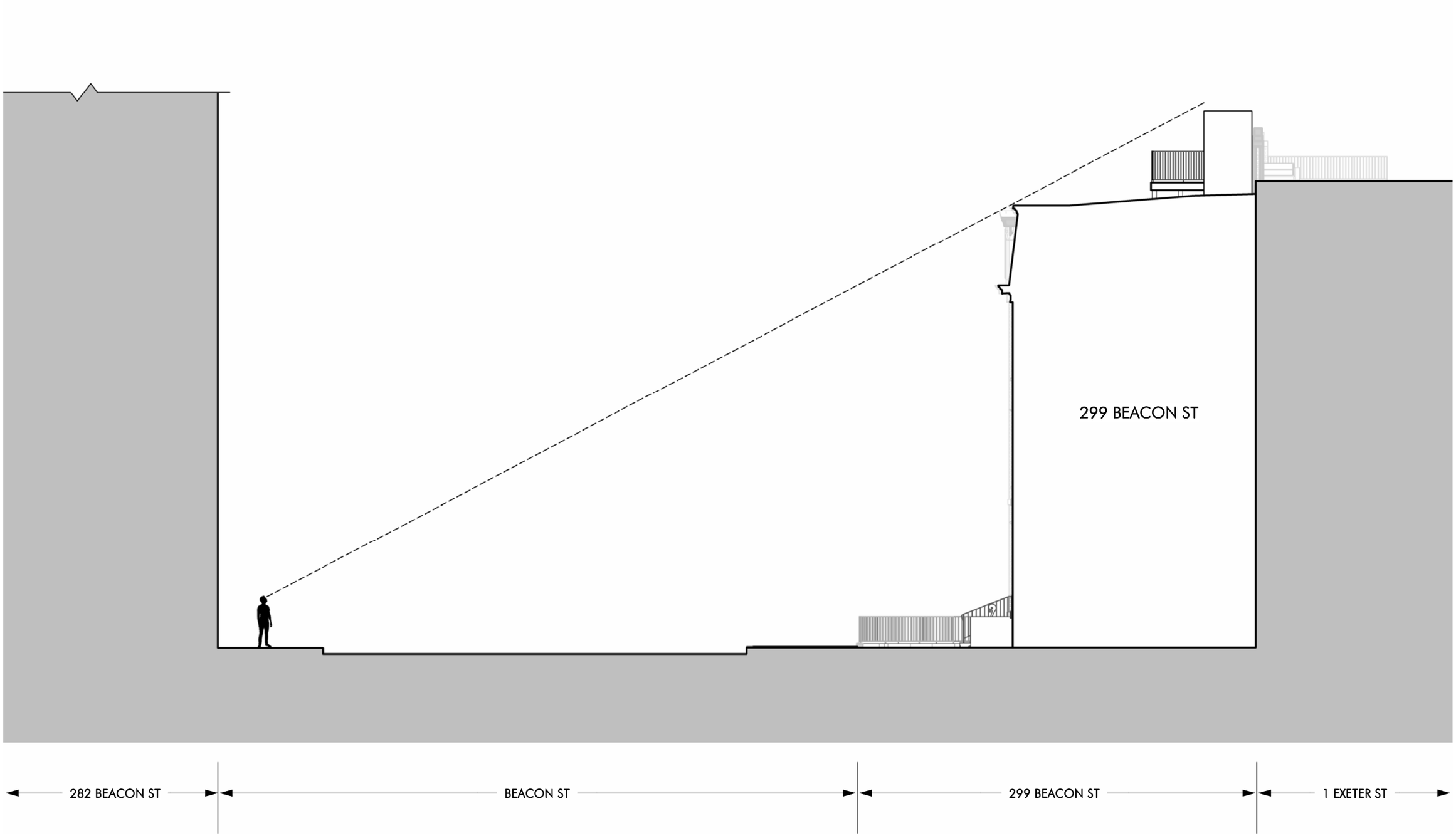
EXISTING



