

2 Byron Street

Beacon Hill Architectural Commission

September 18, 2024



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



Scope of Work:

Note: All restorations and replacements shall be compliant with Beacon Hill Architectural Commission Guidelines.

Front:

- Repair existing windows, sanded smooth, replace glass with double glazing glass painted gloss black
- Remove existing storm windows
- Replace all brick mold to match existing profile, painted gloss black
- New bi-fold shutters to match existing on First Floor
- Scrape, paint existing shutters, painted gloss black
- Scrape, paint Main entry Door new color (see page 6 of application)
- Existing lantern to be repaired and reinstalled in the same location
- Misc. repointing of existing brick at the top of the building. Mortar to match existing.
- Scrape, repaint front corbel and trim gloss black
- Scrape, repaint existing front metal railing gloss black
- New Door Bird door entry buzzer to left of main entry
- Emergency shutoff button to be brushed brass to match board approved shutoff button.
- New fire alarm strobe for the front entry adjacent to main entry
- New alarm annunciator for building adjacent to main entry
- Proposed planters for the front of all windows
- New Door handle, mail slot and door number

Rear:

- Replace rear window seen from River Street to be repaired, sanded smooth, replace glass with double glazing glass, painted gloss black
- Remove existing storm window on single window able to be seen from River Street
- All windows that cannot be seen from River Street to be Marvin 6 over 6 windows on the rear
- Replace basement door with new Marvin exterior grade door
- Replace First Floor rear door with new Marvin exterior grade door
- Replace 2nd floor window with Marvin double door
- Furnish and install rear juliet balcony on 2nd floor
- Replace 3rd floor window with Marvin sliding door
- Furnish and install rear juliet balcony on 3rd Floor
- Misc. repointing as needed on the rear of the building
- Replace head house door with Marvin exterior grade door
- Increase ceiling height on 3rd floor Dining Room approximately 20". We propose to extend the rear facade 20", but to salvage and reuse bricks and mortar to look uniformed on the rear of the building.



SLEEPING DOG
PROPERTIES

2 Byron Street
Beacon Hill Architectural Commission

Proposed exterior renovation



Existing Condition Front (photo taken from River Street)



Existing Condition Rear
(photo taken from River Street, closest public street)





