

DESIGN REVIEW:
RESIDENCE AT 116 APPLETON STREET

Mellows & Paladino Architects

RESIDENCE AT
116 APPLETON STREET
BOSTON, MASSACHUSETTS

Issuance For:
SOUTH END
LANDMARK DISTRICT
COMMISSION

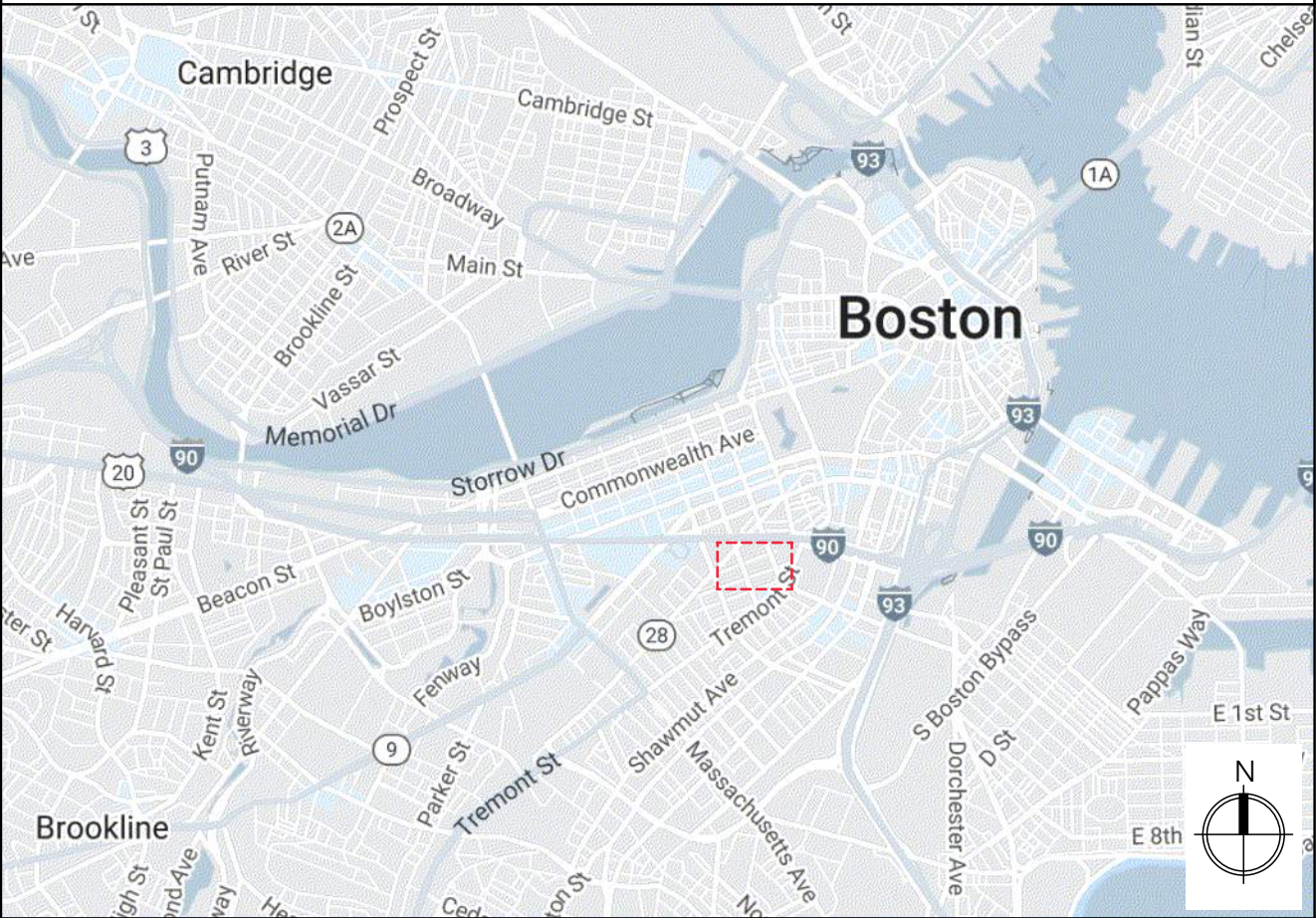
PROJECT NO.
5258

DATE
09/15/2026

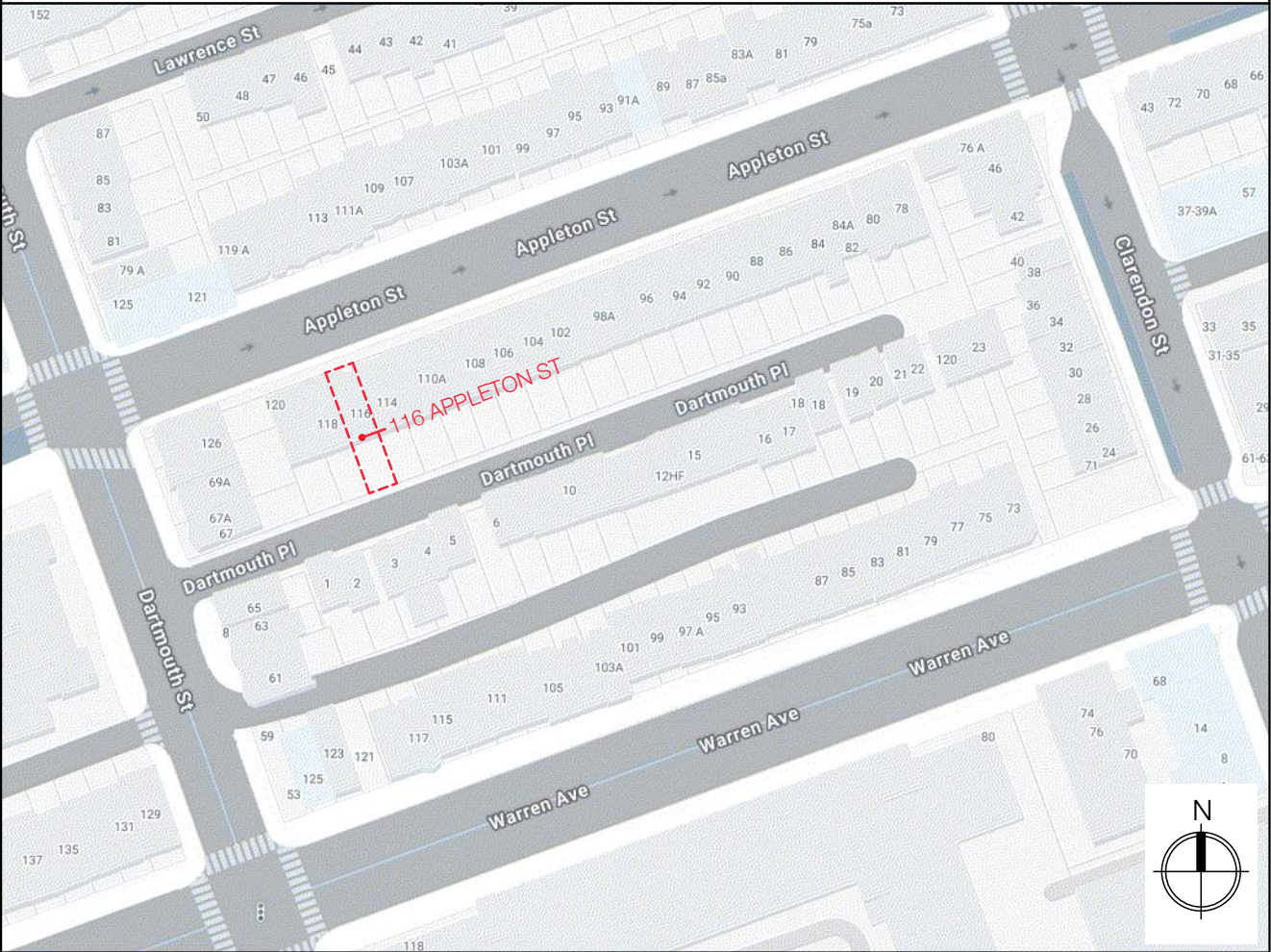
SCALE

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LOCUS MAP



LOCATION MAP



SCOPE OF WORK

1. FRONT FACADE (APPLETON STREET)
 - Add painted wood shutters with traditional shutter hardware.
2. FRONT STOOP
 - Remove (1) existing door. Replace with new arch-top wood door in existing masonry opening.
