

# 133-135 Marlborough Street

Boston, MA

## ZONING SUMMARY

District: Boston Proper  
 Zone: H-3-65  
 Overlays: Groundwater Conservation

## Historical Review

Historic District: Back Bay Architectural District  
 Original Architects: Cabot and Chandler Architects  
 Original Builders: Weston & Shepard and B. D. Whitcomb Builders  
 Year Built: 1880

Major Renovation in: 1940's  
 Including removal of the original upper gable & portions of the roof

1948: 133 and 135 Marlborough received permission to add cut through doors making the building become known as 133-135 Marlborough Street.

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## Project Scope

Lower the existing masonry wall at the Penthouse Balcony of 135 Marlborough Street while incorporating new brick detailing to the previous "generic" brick design added in the 1940's that sadly replaced the exquisitely crafted upper gable from the original design by Cabot and Chandler. The new brick work will draw inspiration from the original lower section of the building along with other work by Cabot and Chandler in the area such as 410 Beacon Street in order to right the wrong of the previous addition restoring "character" to the upper portion of the building again.

In addition to the visible work, the interior of the balcony will receive new pavers along with the removal of the painted horizontal boards, exposing brick work.

## Contacts:

### OWNER'S REP.

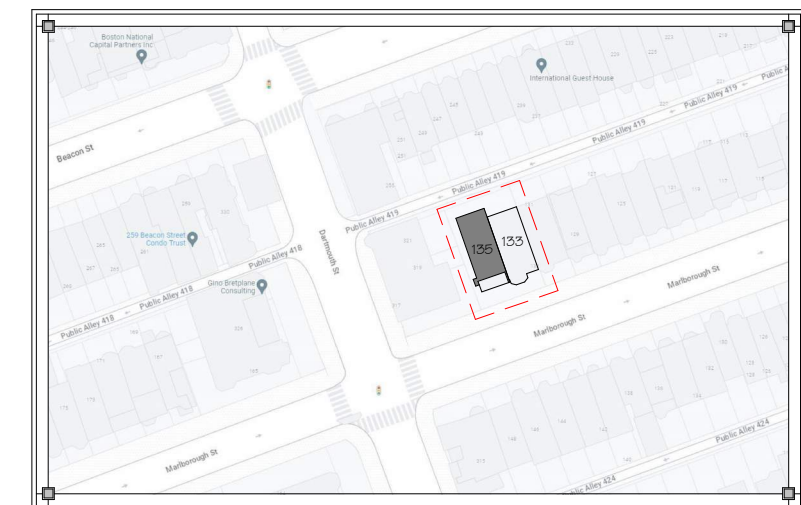
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 17 Arlington Street  
 Boston, MA 02116  
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 Email: tammy@bostoncss.com

### ARCHITECT

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 Phone: 857-299-7603  
 Email: kstroveglia@meyerandmeyerarchitects.com

## Location Map

Boston, Massachusetts  
 (Back Bay)



