

# REILLY & OSTMAN RESIDENCE

SARAH REILLY & PER OSTMAN

54 PINCKNEY STREET  
BOSTON, MA 02114



EXISTING PUBLIC STREET VIEW



PROPOSED PUBLIC STREET VIEW

ARCHITECT:



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**SKA, INC.**  
357 HURON AVE, CAMBRIDGE MA

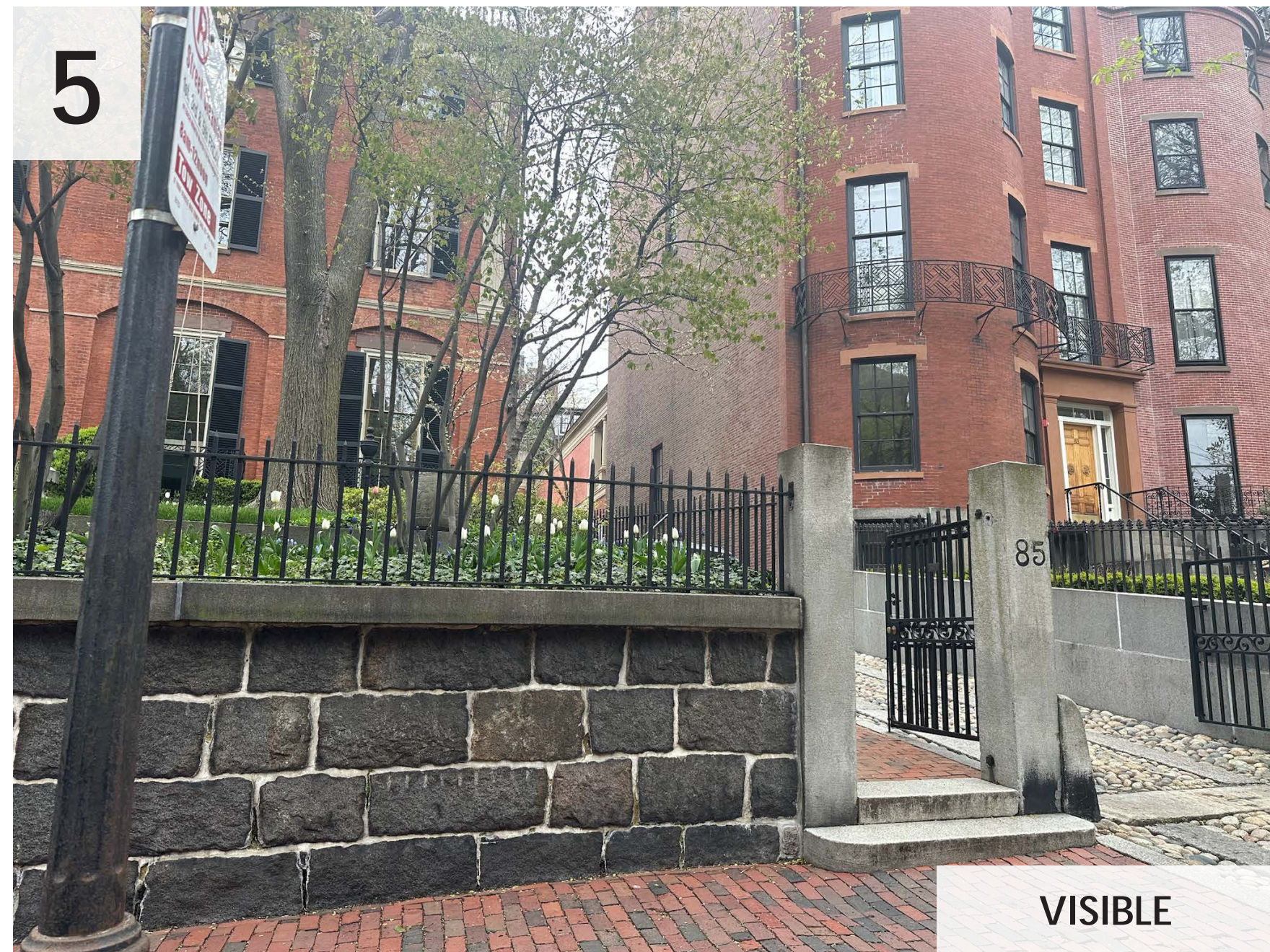
GENERAL CONTRACTOR:



