

PROJECT DESCRIPTION:

The work includes improvements to the rear elevation (on the alley-side) of an existing, single-family town home. The improvements entail adding a small first floor deck supported with brackets from the existing structure. The improvements also include removing the fire escape, removing surface-applied conduit, removing and infilling later window and door openings, and installing masonry landscape walls, a planting bed and tree to enhance the parking court.

Generally, the small deck will allow the property to function better as a single-family home, as it provides a modest outdoor space directly accessible from the main living floor. This is a feature that is consistent with other adjacent properties. It will have a simple metal guardrail, painted black, similar again to other structures along the alley.



EXISTING

301 BEACON ST.



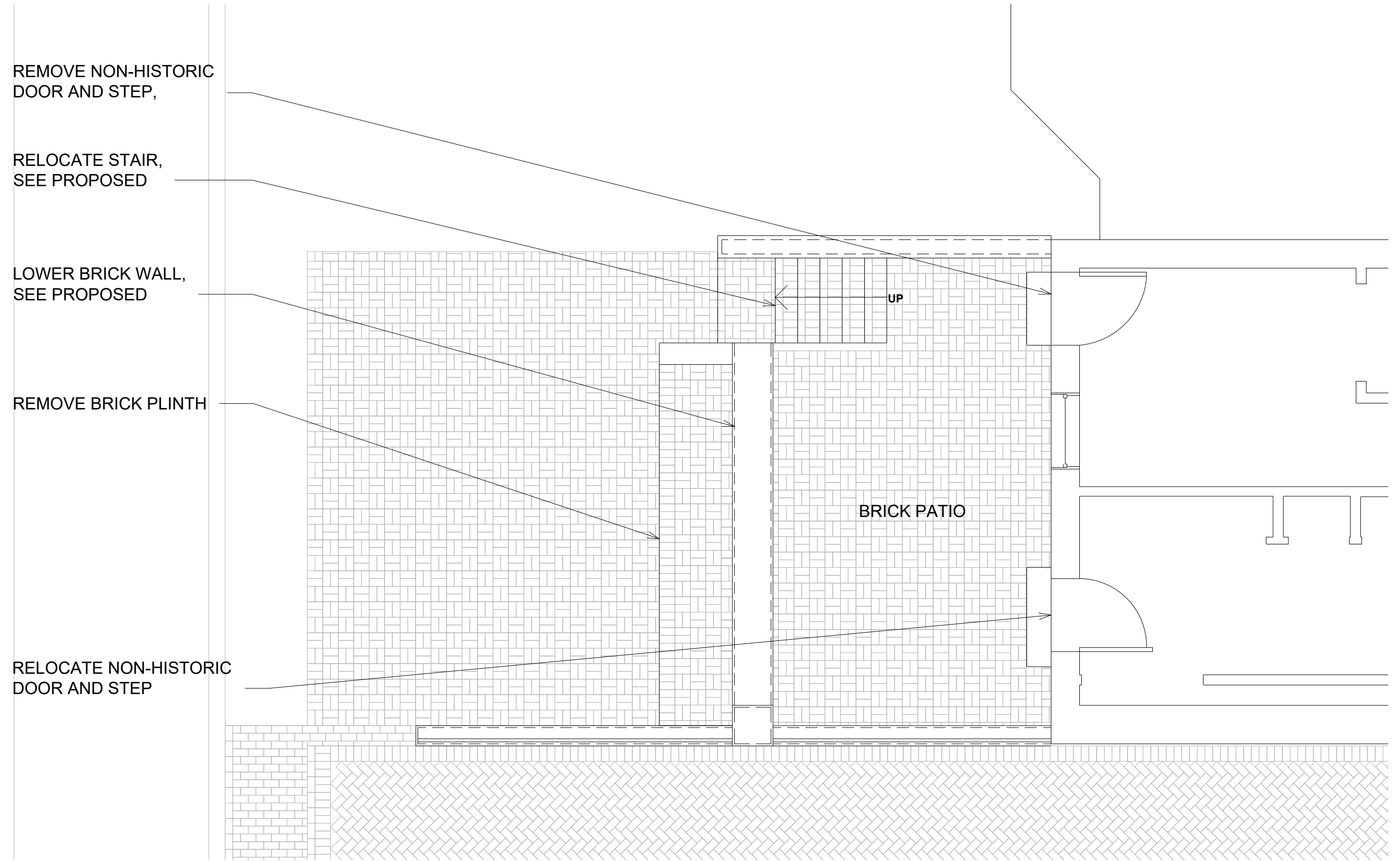
2/16

301 BEACON ST.



301 BEACON ST.





EXISTING PLAN

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 9.11.2019
 SCALE: 1/4" = 1'-0"

REMOVE NON-HISTORIC DOOR AND
STEP, INFILL OPENING

LOW BRICK WALL WITH
PTD STL RAIL TO MATCH
EXISTING (TYP.)