 - Remove painted concrete walkway beside stoop. Replace with new red brick walkway with ramped (sloped) surface, to provide accessibility and additional height at new stoop door, without additional steps.
3. FRONT GARDEN
 - Install new egress well, including below-grade foundation walls, below-grade window, and flush metal grate in the front garden to provide secondary egress from a new bedroom at the Garden Level.
4. REAR FACADE (FACING DARTMOUTH PLACE)
Note visibility constraints from the public way, documented on the drawings.
 - Remove (1) existing door at 1st Floor and adjacent metal staircase to garden. Infill existing masonry opening with new double-hung wood window, arched brick header, stone lintel, and brick below.
 - Remove existing (2) windows and (1) door at Garden Level. Cut new masonry opening. Install new steel-and-glass door system with decorative arched brick header above.
5. REAR COURTYARD & STREET FRONT AT DARTMOUTH PLACE
 - Remove existing rear fence and replace in kind with new 6'-0" tall cedar fence.

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COVER SHEET

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FRONT ELEVATION: EXISTING
CONDITIONS (PHOTOS)

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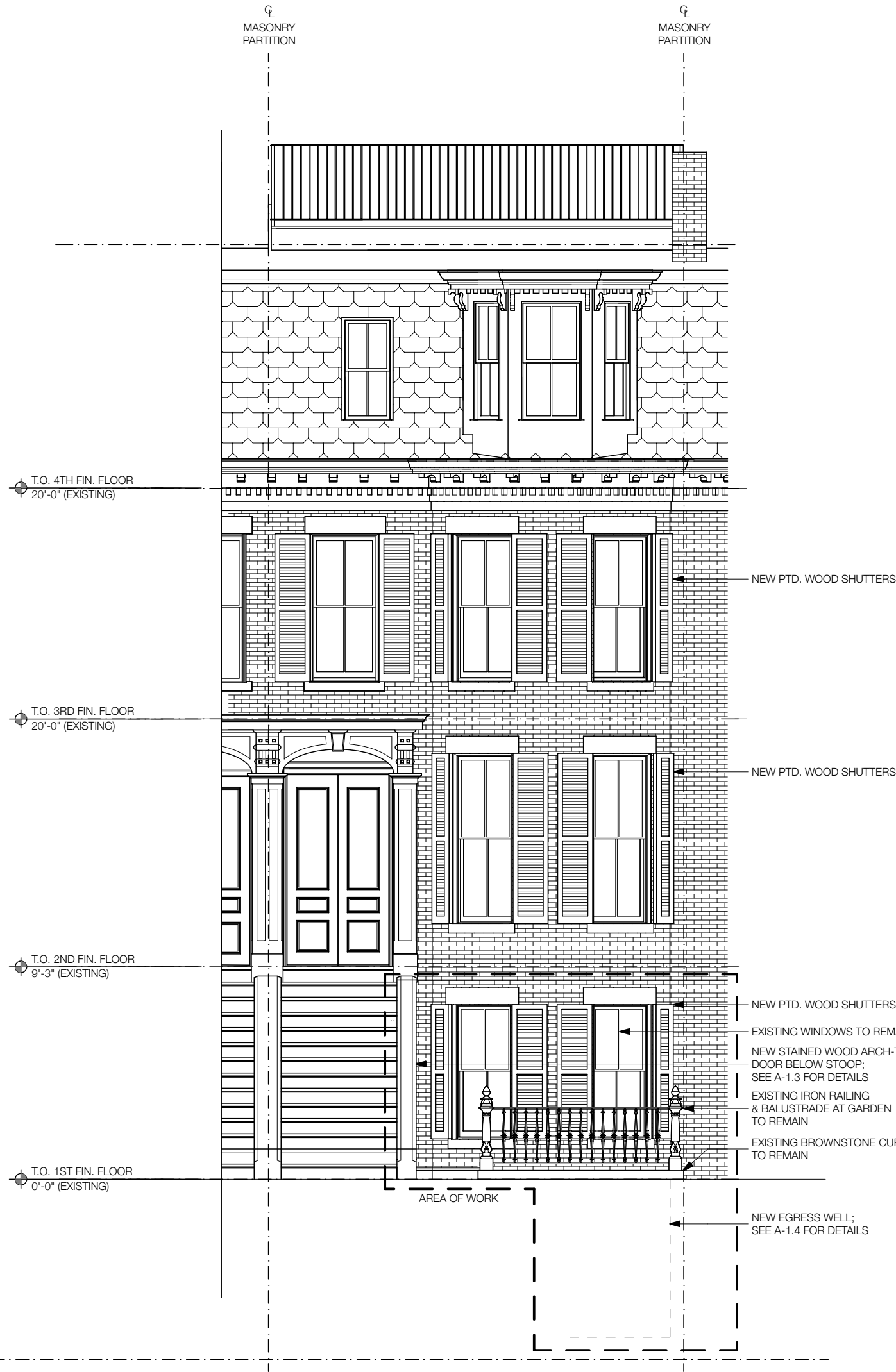
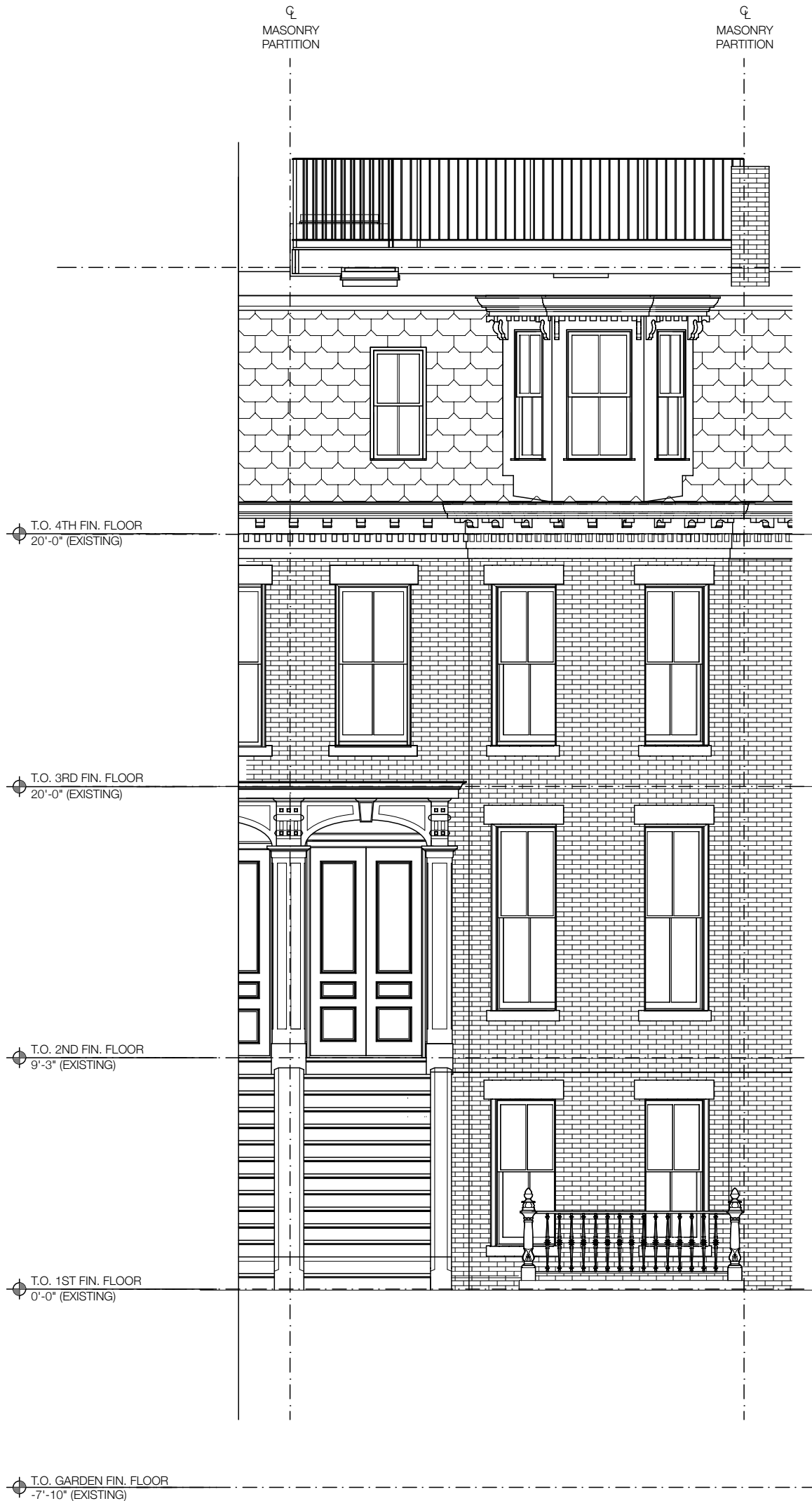
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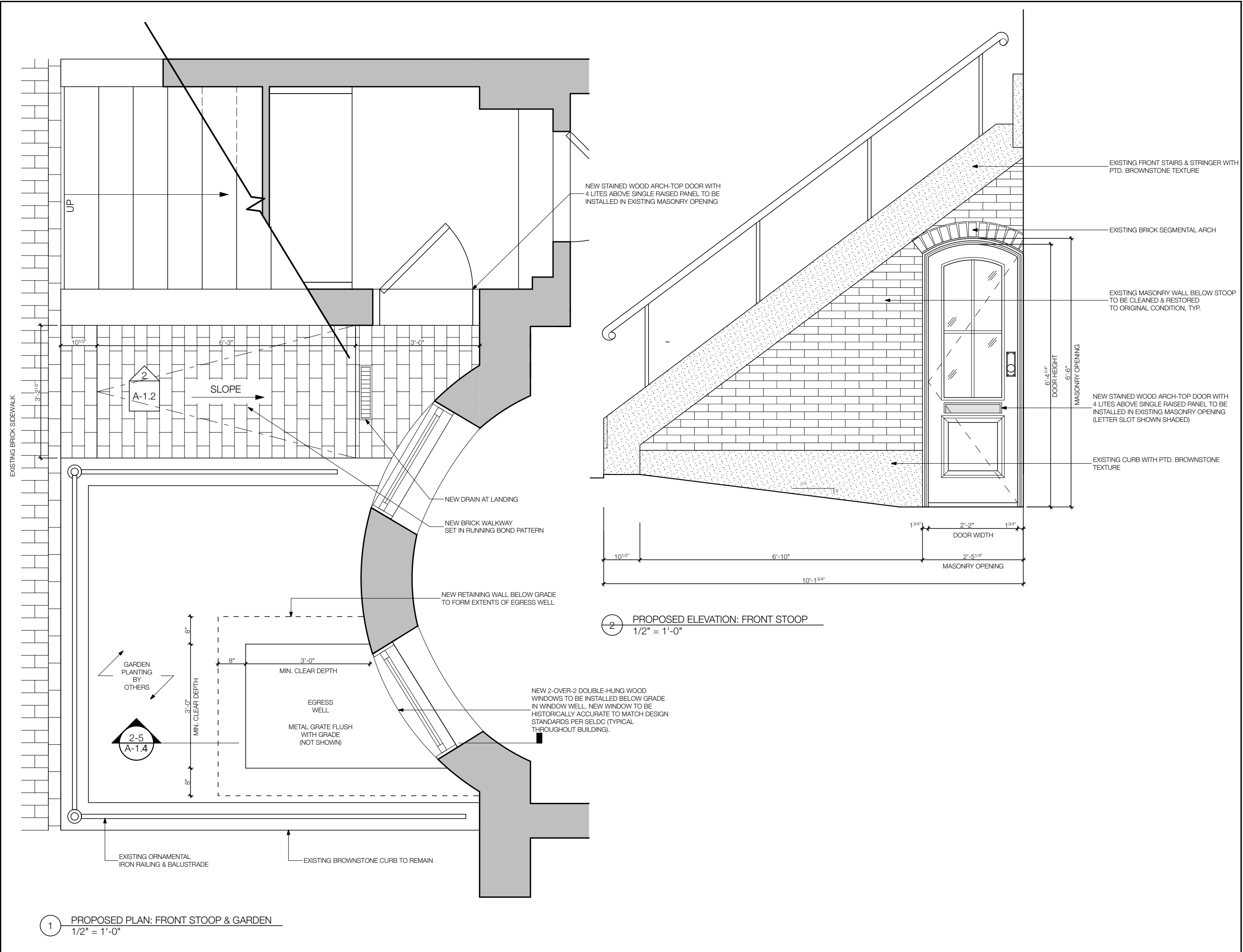
FRONT ELEVATION:
PROPOSED WORK

