

Revised proposed head house at 37 Beacon Street

Owners: Robert Coffin & Rebecca Dietrich

Contractor: Payne | Bouchier

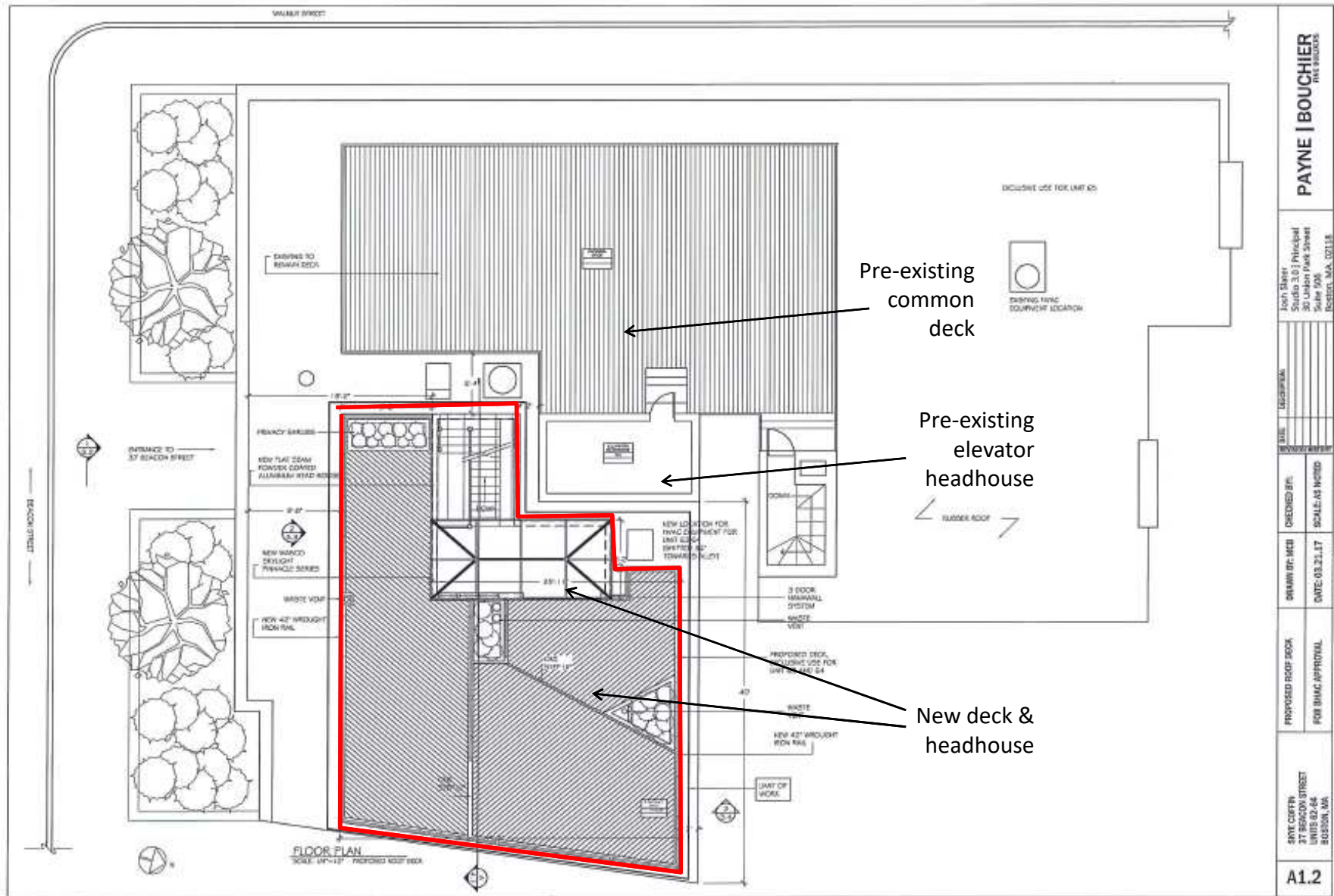
Architect: Josh Slater

Background

1. Unit 62-64 37 Beacon St has roof rights in the new deck area indicated on the plans
2. The intention is to build a deck and headhouse/solarium
3. Intended to be consistent with the area, and similar to other structures in Beacon Hill
4. Positioned to minimize sight lines
5. Will partially hide the elevator head house, which will itself be visually improved
6. The new deck is as close to the roof as possible, lower than the current common deck, such that the head house height is minimized
7. Extensive neighborhood outreach conducted with all abutters who can see the roof, with no objections received
8. FAR approved by ZBA, BHCA non-opposition, Mayor's Office supportive, Condo Trust approval for the project
9. BHAC granted a continuance in April – see slide 10 for points raised