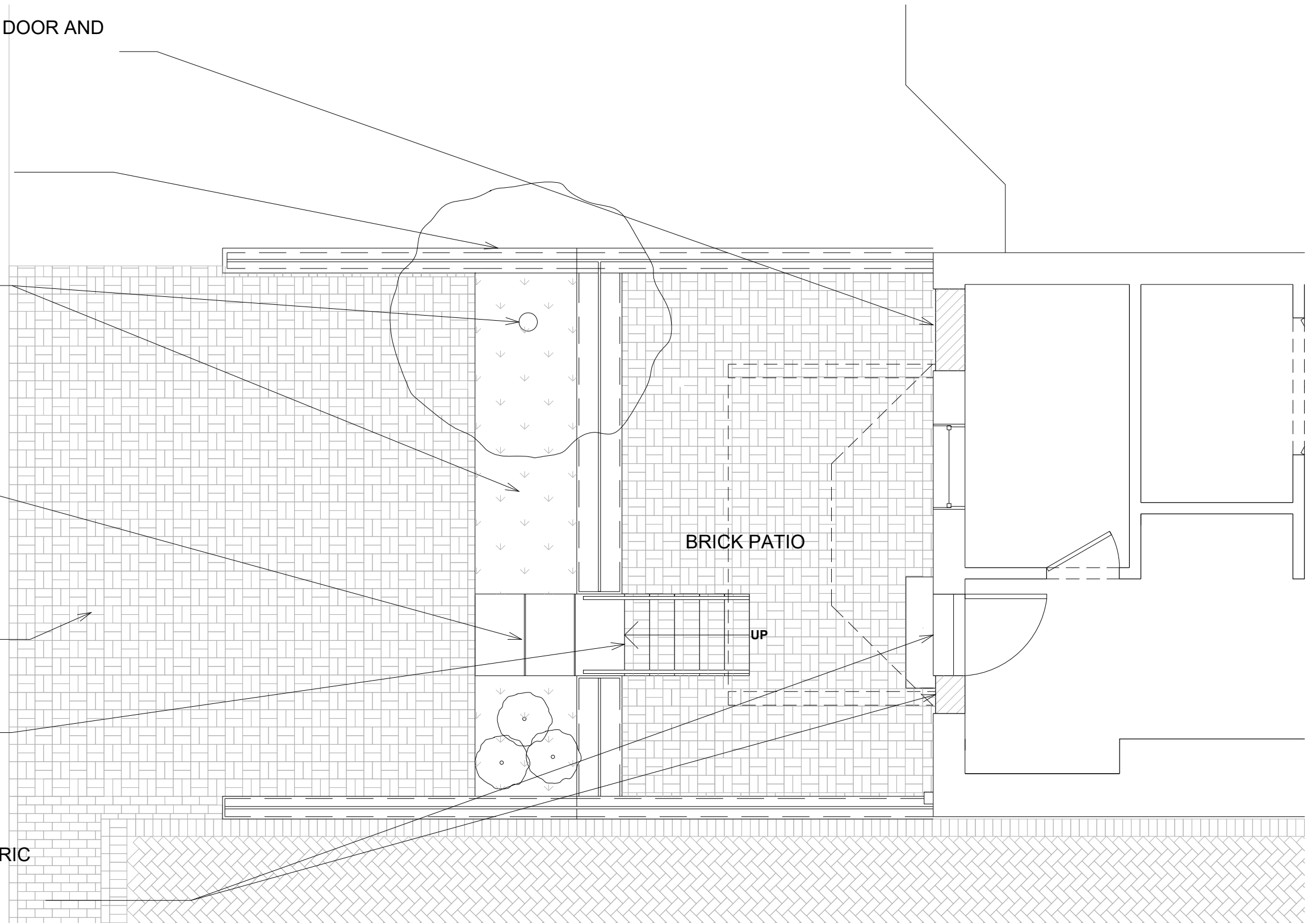
PLANTING BED & TREE

STONE PAVERS

EXTEND LENGTH OF
BRICK DRIVEWAY TO
MATCH NEIGHBOR

RELOCATED STAIR

