

Revised proposed head house at 37 Beacon Street

Owners: Robert Coffin & Rebecca Dietrich

Contractor: Payne | Bouchier

Architect: Josh Slater

Background

1. This is a continuance regarding the plans to build a deck and headhouse at 37 Beacon St
2. Initial plans were presented in April, and the following concerns were raised
 - Position of the stairs
 - Size/necessity of the solarium
 - Finish of the headhouse
 - Design of the railings
3. Revised plans were presented in May.

Summary of discussion in May

1. Position of the stairs
 - The Applicants demonstrated why these could not be moved, which appeared acceptable
2. Size/necessity of the solarium
 - The revised plans moved the solarium, and reduced it in size, such that it is not visible from any public space
 - The remainder of the considerably revised structure is the minimum size to allow stair access through a door, with a small landing (3ft x 3ft)
 - The remaining structure has no impact on the skyline (it is far lower than the buildings behind and/or is in front of the current elevator headhouse)
 - The revised structure is also far less visible from any public space (i.e. only at a considerable distance from certain vantage points on the Common)
 - These plans appeared to be in principle acceptable to the BHAC
3. Finish of the headhouse
 - It was agreed that this would be copper
 - It was also agreed that the current elevator headhouse would also be refinished in copper, instead of the current green painted metal
4. Design of the railings
 - It was agreed that these would be 36" (if allowed by code) & simple wrought iron

Outstanding points in May

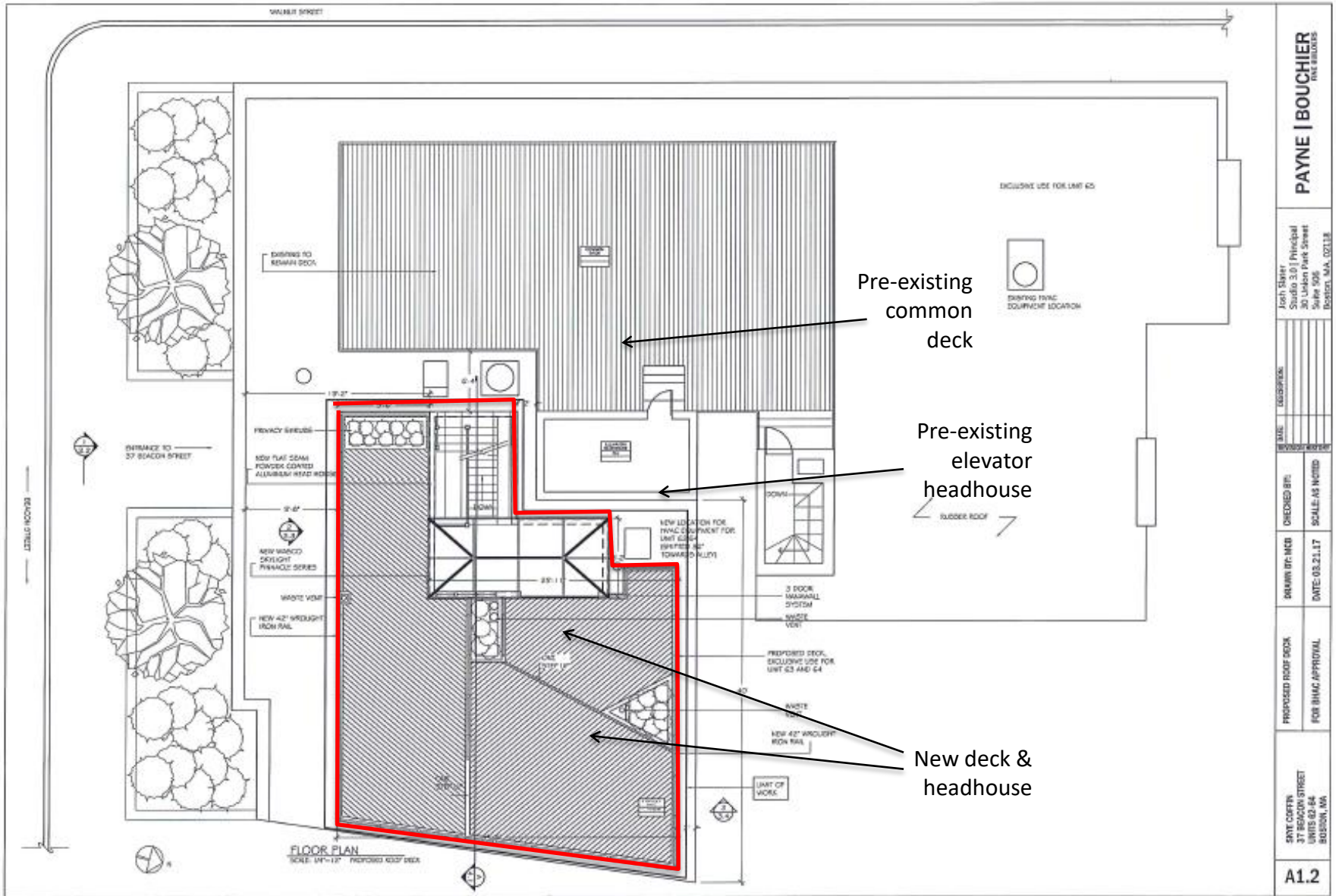
1. BHAC acknowledged the considerable efforts the Applicants had made to address BHAC concerns
2. A further continuance was granted pending receipt of certain further detailed information:
 - It was not clear the height of the roofline & deck from the current roof, which information the Applicants didn't have immediately to hand
 - Please provide full architectural plans for the revised proposal, including in cross section

