

HISTORIC PHOTOGRAPH DATED BACK TO 1907

1 PROPOSED RIGHT ELEVATION OPTION A - FULL HEIGHT DOORS
1/8" = 1'-0"

2 ENLARGED ELEVATION OPTION A - FULL HEIGHT DOORS
1/2" = 1'-0"

3 SECTION OPTION A - FULL HEIGHT DOORS
1 1/2" = 1'-0"

259-267 SUMMER STREET



PROJECT OVERVIEW

This project is part of the Downtown Residential Conversion Incentive Program and has received BPDA board approval as of December 12, 2024.

Efforts have been made to minimize exterior facade changes to the following necessary items:

- Removal of existing mechanical louvers that were installed at prior operable exterior doors locations and installation of new double doors with transoms to provide natural light to residential units. As was seen historically black guard rails will be installed and allow for Juliet balconies
- Removal of masonry infill at vertical band of historic window locations and install of new windows to match color of existing building trims and frames. Windows will be 2x1 to match historic aesthetic
- Removal of plywood and louver infilled windows at grade to provide natural lighting to basement level. If possible louvers and plywood will be removed and replaced with glazing in order to maintain the existing frames. Should this option not be possible the full frames will be replaced with new frames to match historical aesthetic and typical green paint of existing frames and trim
- New roof deck, rooftop mechanicals, and head-house extension at roof level.