RELOCATED NON-HISTORIC
DOOR AND STEP, INFILL
PARTIAL OPENING



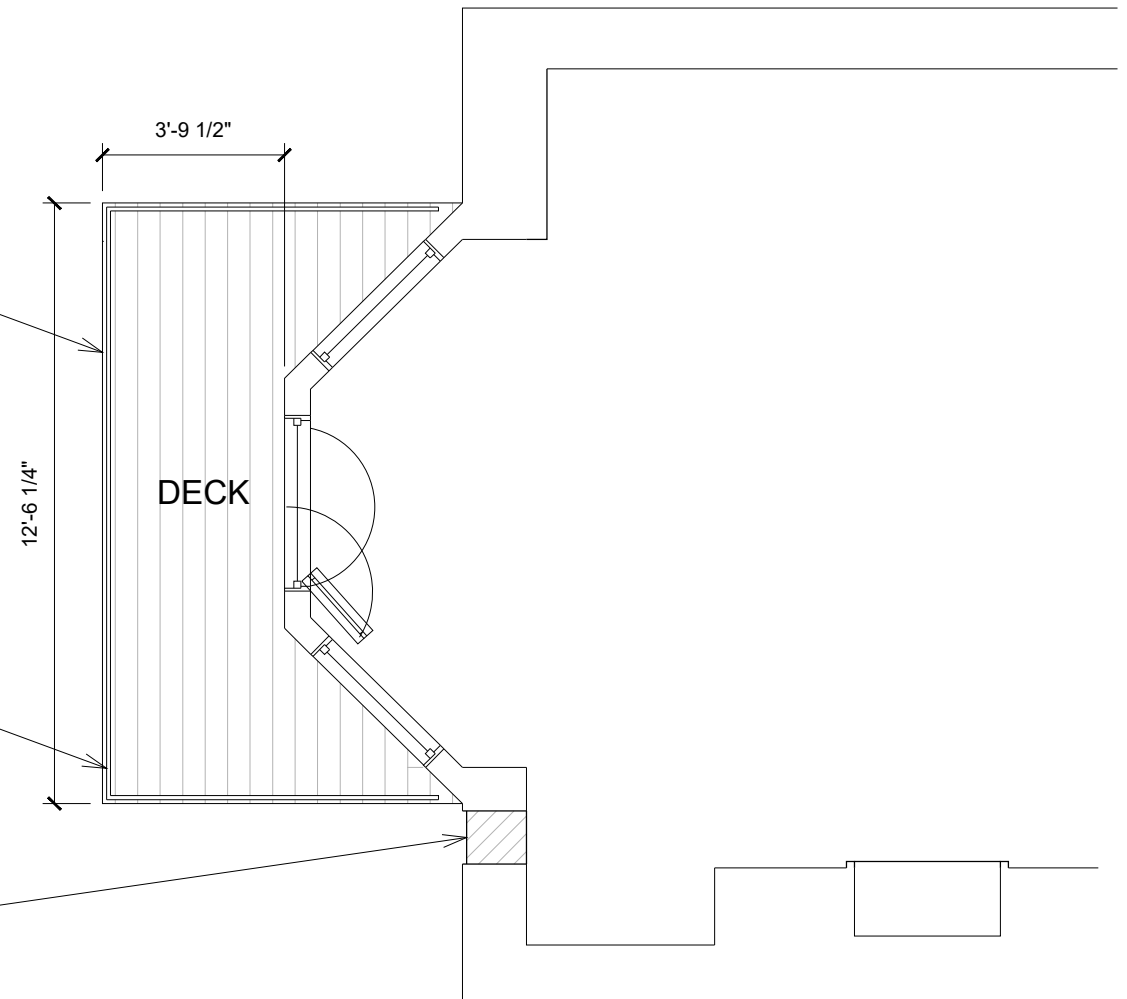
PROPOSED PLAN / GROUND FL.