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3/16" = 1'-0"

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FRONT ELEVATION: STOOP
(OPTION 1)

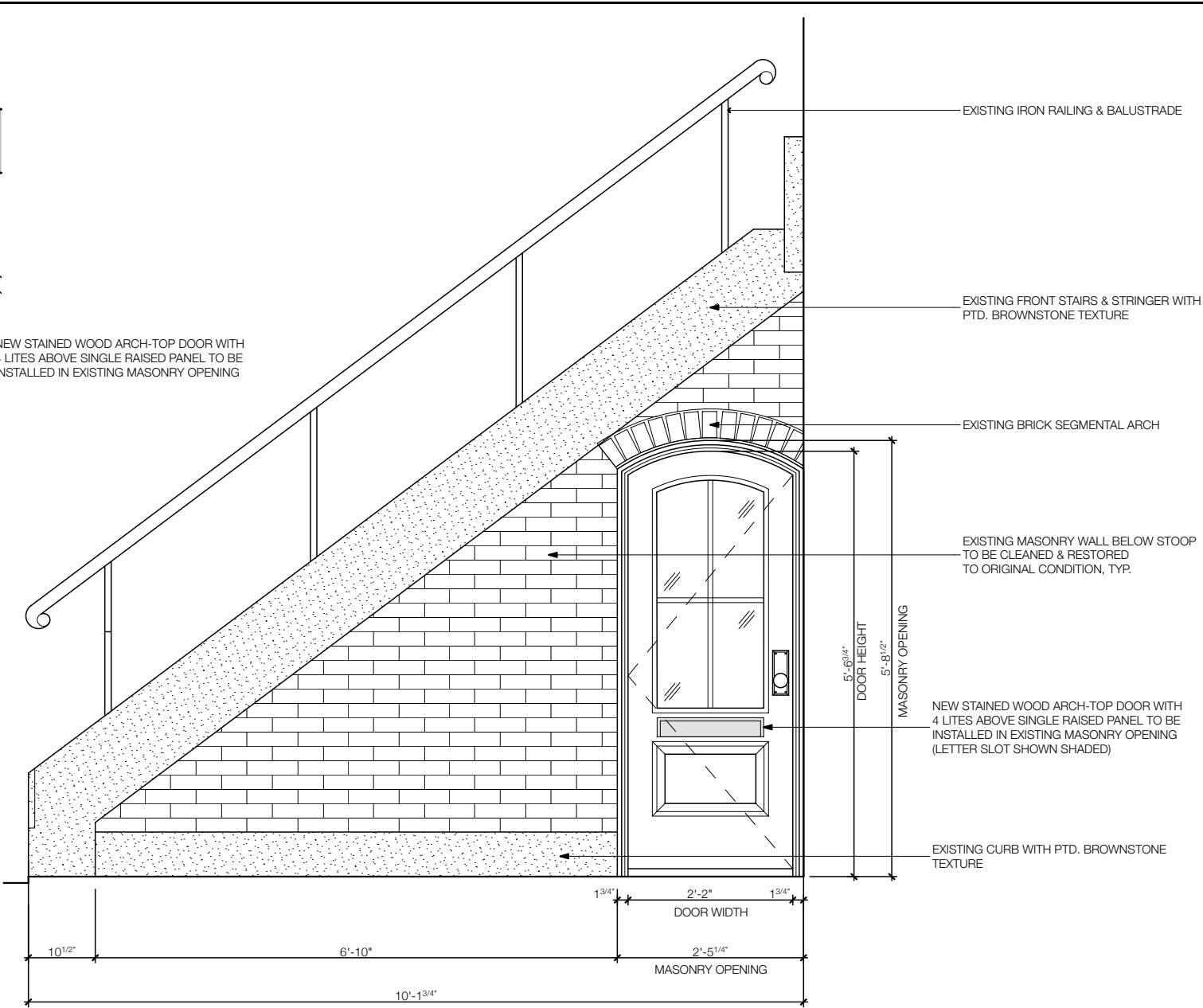
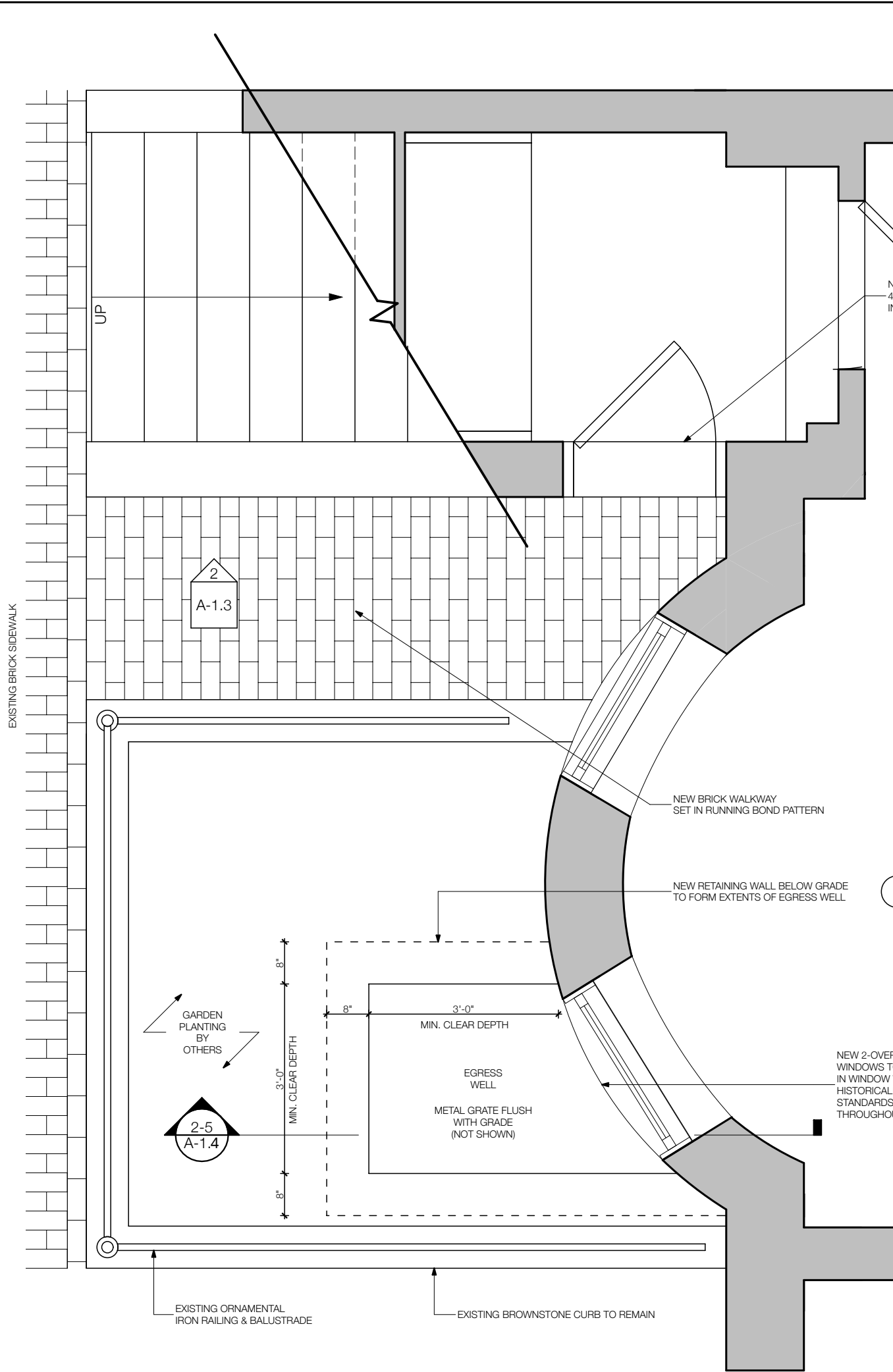
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SCALE
1/2" = 1'-0"

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2 PROPOSED ELEVATION: FRONT STOOP
1/2" = 1'-0"

1 PROPOSED PLAN: FRONT STOOP & GARDEN
1/2" = 1'-0"

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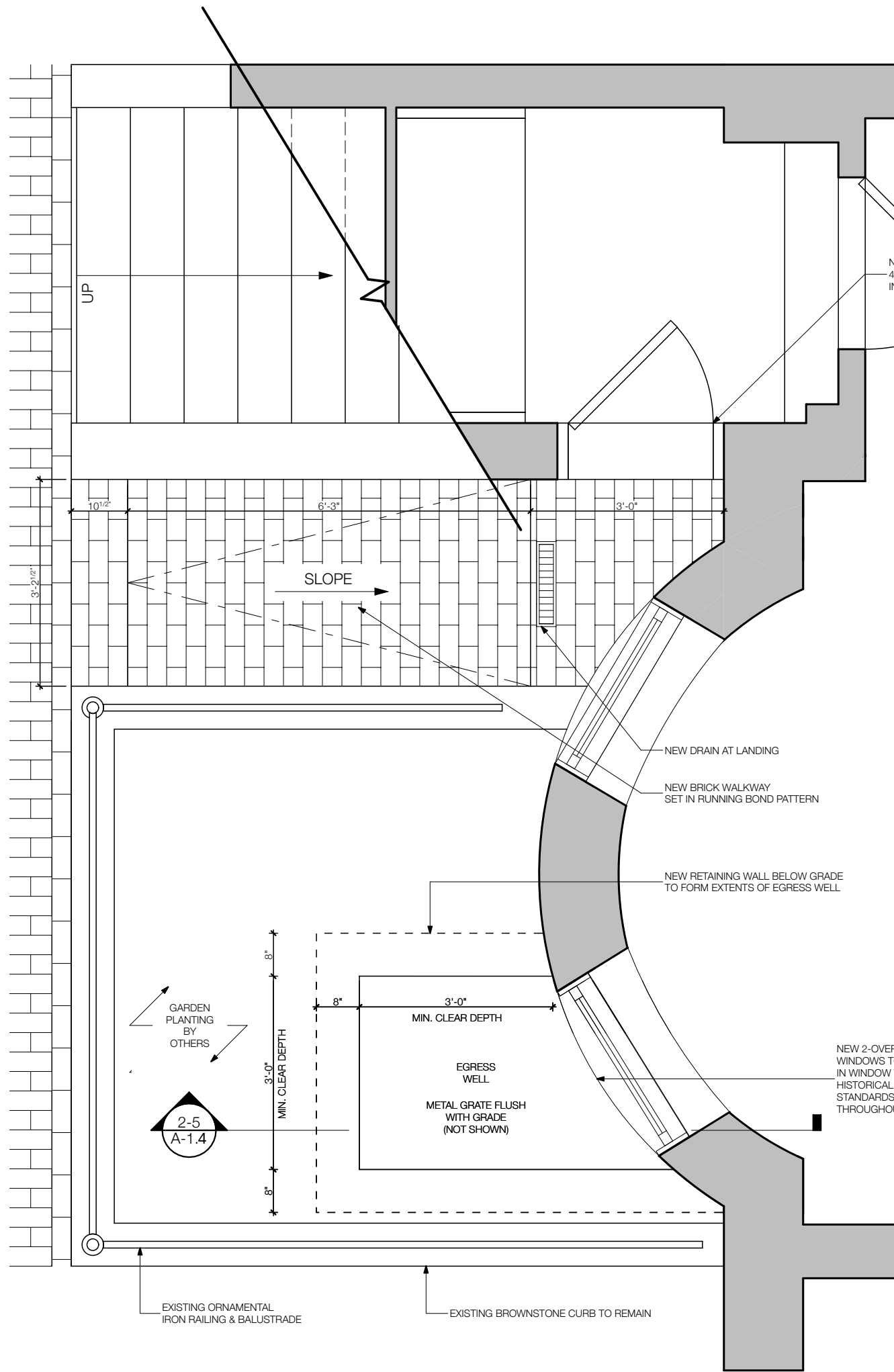
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FRONT ELEVATION: STOOP
(OPTION 2)