**FRESH START CONTRACTING CORP**  
30 B ST, BURLINGTON, MA

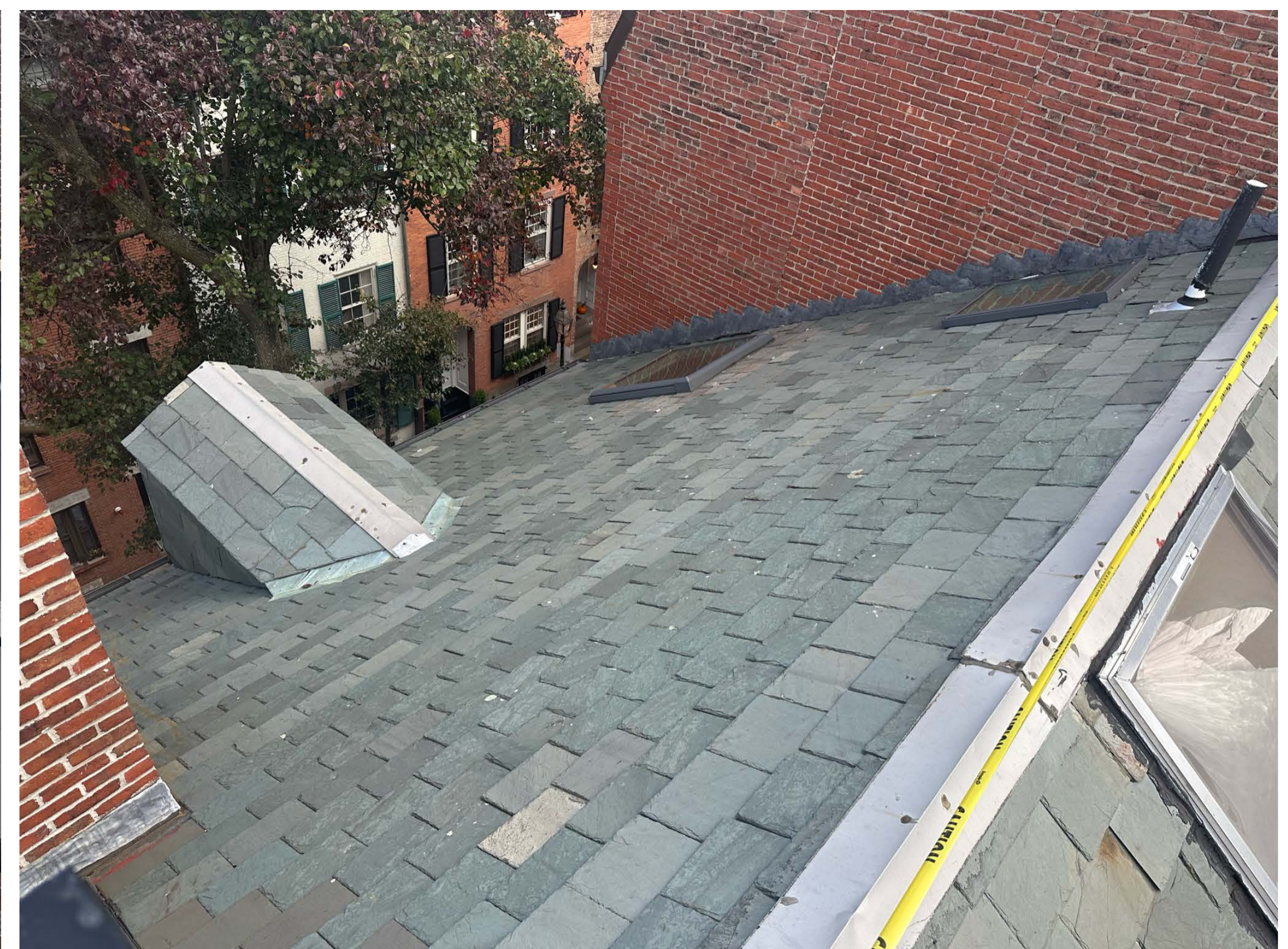
