REILLY & OSTMAN RESIDENCE

SARAH REILLY & PER OSTMAN

54 PINCKNEY STREET
BOSTON, MA 02114

ROOF DECK PROPOSAL
15 AUGUST 2024

EXISTING PUBLIC STREET VIEW

PROPOSED PUBLIC STREET VIEW

ARCHITECT:

SKA

© 2024 SAM KACHMAR ARCHITECTS

SKA, INC.
357 HURON AVE, CAMBRIDGE MA

GENERAL CONTRACTOR:

Fresh Start CONTRACTING

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 & Anderson 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.

DESIGN ADJUSTMENTS

BASED ON FEEDBACK FROM THE BHAC & BHCA

JUNE 2024 HEARING

1 The railing height has been lowered from 42" to 36".

2 The decorative railing design has been simplified to square iron balusters.

3 The built-in planters alongside the railing have been removed.

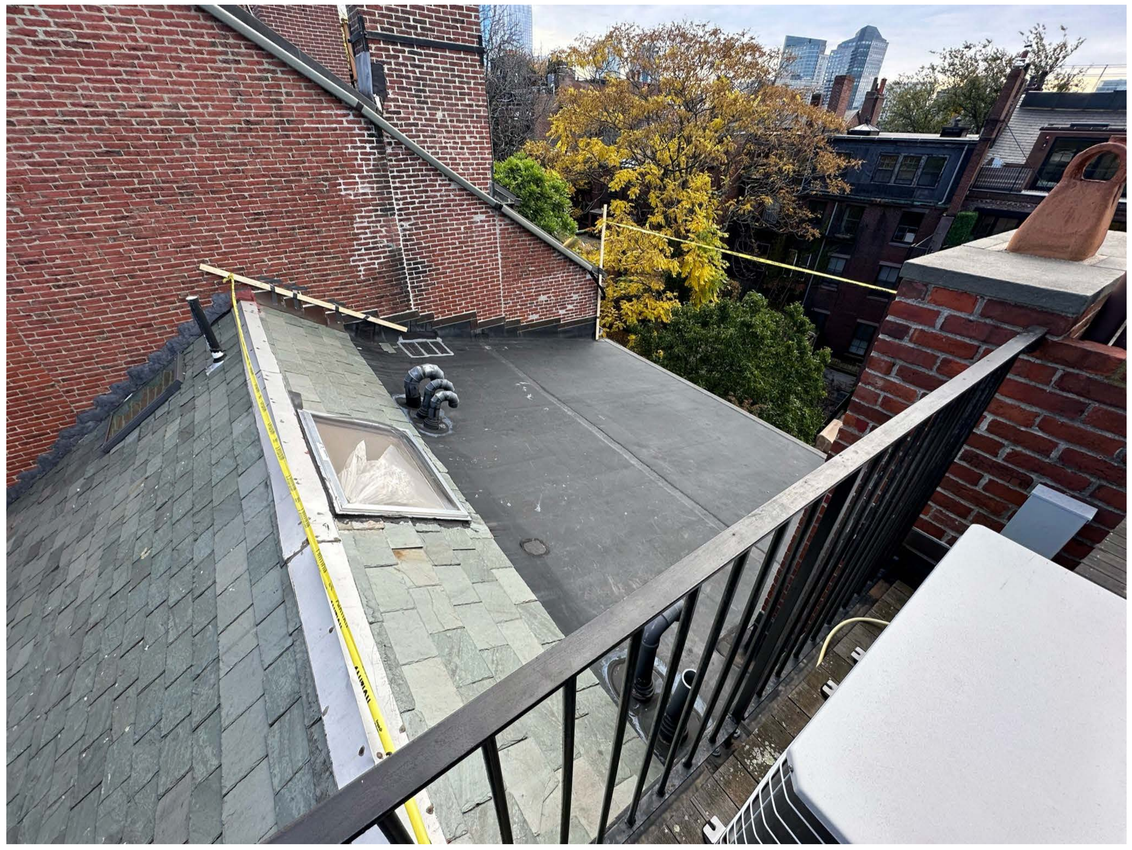
4 The roof deck footprint has been reduced, and the distance from the rear facade to the start of the deck has been changed from 12" to 24".