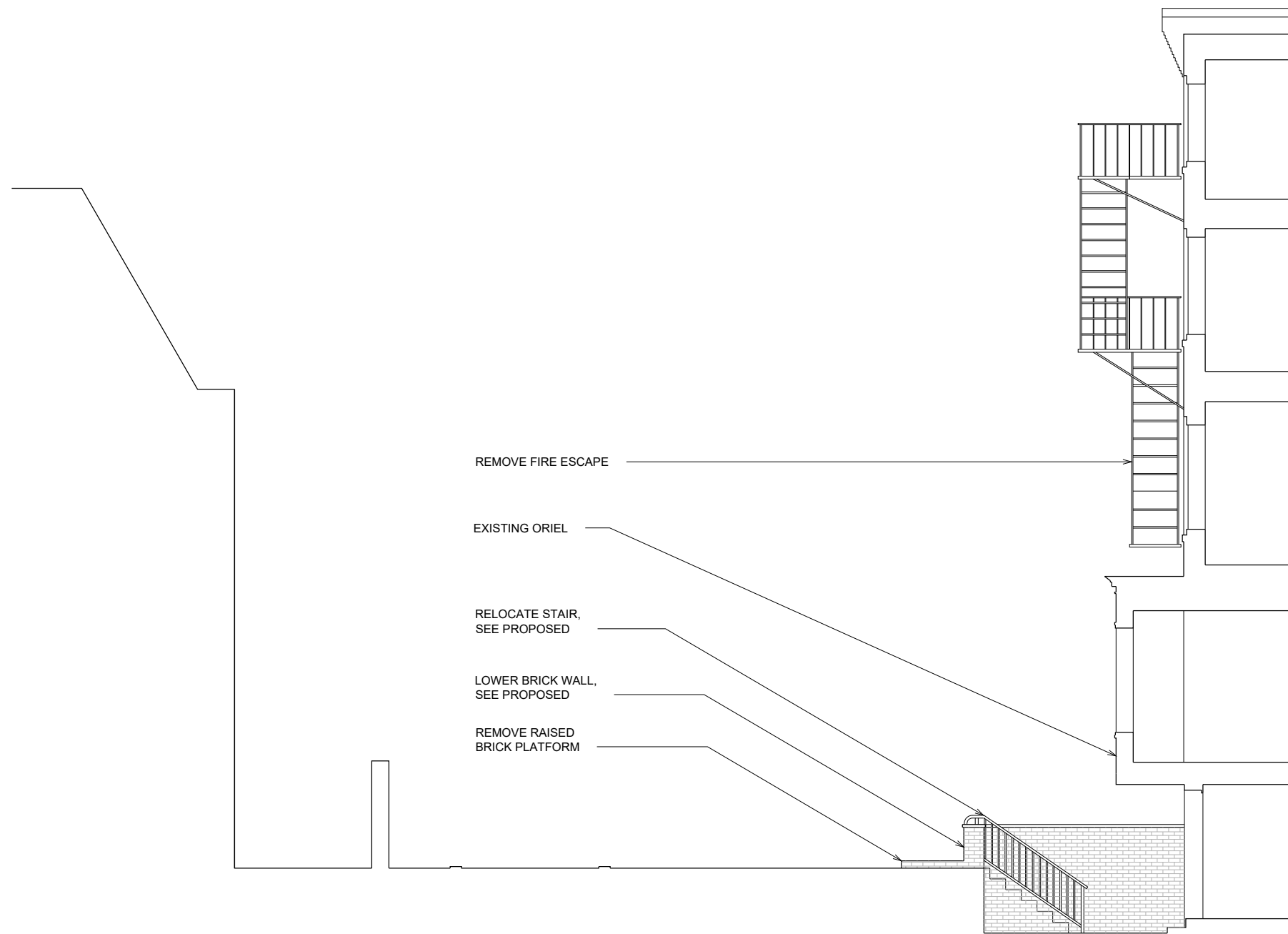
301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 9.11.2019
SCALE: 1/4" = 1'-0"

WD DECK WITH
STL STRUCTURE

PTD STL RAILING TO
MATCH EXISTING (TYP.)

