

# Proposed Renovations to Rear Penthouse at 124 Beacon Street

Back Bay Architectural District  
Updated for March 2025

# Scope of the Project

- Reconstruction of the rear exterior wall and pitched roof of rear penthouse unit
- Specific scope items include:
  - Rebuilding of sloping roof at the living room, between floors 9 & 10
  - Replacement of rear sliders at floor 9
  - Various interior renovations
- There is minimal change to the unit exterior roof line.
- As shown in the site section (A202), no new work is visible from across Beacon Street.



# Completed Project

- Specific issues that these changes/renovations will address:
  - The existing ceiling heights of floor 10 are not to code, and we are proposing to raise the roof slightly to achieve enough interior ceiling heights to meet the building code. This is reflected in the existing / proposed building sections included in this submission.
  - The entire roof of the rear penthouse unit is approaching the end of its life after years of patchwork to address leaks and interior water damage. The current scope of work will entirely replace the roof.
  - Poor insulation value of roof and rear sliders





Boston, MA 02116, USA

Red outline demarcates aerial view of PH R



Unit PH R not-visible from Beacon Street

Elevator Over-run for 124 Beacon





This wall will not be altered





Yellow rectangle shows North elevation of PH R which will be renovated.





T.O. HEAD HOUSE  
91' - 1 1/4" +/-

EXISTING PENTHOUSE LEVEL  
78' - 10 1/2" +/-

EXISTING 10TH FLOOR  
71' - 3 1/2" +/-

EXISTING 9TH FLOOR  
63' - 11 1/2" +/-

EXISTING 8TH FLOOR  
56' - 2 1/2" +/-

1 REAR ELEVATION (EXISTING)  
1/4" = 1'-0"

EX200

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71' - 3 1/2" +/-

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63' - 11 1/2" +/-

EXISTING 8TH FLOOR  
56' - 2 1/2" +/-

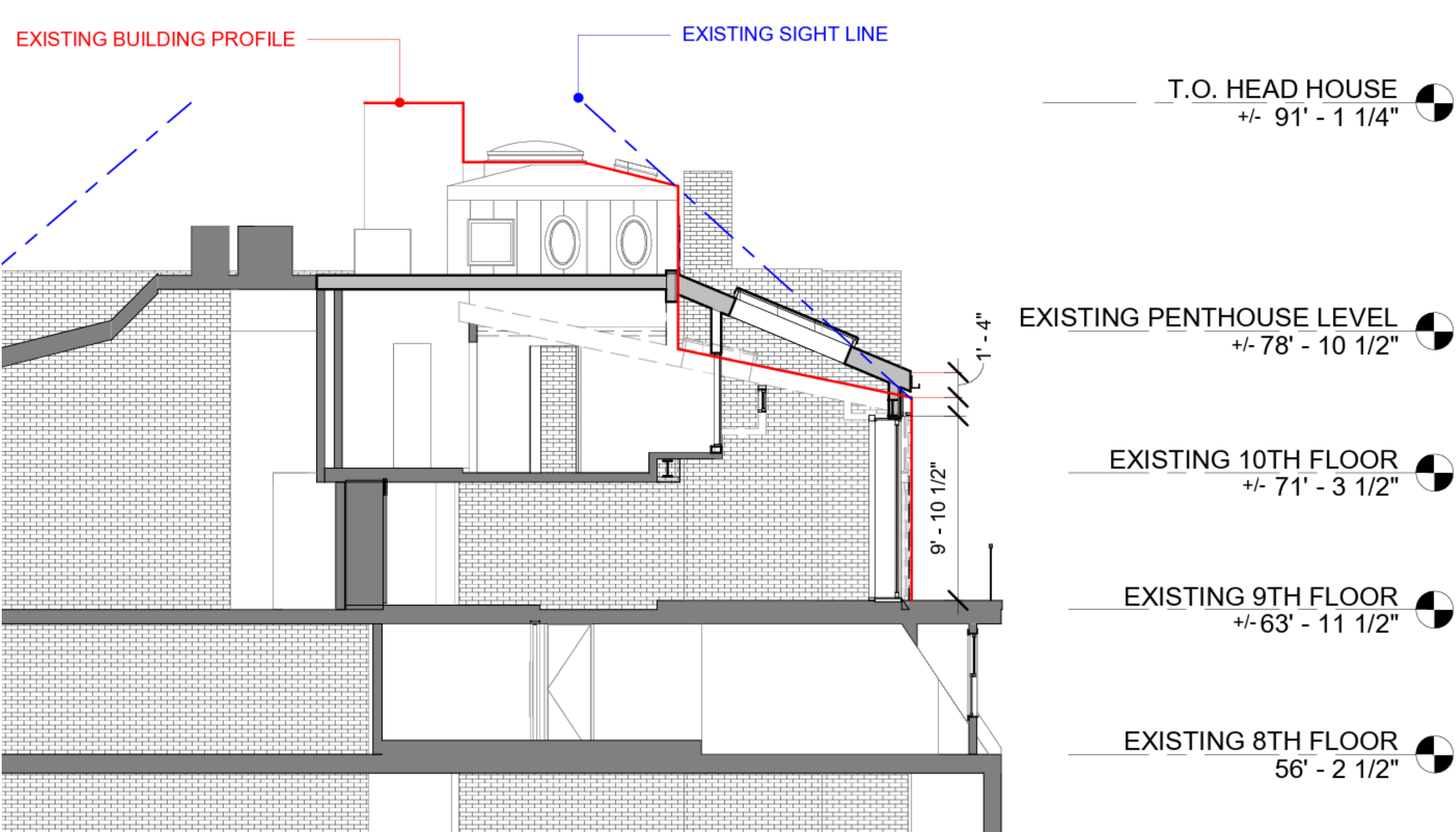
STANDING SEAM COPPER ROOF,  
TO MATCH PENTHOUSE