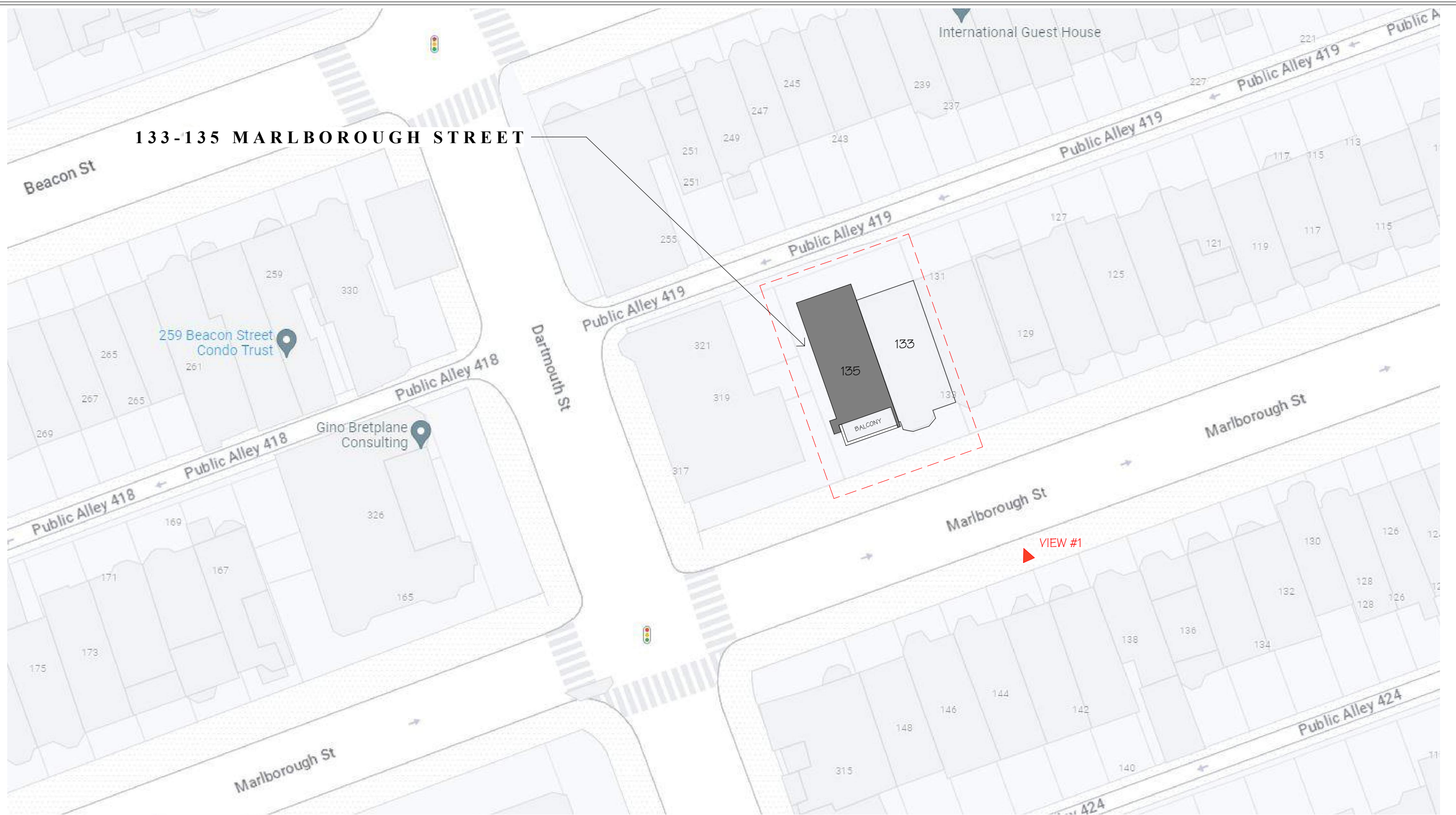
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BBAC Design Review  
 October 18th, 2023



1 Site Location

October 18, 2023

# 133-135 Marlborough Street

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# 1

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① Existing Photo (View #1)

Photo Date: April 2023

October 18, 2023

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Existing Balcony Wall Height: 4'-8 1/2"

① Existing Photos at Penthouse Balcony

Photo Date: August 2023

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① 135 Marlborough Original Design (1890) by Cabot and Chandler Architects



② 135 Marlborough Street (1942) After Renovation

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① Existing Photo (2023)



② Proposed Work - Initial Concept Sketch

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ENLARGED DETAIL OF UPPER BALCONY

Meyer and Meyer Architects researched other projects designed by Cabot and Chandler Architects to see what kind of details they used with brick and how they handled similar situations for reference.



① 410 Beacon Street by Cabot and Chandler Architects (2014 Photo)

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**Other Projects by Cabot and Chandler:**

166 Beacon Street

223 Commonwealth Ave.

195 Marlborough Street

257 Marlborough Street

312 Marlborough Street

401 Marlborough Street

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① 135 Marlborough Street (1942) After Renovation



② Proposed Design Rendering

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# 133-135 Marlborough Street