This further information is provided in this submission

Requested information - Dimensions

1. Height of the deck above the current EPDM membrane
 1. The deck surface is 12 1/4" above the current roof – this is the minimum which is possible from an engineering perspective
 2. The railings will be 36" in height (if allowed by code)
 3. The top of the railings will therefore be 48 1/4" above the EPDM membrane (this compares to 64" for the railings for the current common roof deck)
2. Height of the door sills off the current roof, size of the doors to be used, and resulting roofline height
 1. The door sill is 5 1/8" off the current membrane
 2. The doors are 6'8", the minimum required by code (5311.4.2)
 3. Including the structural header above the doors and the flat (minimum slope for water runoff) roof, the roofline is 7' 11 1/4", which is the minimum possible to meet code
 4. To keep height to a minimum, the door opens onto duckboard on the current roof membrane, the surface of which is 2 1/2" above the membrane. There are then two steps up onto the deck.

Proposal in April



PAYNE | BOUCHIER
FINE BUILDERS

Josh Slater
Studio 3.0 | Principal
30 Union Park Street
Suite 505
Boston, MA 02118

DATE: 05/21/17
SCALE: AS NOTED

CHECKED BY: [blank]
DRAWN BY: MCB

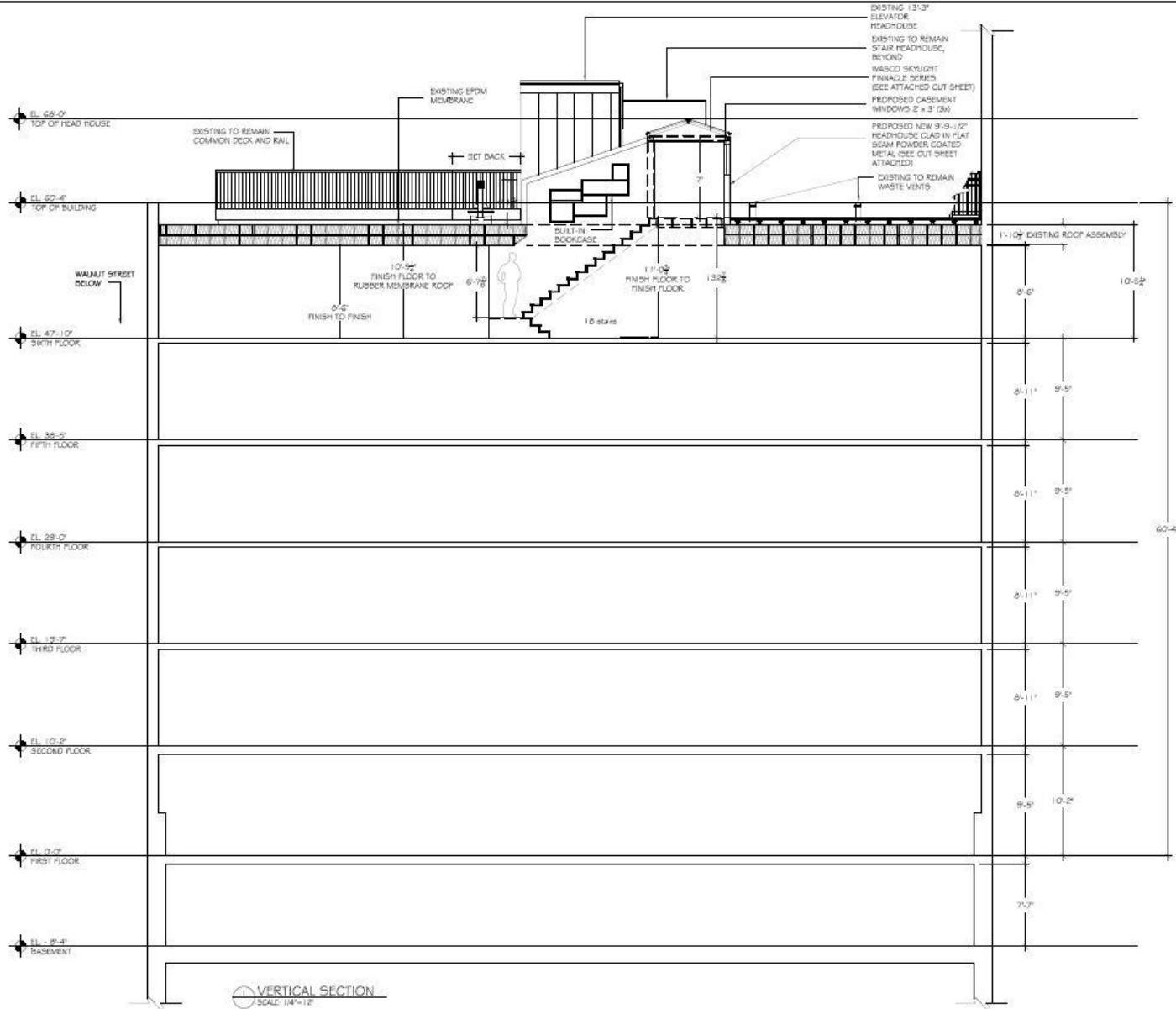
DATE: 05.21.17

PROPOSED ROOF DECK
FOR BHM APPROVAL

37 BEACON STREET
UNITS 62-64
BOSTON, MA

A1.2

Proposal in April



VERTICAL SECTION
SCALE: 1/4"=1'-0"