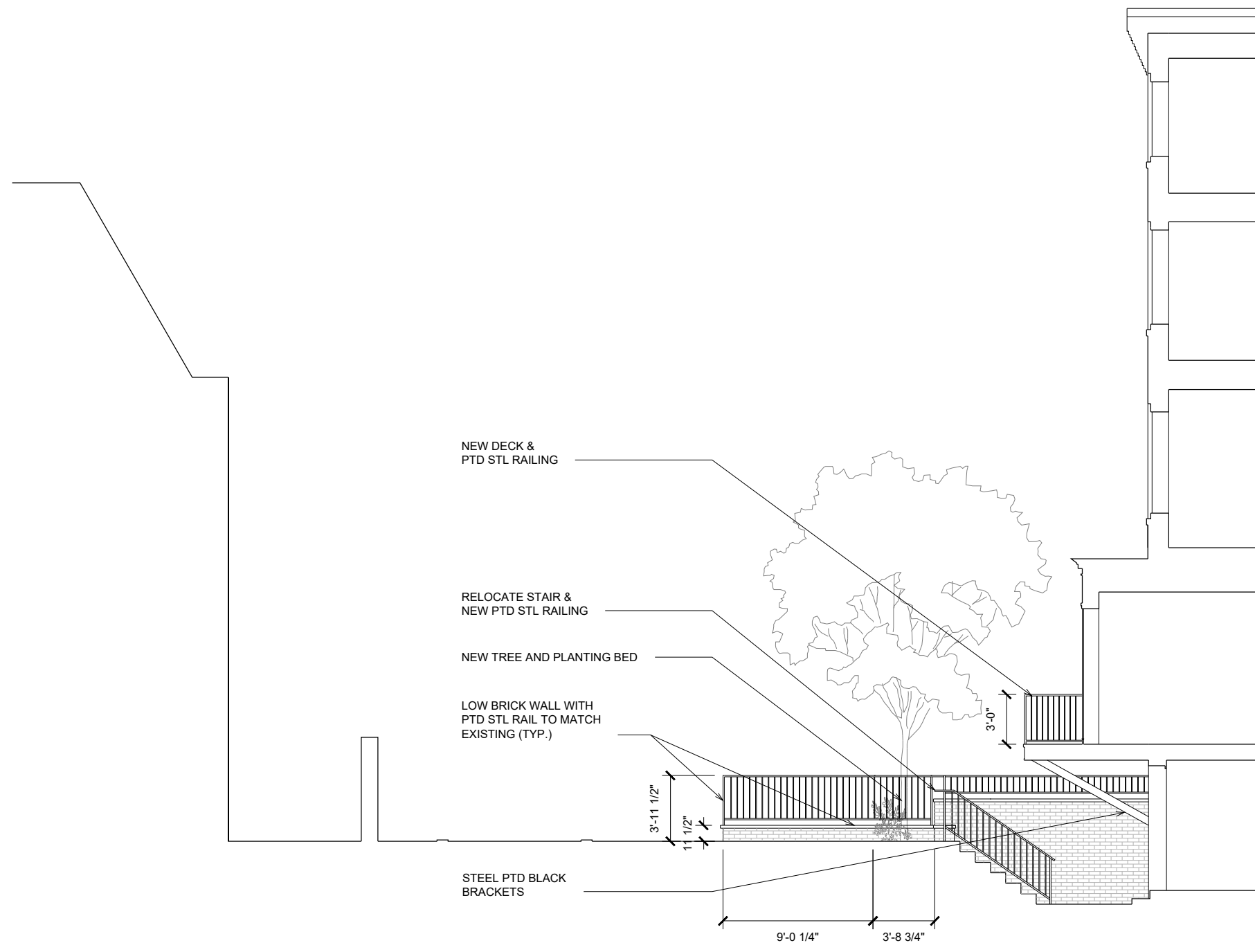
REMOVE NON-HISTORIC
WINDOW AND INFILL OPENING





EXISTING SITE SECTION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 9.11.2019
 SCALE: 1/8" = 1'-0"