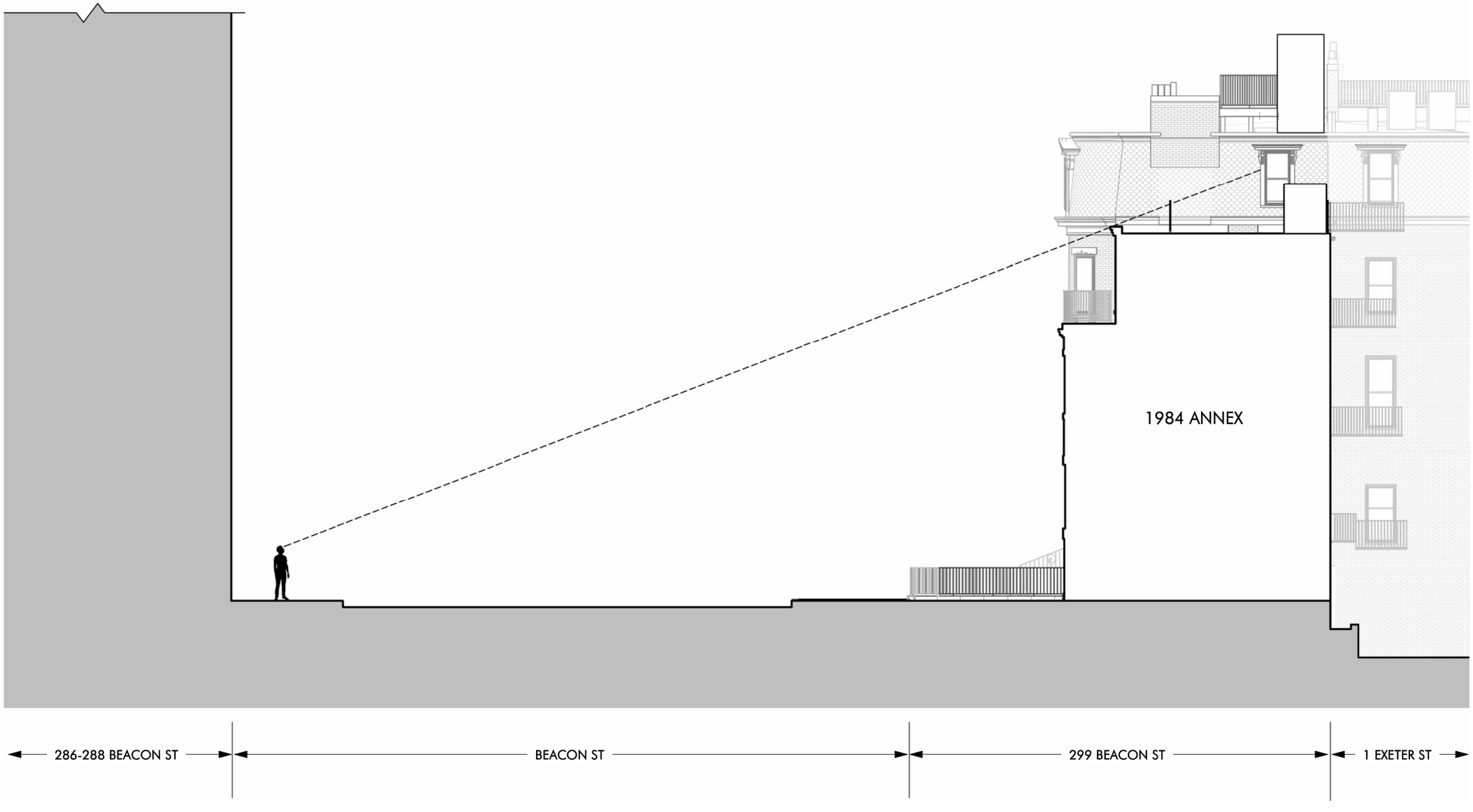
PROPOSED



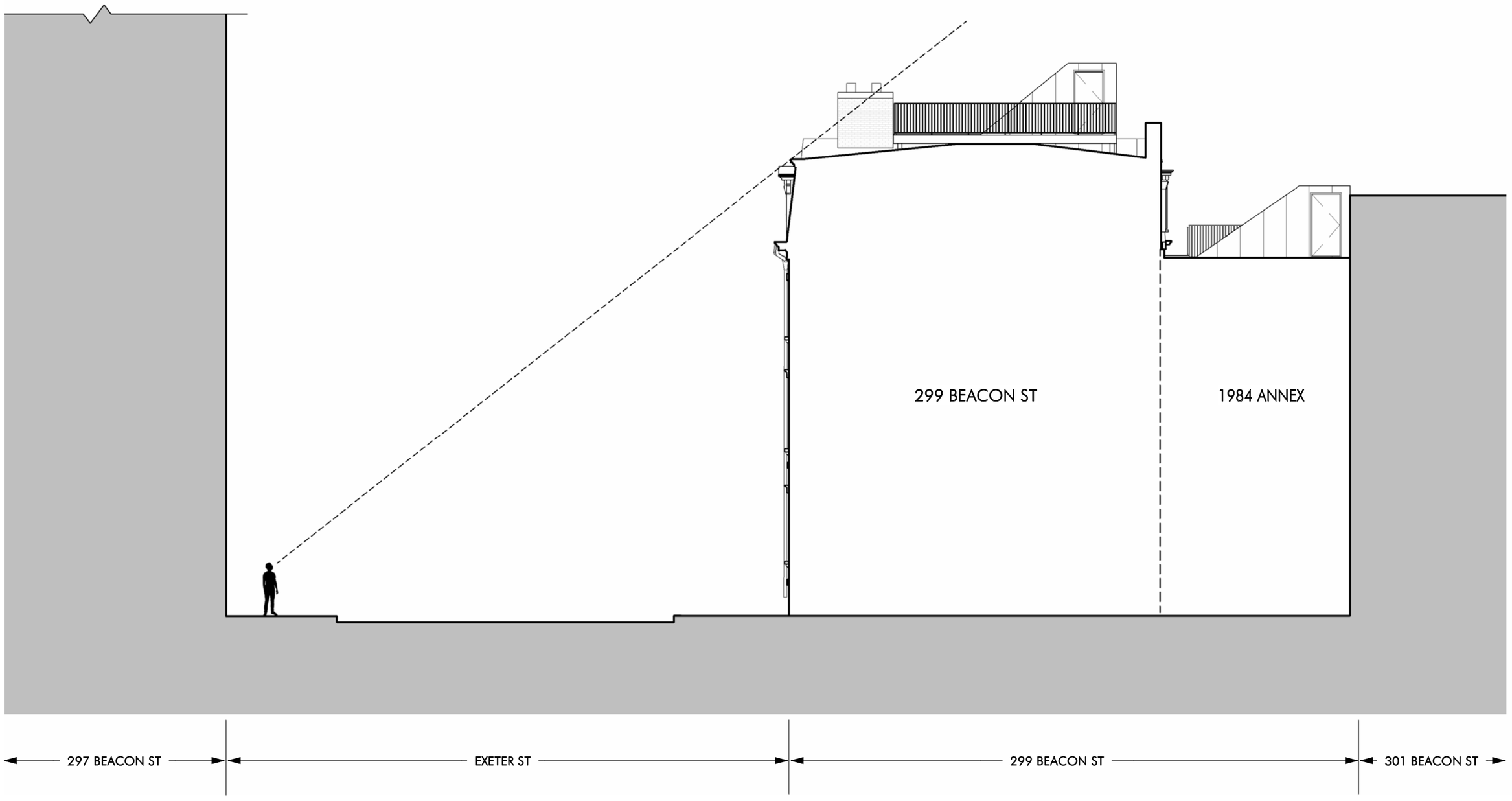
PROPOSED SITE SECTION (BEACON ST)



PROPOSED SITE SECTION (BEACON ST)