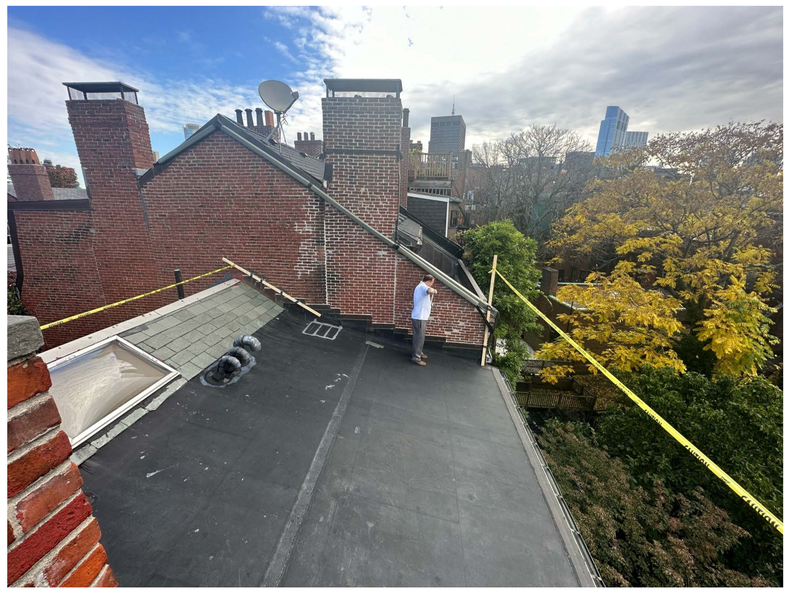
5 The lattice has been removed.

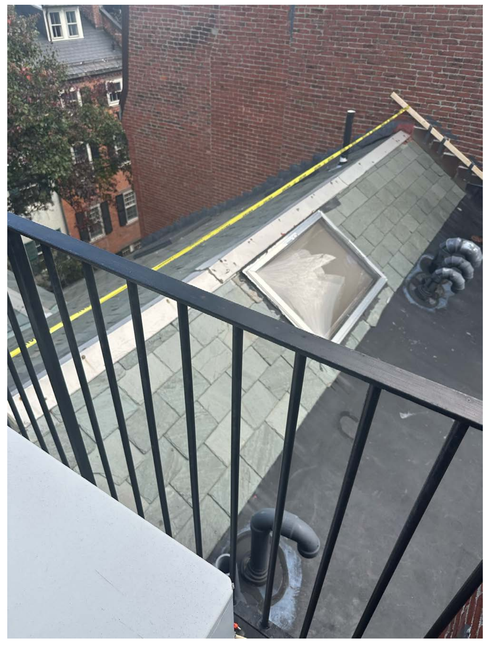
JULY 2024 HEARING

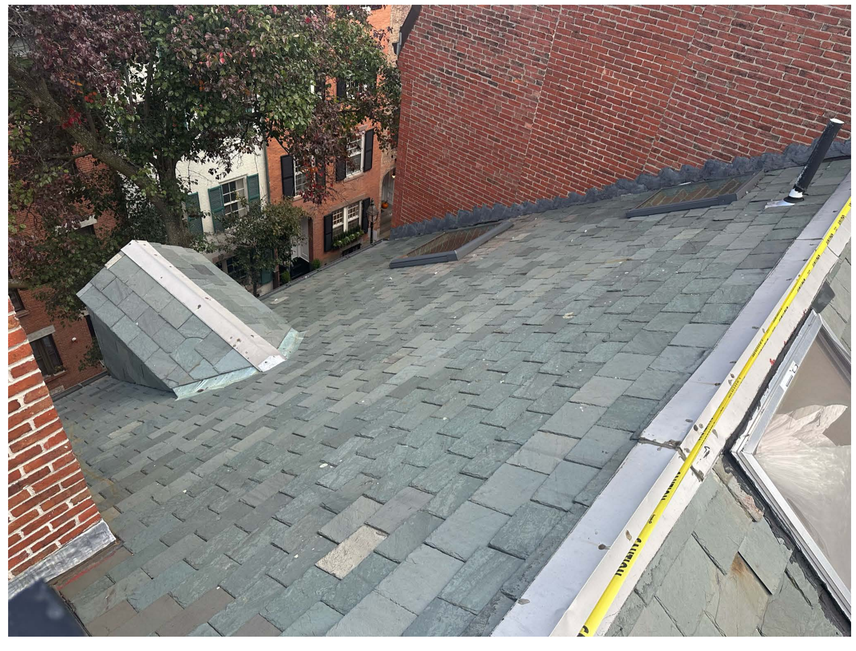
6 Remove at least 5 square feet of deck closest to 56 Pinckney with to help reduce visibility from Mount Vernon Street.