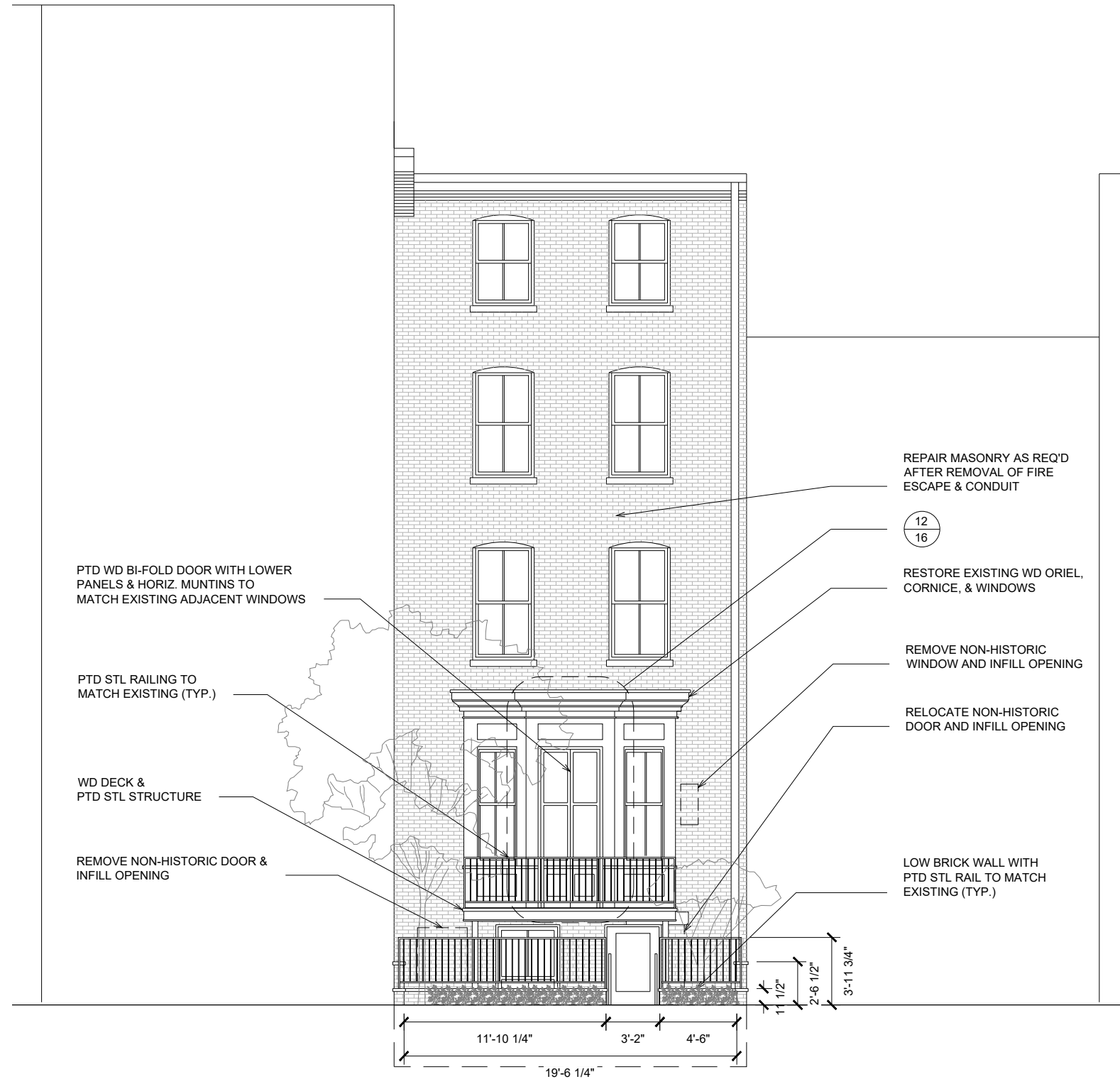
PROPOSED SITE SECTION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 9.11.2019
 SCALE: 1/8" = 1'-0"