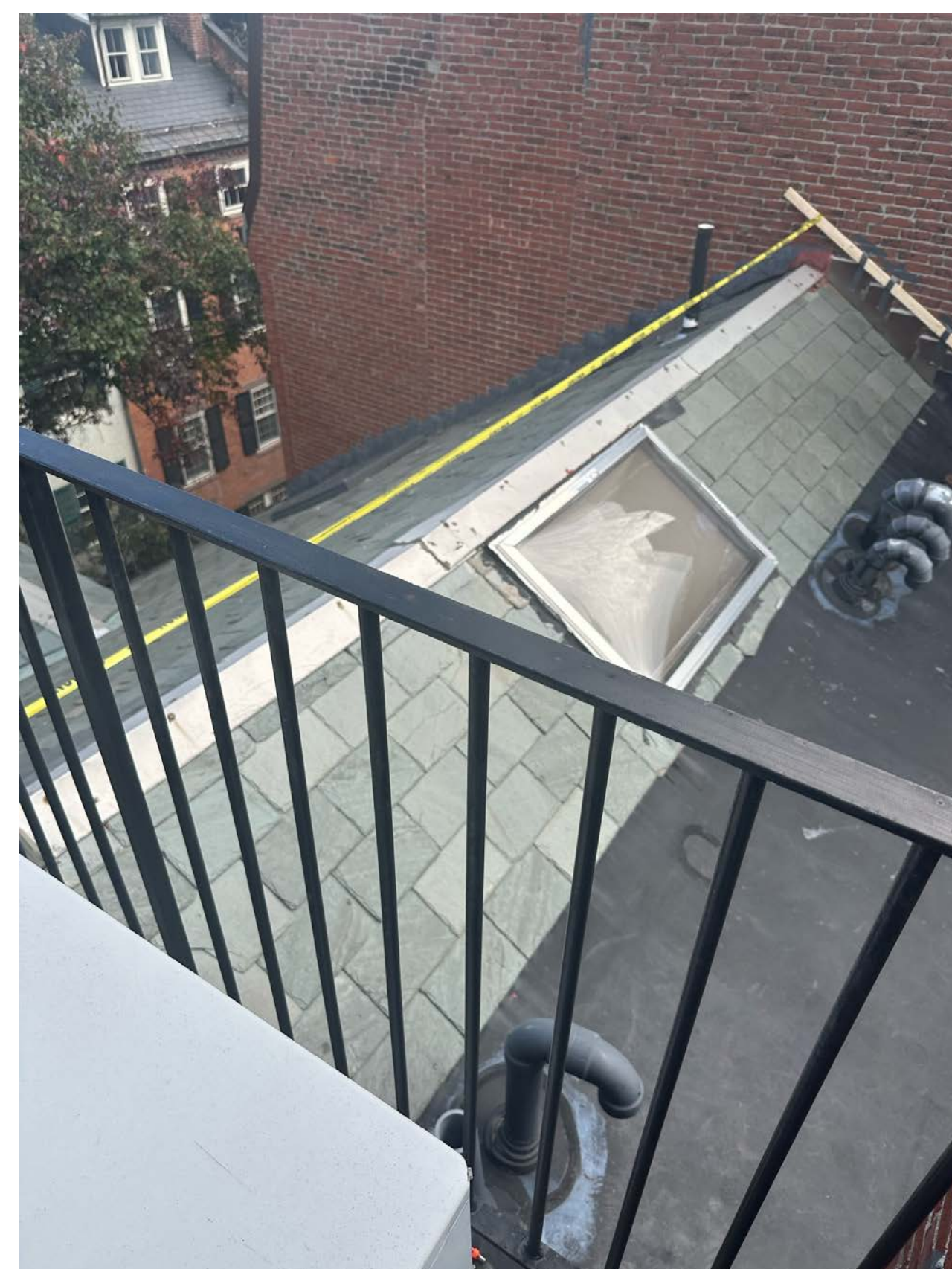
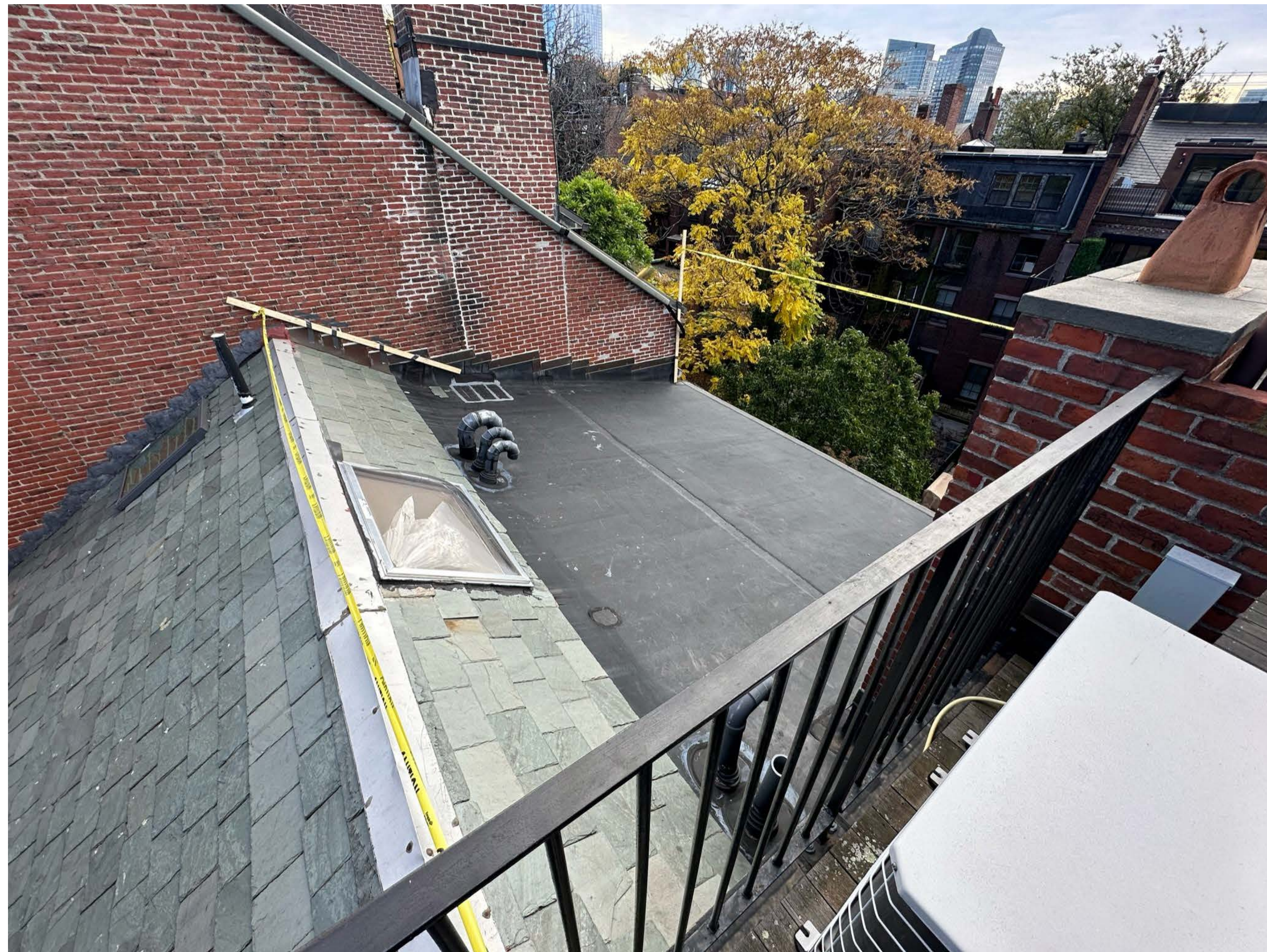
## PROJECT SCOPE