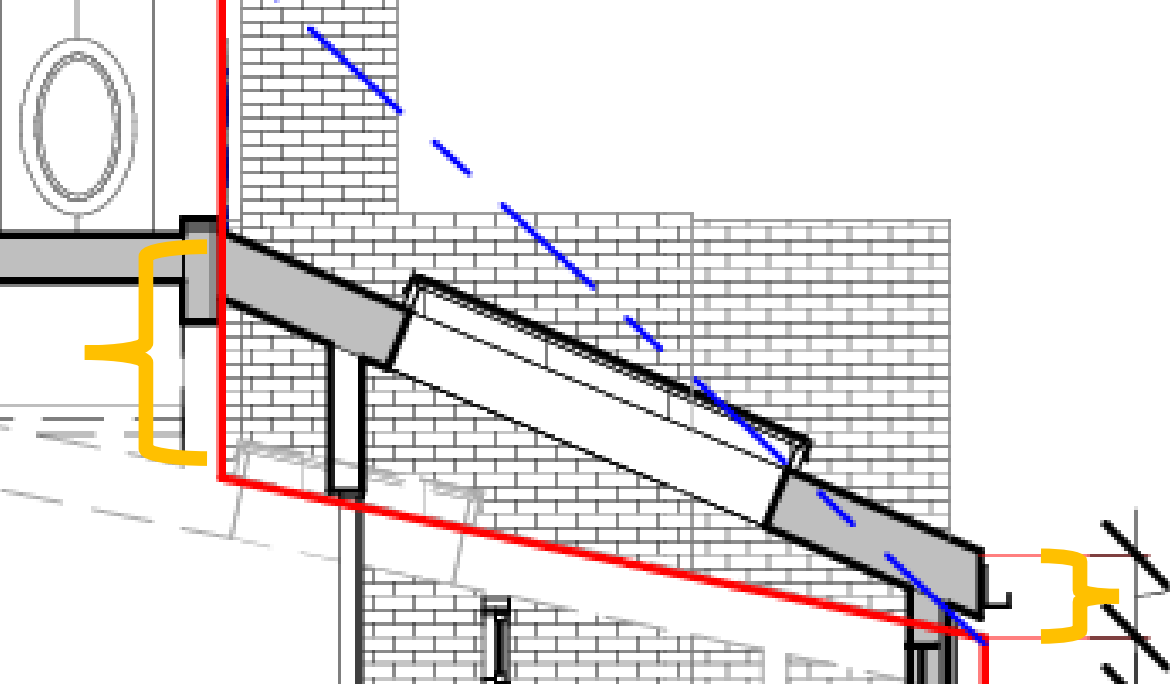
SLATE MASONRY SURROUND, TYP.

PROPOSED SLIDING DOORS

1 REAR ELEVATION (PROPOSED)  
1/4" = 1'-0"

















Actual street views with mock-up in place.