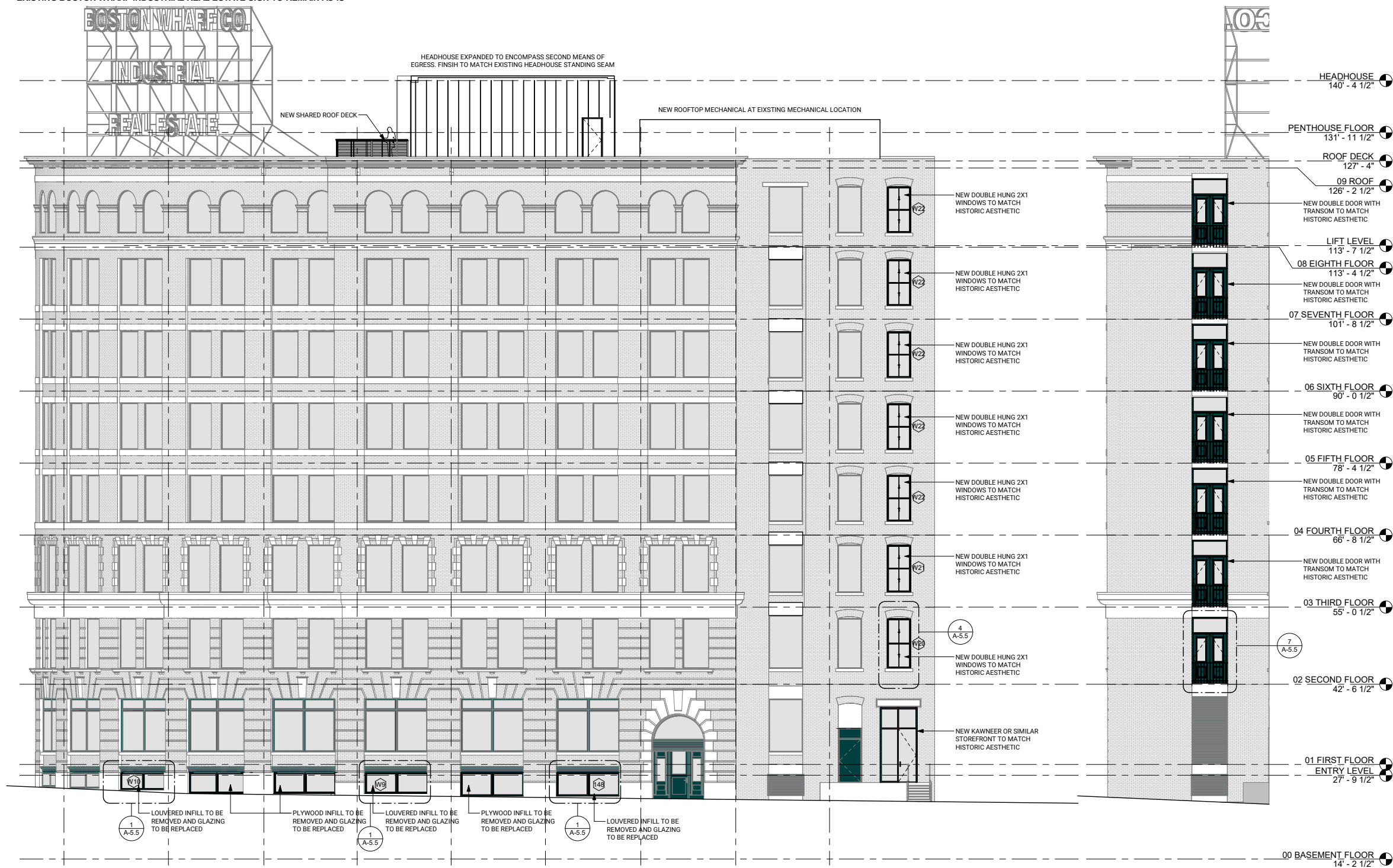






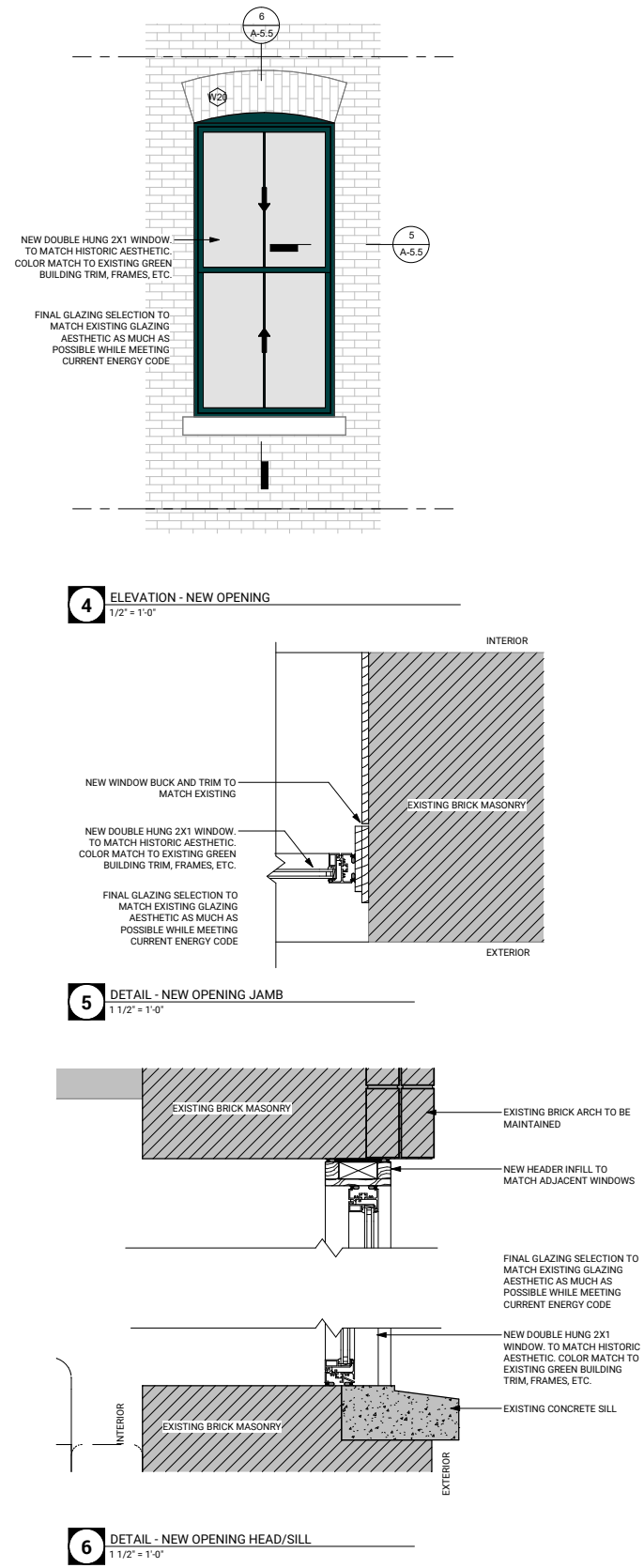


EXISTING BOSTON WHARF INDUSTRIAL REAL ESTATE SIGN TO REMAIN AS-IS

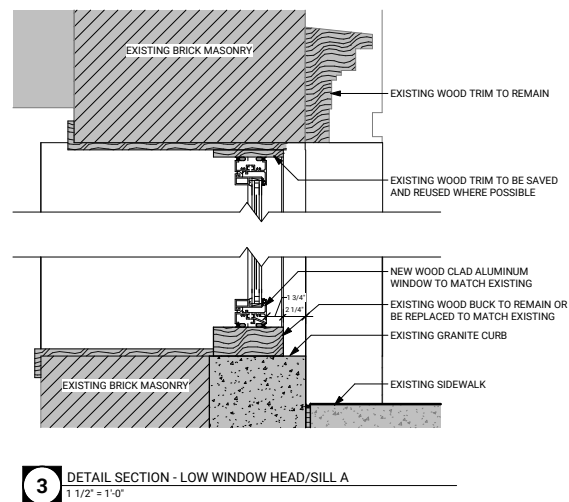
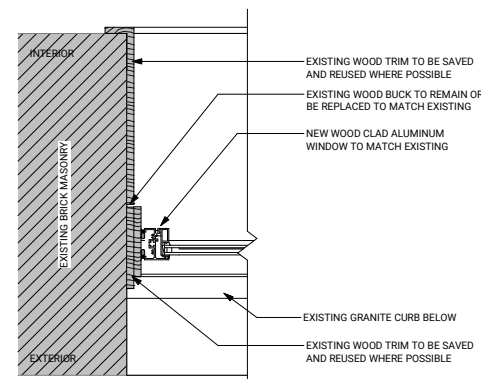
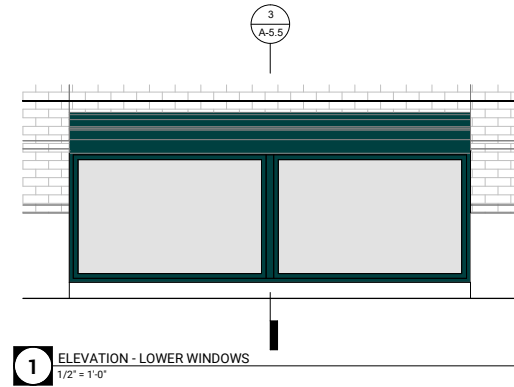


1 PROSPOED REAR ELEVATION
1/8" = 1'-0"

2 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

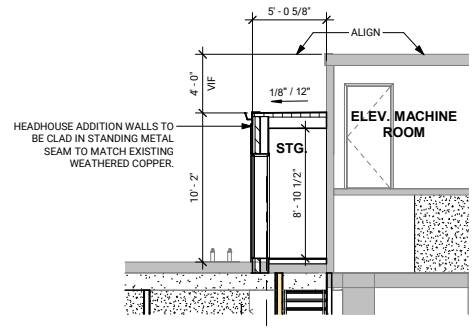


*DETAILS BELOW SHOWN IF IT IS FOUND NECESSARY TO FULLY REPLACE INFILLED WINDOWS AT GRADE. IF POSSIBLE ONLY LOUVER AND PLYWOOD INFILLS TO BE REMOVED AND EXISTING WINDOWS TO RECEIVE NEW GLAZING