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1/2" = 1'-0"

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NEW STAINED WOOD ARCH-TOP DOOR WITH 4 LITES ABOVE SINGLE RAISED PANEL TO BE INSTALLED IN EXISTING MASONRY OPENING

NEW DRAIN AT LANDING

NEW BRICK WALKWAY SET IN RUNNING BOND PATTERN

NEW RETAINING WALL BELOW GRADE TO FORM EXTENTS OF EGRESS WELL

NEW 2-OVER-2 DOUBLE-HUNG WOOD WINDOWS TO BE INSTALLED BELOW GRADE IN WINDOW WELL. NEW WINDOW TO BE HISTORICALLY ACCURATE TO MATCH DESIGN STANDARDS PER SELDC (TYPICAL THROUGHOUT BUILDING).

EGRESS WELL
METAL GRATE FLUSH WITH GRADE (NOT SHOWN)

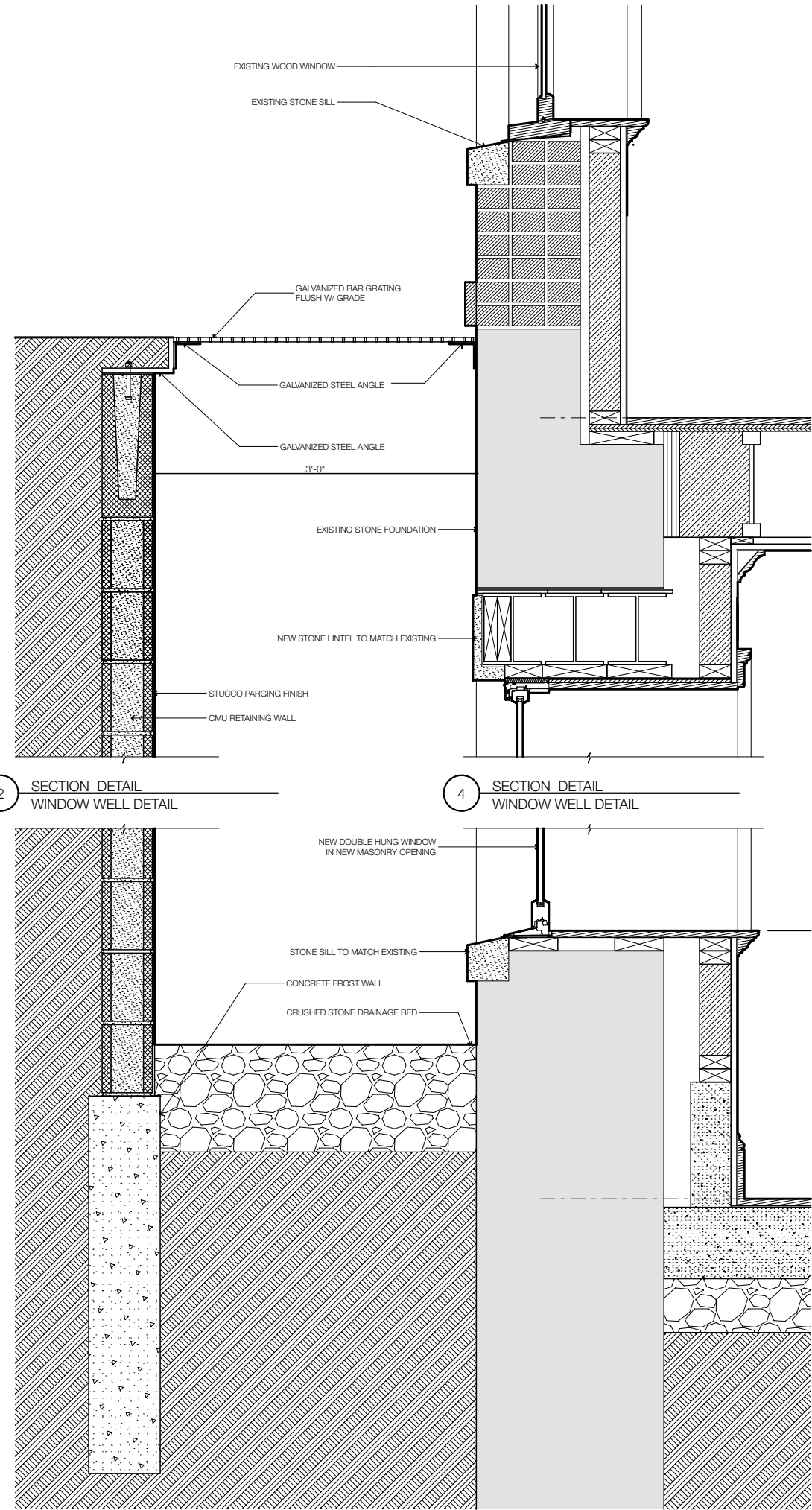
MIN. CLEAR DEPTH

2-5
A-1.4

EXISTING ORNAMENTAL IRON RAILING & BALUSTRADE

EXISTING BROWNSTONE CURB TO REMAIN

1 PROPOSED PLAN: FRONT STOOP & GARDEN
1/2" = 1'-0"



2 SECTION DETAIL
WINDOW WELL DETAIL

3 SECTION DETAIL
WINDOW WELL DETAIL

4 SECTION DETAIL
WINDOW WELL DETAIL

5 SECTION DETAIL
WINDOW WELL DETAIL

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FRONT ELEVATION: WINDOW
WELL

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1/2" = 1'-0"

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111 APPLETON STREET



109 APPLETON STREET



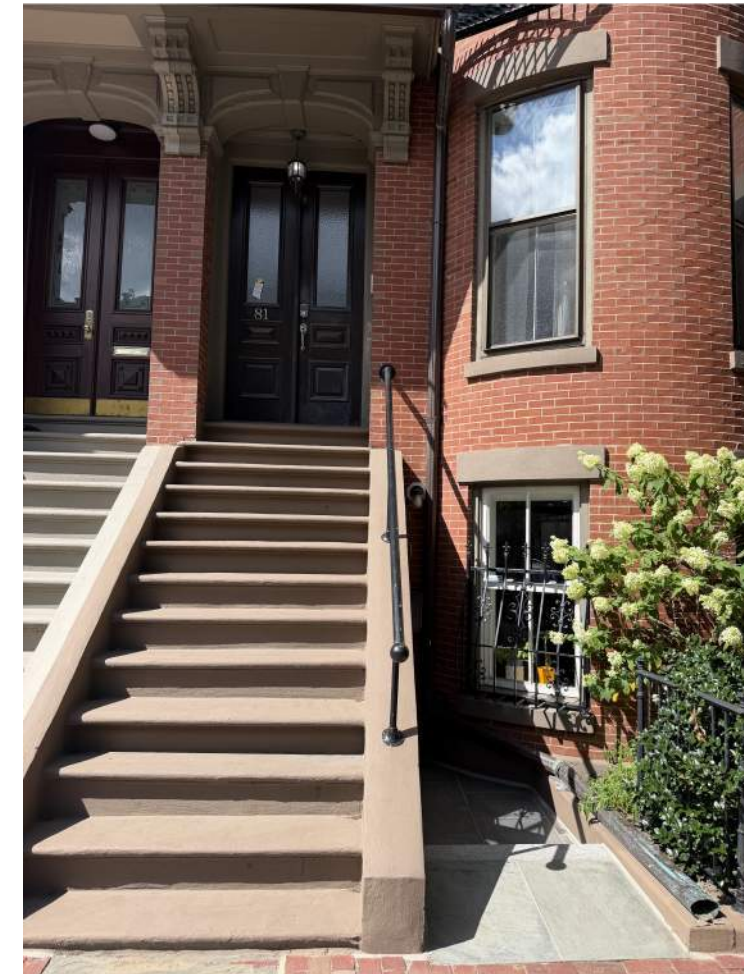
95 APPLETON STREET



87 APPLETON STREET



83 APPLETON STREET



81 APPLETON STREET

SAMPLE OF NEIGHBORING BROWNSTONES WITH STEPPED LEVEL CHANGES
ALONG THE FRONT WALKWAY BESIDE THE STOOP.