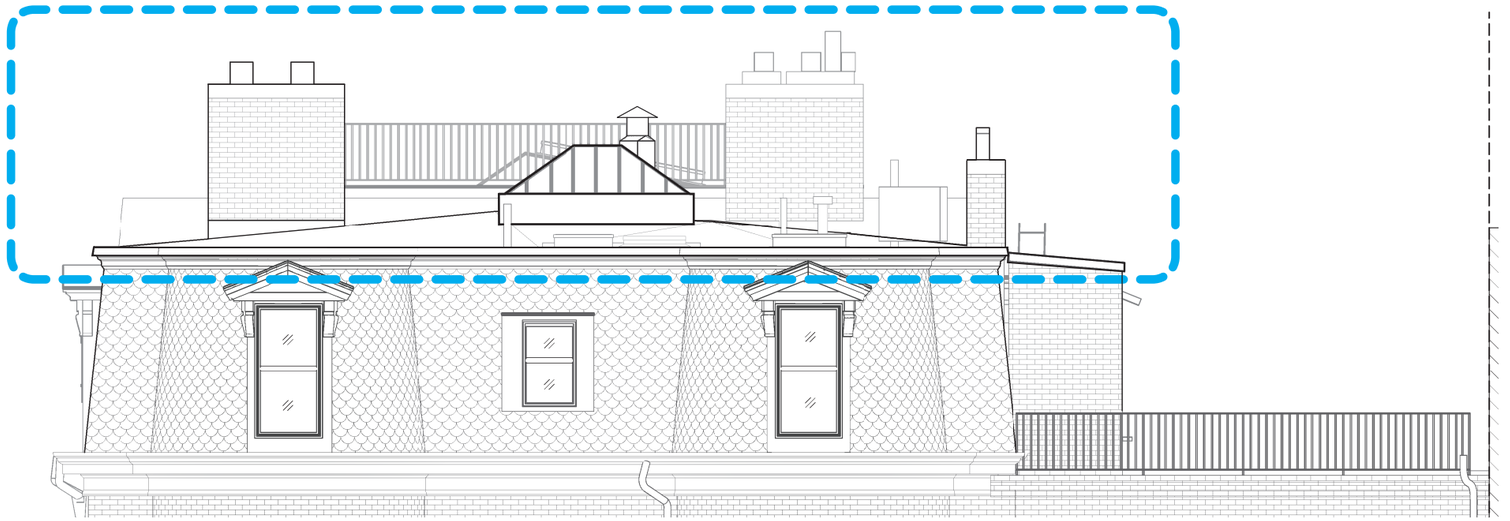


PROPOSED SITE SECTION (EXETER ST)

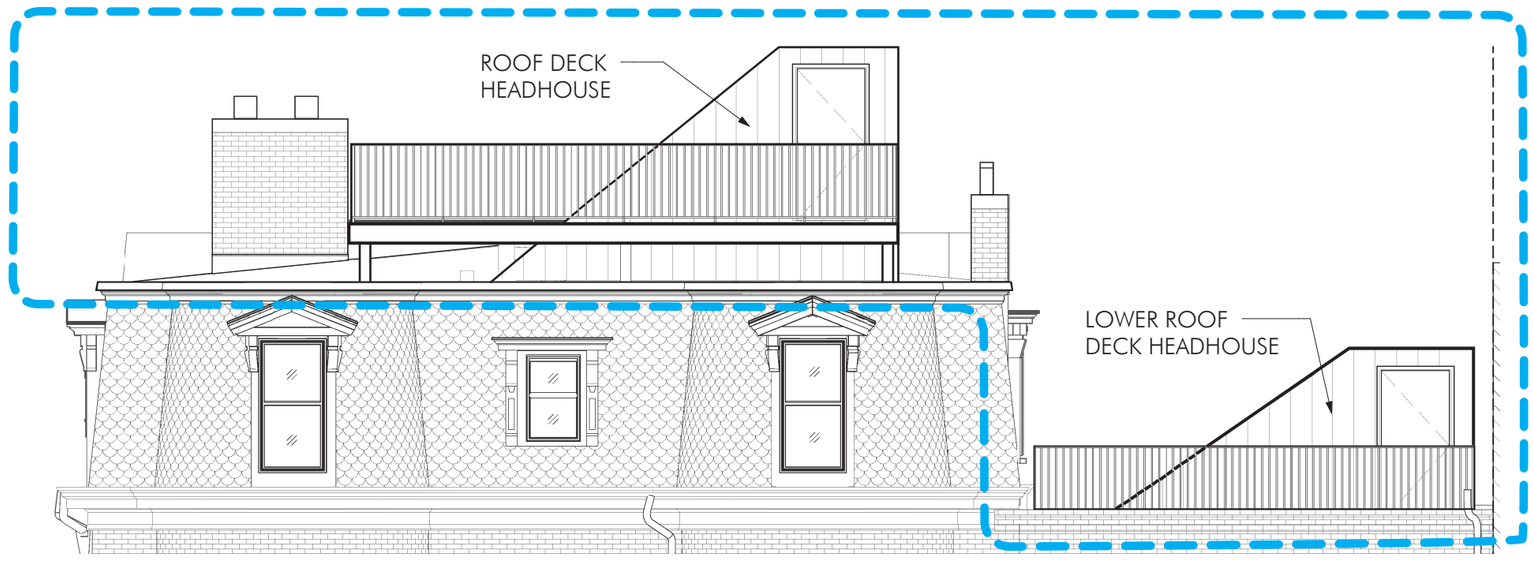


BUILDING ELEVATIONS (BEACON ST)