A REVISED MOCKUP IS NOW ON THE ROOF FOR VIEWING PURPOSES - THIS IS FAR LESS VISIBLE THAN THE INITIAL VERSION

Proposal in April



PAYNE | BOUCHIER
FINE BUILDERS

John Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 100
Boston, MA 02118

DATE: 03.21.17
SCALE: AS SHOWN

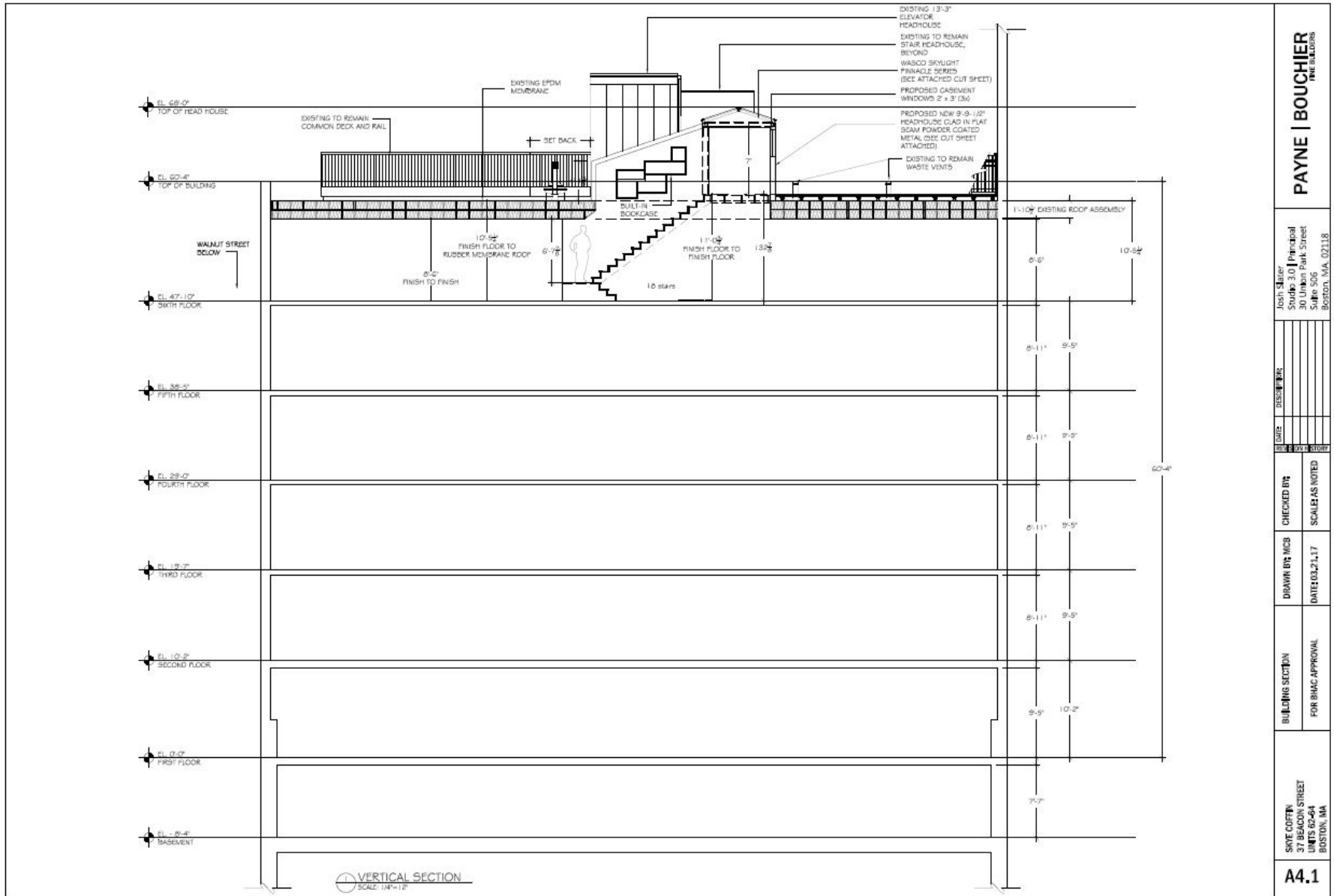
CHECKED BY: [Signature]
DATE: 03.21.17

PROPOSED ROOF DECK
FOR IMAG APPROVAL

37 BEACON STREET
UNITS 101-104
BOSTON, MA

A1.2

Proposal in April



PAYNE | BOUCHIER
THE ARCHITECTS

Josh Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 506
Boston, MA, 02118

DATE	DESCRIPTION

CHECKED BY: SCALAR AS NOTED

DRAWN BY: MCB