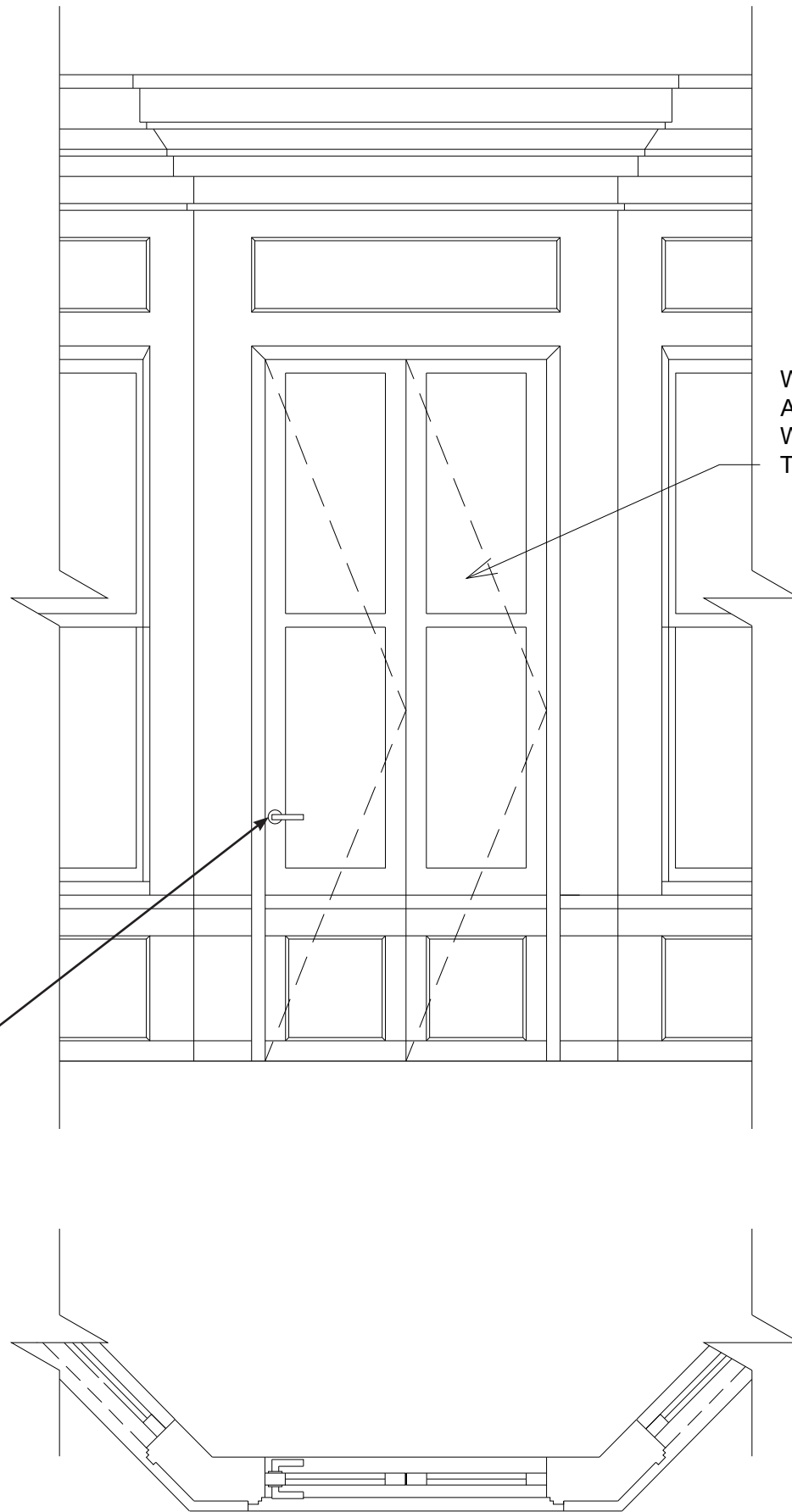
EXISTING ELEVATION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 9.11.2019
 SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
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 SCALE: 1/8" = 1'-0"



WD/GLASS BI-FOLD FRENCH DOOR,
ALIGN GLAZING UNITS WITH ADJ.
WINDOWS AND PROVIDE MATCHING
TRIM PROFILES



BALDWIN ESTATE 5106
LEVER WITH BRONZE
FINISH

PROPOSED DOOR ELEV. & PLAN



IMAGE WITH PROPOSED IMPROVEMENTS

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 9.11.2019

13/16

Removal of fire escape

Removal of conduit

Removal of non-historic window



Removal of non-historic door

Removal of brick plinth



301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
 STERN MCCAFFERTY ARCHITECTURE + INTERIORS
 DATE: 9.11.2019



Removal of brick plinth

Removal of non-historic door and step

Removal of non-historic lighting fixture





DETAIL VIEWS / EXISTING

301 BEACON STREET - PROPOSED FACADE IMPROVEMENTS
STERN MCCAFFERTY ARCHITECTURE + INTERIORS
DATE: 9.11.2019