The proposal at 54 Pinckney Street involves a discreet, backyard-facing roof deck. This roof deck remains entirely unseen from Pinckney Street, ensuring no impact on the public view. From Mt. Vernon Street, its visibility is limited to a narrow gap between two buildings, and only during the winter months when the trees are bare. The roof deck is modest in design and complies with all relevant guidelines and local regulations.



← 15' - 2" OF VISIBILITY AT DRIVEWAY BETWEEN 83 & 85 MT. VERNON →

# ROOF DECK MOCK-UP



# PINCKNEY STREET PERSPECTIVES

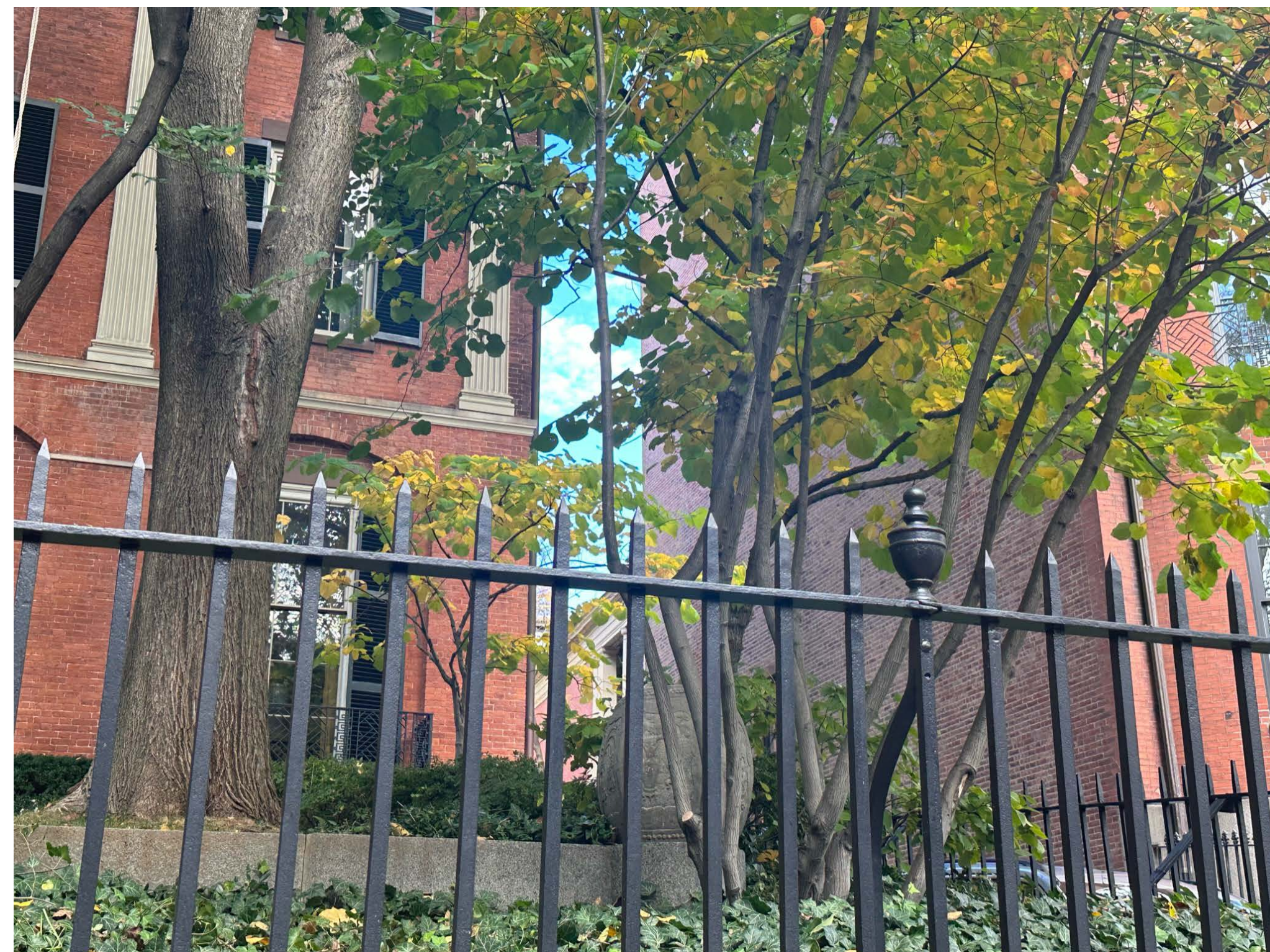
## WITH ROOF DECK MOCK-UP IN PLACE



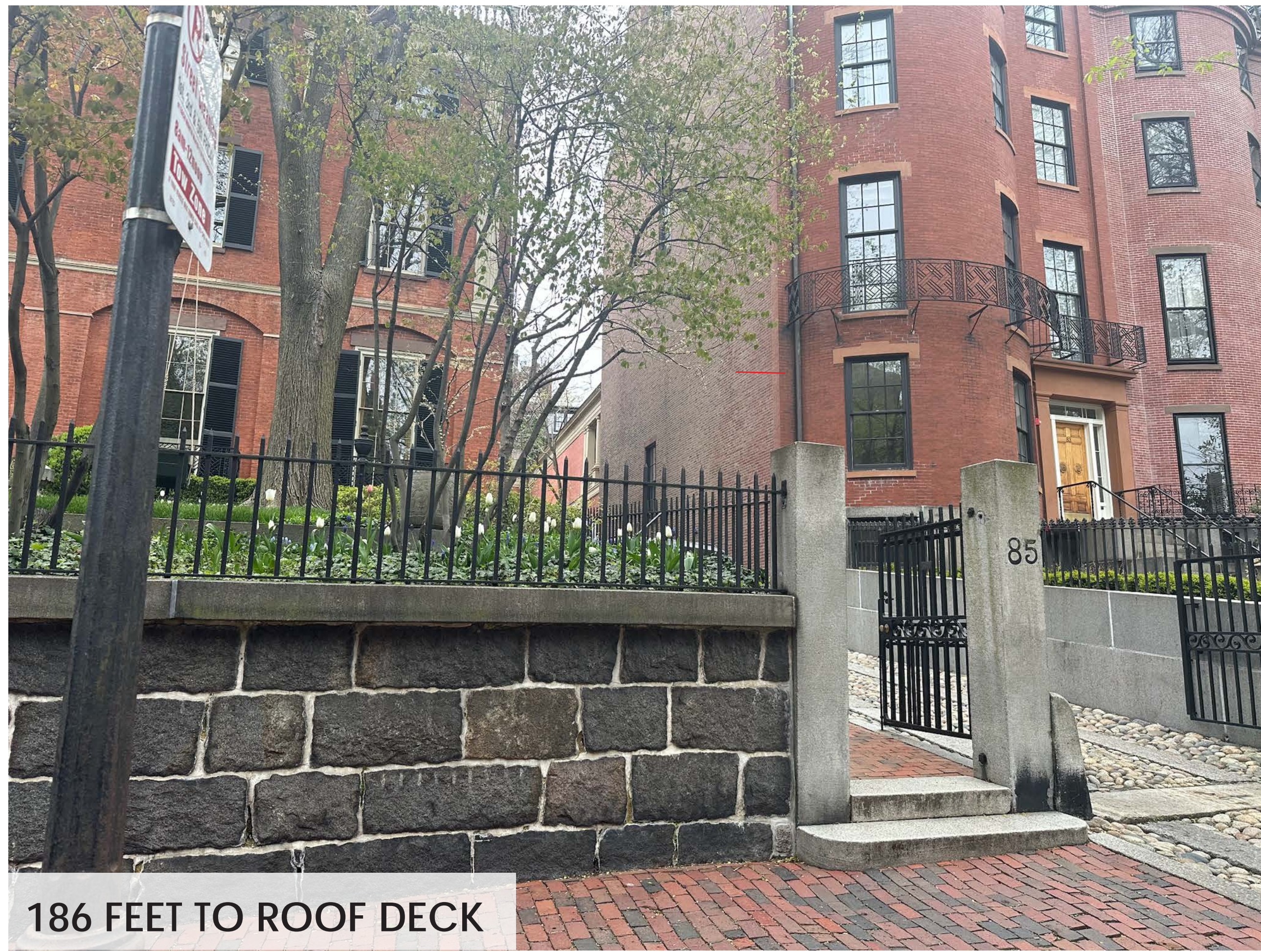
**NO PUBLIC VISIBILITY**

# MT VERNON STREET PERSPECTIVES

WITH ROOF DECK MOCK-UP IN PLACE

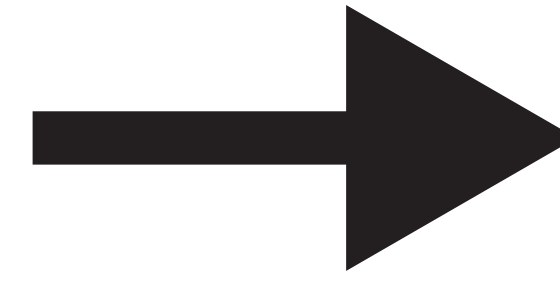


MINOR PUBLIC VISIBILITY



186 FEET TO ROOF DECK

7x  
ZOOM



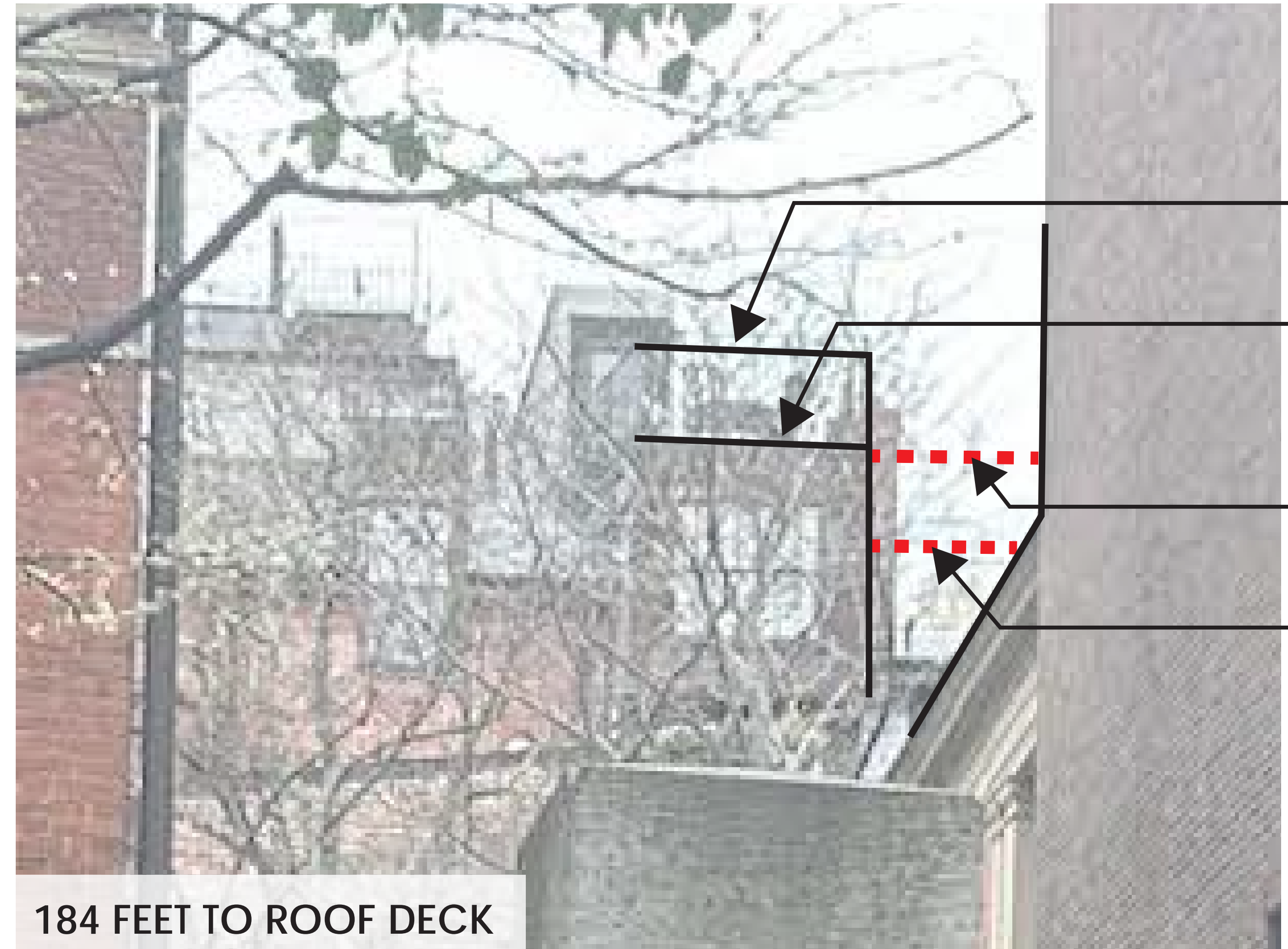
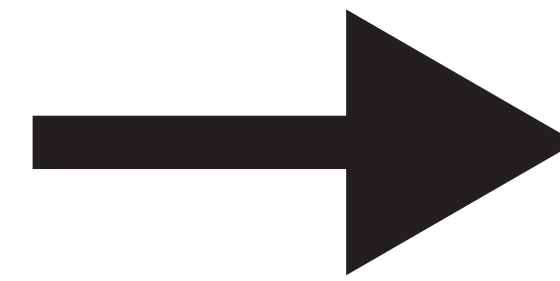
186 FEET TO ROOF DECK