DATE: 03/21/17

BUILDING SECTION
FOR BHAC APPROVAL

44.1

Position & sight lines

The maximally visible positions



Positions of maximum visibility from Park St direction

Position of maximum visibility from Monument direction

Photos of original mock up

Highly zoomed in – telephoto lens

Photos taken at the distance and points giving maximum visibility

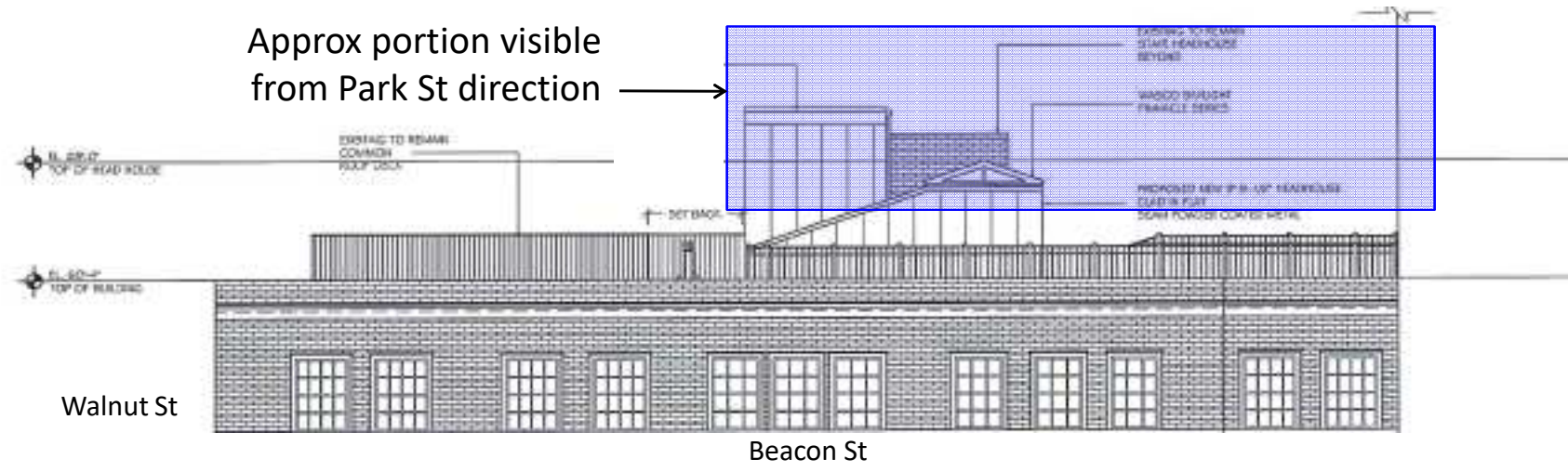
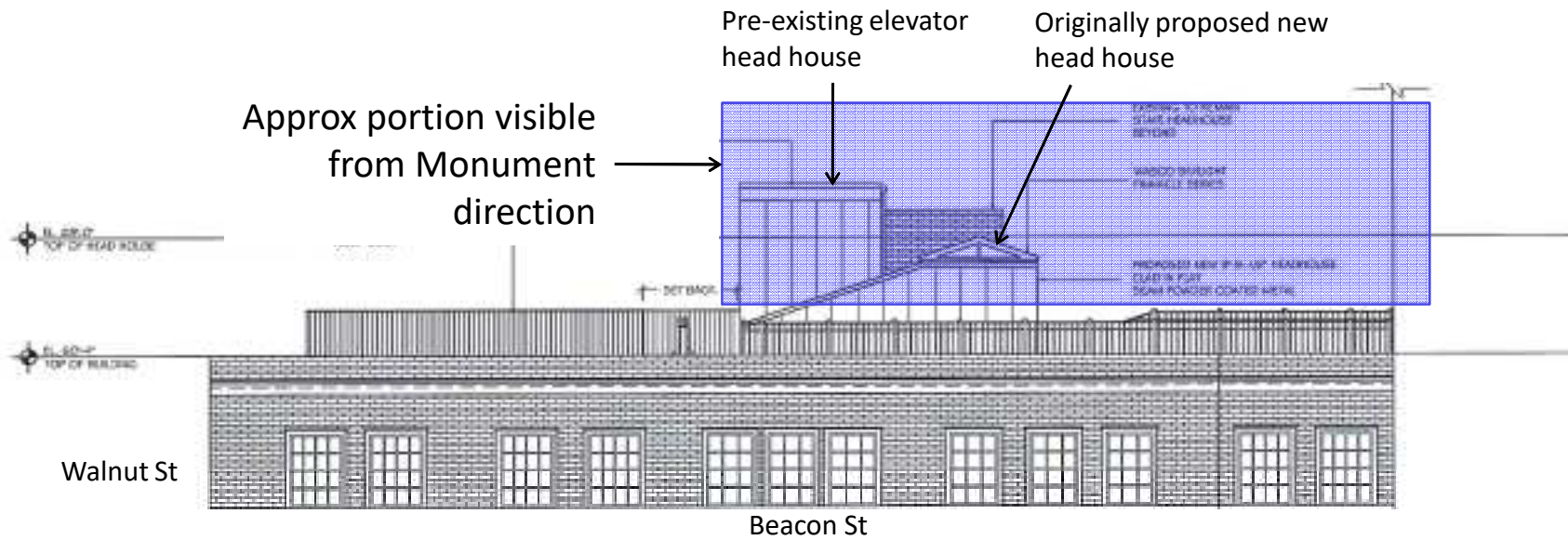
Views from Park St direction, taken from approximately ● or ● on the previous slide:



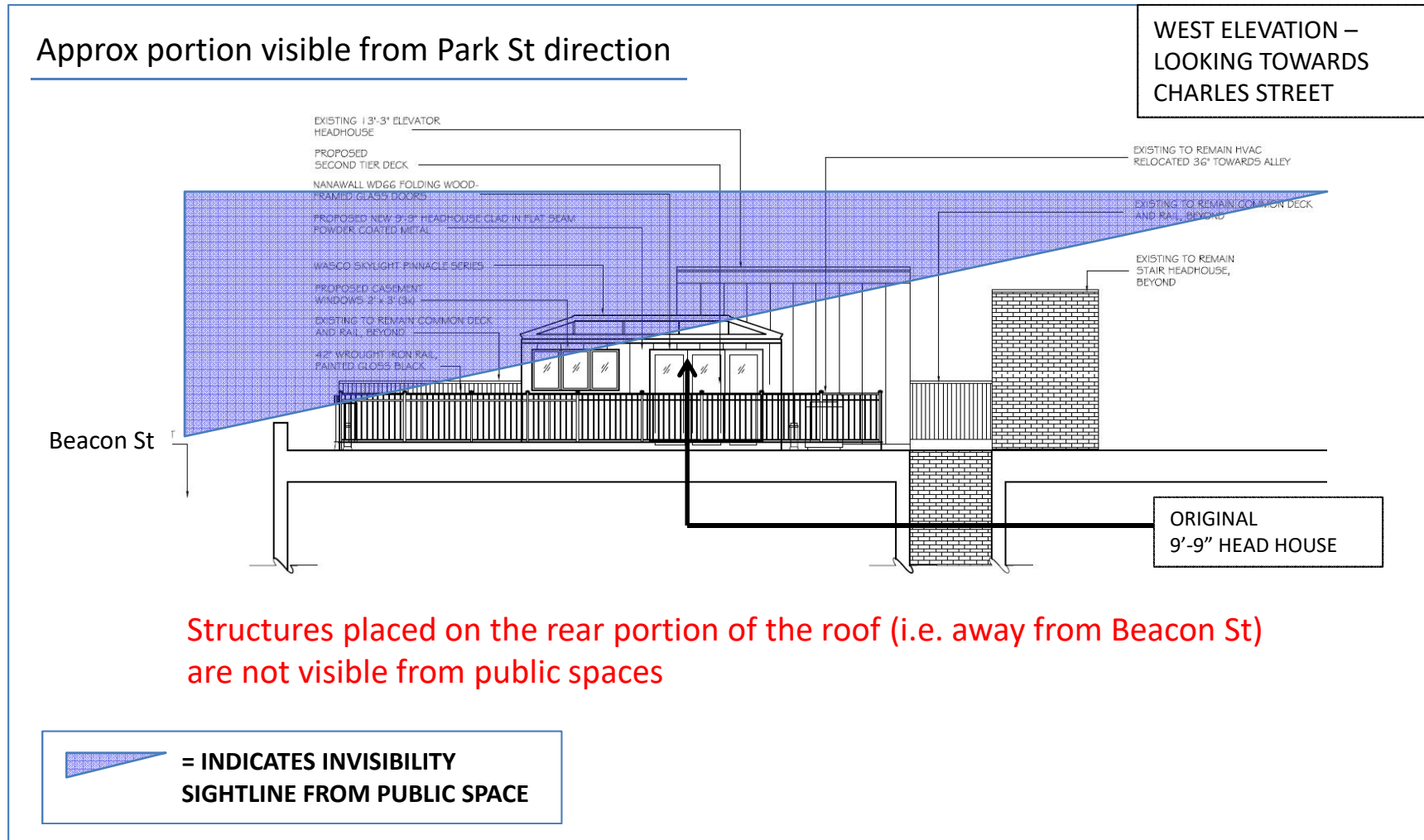
Views from Monument direction, taken from approximately ● on the previous slide:



Visible parts – original design



Visible parts – original design



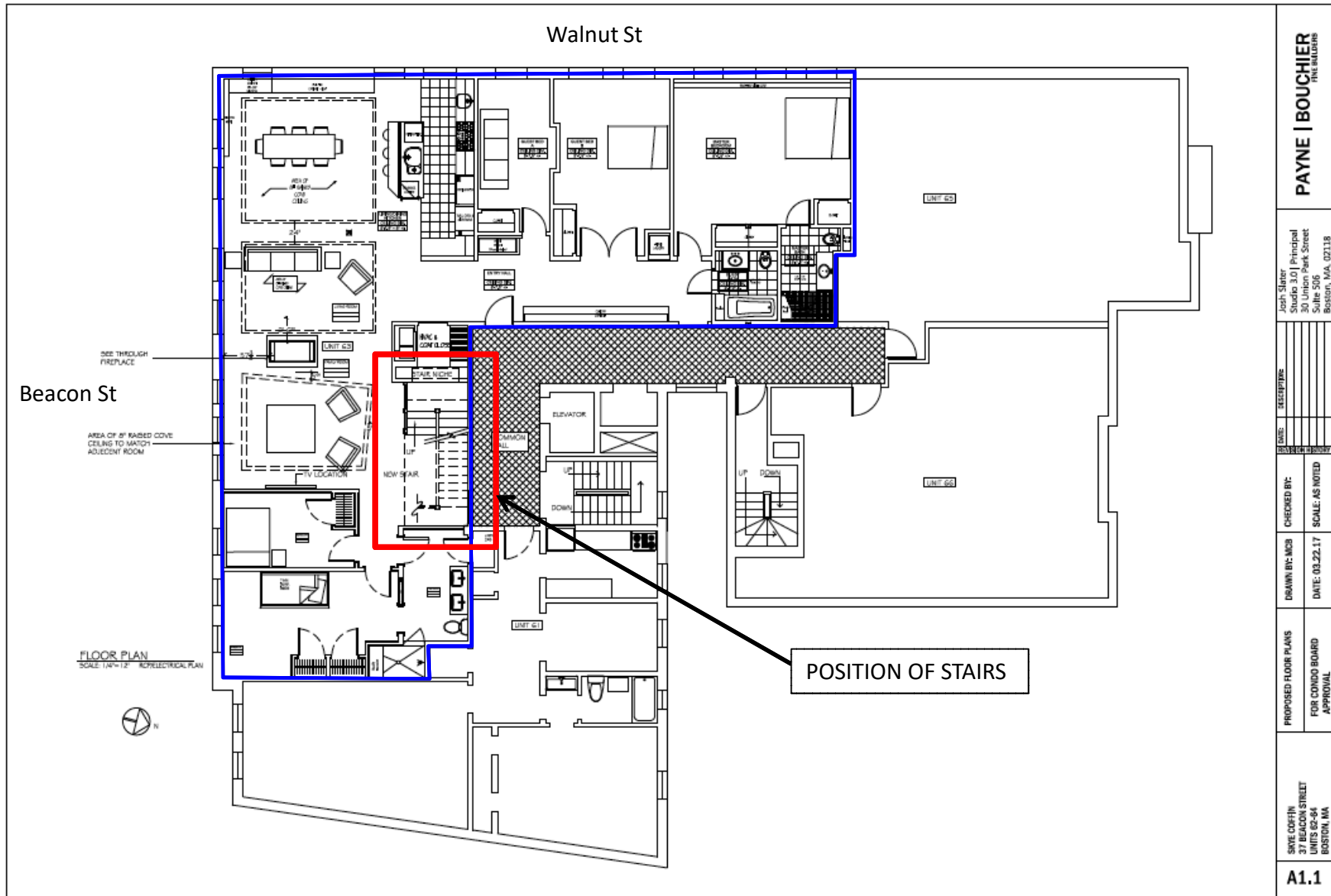
Points raised by BHAC in April

1. Position of the stairs – could this be changed so the head house was further from Beacon St?
2. The solarium is not necessary for roof access
3. Finish of the headhouse to minimize impact
4. Design of the railings compared to common roof deck railings

1. Position of the stairs

1. Due to the internal area of the apartment below, they are already as far from Beacon St as possible
 2. The current position in front of the current headhouse minimizes visibility, i.e. moving towards Joy St would increase visibility
 3. The stairs cannot be moved towards Walnut St, as that is the area of the common roof deck to which the Applicants don't have roof rights
 4. The revised proposal has the stairs in the original position, as this is the only position they can viably be placed which also minimizes visibility
- However, the volume of the structure over the stairs has been cut by approximately 50% by following the line of the stairs for both flights (see revised plans).
 - This moves the visible portion of the structure away from Beacon St by approx 3 ft, greatly reducing visibility
 - The floor area in front of the stairs has also been reduced to only that needed for a small landing, other parts of the revised structure (see "2. Solarium"), not being visible from public spaces.
 - The resulting visible structure is therefore the minimum required to allow door access onto the deck, with a small landing (3ftx3ft)

