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## **Tsomides Associates designs reconstruction of Victorian brownstone**

November 20, 2014 - Construction Design & Engineering

Tsomides Associates Architects/Planners has designed 296 Beacon St. in the manner of the 19th Century Victorian Second Empire Style Brownstone that was originally built in 1870 and demolished in 1951. Once the home of Dr. Oliver Wendell Holmes, professor at Harvard Medical School and internationally recognized poet, essayist and novelist, it was subsequently occupied by his son, Oliver Wendell Holmes, Jr., Justice of the U.S. Supreme Court.

On September 16, 2014, the Back Bay Architectural Commission, after a detailed design review process, approved the project and observed, "that the squat, minimally detailed existing 3-story 1951 building lacked the scale and ornamental character of the ---late nineteenth century houses more characteristic of the context", and affirmed that the property appeared to be a candidate for demolition and redevelopment.

The new building, which restores the historic character and streetscape of this block of Beacon St. located between Exeter and Fairfield, will consist of 10 rental units including a two-story penthouse apartment. Construction is scheduled to be completed in early 2016. Owner is Oliver Realty Limited Partnership of Boston

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540