September 20, 2016

Leslie Kerr
Carriage House Condominiums
70 Revere Street
Boston, MA 02114

NOTICE OF DECISION
Application #: 16.1593 BB
Property: 70 Revere Street

Dear Ms. Kerr:

At the June 16, 2016 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 70 Revere Street, a Colonial Revival style apartment building built in 1905. The proposed scope of work included removing the existing wood deck and wood railing (bench); replacing the roofing membrane system, installing a skylight, and constructing a roof deck with a wrought iron railing with a black painted finish; as described and shown in the presentation existing condition photographs, sightline study photographs, and drawings labeled A-1, A-2, A-3, A-4 and Exhibit A.

The Commission voted to approve your application with provisos, citing that the removal of the existing wood roof deck will not result in the loss of, or damage to, any significant architectural features of the building; that the proposed roof deck will be less visible than the existing, and the use of a wrought iron railing with slim profiles and a black painted finish will help it recede from sight; and that the work will not detract from the special architectural and historic character of the Historic Beacon Hill District.

However, the Commission found that the height and level of visibility of the proposed wrought iron railing was unclear from the submitted sightline study photographs.

Therefore the Commission stipulated that a mock-up of the proposed metal railing be placed on the outside of the existing wood framing to assess the visibility.

Subsequently on June 20, 2016, staff and the commissioners present at the public hearing received and reviewed the mock-up photographs, and determined that the proposal approved by the Commission has been maintained.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for one (1) year from its date of issue. The applicant is required to inform the BHAC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue).

Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

Sincerely,

Lissa Schwab
Preservation Planner
Beacon Hill Architectural Commission

cc: Steven Harvey, J&S Building Exteriors, Inc.
NOTES

1. The Roof Plan is not to scale and is provided as an estimating aid only.
2. The Contractor shall confirm all field dimensions, conditions, types, and quantity of units and projections.
3. Catwalk will step down to roof level.

SYMBOLS

- New Rooftop Deck
- New Skylight
- Chimney
- Roof Curb with Pipe
- Gutter

ROOF PLAN - 70 REVERE STREET, BEACON HILL, MA
Fortress Posts must always be secured to the deck framing and should never be attached to only the deck boards.
Specs for proposed back door
EZSet F Series SD Lever Grade 1 Entrance Function Commercial Lockset

Note:

Interchangeable core option comes without core - compatible with BEST format 6 Pins or 7 Pins (SFIC).
Leslie Kerr

From: Mark Landsberg [mark@mlaconsultants.com]
Sent: Thursday, March 08, 2018 4:01 PM
To: Leslie Kerr
Subject: Photos