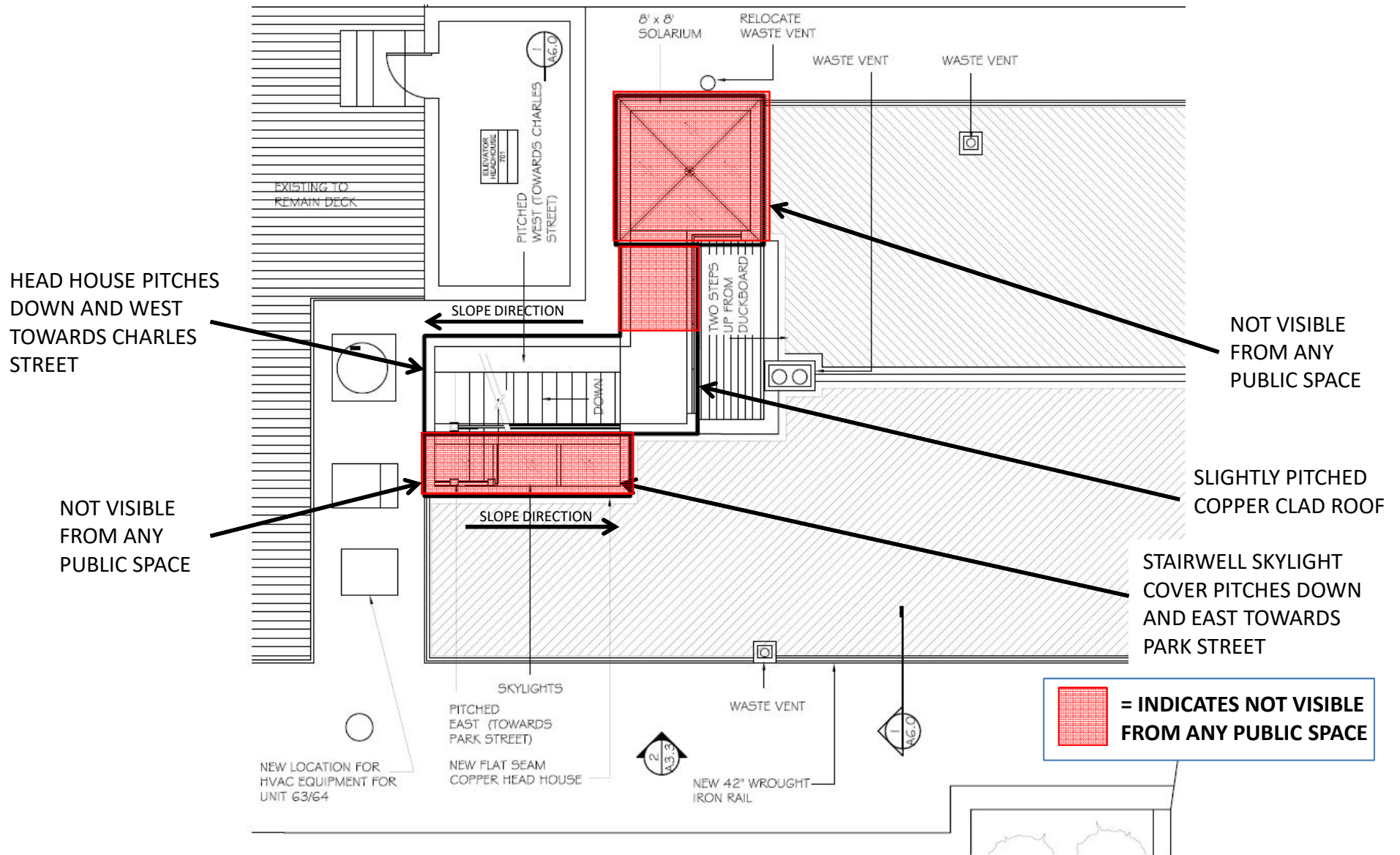
Internal layout – demonstrating why the stairs can't move further from Beacon St – the rest of the structure can & has been, however