- TOP OF RAILING  
56 PINCKNEY
- TOP OF FLOOR  
56 PINCKNEY
- TOP OF RAILING  
54 PINCKNEY
- TOP OF FLOOR  
54 PINCKNEY



184 FEET TO ROOF DECK

7x  
ZOOM



184 FEET TO ROOF DECK

- TOP OF RAILING  
56 PINCKNEY
- TOP OF FLOOR  
56 PINCKNEY
- TOP OF RAILING  
54 PINCKNEY
- TOP OF FLOOR  
54 PINCKNEY



SCAN QR CODE TO FOR VIDEO FOOTAGE OF PINCKNEY STREET & MT VERNON STREET



52 PINCKNEY

54 PINCKNEY

56 PINCKNEY

3 EXISTING STREET ELEVATION

1/4" = 1'-0"



52 PINCKNEY

54 PINCKNEY

56 PINCKNEY

2 PROPOSED STREET ELEVATION

1/4" = 1'-0"



SAM KACHMAR ARCHITECTS

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CAMBRIDGE MA, 02138



SOUTH ELEVATION (PINCKNEY STREET)

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,  
Boston, MA 02114

Project Status: ROOF DECK PROPOSAL  
Project number: 1206.220  
Date: 25 APRIL 2024  
Drawn by: IMM  
Checked by: SKA

H-004

Scale: As indicated



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SOUTH-TO-NORTH SECTION

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,  
Boston, MA 02114

Project Status ROOF DECK PROPOSAL  
Project number 1206.220  
Date 25 APRIL 2024  
Drawn by IMM  
Checked by SKA