ALL PROPERTIES ARE LOCATED WITHIN THE CLARENDON-DARTMOUTH
BLOCK OF APPLETON STREET.

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FRONT ELEVATION:
NEIGHBORING CONTEXT

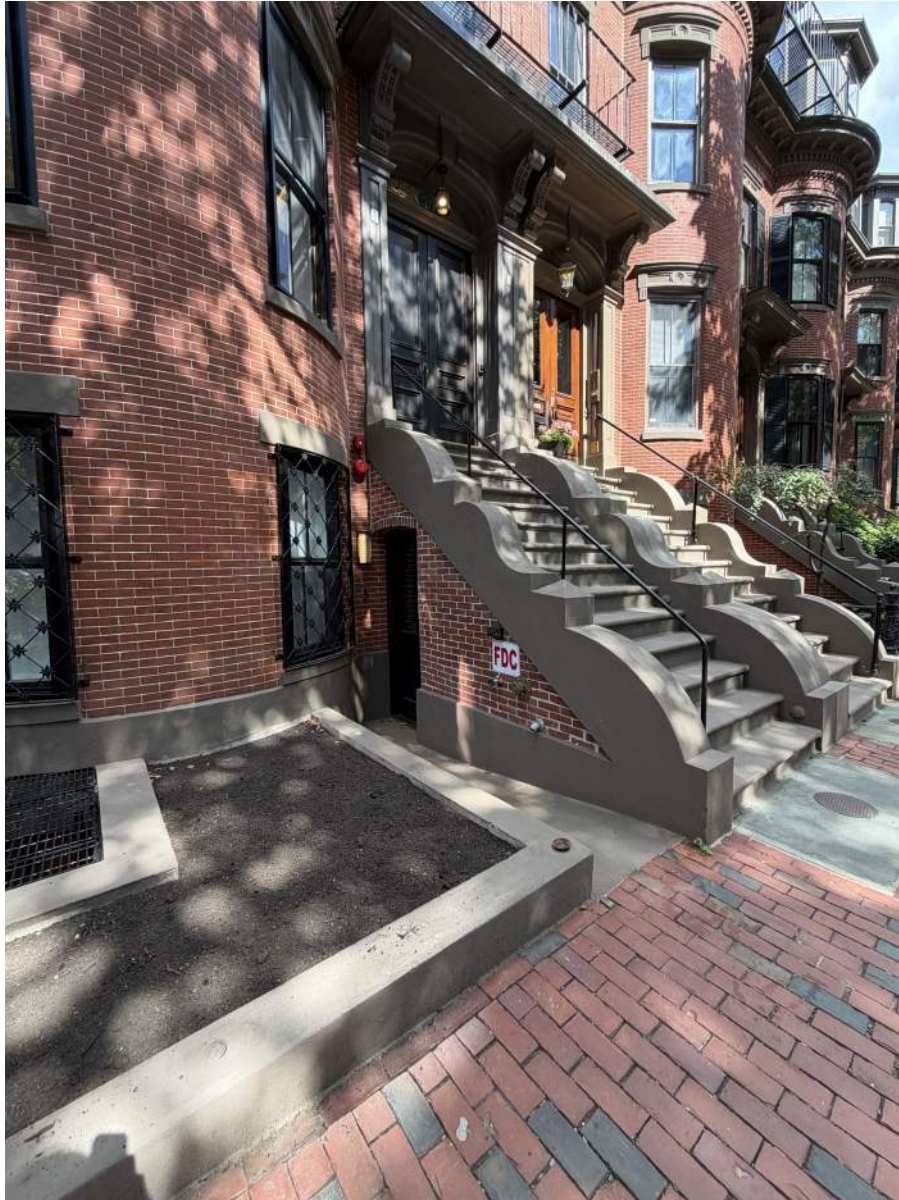
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EXAMPLE OF RAMPED WALKWAY BESIDE STOOP

THIS PROPERTY IS LOCATED AT 178 WEST BROOKLINE STREET.

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FRONT ELEVATION: RAMP
PRECEDENT

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REAR ELEVATION: EXISTING
CONDITIONS (PHOTOS)