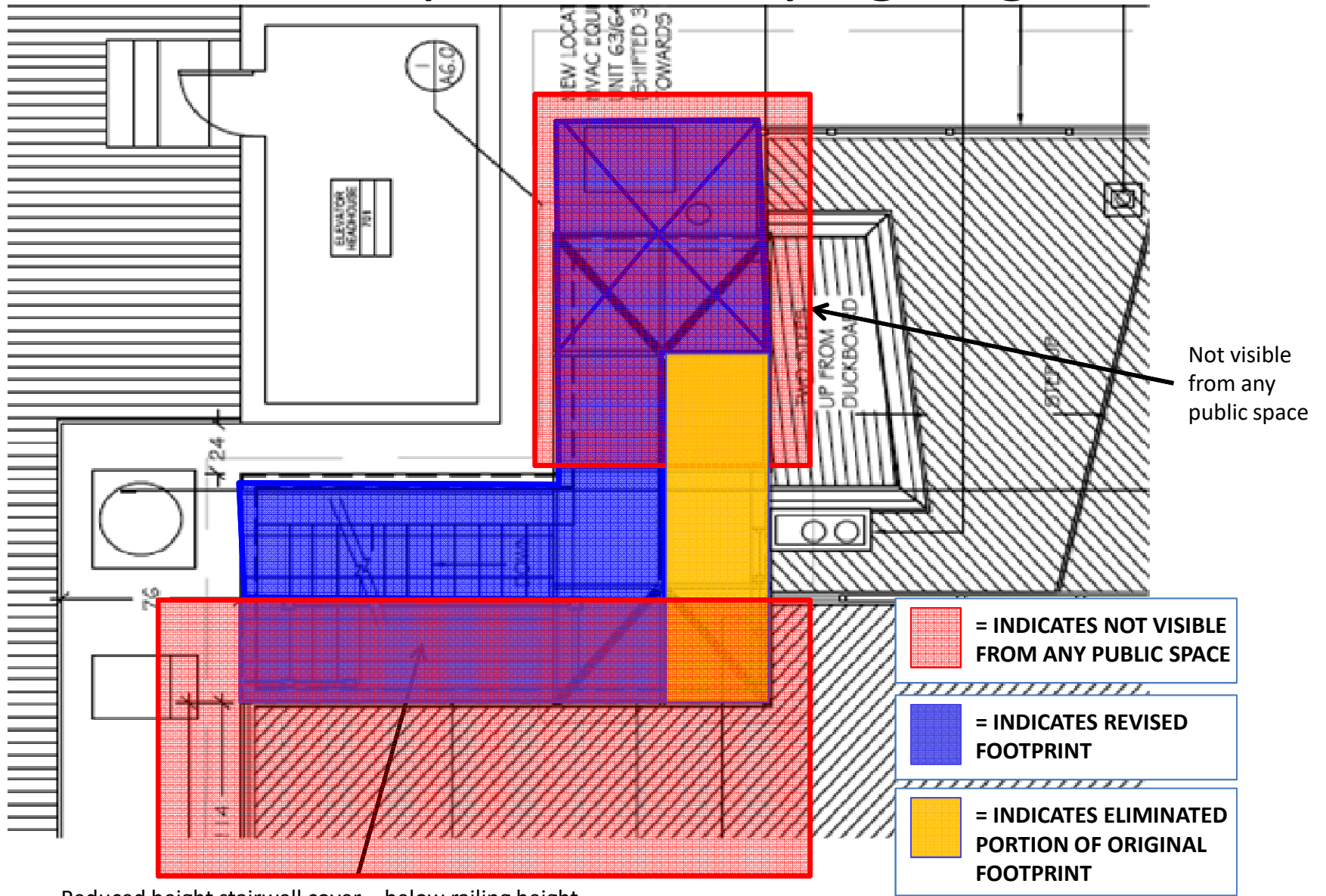
2. Solarium

- BHAC indicated that the solarium was not necessary for roof access, and having the solarium increased visibility from public spaces
- The revised proposal reduces the size of the solarium, but more importantly positions it where it can't be seen from any public space, i.e. moves it as far back from Beacon St as possible
- Thus, other than the minimum structure required for door access (see previous slides), the remainder of the structure is not visible from any public space

Revised proposal

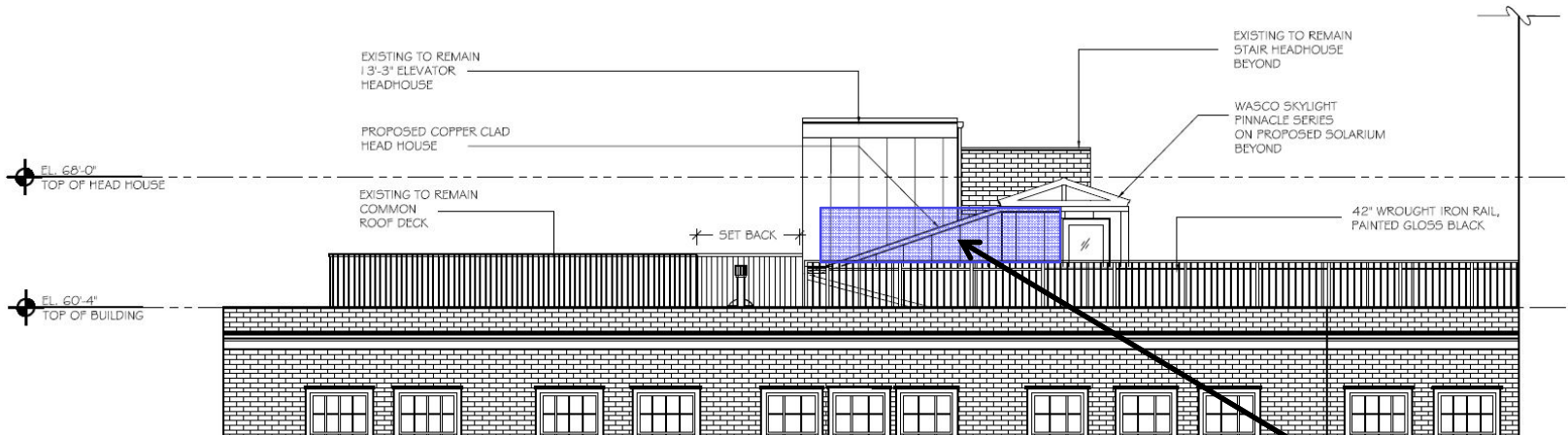


Revised footprint, overlaying original



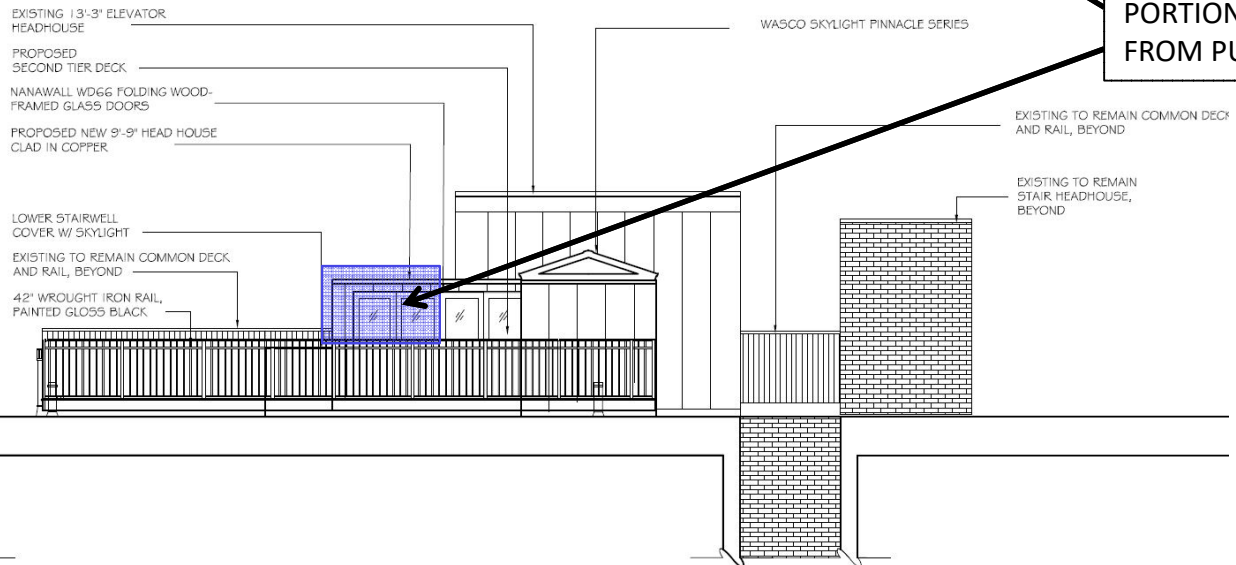
Reduced height stairwell cover – below railing height