PAYNE | BOUCHIER
FINE BUILDERS

Josh Miller
3000 3rd Principal
500 Park Street
Suite 500
Boston, MA, 02118

DATE	DESCRIPTION

CHECKED BY: SCALE AS NOTED

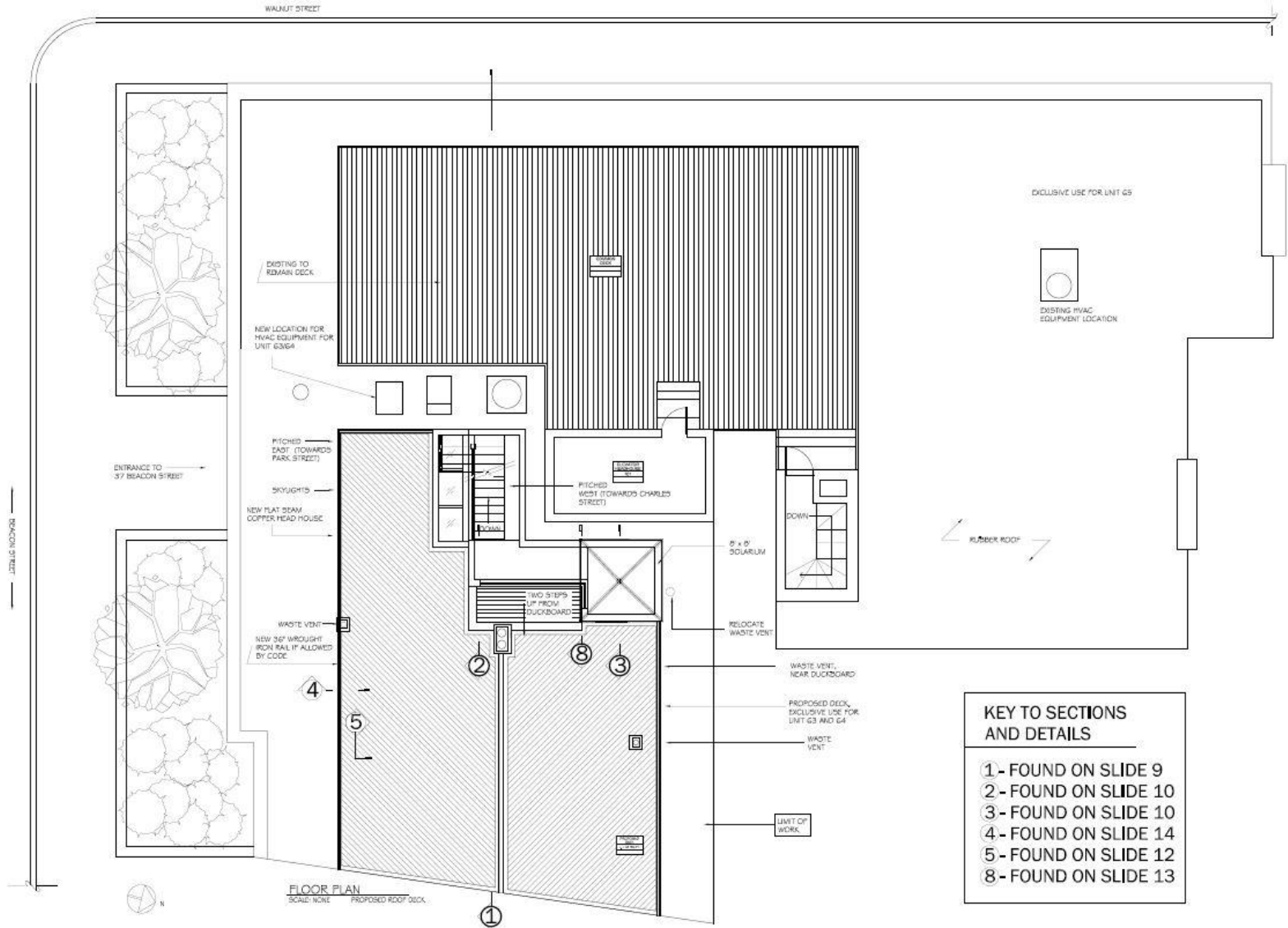
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BUILDING SECTION FOR BHAC APPROVAL