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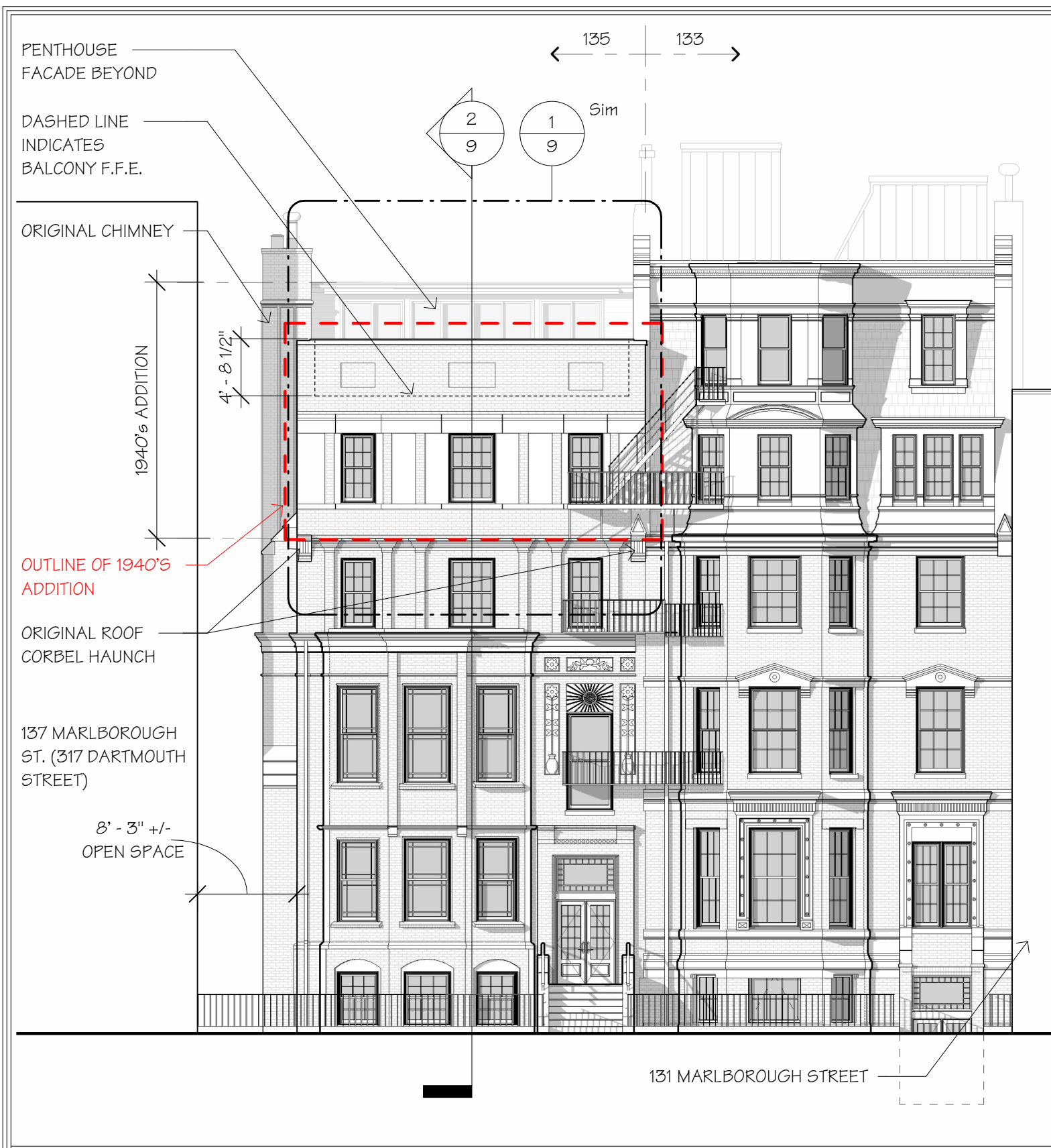


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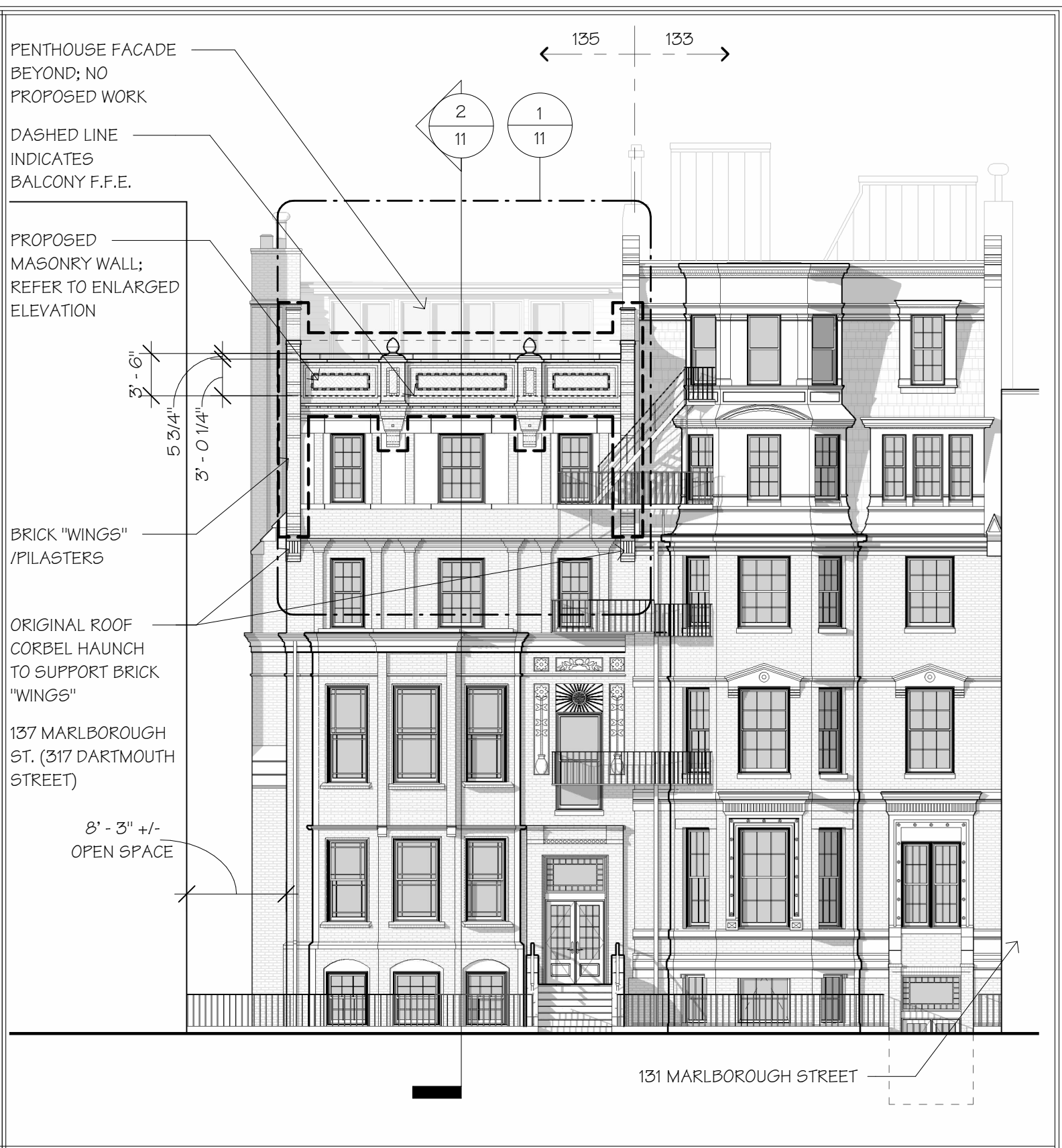
# 7