Revised proposal



**NORTH ELEVATION –
LOOKING AT BUILDING
FROM BEACON STREET**

**PORTION VISIBLE
FROM PUBLIC SPACE**

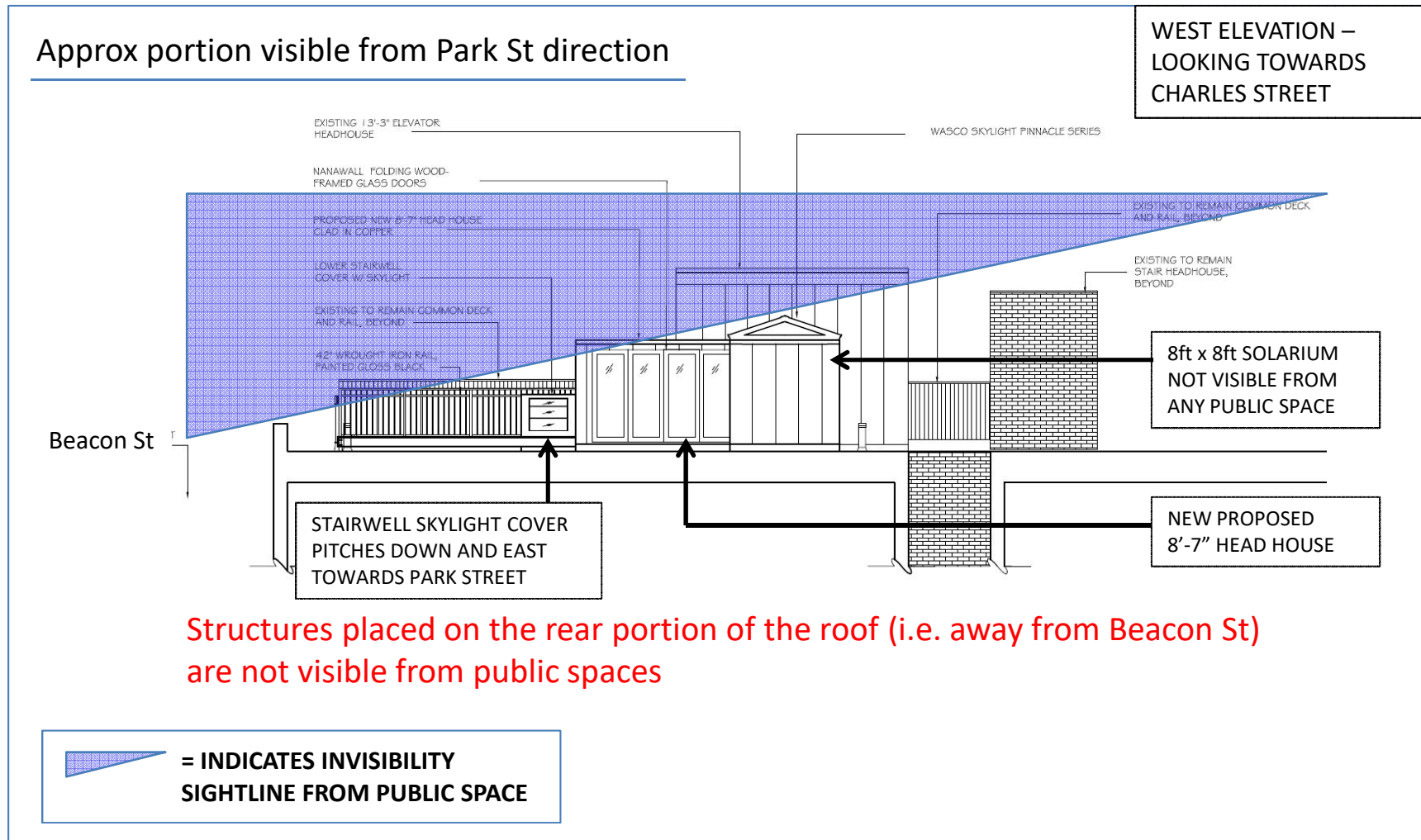


**WEST ELEVATION –
LOOKING TOWARDS
CHARLES STREET**

BEACON STREET
BELOW

4/27/2017

Visible parts – revised proposal

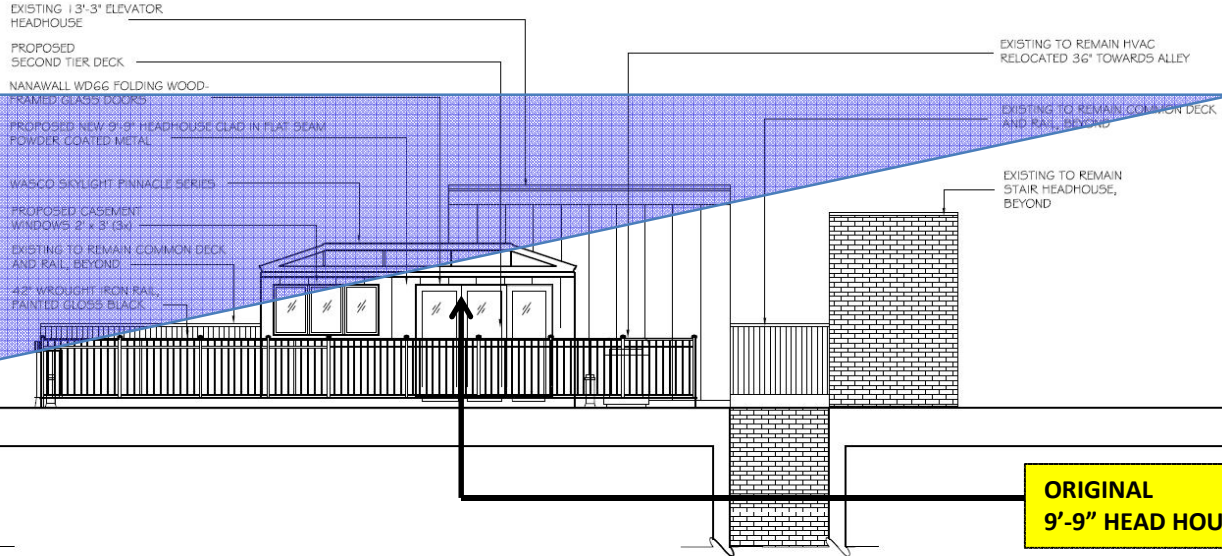


Visible parts – original and revised

WEST ELEVATION –
LOOKING TOWARDS
CHARLES STREET

ORIGINAL

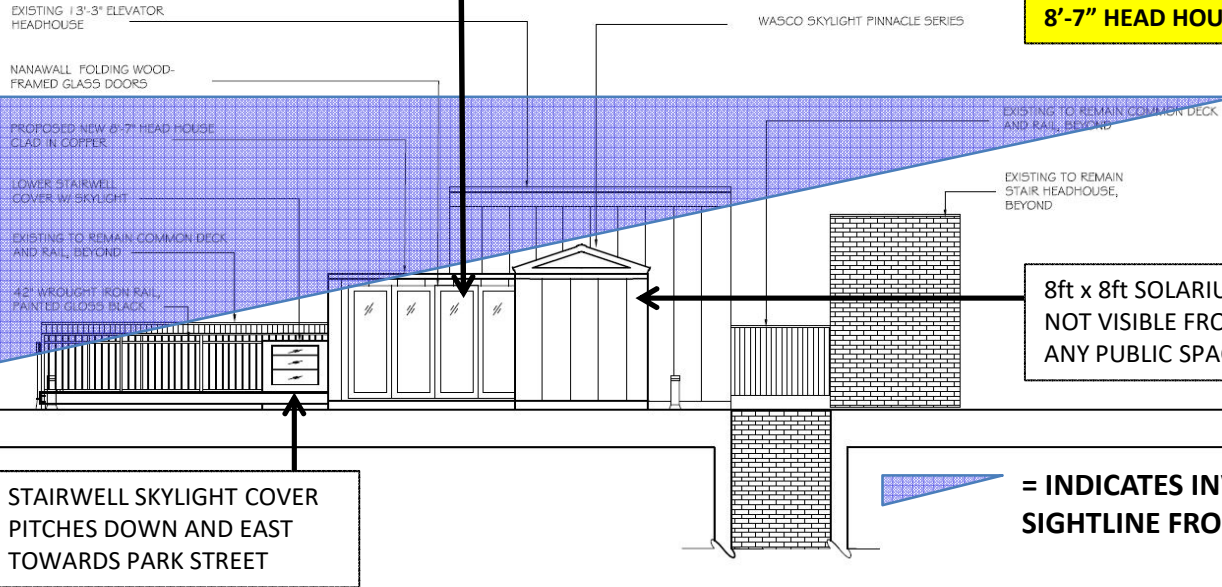
Beacon St



**ORIGINAL
9'-9" HEAD HOUSE**

REVISED

BEACON STREET
BELOW



**NEW PROPOSED
8'-7" HEAD HOUSE**

**8ft x 8ft SOLARIUM
NOT VISIBLE FROM
ANY PUBLIC SPACE**

**= INDICATES INVISIBILITY
SIGHTLINE FROM PUBLIC SPACE**

4/27/2017

Position & sight lines



**Position of maximum visibility
from Monument direction**

**Positions of maximum
visibility from
Park St
direction**

Photos of the revised mock up compared to the initial version

Highly zoomed in – telephoto lens

Views from Park St direction, taken from approximately ● or ● :

From ● initial version:



From ● revised version:



From ● initial version:



From ● revised version:



Photos of the revised mock up compared to the initial version

Highly zoomed in – telephoto lens

Views from Monument direction, taken from approximately ● :

From ● initial version:



From ● revised version:



3. Finish

1. It had previously been proposed to either copper clad or powdercoat in a color consistent with the area
2. Applicant is happy to finish in any way BHAC would like
 - If copper cladding is thought most appropriate, then that is proposed
 - If not, Applicant requests that BHAC proposes a preferred option

4. Railings

1. The common roof deck has wood railings, which are not consistent with the area
 2. The new deck is lower than the common roof deck, and therefore the railings are too
 3. As a result, the railings for the new deck are far less visible than those for the common deck (including due to location – those of the common deck are on the corner of the building)
 4. Only approximately the top 12 inches can be seen, and only from a distance at the other side of the Frog Pond (see mock up, which includes a portion of the railings)
- While the Applicant is happy to have the railings of any design the BHAC prefers, the proposal is to have a simple black wrought iron railing, consistent with the area, which in any case could not really be seen (i.e. without binoculars)

Conclusions

- The applicant hopes that due to
 - The volume of structure allowing stair access having been reduced to the minimum size required to give roof access through a door
 - The visible stair structure having been moved back from Beacon St as far as possible
 - The remainder of the structure having been moved so as not to be visible at all from public areas
- That the proposal will be found acceptable
- The remaining structure is intended to be:
 - Of a finish intended to maximize consistency with the area and minimize prominence (default proposal, copper clad)
 - Overall will be minimally visible from any public area
 - Not at all from Beacon St or other surrounding streets
 - Of greatly reduced visibility from the Park St direction
 - Of greatly reduced visibility from the Monument direction