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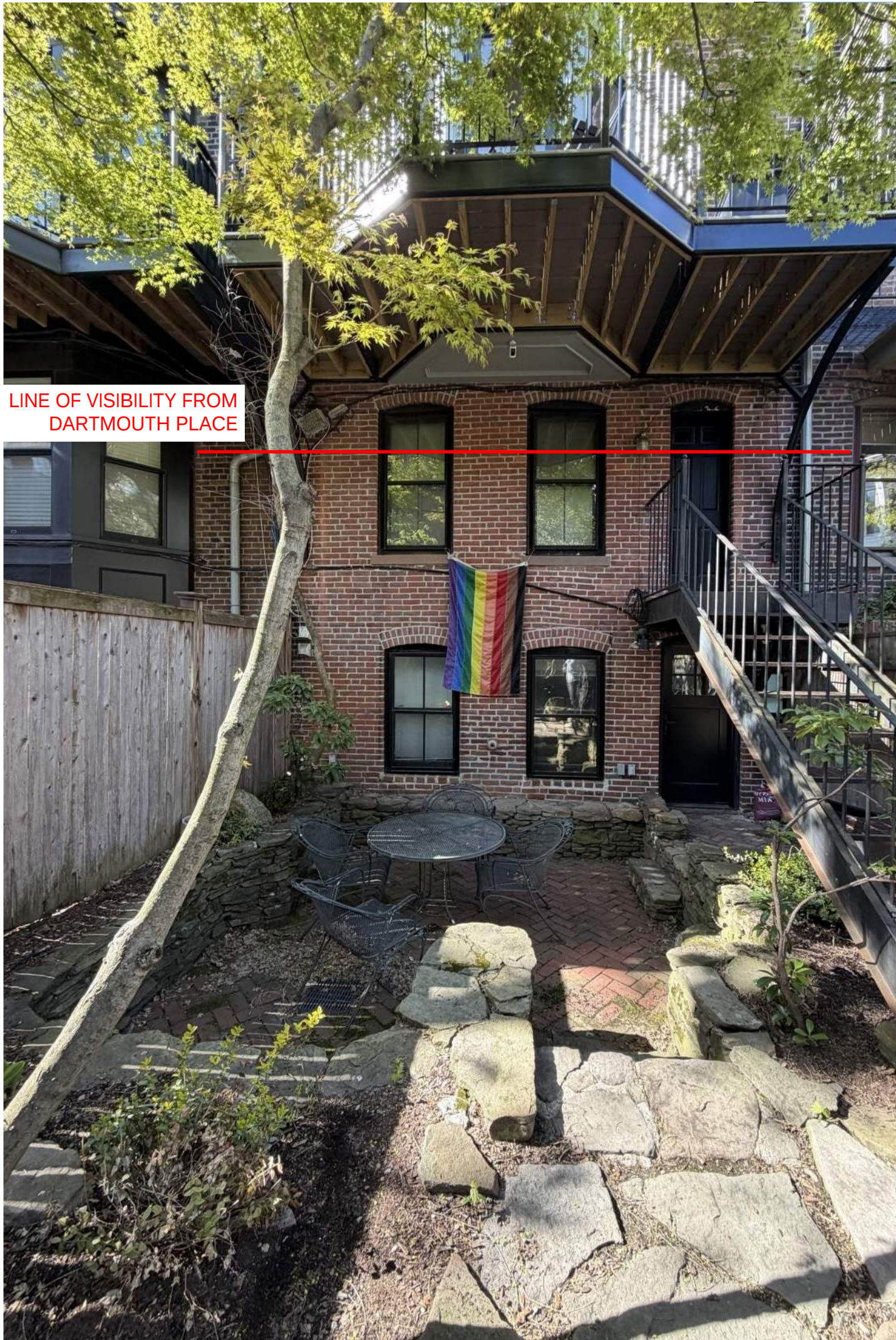
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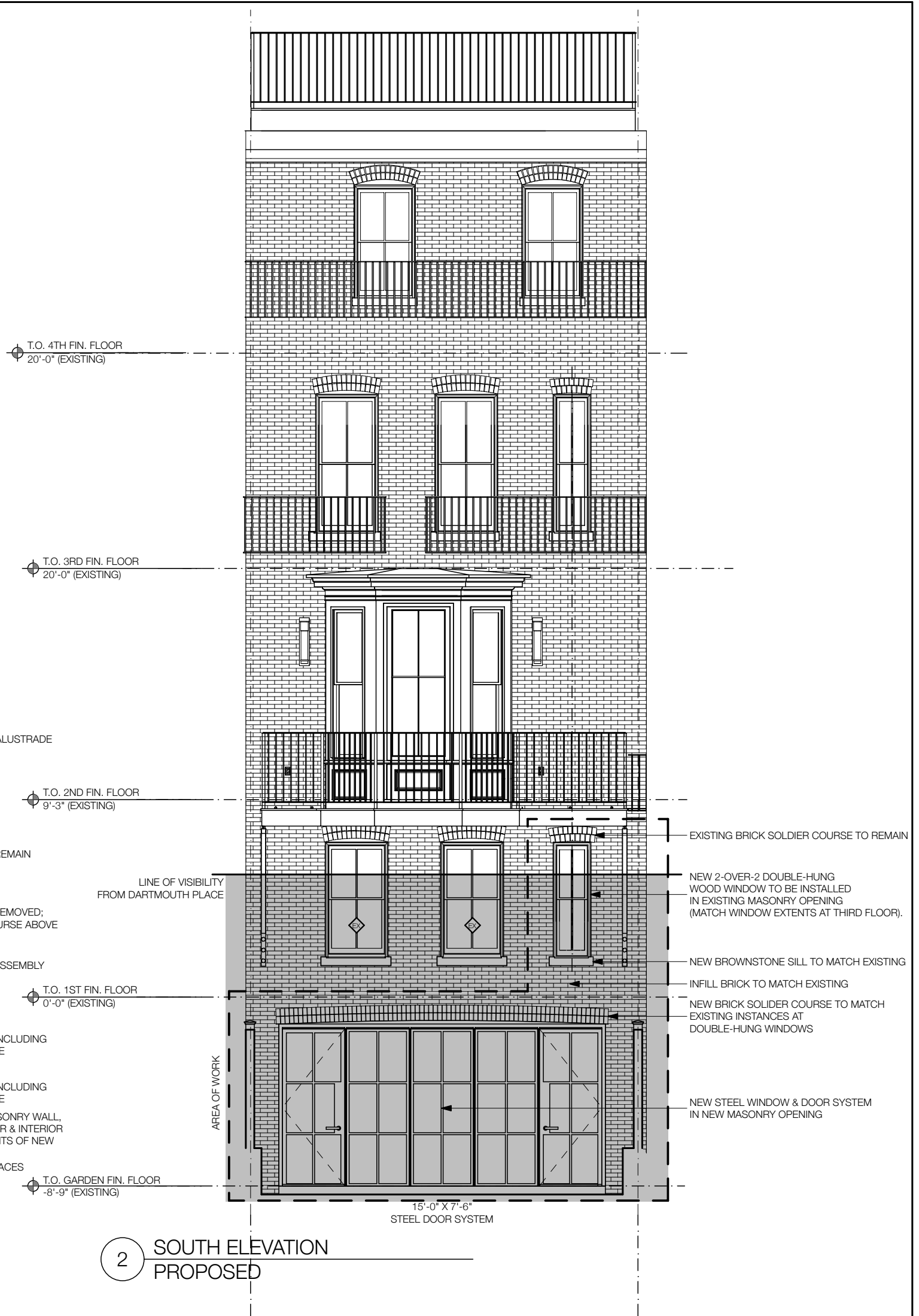
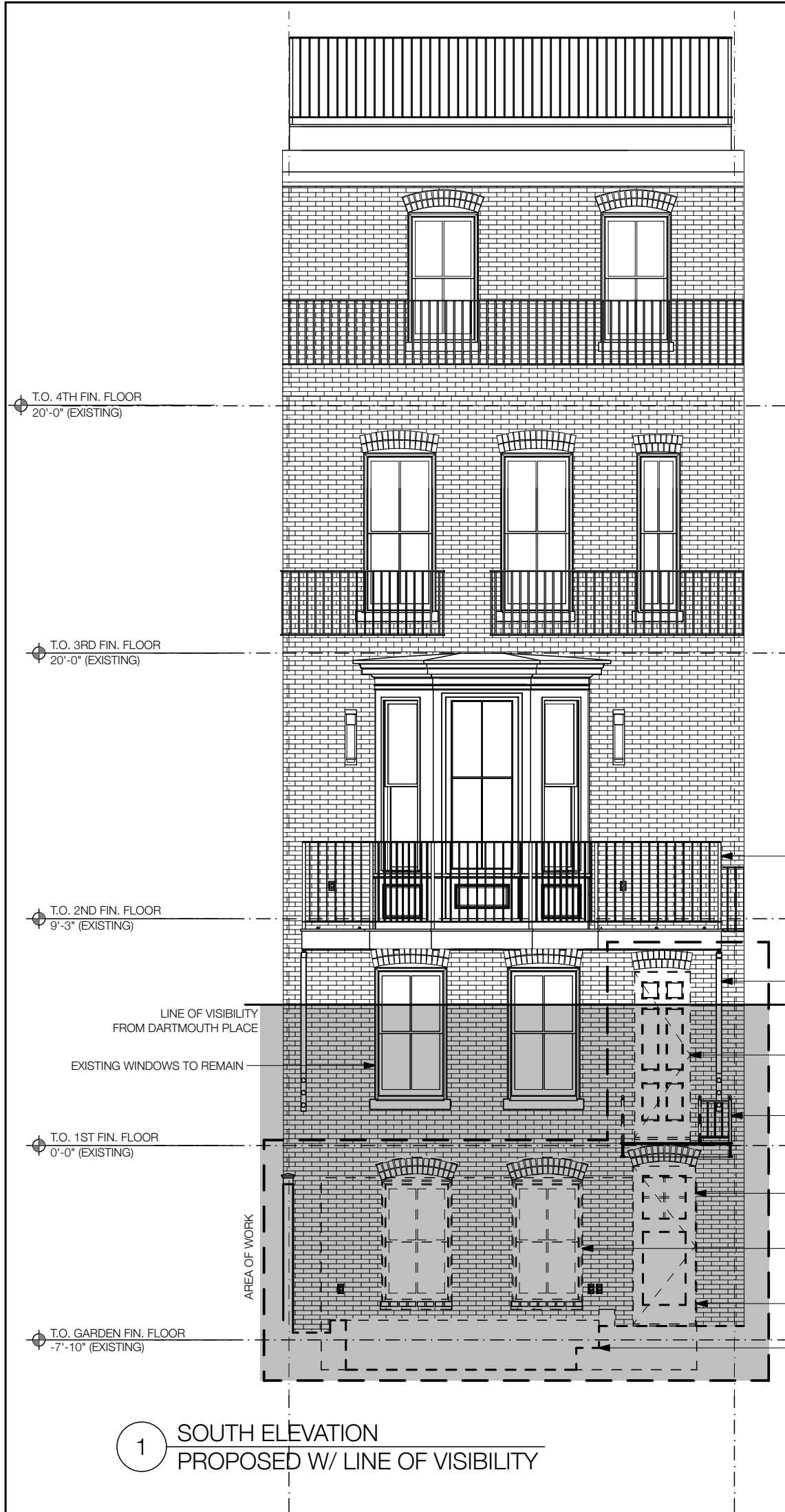
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REAR ELEVATION: EXISTING
ELEVATIONS