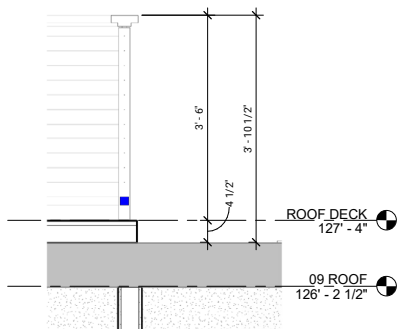




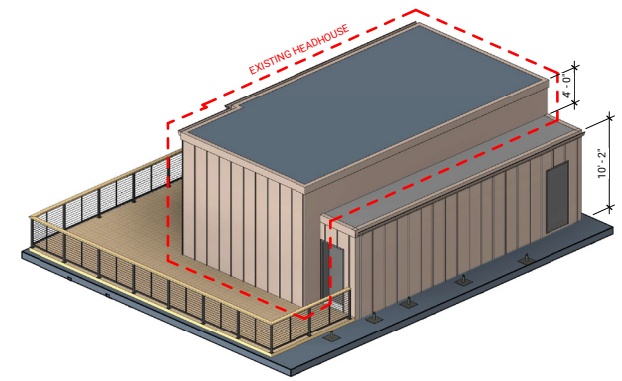
PHOTOGRAPH: EXISTING COPPER STANDING METAL SEAM SIDING



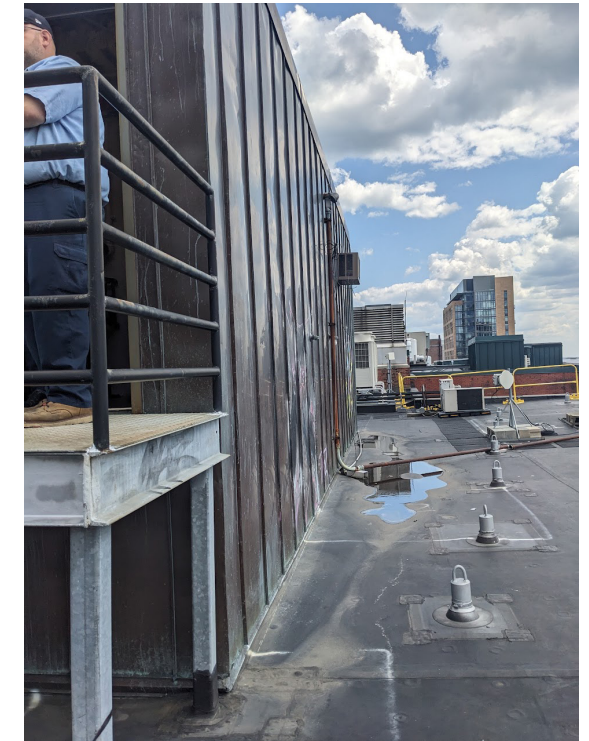
3 SECTION - EXPANDED HEADHOUSE
3/16" = 1'-0"



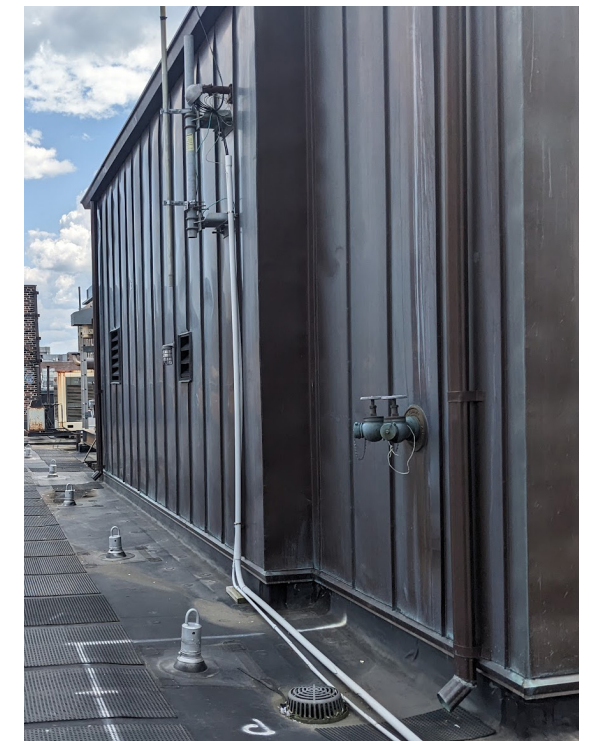
2 ROOF DECK SECTION AT GUARD RAIL
3/4" = 1'-0"