Esplanade Views



EXISTING PENTHOUSE LEVEL  
78' - 10 1/2" +/-

7' - 7"

EXISTING 10TH FLOOR  
71' - 3 1/2" +/-

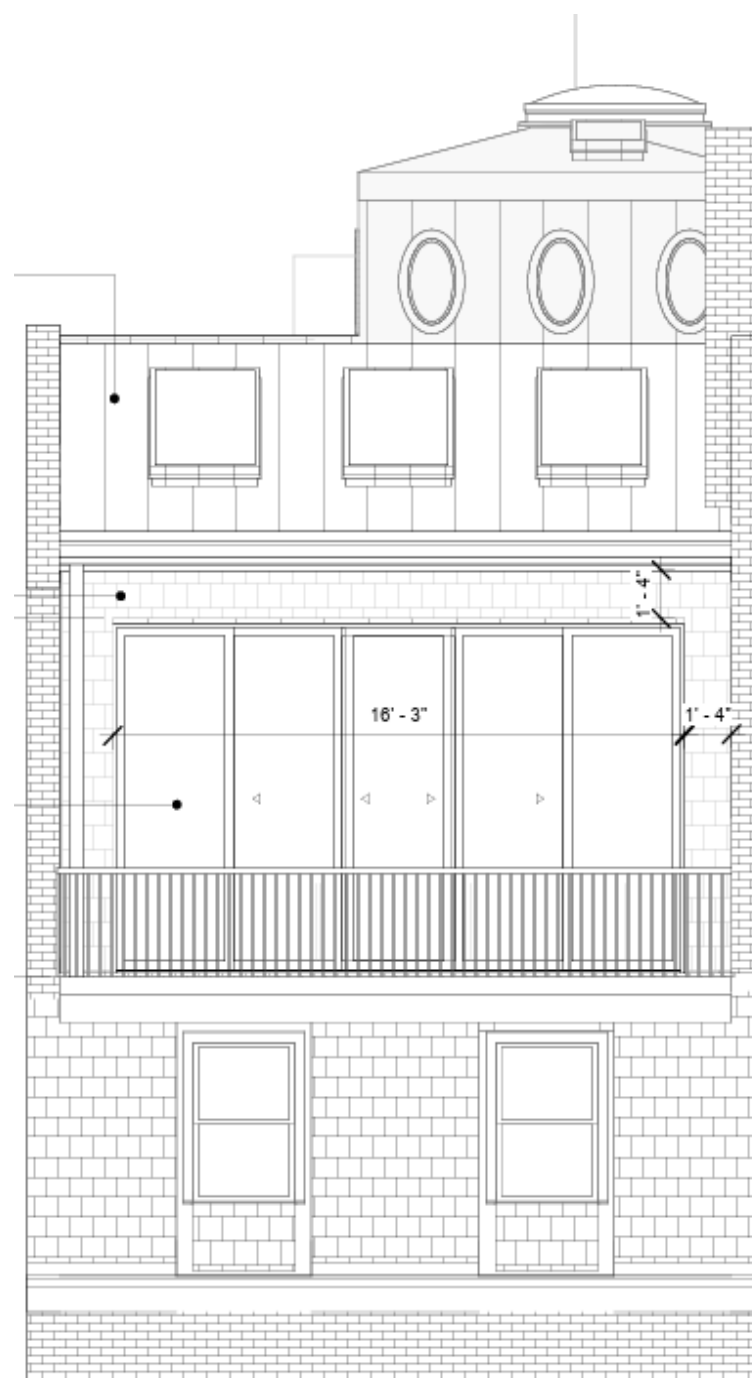
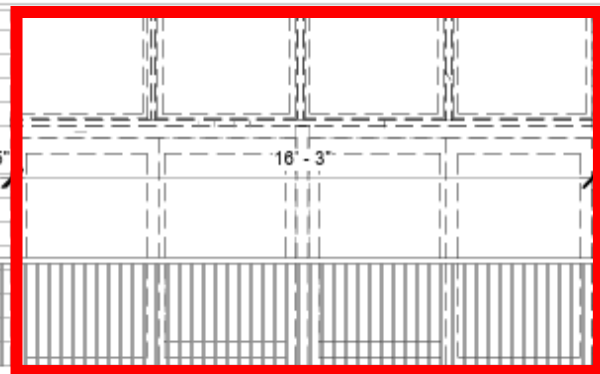
7' - 4"