Proposed planters

new fire alarm annunciator

new fire alarm strobe

new door number

New Door Bird location for buzzer, brushed brass

new mail slot to match existing

new door hardware to match existing



proposed increased height of rear of building

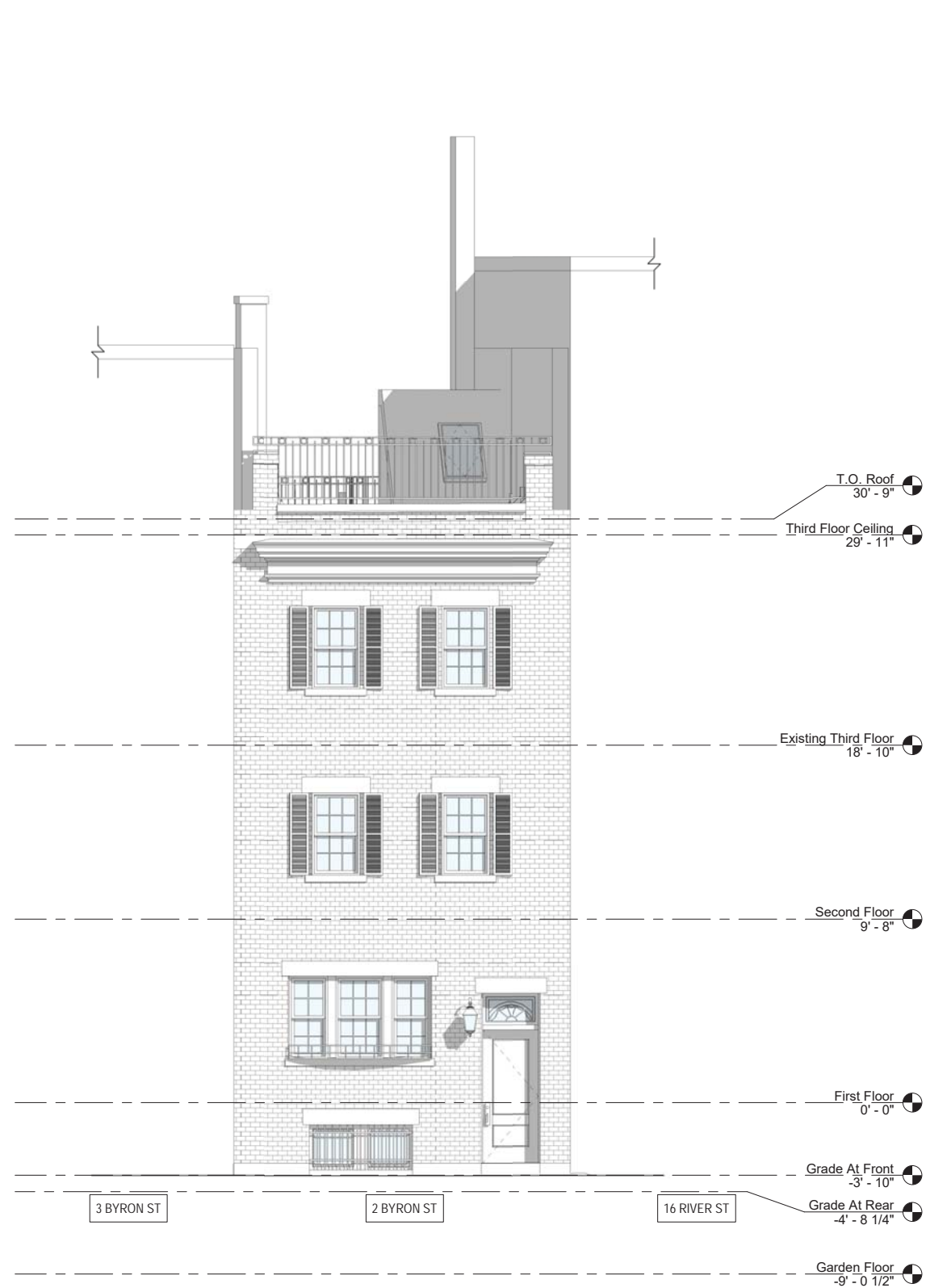
under-sized downspout to be relocated to alley between 2 Byron

Existing Condition Front (photo taken from Byron Street)