OCTOBER 2023 MOCK-UP







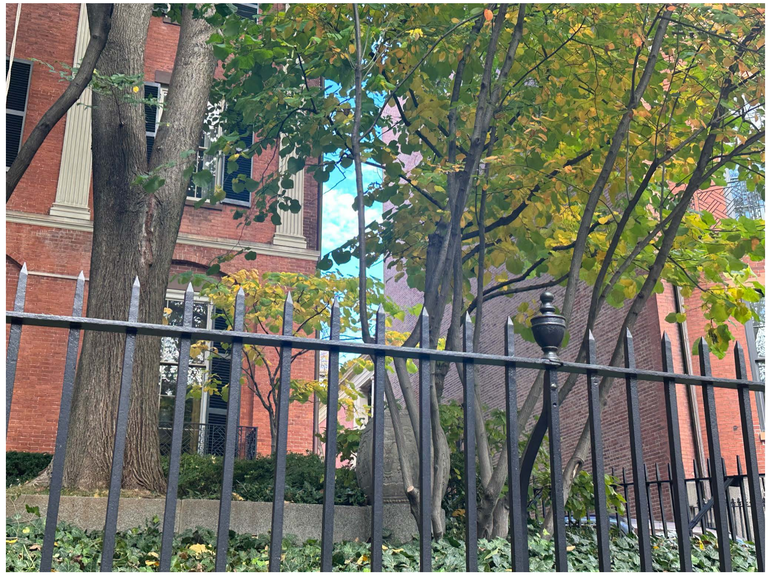


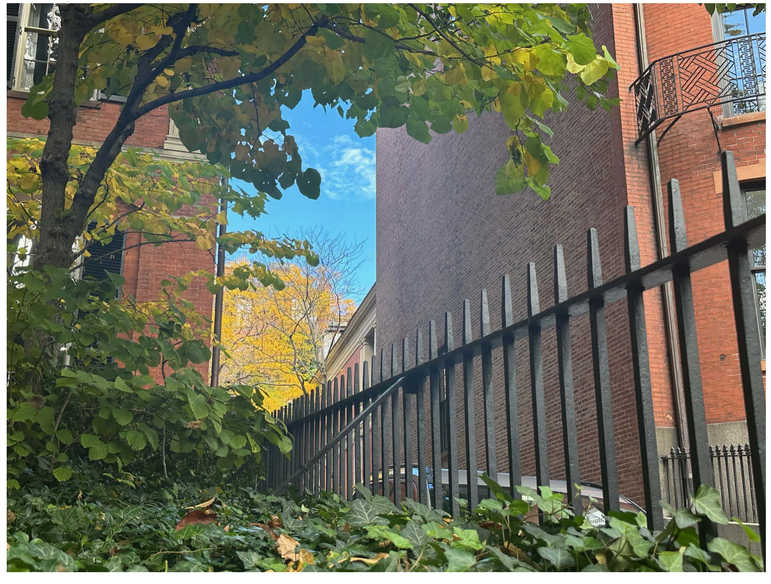
OCTOBER 2023 MOCK-UP

PINCKNEY STREET & ANDERSON STREET PERSPECTIVES

NO VISIBILITY FROM PINCKNEY ST OR ANDERSON ST

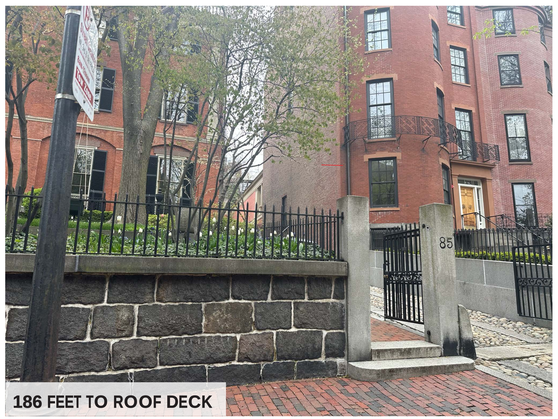
OCTOBER 2023 MOCK-UP





MT VERNON STREET PERSPECTIVES

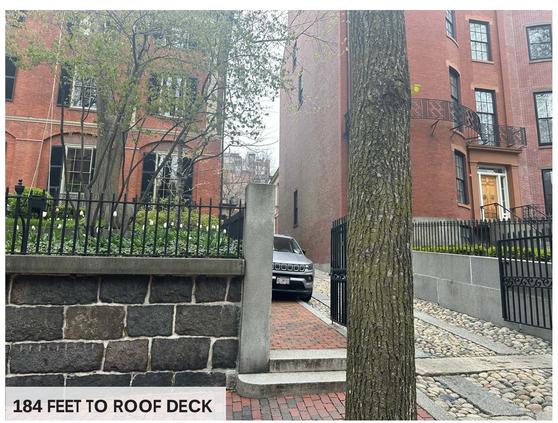
MAY 2024 MOCK-UP



186 FEET TO ROOF DECK

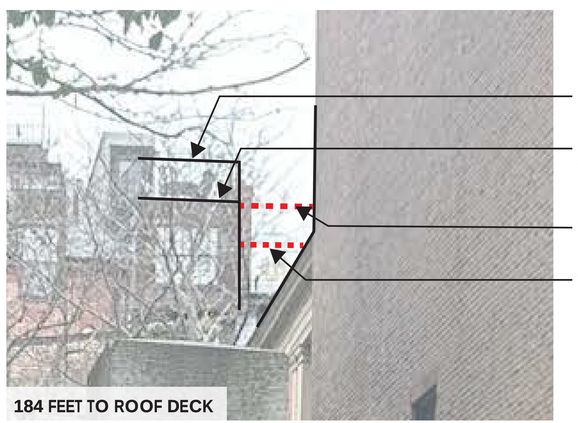
7x
ZOOM

186 FEET TO ROOF DECK

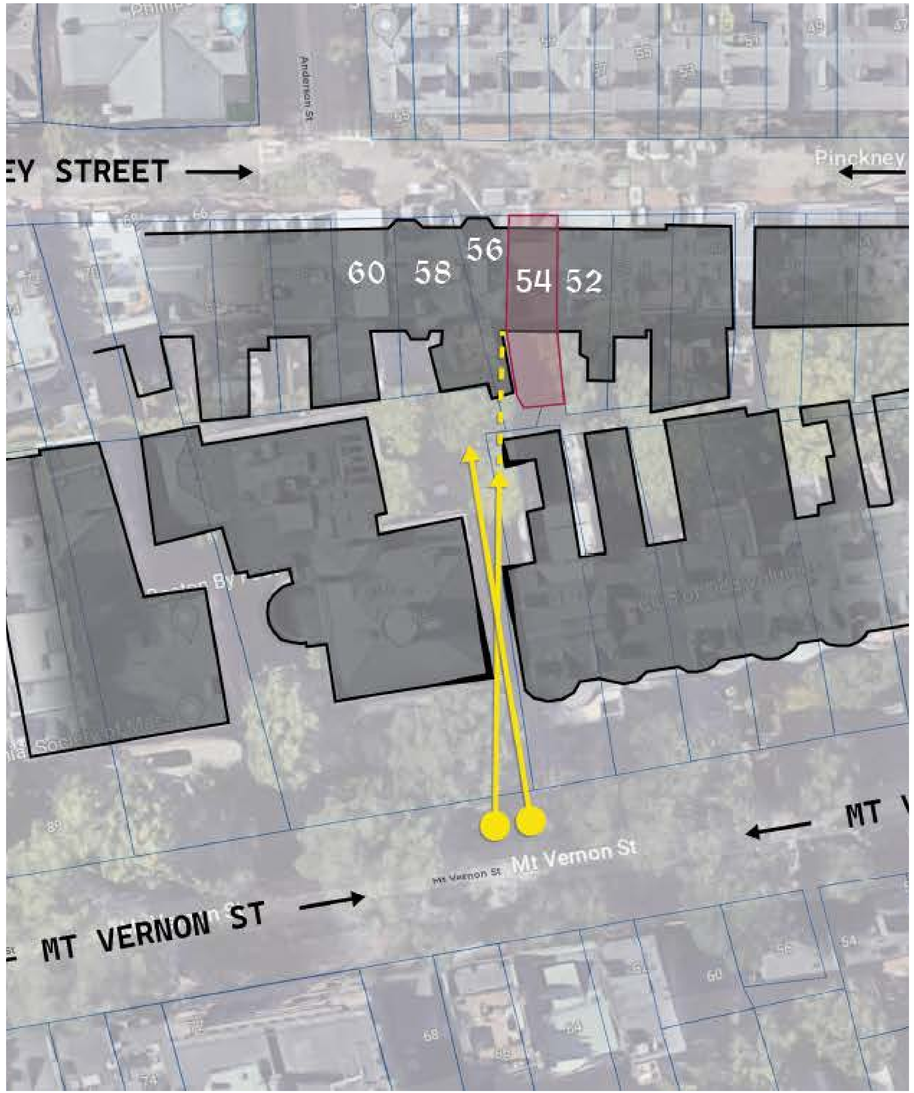


184 FEET TO ROOF DECK

7x
ZOOM



184 FEET TO ROOF DECK



JULY 2024 MOCK-UP

AUGUST 2024 MOCK-UP

https://www.ska-ma.com/54-pinckney2

AUGUST 2024 MOCK-UP, PART II

PHOTO TAKEN JULY 26 AFTER 85 MOUNT VERNON TREES WERE TRIMMED

AUGUST 2024 MOCK-UP, PART II

PHOTO TAKEN JULY 26 AFTER 85 MOUNT VERNON TREES WERE TRIMMED

Roof Deck

4th+ Story Walkout 54

Pinckney

H-004 SOUTH ELEVATION (PINCKNEY STREET)

NOTE: NO CHANGES VISIBILE IN VIEW

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
© 2023 SKA, INC.
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE
CAMBRIDGE MA, 02138

REGISTERED ARCHITECT SAMUEL JACOB KACHMAR No. 31129 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

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	18 JULY 2024
Drawn by	IMM
Checked by	SKA

H-004

Scale	As indicated

7/8/2024 1:33:27 PM

H-006 **NORTH ELEVATION (PRIVATE PATIO)**

Roof Deck Proposal

RAILING MATERIAL
BLACK IRON RAILING

DECKING MATERIAL
WESTERN RED CEDAR

4 **EXISTING PATIO ELEVATION**
1/4" = 1'-0"