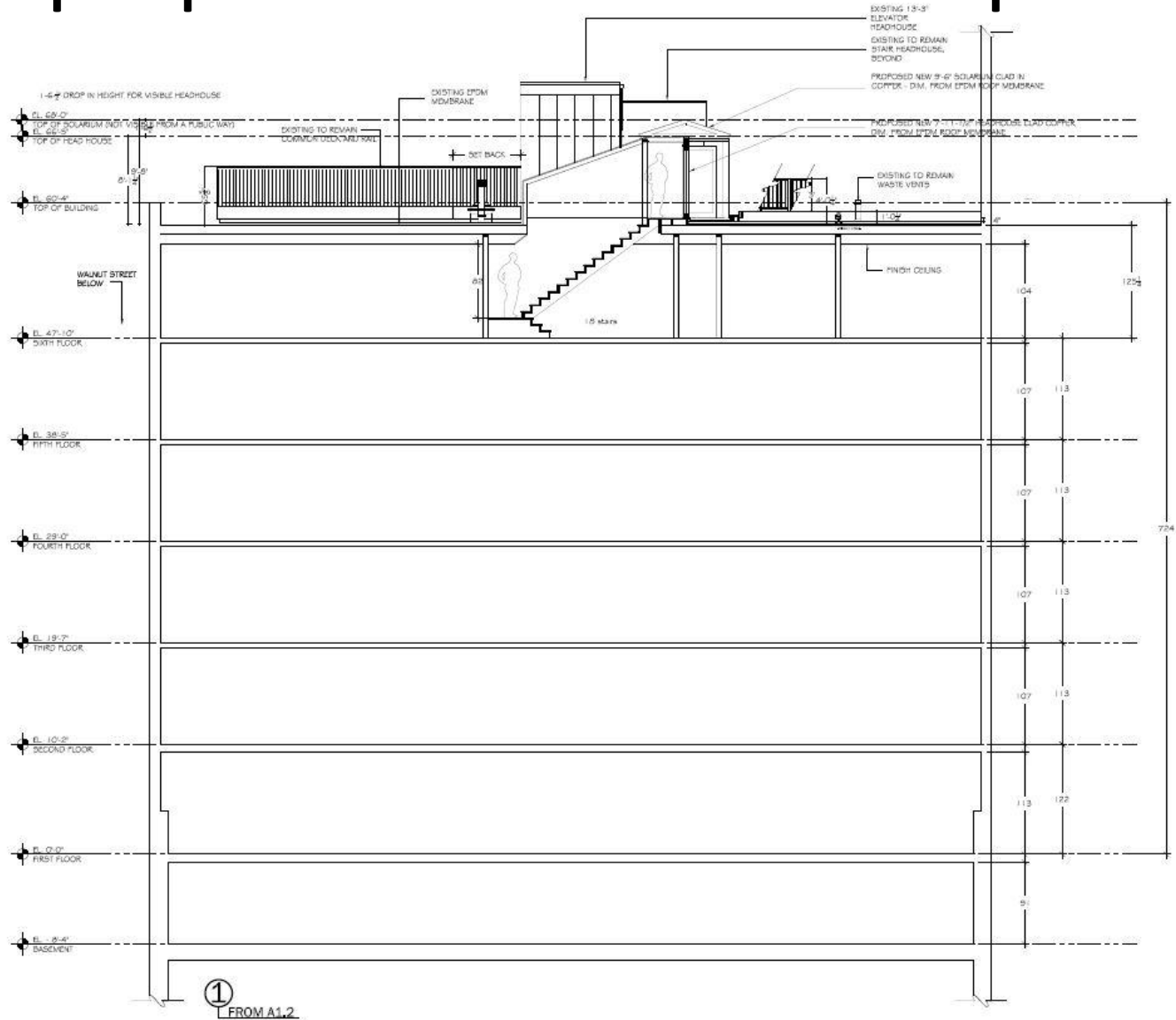
SAFE COFFIN
37 BEACON STREET
UNITS 60-64
BOSTON, MA