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① Existing West Elevation (Front)  
3/32" = 1'-0"



② Proposed West Elevation (Front)  
3/32" = 1'-0"

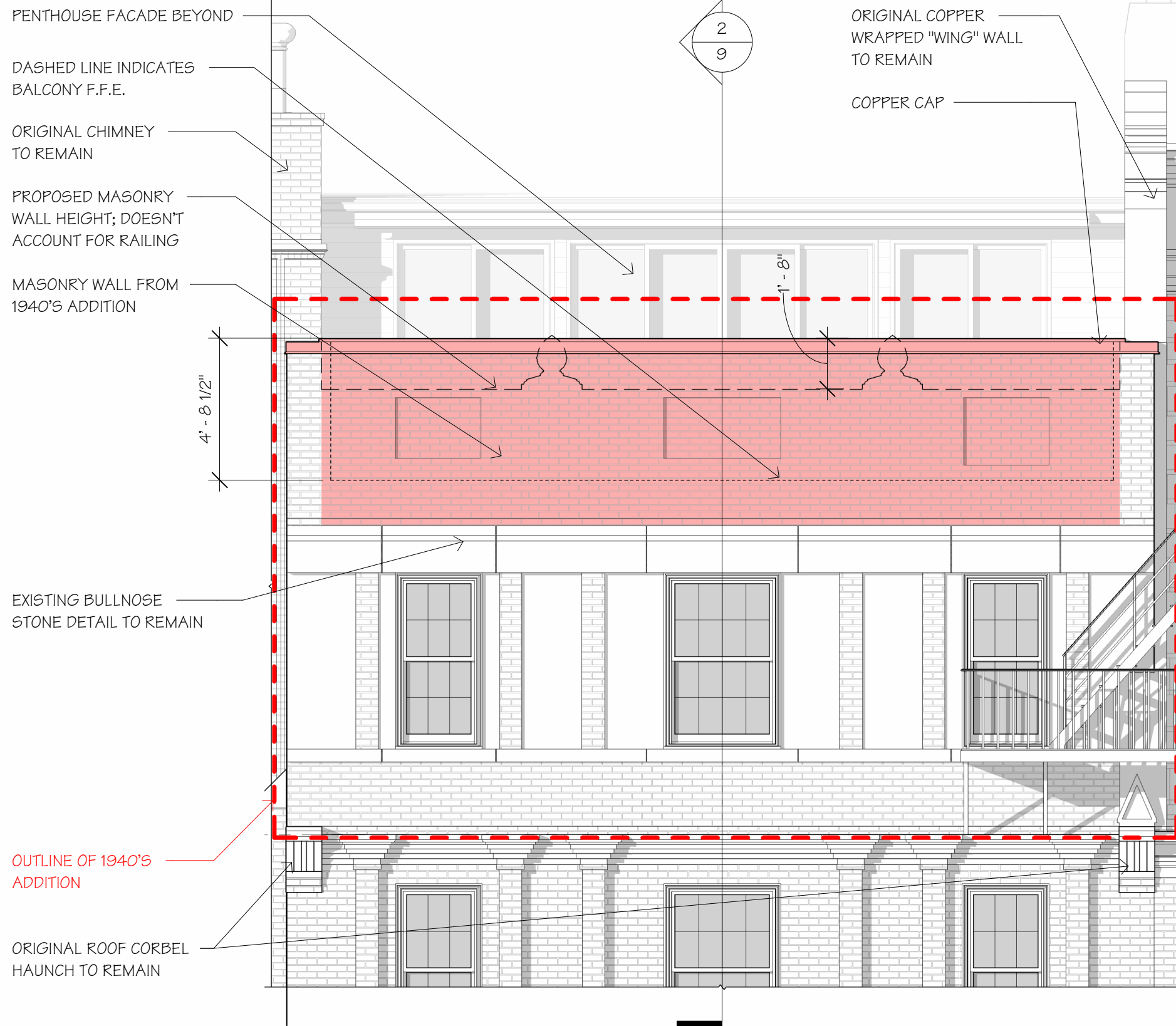