EXISTING 9TH FLOOR  
63' - 11 1/2" +/-

7' - 8"

EXISTING 8TH FLOOR  
56' - 2 1/2" +/-

8' - 10 1/2"

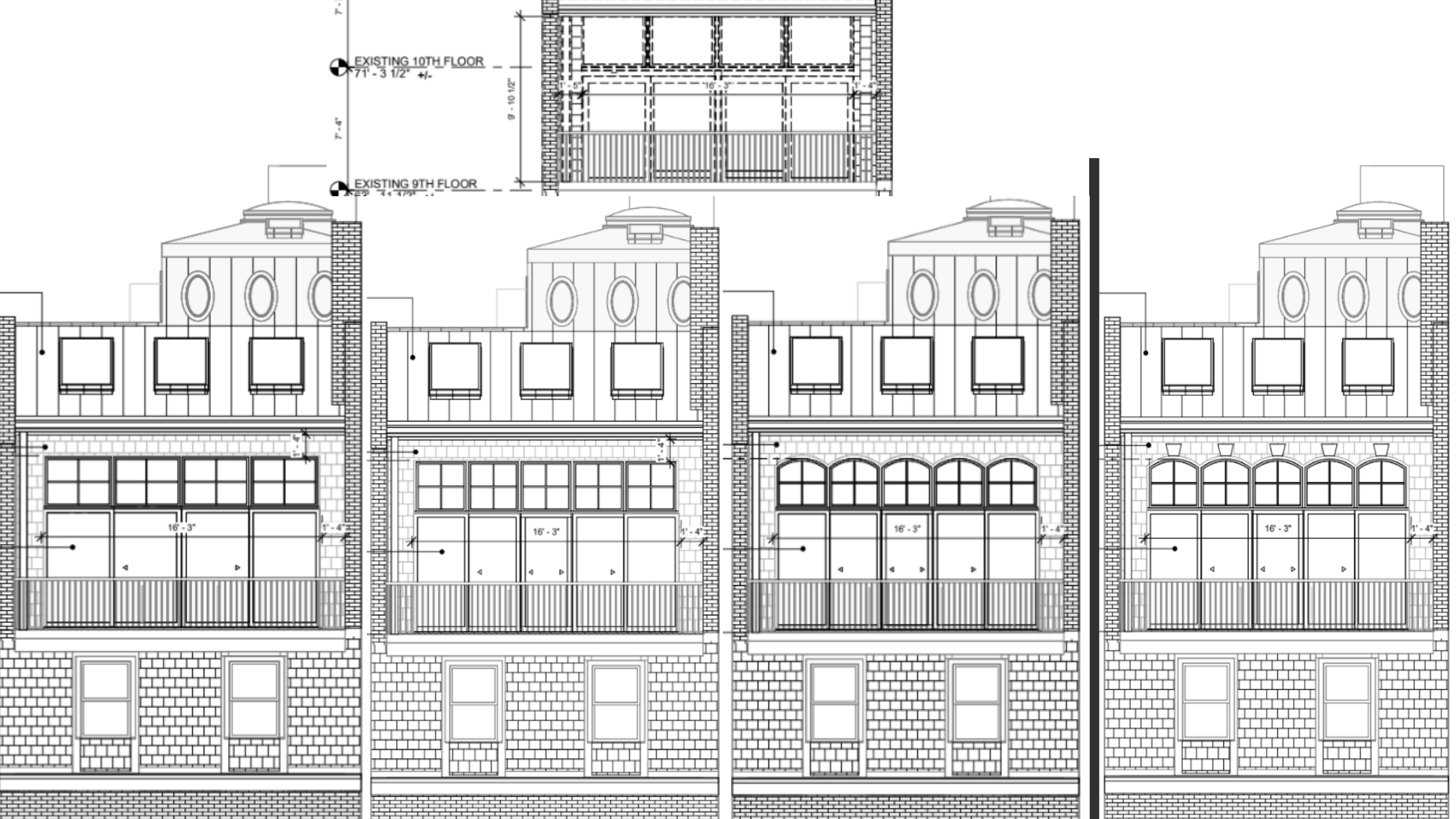


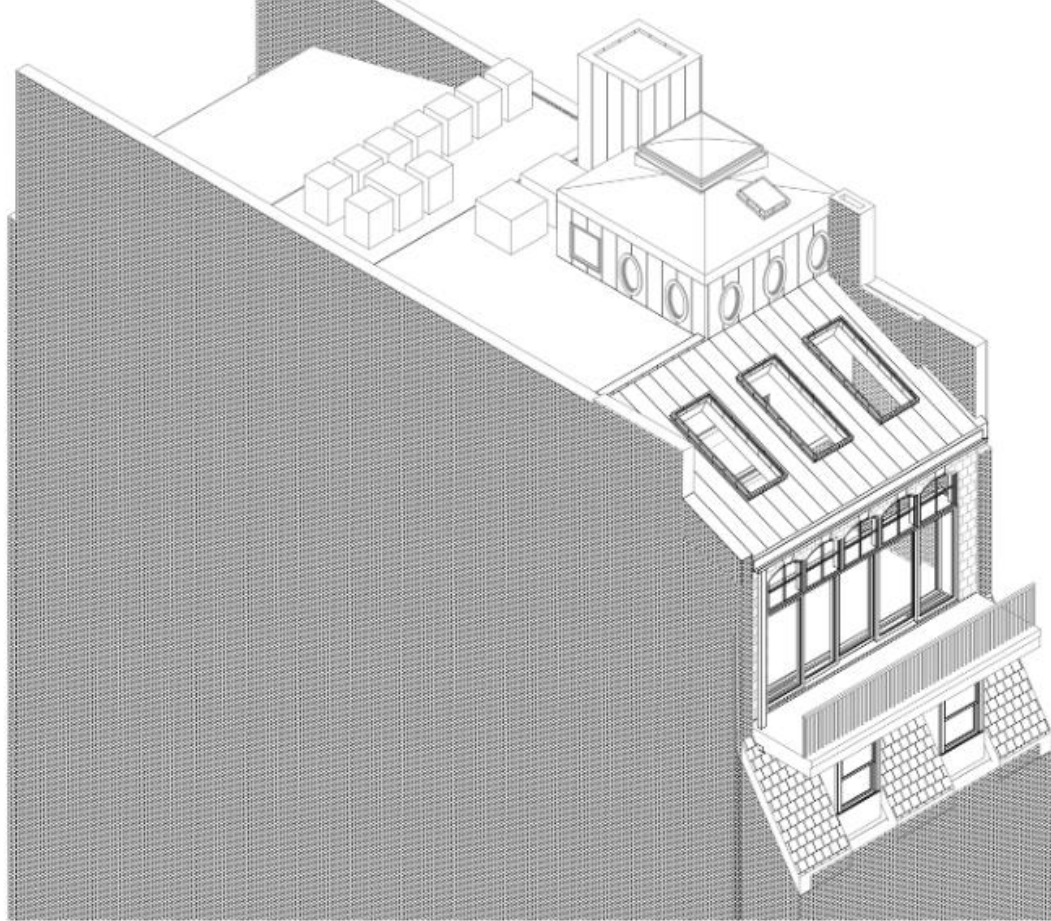




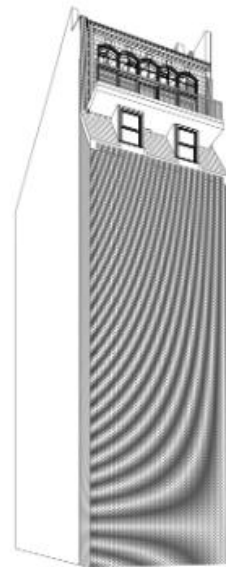
EXISTING 10TH FLOOR  
71' - 3 1/2" +/-

EXISTING 9TH FLOOR  
71' - 3 1/2" +/-

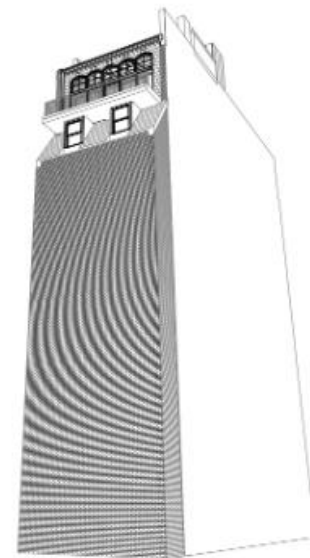




3-D VANTAGE POINT



VIEW FROM BACK STREET



VIEW FROM BACK STREET