A4.1

Revised proposal – Architectural plans

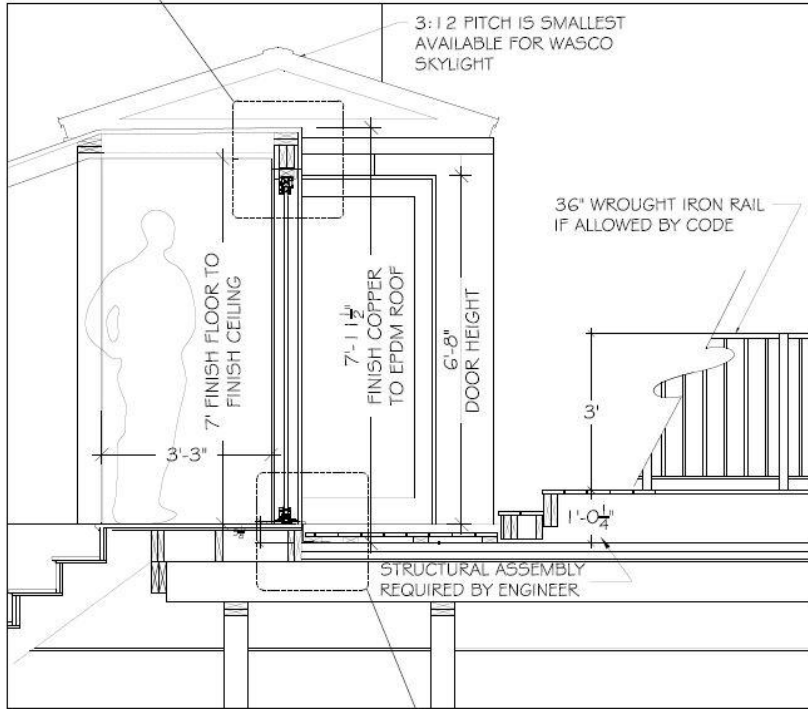


Revised proposal – Architectural plans



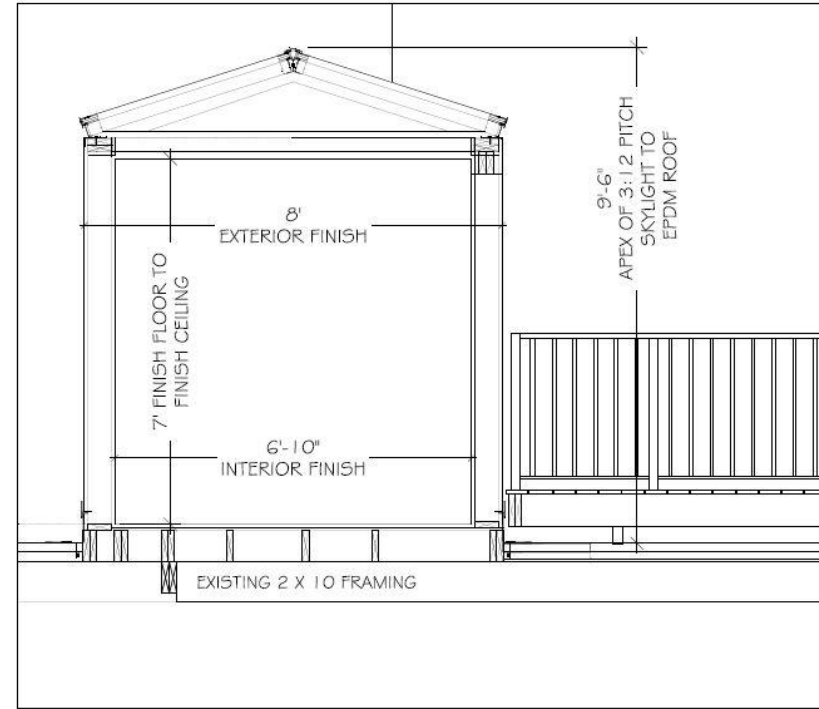