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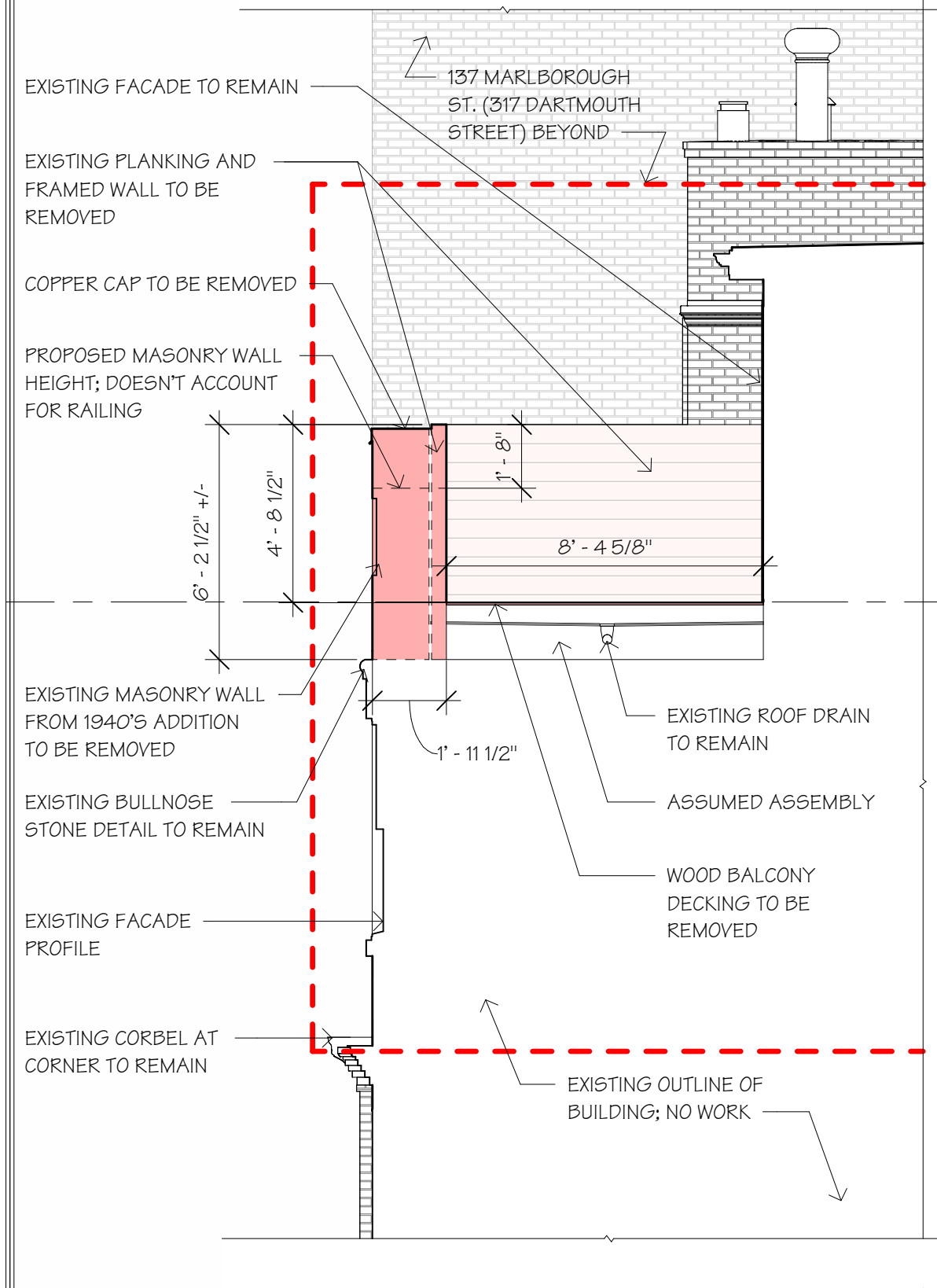
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1 Existing Enlarged West Elevation (Front)  
1/4" = 1'-0"