1 **PROPOSED PATIO ELEVATION**
1/4" = 1'-0"

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CAMBRIDGE MA, 02138

REGISTERED ARCHITECT
SAMUEL-JACOB KACHMAR
No. 31129
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

NORTH ELEVATION (PRIVATE PATIO)

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

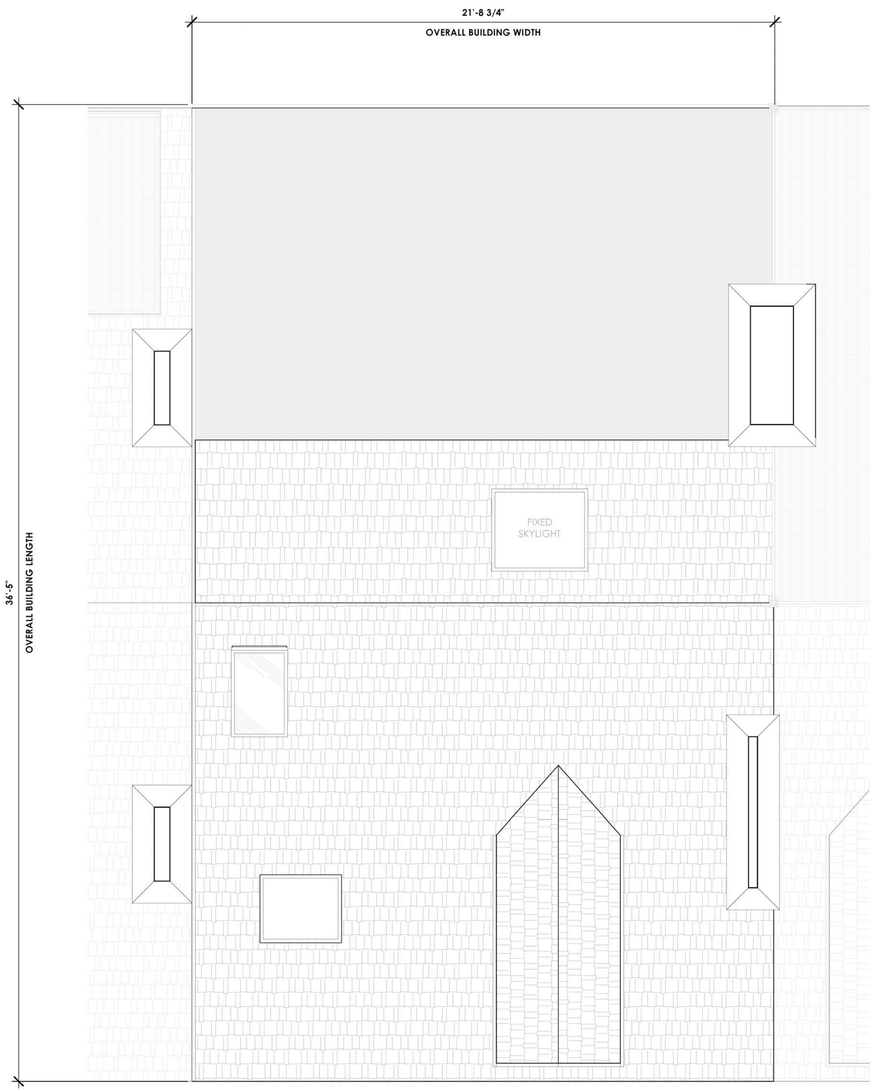
54 Pinckney St,
Boston, MA 02114

Project Status	ROOF DECK PROPOSAL
Project number	50 PINCKNEY
Date	24 JULY 2024
Drawn by	IMM
Checked by	SKA