Revised proposal – Architectural plans

7
ON 6.1



2
FROM A1.2

6
ON 6.1



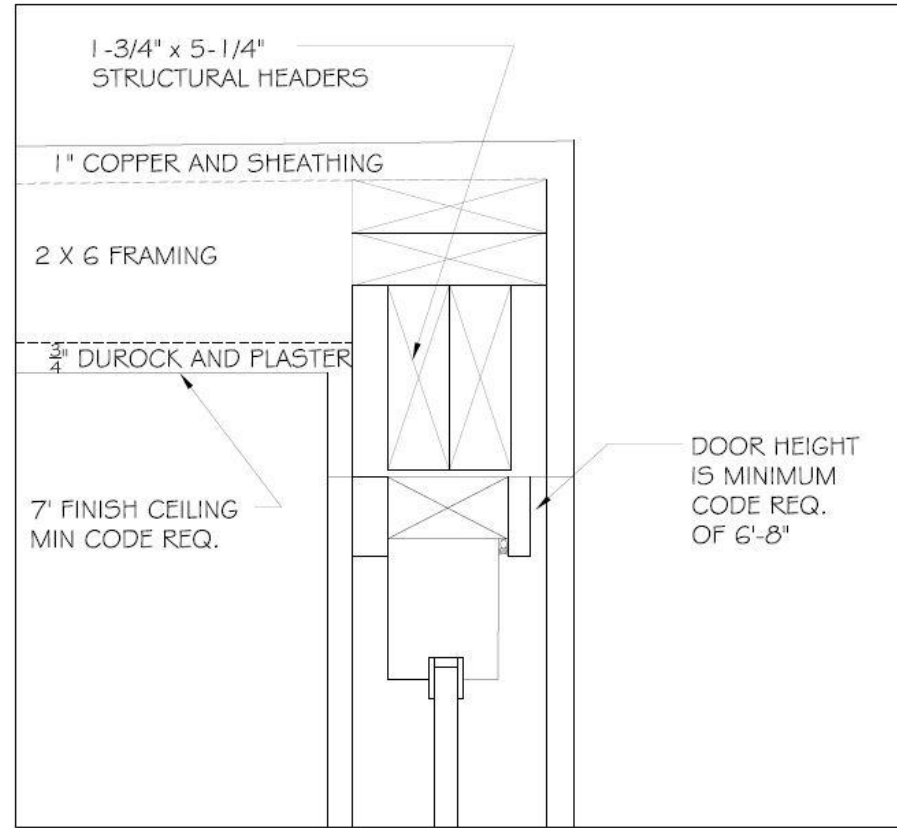
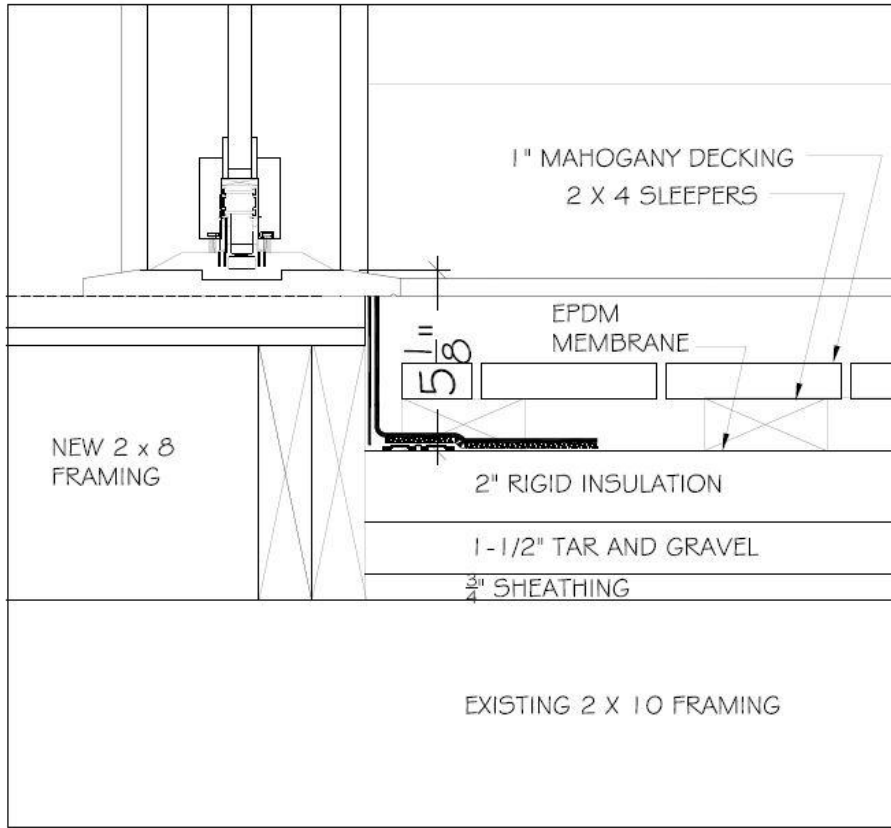
3
FROM A1.2