**H-005**

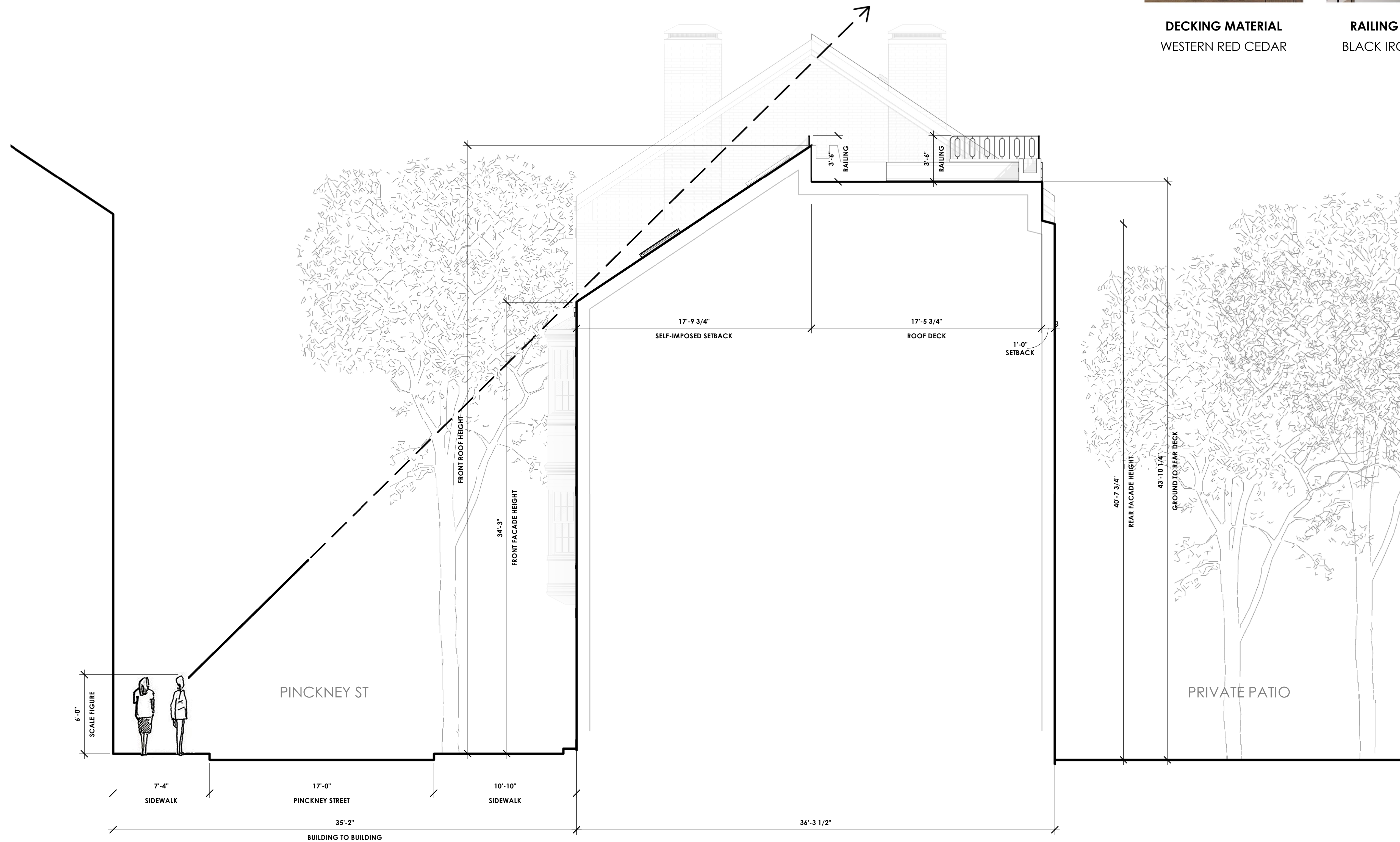
Scale As indicated



**DECKING MATERIAL**  
WESTERN RED CEDAR



**RAILING MATERIAL**  
BLACK IRON RAILING



**1 SOUTH-TO-NORTH SECTION**

1/4" = 1'-0"





SCAN QR CODE TO FOR VIDEO FOOTAGE OF PINCKNEY STREET & MT VERNON STREET



56 PINCKNEY

54 PINCKNEY

52 PINCKNEY

4 EXISTING PATIO ELEVATION

1/4" = 1'-0"



56 PINCKNEY

54 PINCKNEY

52 PINCKNEY

1 PROPOSED PATIO ELEVATION

1/4" = 1'-0"



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CAMBRIDGE MA, 02138



NORTH ELEVATION (PRIVATE PATIO)

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,  
Boston, MA 02114

Project Status	ROOF DECK PROPOSAL
Project number	50 PINCKNEY
Date	25 APRIL 2024
Drawn by	IMM
Checked by	SKA

