

08 December 2016

Re: 34.5 Beacon Street, Unit 8/9South, Tudor Building

The project scope includes the renovation and addition to the ninth floor headhouse at 34.5 Beacon Street, Unit 8/S and the associated landscape and roof deck renovations. The current application to the ISD is for the purposes of Zoning Review only, as the entire building is a Pre-existing, Non-Conforming Use pursuant to M.G.L. c. 40A, section 6. Note that two pergola structures and the roof deck and associated amenities were removed in the last year for emergency roof membrane and roof drainage replacement and upgrade by the building management company.

The proposed addition will add approximately 121 SF to the existing gross floor area. Also a proposed vegetated screen and a proposed pergola are shown relative to the landscape and roof deck renovations. The existing nine story structure at the corner of Joy and Beacon Street already exceeds the allowable FAR and Building Height for the District. We are unaware of any Restricted Roof Structure District on Beacon Hill. The proposed addition is a small extension of the existing headhouse, and fits within the footprint of one of the two previous pergola structures, setback from the building's edge in the same manner. The existing height of the structure is maintained in the proposed addition. The materials proposed for the addition are similar to those materials of the existing headhouse and the existing mechanical screen. The proposed vegetated screen and a proposed pergola are intended to provide sun protection to users of the roof deck.

The project is currently in the Schematic Design phase as we await the appeal process and request for relief on the proposed addition to the headhouse and landscape structures. Once a final decision is made by the ZBA and BHAC, the project will move into Design Development and Construction Documentation, for Construction Bidding in June, and Construction commencement currently planned for August 2017.

We anticipate needing approvals, at a minimum, from the City of Boston Zoning Board of Appeals, Beacon Hill Civic Association, Beacon Hill Architectural Commission, and later, when the full set of construction documents are complete, the City of Boston Building Department.