H-006

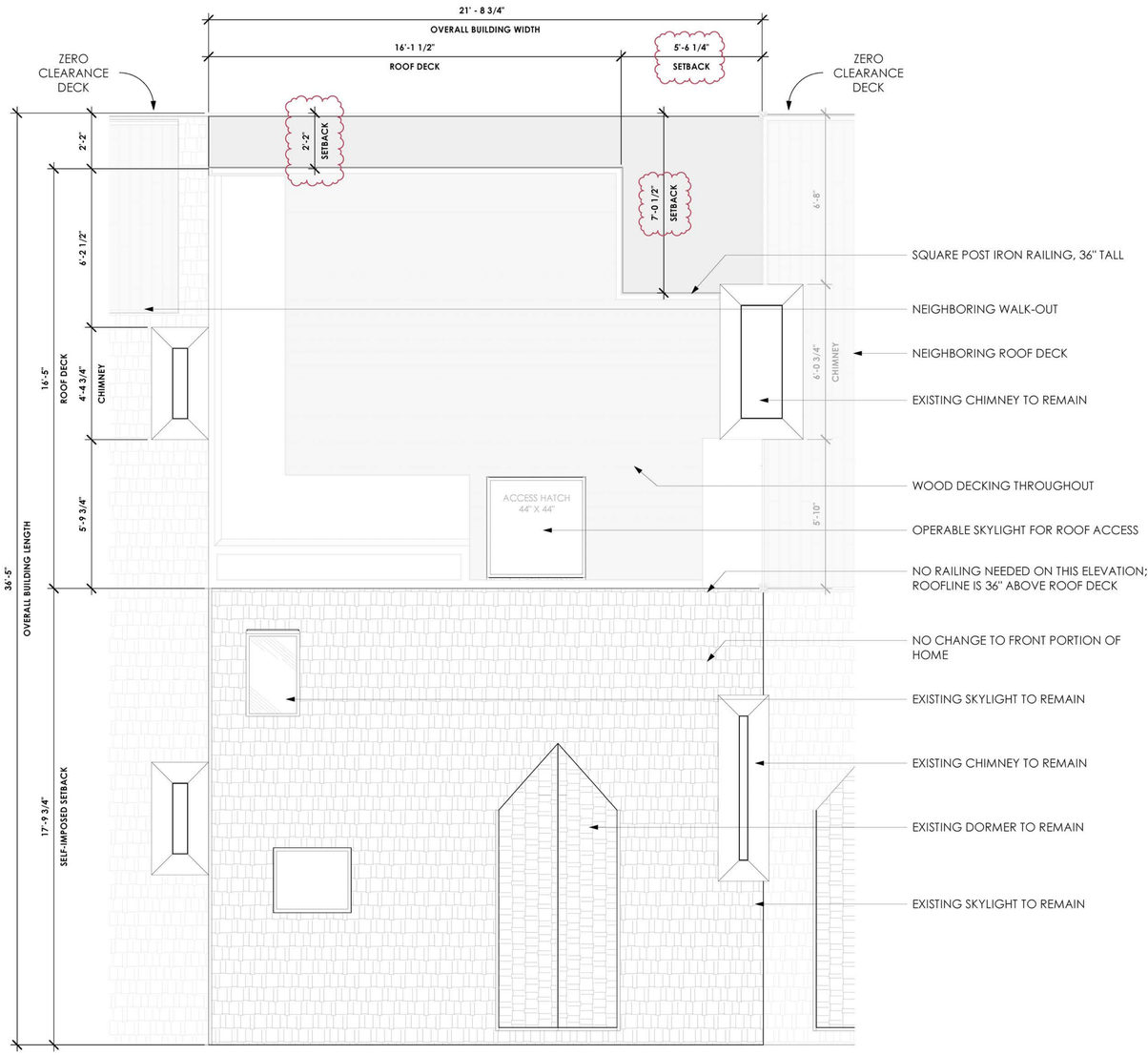
Scale As indicated

7/24/2024 6:07:47 PM



2 **EXISTING ROOF PLAN**

3/8" = 1'-0"



1 **PROPOSED ROOF PLAN**

3/8" = 1'-0"

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REGISTERED ARCHITECT
SAMUEL JACOB KACHMAR
No. 31129
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

ROOF PLAN

SARAH REILLY & PER OSTMAN

REILLY & OSTMAN RESIDENCE

54 Pinckney St,
Boston, MA 02114

Project Status	ROOF DECK PROPOSAL
Project number	1206.220
Date	24 JULY 2024
Drawn by	IMM
Checked by	SKA

H-007

Scale	3/8" = 1'-0"