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3/16" = 1'-0"

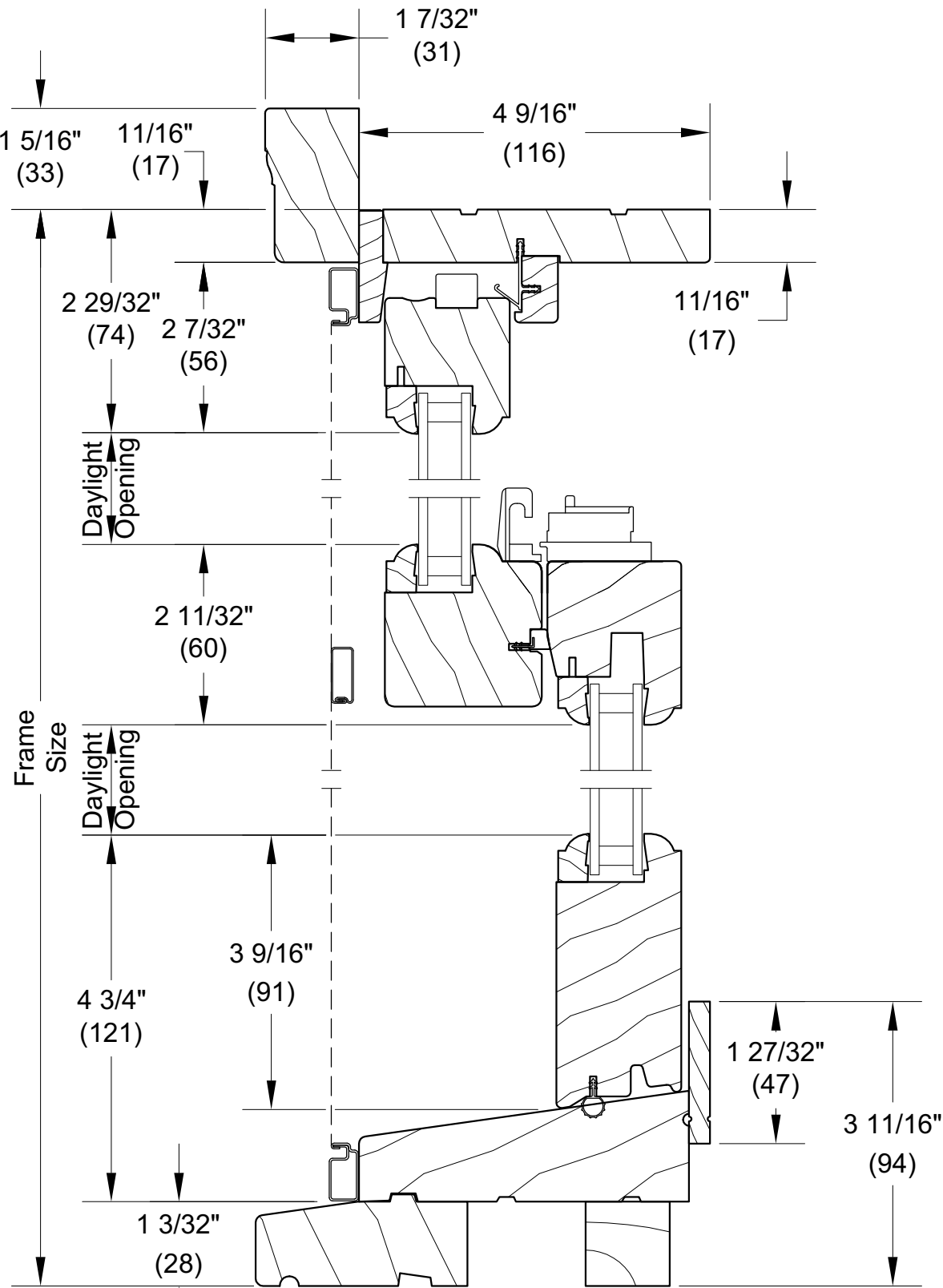
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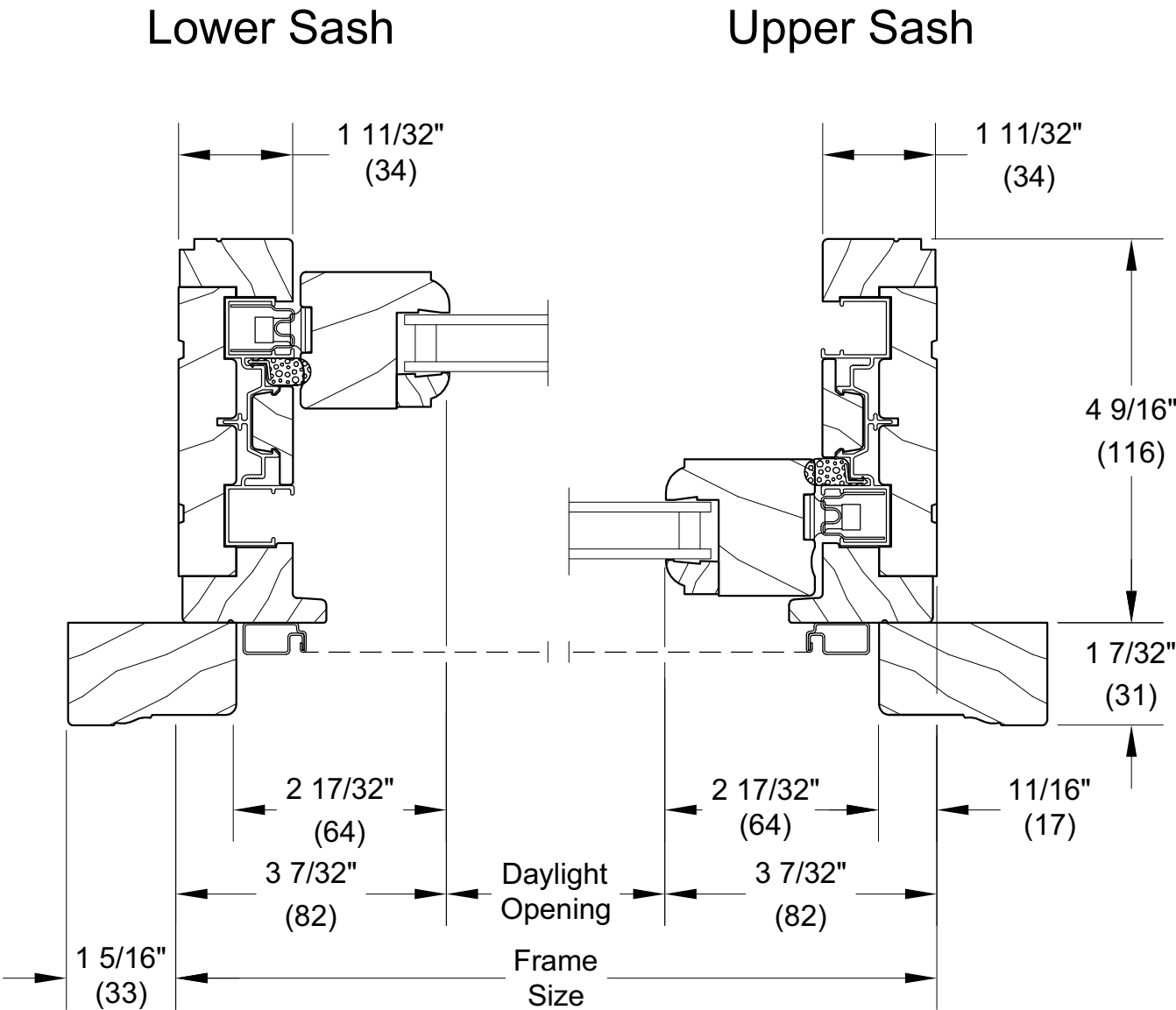
Section Details: Operating

Scale: 6" = 1' 0"



Head Jamb and Sill

Double Hung



Jambs

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REPLACEMENT WINDOW
DETAILS

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