

MEMORANDUM

TO: File
FROM: Mike Bard
RE: 52 Beacon St
DATE: 8.22.2017

52 Beacon Street- Project Narrative

The proposal of work for 52 Beacon Street consists of exterior repairs, and alterations to an existing five story masonry building in the Beacon Hill neighborhood of Boston. These alterations include structural re-work to the existing floor plates, relocation of existing egress stairways, removal and relocation of a residential elevator, and an addition within an exterior courtyard at the center of the property. Work also includes storm water management in compliance with Article 32 of the Boston Zoning Code. The project will reduce the number of residential units from ten to seven and will eliminate two commercial offices.

Exterior Façade Improvements

The existing masonry facades, of Beacon and Branch Street, will be cleaned and spot re-pointed in accordance with the Beacon Hill Architectural Commission guidelines. The 1st floor entablature and stone string coursing will be cleaned and stripped of existing paint, and patched with Conpro Matrix material to match the original stone color. New copper gutters and leaders will be installed, to match the existing, in location and detailing. All exterior windows will be replaced with new painted wood windows and will match the common details appropriate for Beacon Hill. The existing aluminum storm windows will be discarded and not replaced. The proposal includes modifying the existing 5th floor balcony doors along Beacon Street by raising the top of the doors to a standard 6'-8". The Branch Street exterior door will be reconditioned and installed in the existing opening while the existing door shutters will be removed and not replaced per the suggestion of the Beacon Hill Architectural Commission.

Roof Improvements

The proposal includes two new roof decks, one located on the upper roof along Beacon Street and one located on the lower roof along Branch Street. Both decks will be accessible via an exterior staircase recessed into the roof structure. The walking deck will be surrounded by an ornamental iron railing and positioned out of view from the public way. The existing elevator headhouse on the Upper roof will be demolished and relocated to the East party wall. This move will reduce the visibility of the headhouse and provide a buffer space between the roof deck and neighboring penthouse unit at 51 Beacon. Other roof improvements include relocation of existing mechanical units to the rear portion of the upper roof to eliminate their visibility from the Boston Common and to lower the noise disturbance for the neighboring property of 51 Beacon.

Courtyard Improvements

The existing building footprint forms an interior el shape court yard with the narrow portion of the courtyard currently occupied by a non-conforming fire escape. The project proposal includes removing the existing fire escape and replacing it with a 4-story masonry addition with a wood framed, copper clad mansard 5th story. This addition will infill the smaller portion of the courtyard and part of the main courtyard footprint. Computer modeling and physical mock-ups have been utilized to confirm the addition is not in view from any public way. Other courtyard improvements include a wood walking deck to provide habitable open space for the two second level units, removal of additional fire escapes at the rear of the courtyard and storm water drains that tie into the recharge system.

Regulatory Approvals

BWSC: Approved- 2/3/2017

BHAC: Approved- 1/6/2017

Parks and Recreation: Approved- 5/4/2017

Beacon Hill Civic Association: Hearing on 9/6/2017

Zoning Board of Review: Hearing date TBD