2 Existing Enlarged Balcony Section  
1/4" = 1'-0"

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Boston, MA



**Legend:**

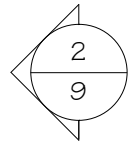
- EXISTING TO BE REMOVED
- 1940'S RENOVATION OUTLINE

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137 MARLBOROUGH STREET

ORIGINAL CHIMNEY MASSING



PENTHOUSE UNIT

135 MARLBOROUGH STREET

GRAY HATCHED WALLS INDICATE EXISTING WALLS

PENTHOUSE FACADE BEYOND; NO PROPOSED WORK

EXISTING FLOOR PLANKS TO BE REMOVED

TERRACE

133 MARLBOROUGH STREET

EXISTING CORBEL HAUNCH

EXISTING PLANKED WALL AND FRAMED WALL TO BE REMOVED

EXISTING MASONRY WALL FROM 1940'S ADDITION WITH COPPER CAP TO BE REMOVED

EXISTING BULLNOSE STONE BAND BELOW TO REMAIN

EXISTING BAY BELOW

EXISTING FIRE ESCAPE BELOW

PRIVATE LANDSCAPE /GARDEN

EXISTING ENTRY STAIR BELOW

PRIVATE LANDSCAPE /GARDEN

1 Existing Balcony Plan

1/4" = 1'-0"




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Legend:

- EXISTING WALL TO REMAIN 
- EXISTING TO BE REMOVED 
- 1940'S RENOVATION OUTLINE 

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PENTHOUSE FACADE BEYOND;  
NO PROPOSED WORK

**SCOPE OF WORK**

INSET DECORATIVE PANEL  
SIMILAR TO 410 BEACON ST.

BRICK NEWEL BOX WITH  
STONE CAP; MATCHING  
EXISTING STONE

DASHED LINE INDICATES  
EXISTING TOP OF WALL

DASHED LINE INDICATES  
BALCONY F.F.E.

CONTINUOUS COPPER  
FLASHED SILL

EXISTING BULLNOSE  
STONE DETAIL TO REMAIN

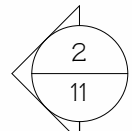
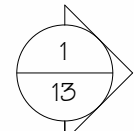
NEW BRICK "WING"  
/PILASTER TO TERMINATE  
AT EXISTING CORBEL

ORIGINAL CORBEL TO REMAIN  
AND BE REINCORPORATED  
INTO THE DESIGN

1 Proposed Enlarged Balcony West Elevation (Front)  
1/4" = 1'-0"

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EXISTING COPPER WRAPPED  
"WING" WALL TO REMAIN  
NEW BRICK ROLL UP DETAIL



NEWEL W/ EXISTING  
BRICK WORK

MIDDLE PANEL W/  
CENTER WINDOW

NEWEL W/ EXISTING  
BRICK WORK

7' - 7 7/8" +/-

EQ

EQ

7' - 6 1/2" +/-

4' - 6 1/4" +/-

1' - 1 1/2"

1' - 0 3/4"

1' - 1 3/4" +/-

3' - 6"

5 3/4"

3' - 0 1/4"

EXISTING FACADE TO REMAIN

NEW BRICK ROLL UP DETAIL

CONTINUOUS COPPER CAP

WROUGHT IRON HAND  
RAIL; PAINTED BLACK

CUT STONE CAP ON BRICK  
NEWEL BOX; STONE TO  
MATCH EXISTING STONE

NEW CMU SUBSTRATE  
DOWELED AT BASE

STEPPED BRICK FACADE  
WITH DECORATIVE INSET  
DETAILING; SIMILAR TO  
410 BEACON STREET

CONTINUOUS  
COPPER FLASHING

EXISTING BULLNOSE  
STONE DETAIL TO  
REMAIN (LIMIT OF  
VERTICAL DEMOLITION)

EXISTING FACADE  
PROFILE

NEW BRICK PILASTER  
AT CORNER BEYOND

EXISTING CORBEL AT  
CORNER TO REMAIN

137 MARLBOROUGH  
ST. (317 DARTMOUTH  
STREET) BEYOND

1' - 10 1/2"

1' - 1"

5' - 6"

1' - 6"

1' - 2"

1' - 6"

4 1/2"