4 AXON - HEADHOUSE

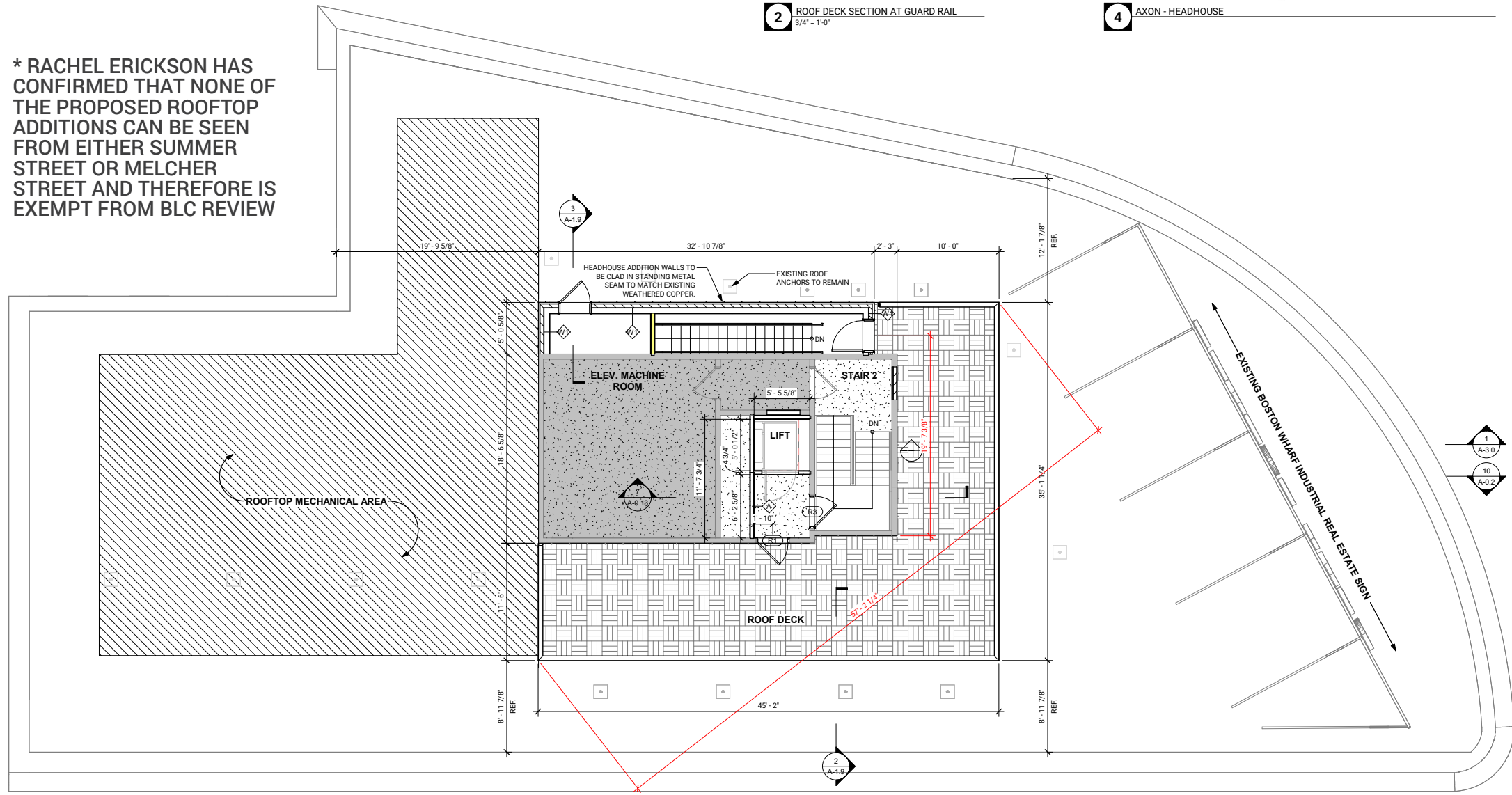


VIEW TOWARD HEAD HOUSE EXPANSION



VIEW TOWARD MECHANICAL FROM NEW DECK LOCATION

* RACHEL ERICKSON HAS CONFIRMED THAT NONE OF THE PROPOSED ROOFTOP ADDITIONS CAN BE SEEN FROM EITHER SUMMER STREET OR MELCHER STREET AND THEREFORE IS EXEMPT FROM BLC REVIEW



1 ROOF PLAN
3/16" = 1'-0"