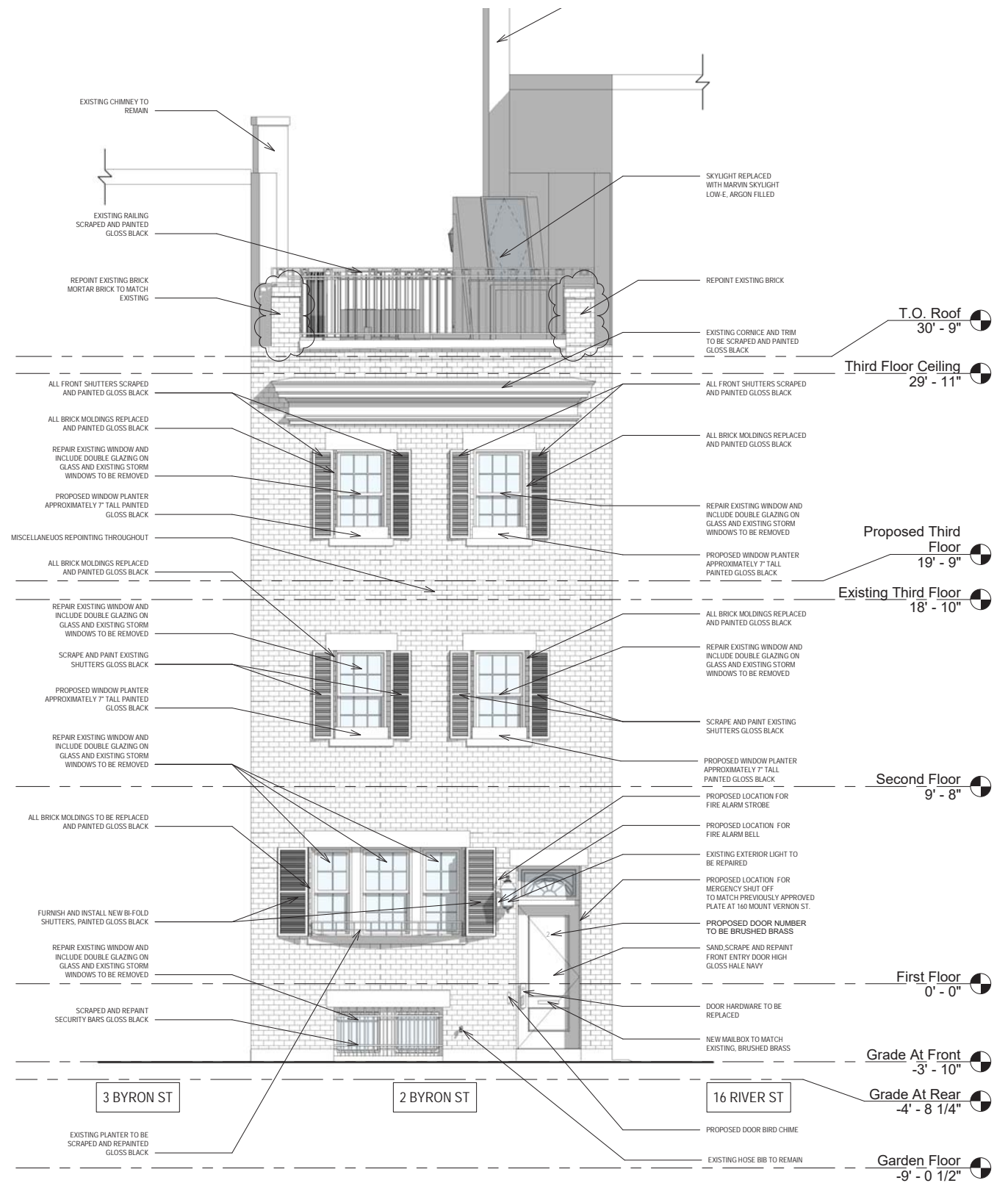
Existing Condition Rear

(photo taken from private alley)