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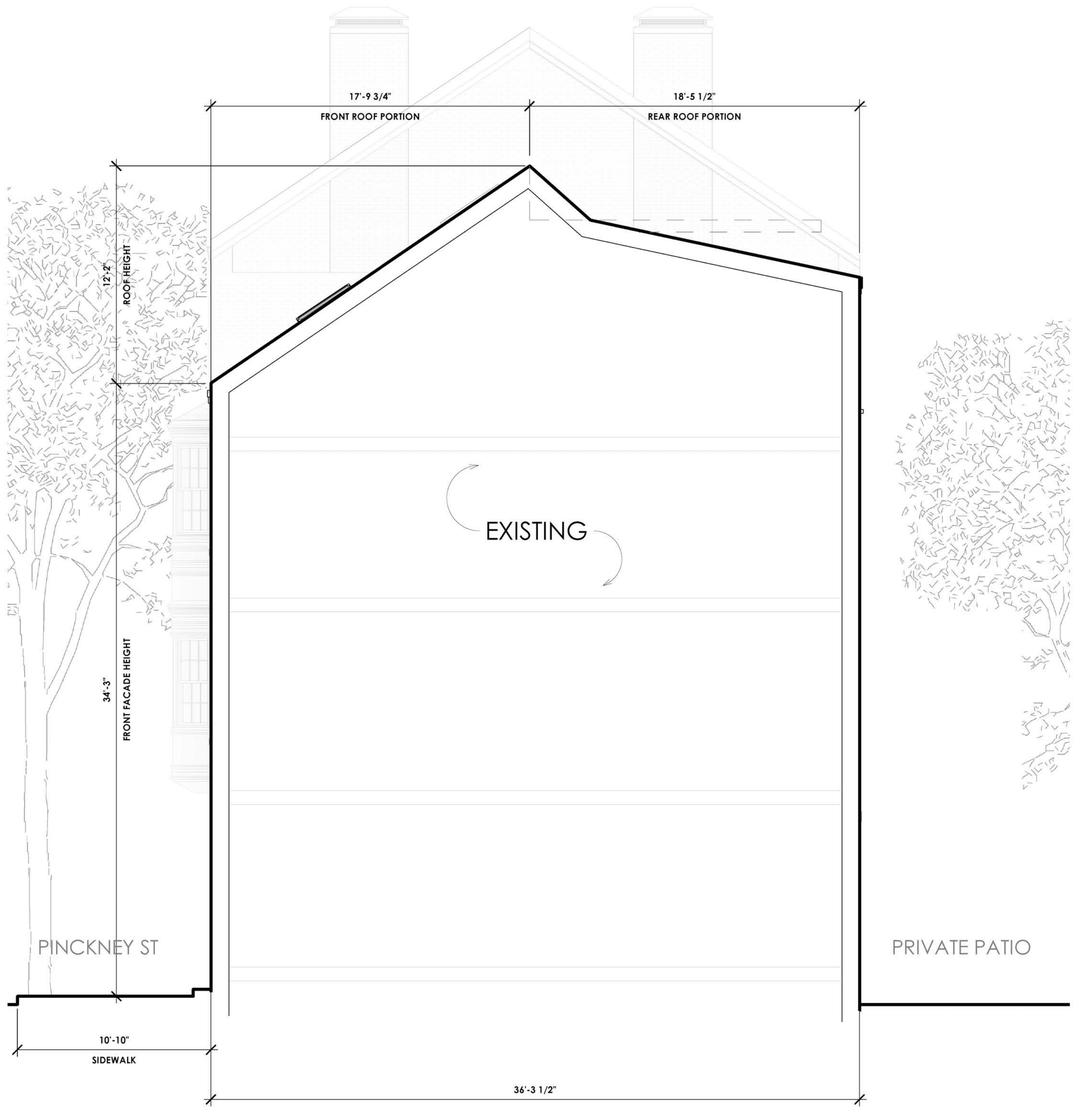
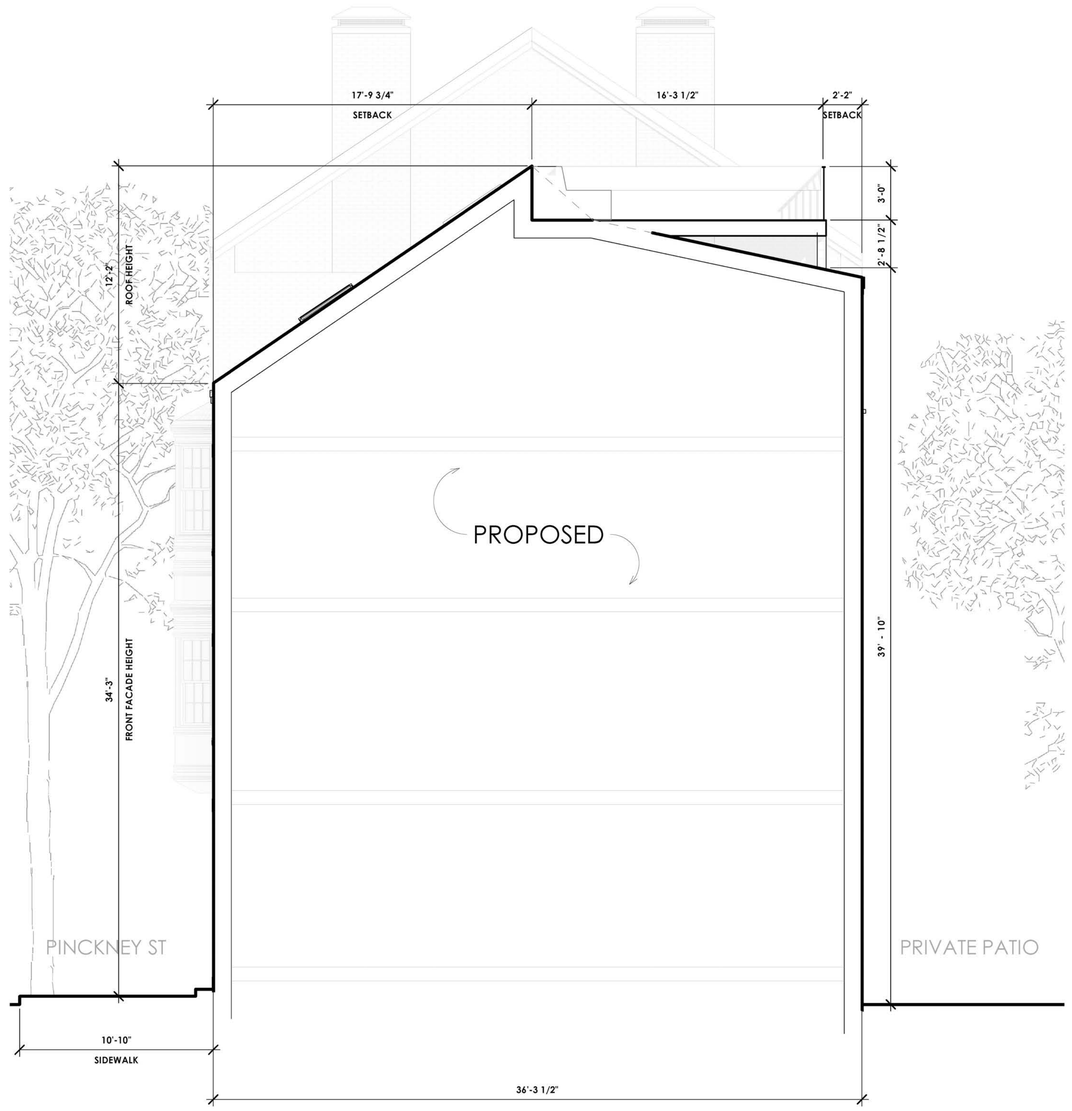