H-006

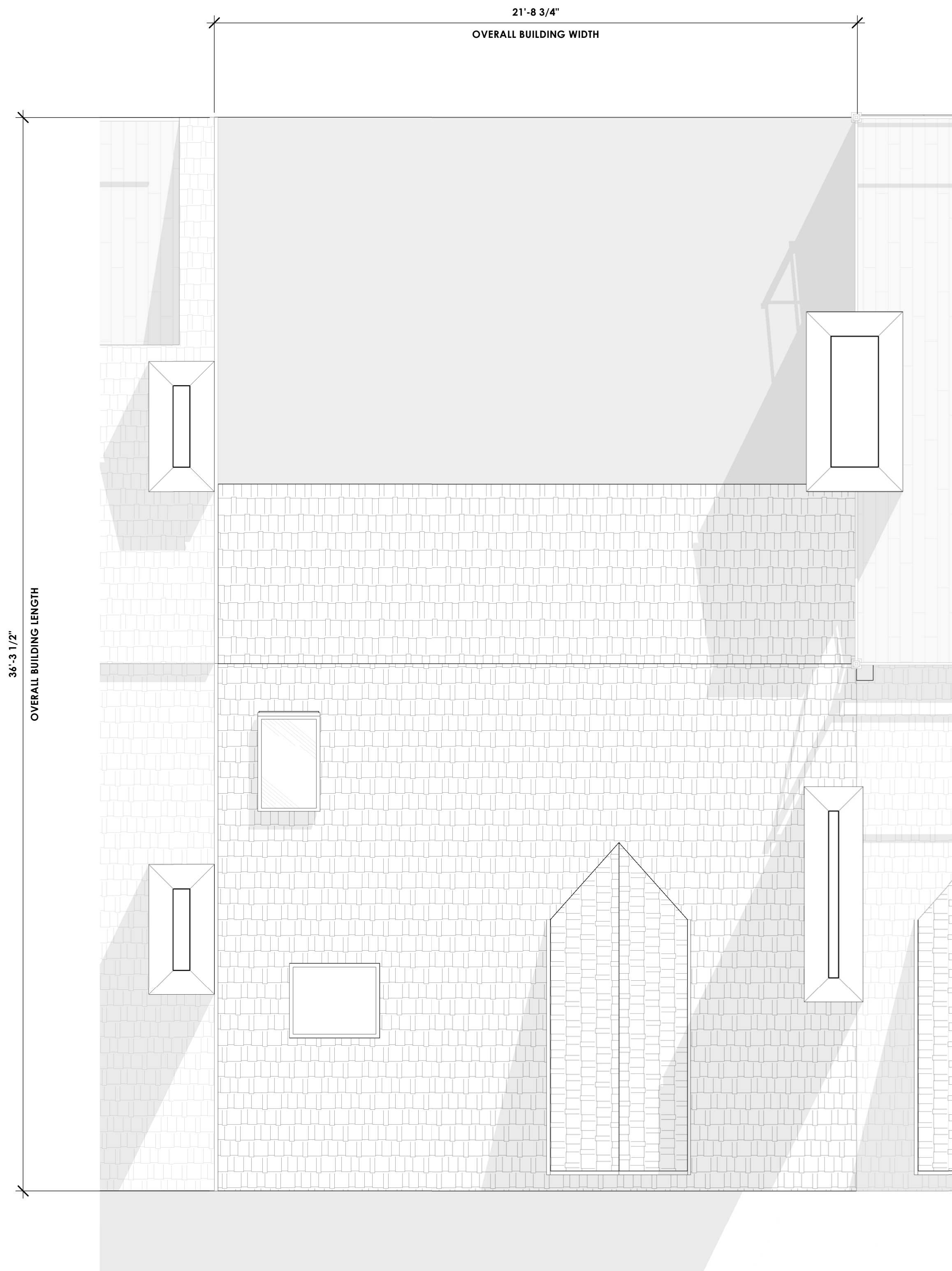
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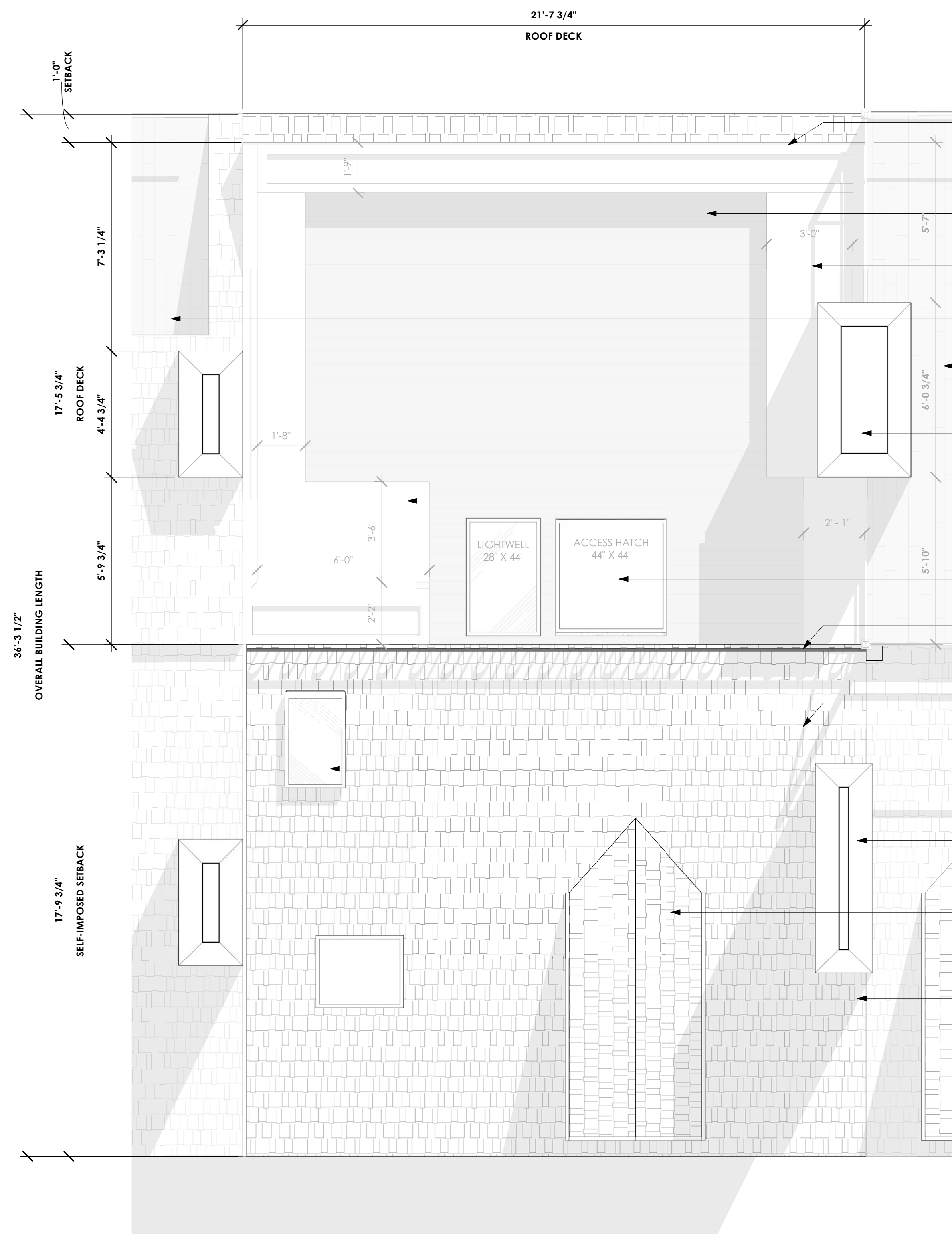
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② EXISTING ROOF PLAN  
3/8" = 1'-0"



① PROPOSED ROOF PLAN  
3/8" = 1'-0"

- ← SIMPLE IRON RAILING, ONLY 21" TALL BECAUSE PLANTING BUFFER ACCOUNTS FOR REMAINING 21" OF REQ'D RAILING HEIGHT
- ← WOOD DECKING THROUGHOUT
- ← LOW PROFILE (18"H) BUILT-IN SEAT
- ← NEIGHBORING ROOF DECK
- ← NEIGHBORING ROOF DECK
- ← EXISTING CHIMNEY TO REMAIN
- ← LOW PROFILE (18"H) BUILT-IN SEAT
- ← OPERABLE SKYLIGHT FOR ROOF ACCESS
- ← SIMPLE IRON RAILING, ONLY 7" TALL BECAUSE EXISTING-TO-REMAIN SLOPED ROOF BELOW ACCOUNTS FOR REMAINING 35" OF REQ'D RAILING HEIGHT
- ← NO CHANGE TO FRONT PORTION OF HOME
- ← EXISTING SKYLIGHT TO REMAIN
- ← EXISTING CHIMNEY TO REMAIN
- ← EXISTING DORMER TO REMAIN
- ← EXISTING SKYLIGHT TO REMAIN

ROOF PLAN

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Boston, MA 02114

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Date	25 APRIL 2024
Drawn by	IMM
Checked by	SKA

H-007

Scale 3/8" = 1'-0"

SCAN QR CODE FOR VIDEO FOOTAGE OF  
PINCKNEY STREET & MT VERNON STREET