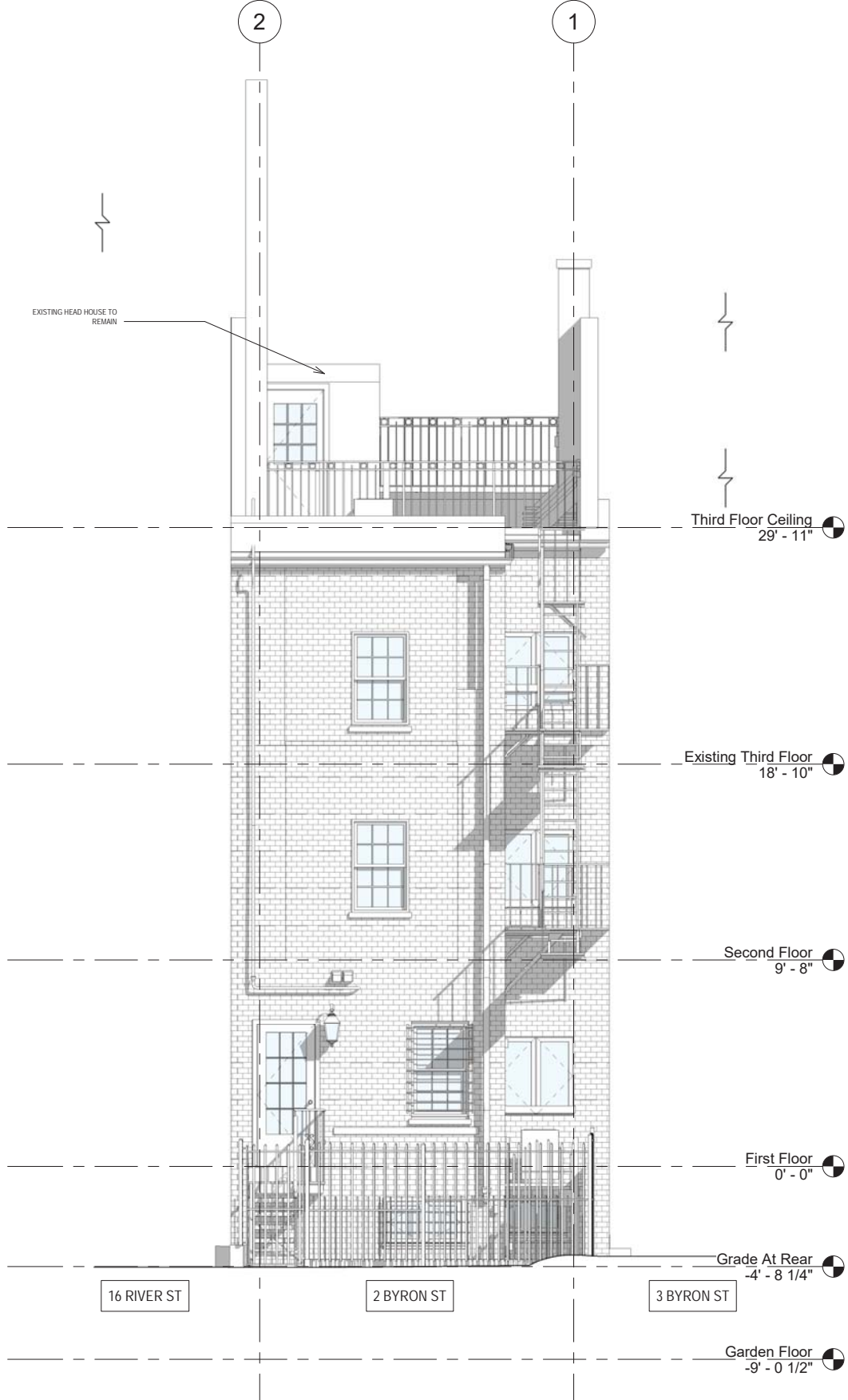


Existing Front Elevation

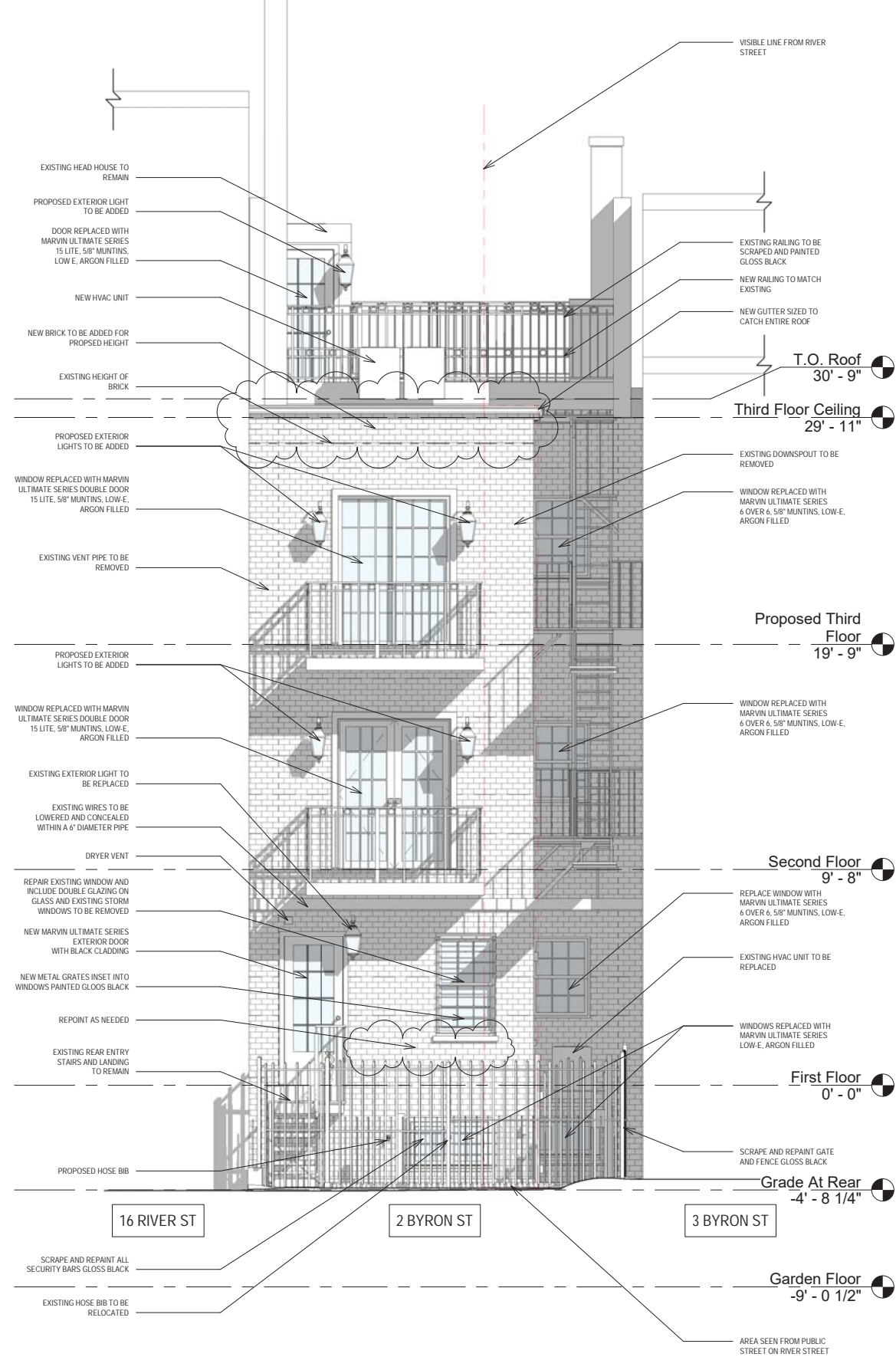


Proposed Front Elevation





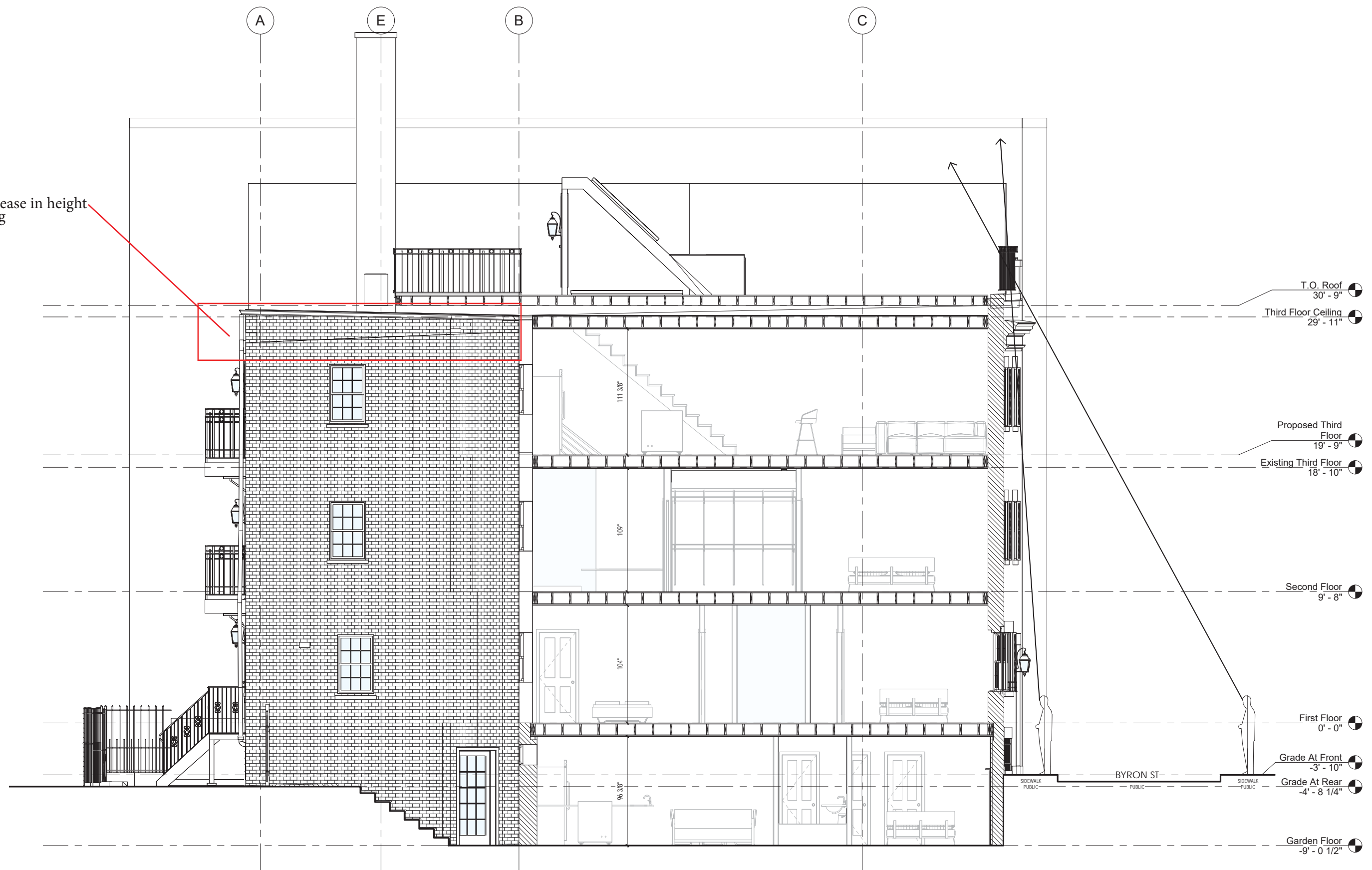
Existing Rear Elevation



Proposed Rear Elevation