5' - 0 1/4"

8' - 10 1/8"

EXISTING ROOF DRAIN  
TO REMAIN

2" BLUESTONE PAVERS  
ON ADJUSTABLE  
PEDESTALS

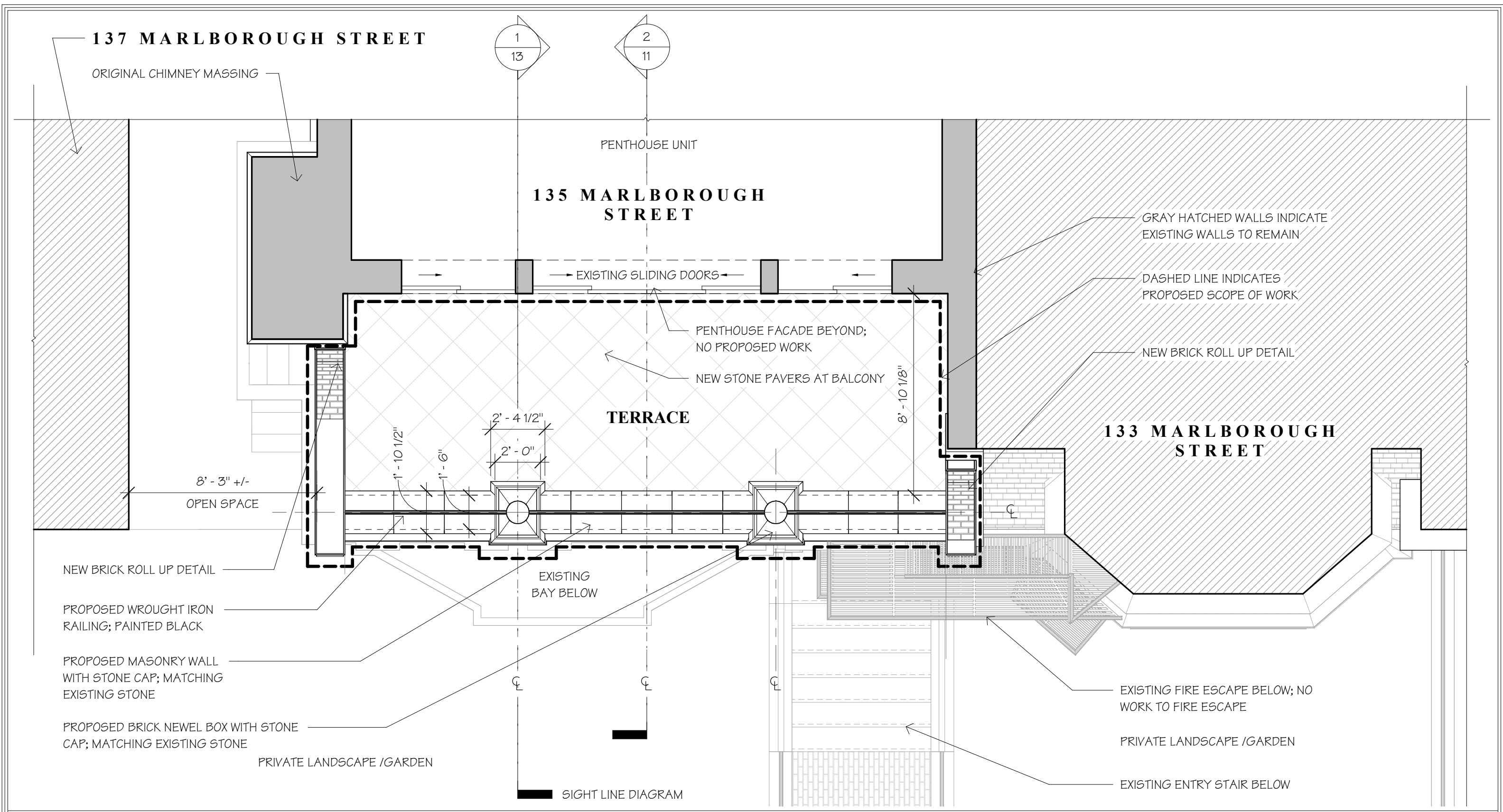
EXISTING OUTLINE OF  
BUILDING; NO WORK

2 Proposed Balcony Enlarged Section  
1/4" = 1'-0"



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**1 Proposed Balcony Plan**  
1/4" = 1'-0"

