

Lothrop Street Residence

Beverly, MA



VITALS:

Client: Confidential.

Location: Beverly, MA.

Cost: Confidential.

Completed: 2019.

Scope: Schematic Design through Construction Administration.

How Green? Best practices.

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Located on a waterfront street in Beverly Massachusetts, this large home has amazing views to the ocean and neighboring towns. To fully capture these views outdoor spaces were created, including an updated wrap-around porch at the first floor and a new wrap-around deck at the second floor; allowing the homeowners to spend as much time outside as possible.

Originally a single family home, the house was completely renovated to create two distinct residences. The first floor houses a retired couple looking to downsize from their current home. A new entry, kitchen, and living space was key to creating a comfortable space for this new stage of their lives. The second and third floors are owned by a pair of friends who are travelling the majority of the year. The second floor renovation includes a new guest suite, kitchen, and living spaces that spill out onto the wrap around deck. The third floor houses a pair of master bedroom suites with fold out balcony skylights cut into the roof to take advantage of the ocean view.

The age of the house meant substantial upgrades to the structure itself as well as the building systems. The floor and roof framing was reinforced by sistering new LVLs to existing joists, and new columns added with footings in the basement. The electrical system was completely updated, heat is provided with all new wall mounted runtal units, and air conditioning was added with split systems.