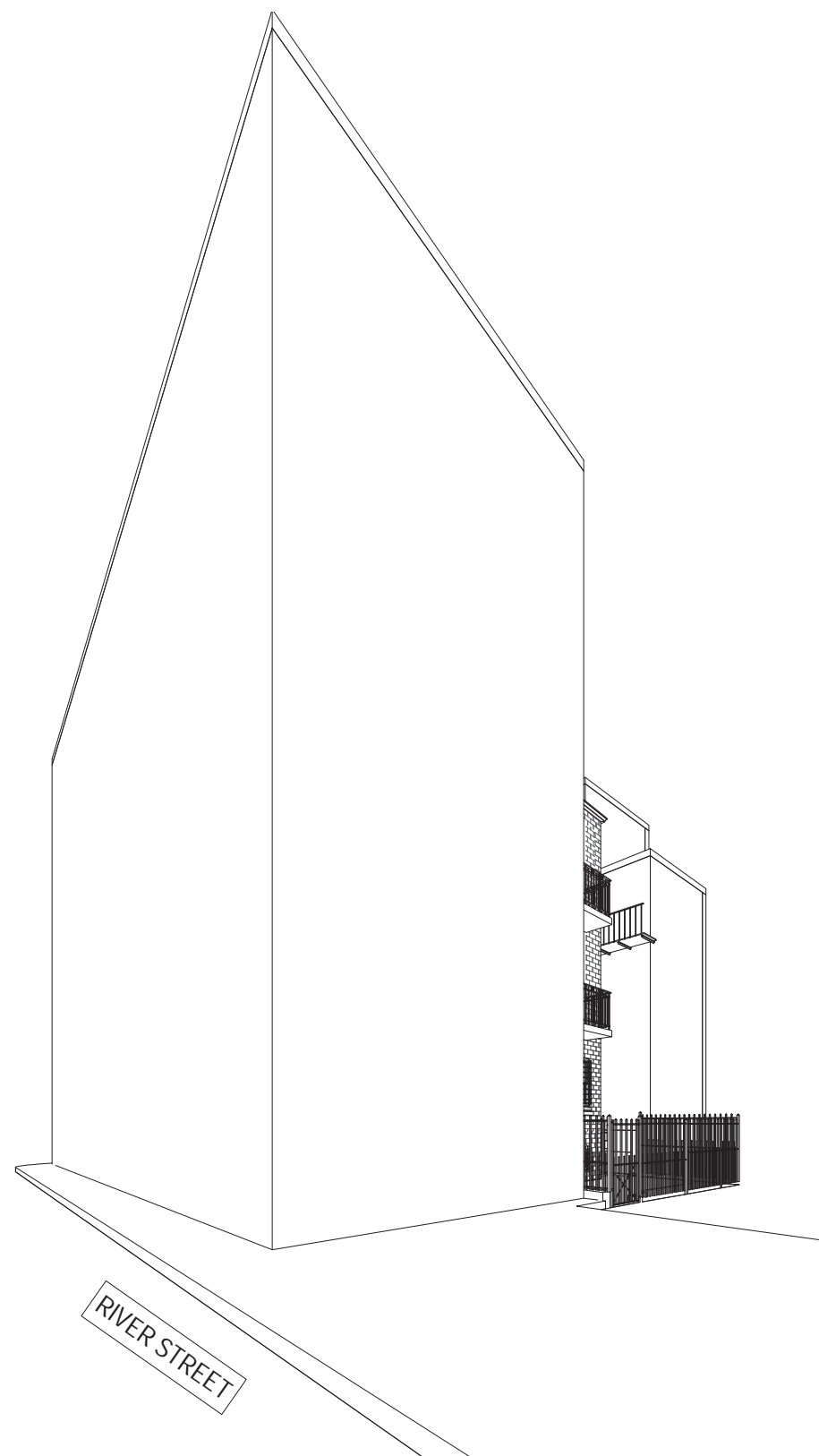


proposed 20" increase in height to back of building



Proposed Site Line Section

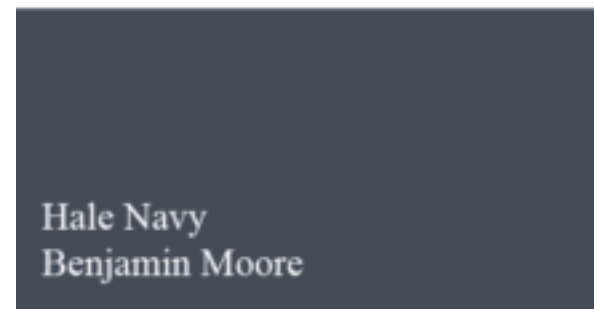




Perspective view from River Street



Proposed Front Door Color



High Gloss finish as shown in proposed front door color photograph





proposed door number



proposed door bird system



Existing door



Existing front wall sconce to be repaired and reinstalled





broken glass panes

Repair to muntins and replace glass with double glazing



Degradation of wood jamb



Brick mold in disrepair

rusty storm window



brick mold in need of replacement



Close of photo's of existing windows