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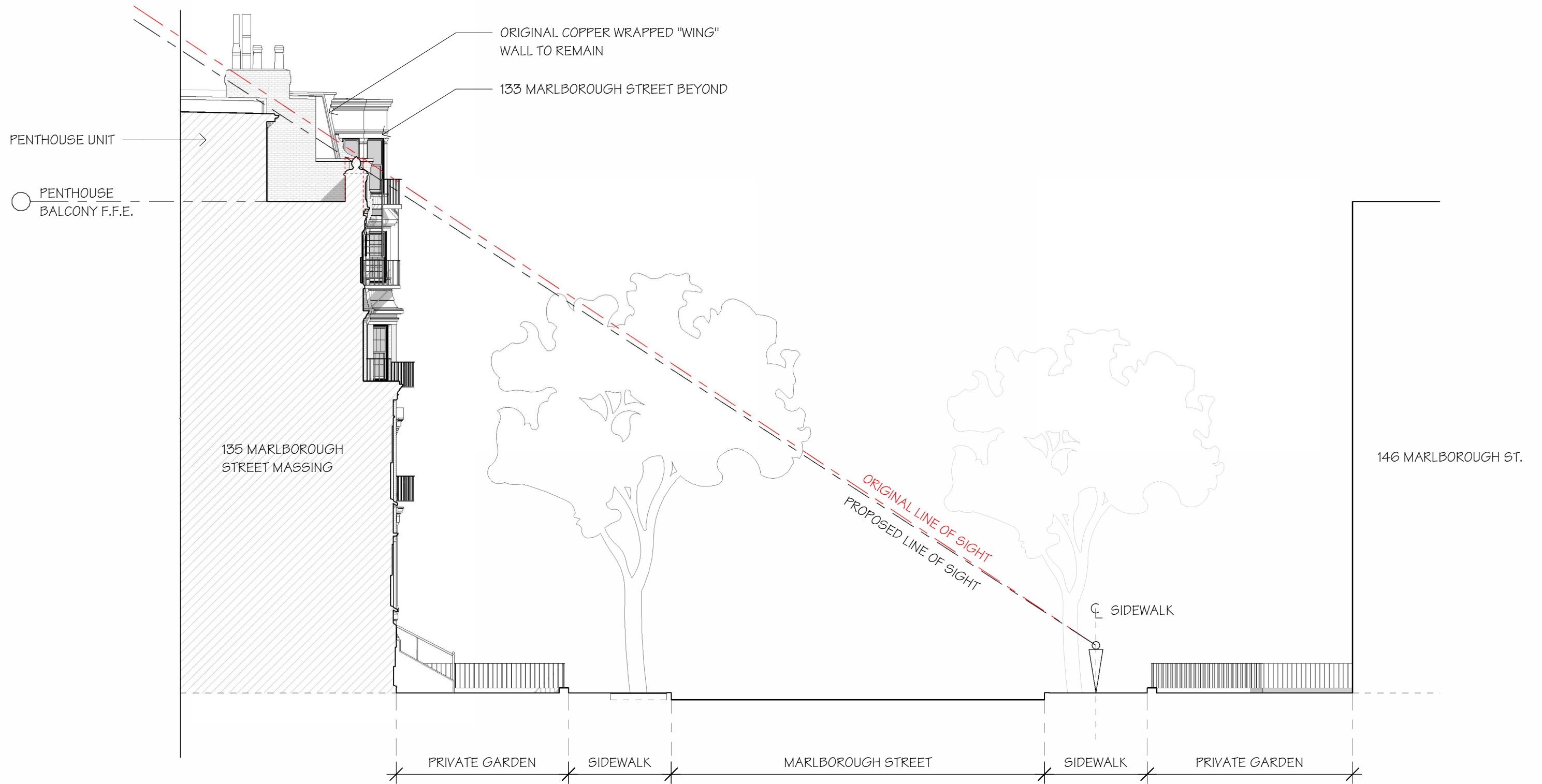
**Legend:**

EXISTING WALL TO REMAIN	
NEIGHBORING BUILDINGS	
SCOPE OF WORK LINE	

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1 Proposed Sight Line Diagram  
3/32" = 1'-0"

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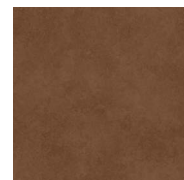
**STONE WORK:**

ALL PROPOSED STONE TO MATCH EXISTING STONE



**BRICK WORK:**

ALL PROPOSED BRICK AND MORTAR TO MATCH EXISTING BRICK AND MORTAR



**COPPER WORK:**

ALL PROPOSED COPPER WORK TO MATCH IN KIND AND TO COMPLIMENT COPPER WORK AT 133 MARLBOROUGH

**METAL WORK:**

WROUGHT IRON; PAINTED BLACK



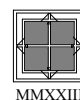
\*ALL NEW MATERIALS USED IN THE PROPOSED WORK WILL MATCH THE EXISTING BUILDING MATERIAL PALLET

① Proposed Design Rendering w/ Additional Context and Materials

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