

42 Irving Street Overview

Roof Work - July 2020

Summary

The proposed roof work at 42 Irving Street involves replacement of an existing air conditioning system, replacement of the roof surface, and construction of a new access hatch, deck, and safety railings.

The necessary approvals from the City of Boston will be zoning relief, a Certificate of Non-Applicability from the Beacon Hill Architectural Commission, and a building permit.

The project is currently planned to begin in early 2021.

Background

Our proposed roof work has been motivated by the fact that we have a deteriorating, 20-year-old air-conditioning system on the roof that needs to be replaced. This system has consistently had problems since we moved in, resulting in poor air circulation in our house and damage/leaks on the roof.

Given this, and the cost and challenges of transporting material and personnel to the roof via crane/scaffolding, we would like to replace this AC system while at the same time provide safe access to the roof, reconstruct the roof surface, and build a deck with safety railings.

Currently, aside from fire escapes, our sole access to the roof is a small hatch that is only accessible via 12-foot ladder through the upper ceiling of the top floor bedroom. This has made it difficult to perform necessary work on the roof since we've lived here. Since the hatch is in our child's bedroom, we would like to eliminate this exit while also establishing easier access to the roof via a roof hatch.

Ultimately, replacing the AC system will improve the quality of life in our home, and constructing safe roof access and a deck with railings will ensure worker safety in this area. At the same time, these improvements will improve the aesthetics of our rooftop, since the existing AC system is in poor condition and visually unappealing. We hope this will benefit the views of our neighbors as well, many of whom already have roof access.

Given the close proximity in which we all live in Beacon Hill, we have believed it is important to solicit neighbor feedback early in the planning process. Indeed, the current design is reflective of extensive communications with our neighbors over the past six months. We have communicated with all direct abutters, and from these conversations, have listened, conducted studies, and made multiple design changes to address their concerns.

The design as submitted is reflective of this highly collaborative process, which we believe is consistent with the neighborhood character of Beacon Hill. As a result, we have been honored to earn multiple letters of support from our neighbors.

We greatly appreciate consideration of our zoning relief request by the Beacon Hill Civic Association's Zoning and Licensing Committee, and look forward to answering any questions you may have.

Respectfully submitted,

Nate and Kendra Walton