37 BEACON STREET
NO SCALE - REFERENCE DIMENSIONS

VERTICAL SECTIONS

A4.2

Revised proposal – Architectural plans



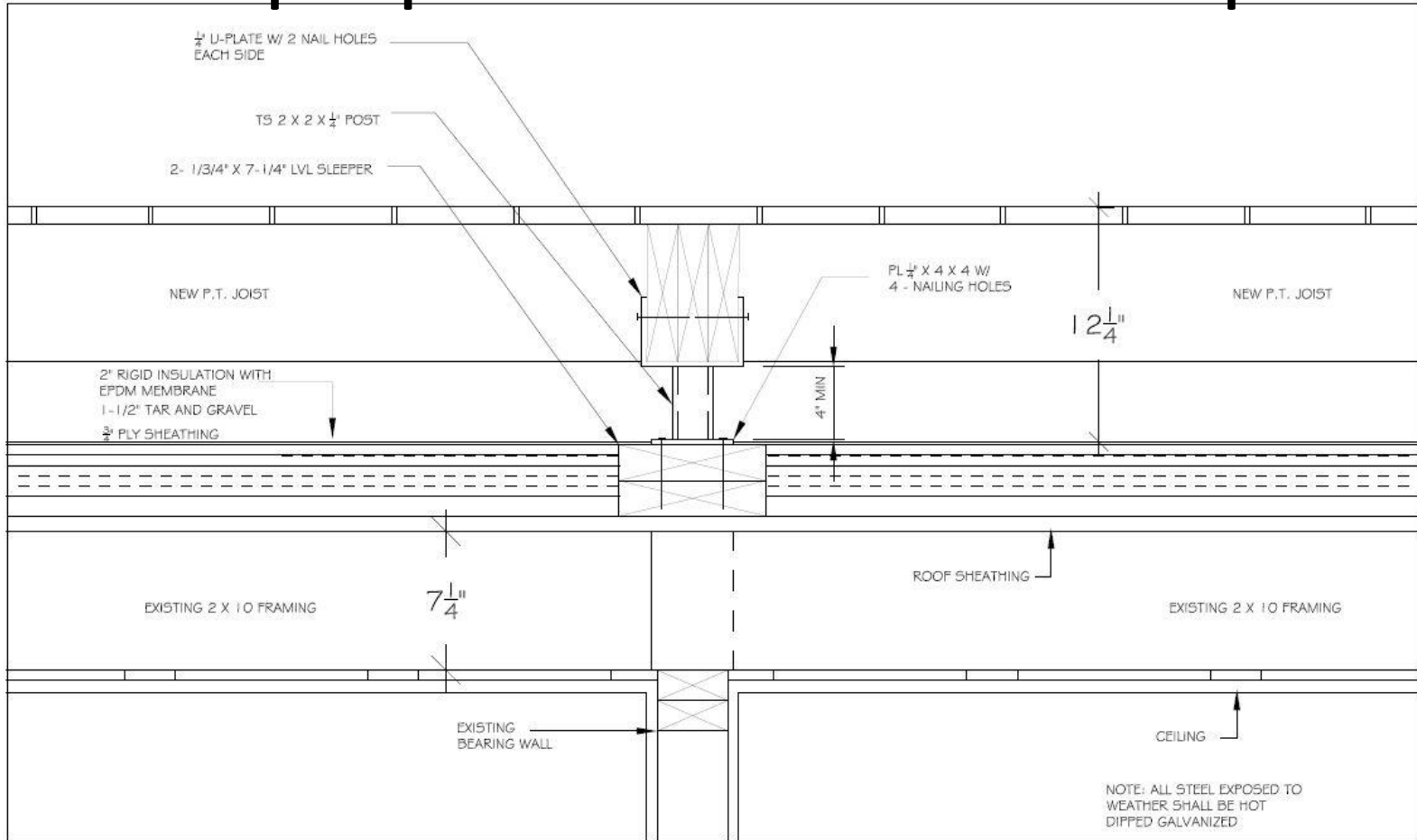
6
FROM A4.2
DOOR/DUCKBOARD DETAIL

7
FROM A4.2
DOOR HEADER DETAIL

37 BEACON STREET
NO SCALE - REFERENCE DIMENSIONS

A6.1

Revised proposal – Architectural plans



5

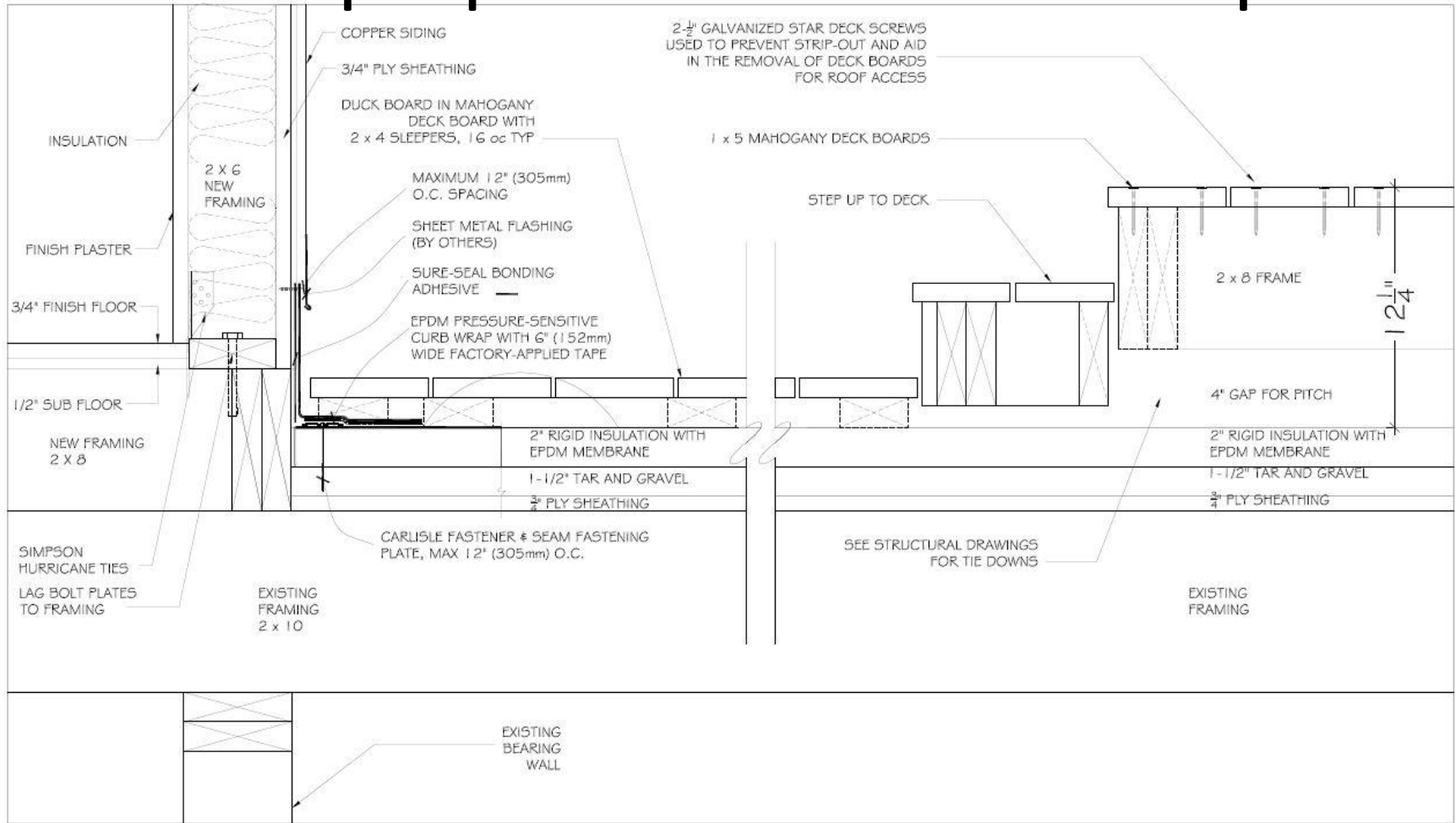
FROM A1.2

BEAM SUPPORT POST AND DECK FRAMING DETAIL

37 BEACON STREET
 NO SCALE - REFERENCE DIMENSIONS

A6.2

Revised proposal – Architectural plans



8

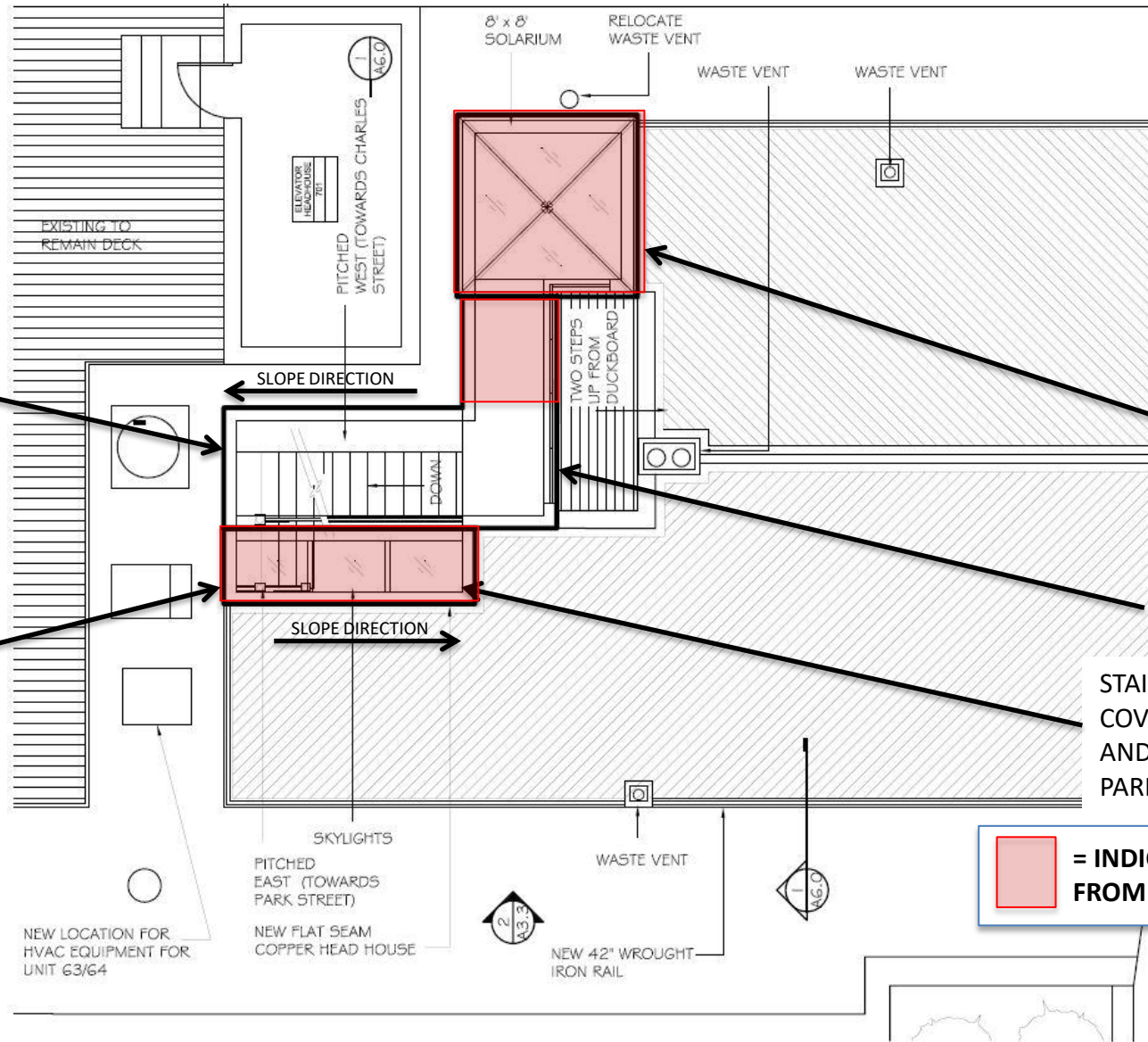
FROM A1.2

SOLARIUM TO DUCKBOARD TO DECK DETAIL

37 BEACON STREET
NO SCALE - REFERENCE DIMENSIONS

A6.3

Revised proposal



HEAD HOUSE PITCHES DOWN AND WEST TOWARDS CHARLES STREET

NOT VISIBLE FROM ANY PUBLIC SPACE

NOT VISIBLE FROM ANY PUBLIC SPACE

SLIGHTLY PITCHED COPPER CLAD ROOF

STAIRWELL SKYLIGHT COVER PITCHES DOWN AND EAST TOWARDS PARK STREET

= INDICATES NOT VISIBLE FROM ANY PUBLIC SPACE

Conclusions

- The Applicants have determined that it is not possible to reduce the visible portions of the headhouse further while still allowing roof access through a door, with a small landing
- The minimally visible parts of the headhouse & railings can only be seen from a considerable distance from certain vantage points on the Common
- The design is such that impact is minimized, and architecturally compatible with Beacon Hill (although 37 Beacon St itself is not of particular historical interest, having been built in 1940)
- There is no impact on the skyline at all
- The Applicant is offering to re-clad the existing elevator head house in copper (currently painted 'sea-foam' green), which will substantially improve the appearance of this existing building element, and return it to a contextually appropriate material finish
- The Applicant hopes that given the additional information being provided in this presentation, and bearing mind the significant design modifications which have been made in response to BHAC comments and suggestions, the BHAC will now be able to approve the design as submitted