EXISTING

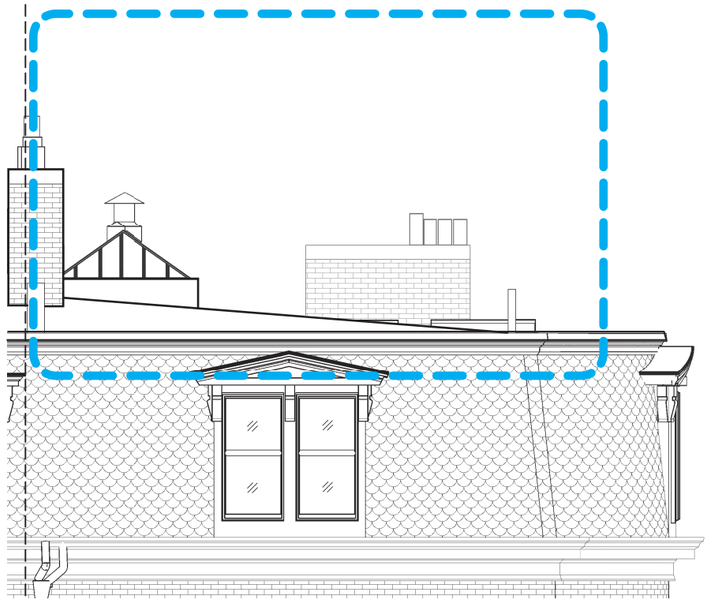


PROPOSED

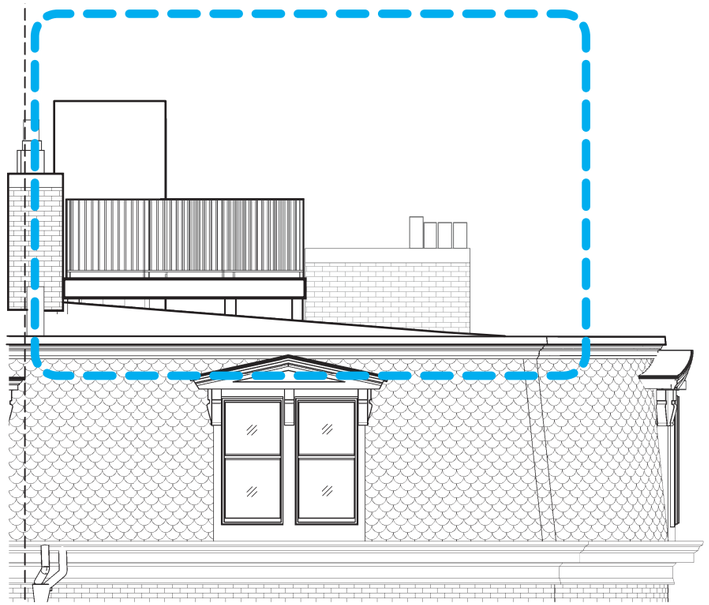


BUILDING ELEVATIONS (EXETER ST)

EXISTING

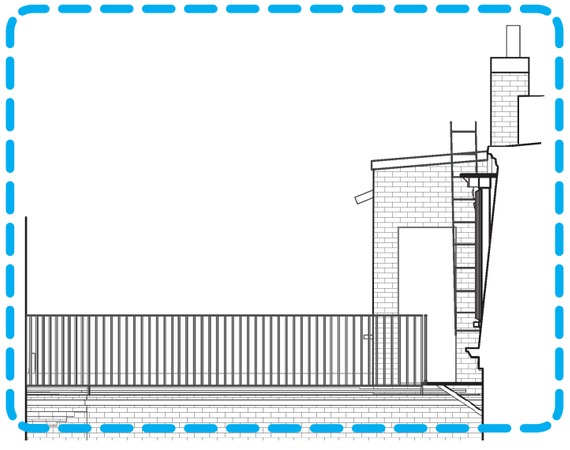


PROPOSED

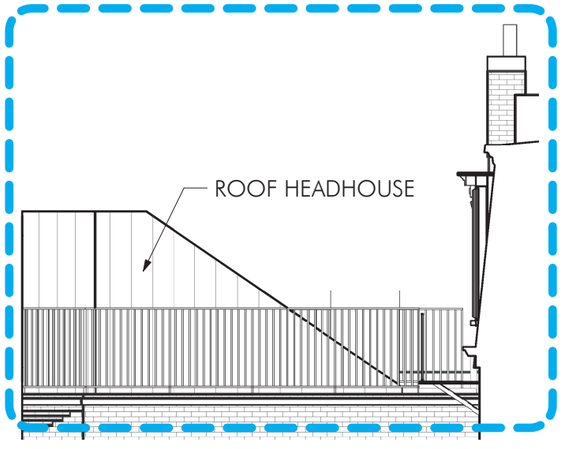


BUILDING ELEVATIONS (PUBLIC ALLEY)

EXISTING



PROPOSED



THANK YOU