1 **SOUTH-TO-NORTH SECTION, EXISTING**

1/4" = 1'-0"



2 **SOUTH-TO-NORTH SECTION, PROPOSED**

1/4" = 1'-0"

SKA

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MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

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	15 AUG 2024
Drawn by	IMM
Checked by	SKA

H-012

Scale	1/4" = 1'-0"

8/7/2024 9:00:39 AM

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

ROOF ACCESS & ABUTTER CORRESPONDENCE

From: Martha J McNamara <mmcnamar@wellesley.edu>
Date: July 11, 2024 at 9:38:35 PM EDT
To: Per Ostman <per.ostman@mac.com>, Sarah Reilly <sareilly16@gmail.com>, Nicholas Armata <nicholas.armata@boston.gov>
Cc: bordewick@comcast.net
Subject: Statement for your BHAC Application

We did not give you or your contractors access through our house to your roof. You have our permission to include this statement in your BHAC application.

Jim Bordewick

Martha McNamara

56 Pinckney Street

SCAFFOLDING ESTIMATE

Fresh Start CONTRACTING
30 B STREET BURLINGTON, MA 01803

FRESH START CONTRACTING CORP.
30 B Street
Burlington, MA 01803
(Office/Fax) 617-833-9202

Sarah Reilly + Per Ostman
54 Pickney St.
Boston, MA 02114
Phone Number
sareilly16@gmail.com
per.ostman@mac.com

Time and Materials Contract: This is a Time and Materials contract. As such, all items purchased, and subcontracted work, will be billed with a standard 20% markup added. All labor charges will be totaled weekly and billed in accordance with our standard rate sheet. This estimate is intended to provide an outline of the budget, but does not constitute a firm final cost.

Contractor's Note: *Estimate provided is based on plans (54 PICKNEY ROOF DECK) provided by SAM KACHMAR ARCHITECTS. Any changes to scope or material selections after this date are not included in this proposal.*

MOCKUP ON ROOF: **$26,000-$28,000**

These numbers reflect the estimated cost, per category, for all labor, and rough materials. Finish materials are NOT included unless otherwise noted.

30. Rough Carpentry: **$1,000**
The following work to be completed in accordance with MA building code and pass all inspections:
ROOFING/EXTERIOR FINISH:
- Carpenters to safely assemble roof deck mockup on roof
- Setup and breakdown

70. Specialty Items: **$17,000-$18,000**
STAGING FOR ROOF ACCESS:
- Materials / rental of equipment
- Trucking
- Installation + dismantling
- Provide stair access to roof area
- Provide one full deck of planking at top level
- Follow all OSHA guidelines

140. General Conditions & Site Supervision: **$3,000-$4,000**
GENERAL CONDITIONS:
- Project management labor and coordination of all subcontractors, materials, and scheduling
- Facilitating all inspections

Fresh Start CONTRACTING
30 B STREET BURLINGTON, MA 01803

SITE SUPERVISION:
- Set up and clean up including temporary barriers and site safety measures, dust control, floor protection, etc.
- All jobsite supervision

200. Provided Allowances: **$5,000**
- Please see below for full breakdown
- *Street Permits for Pickup and Drop off* *$2,000*
- *Police Detail, Safety, Parking* *$3,000*

“31 Beacon Hill”

Year: 1958

Photographer: Nick DeWolf

Verified by: Steve Lundeen, Archivist / Seattle, WA, USA

1958

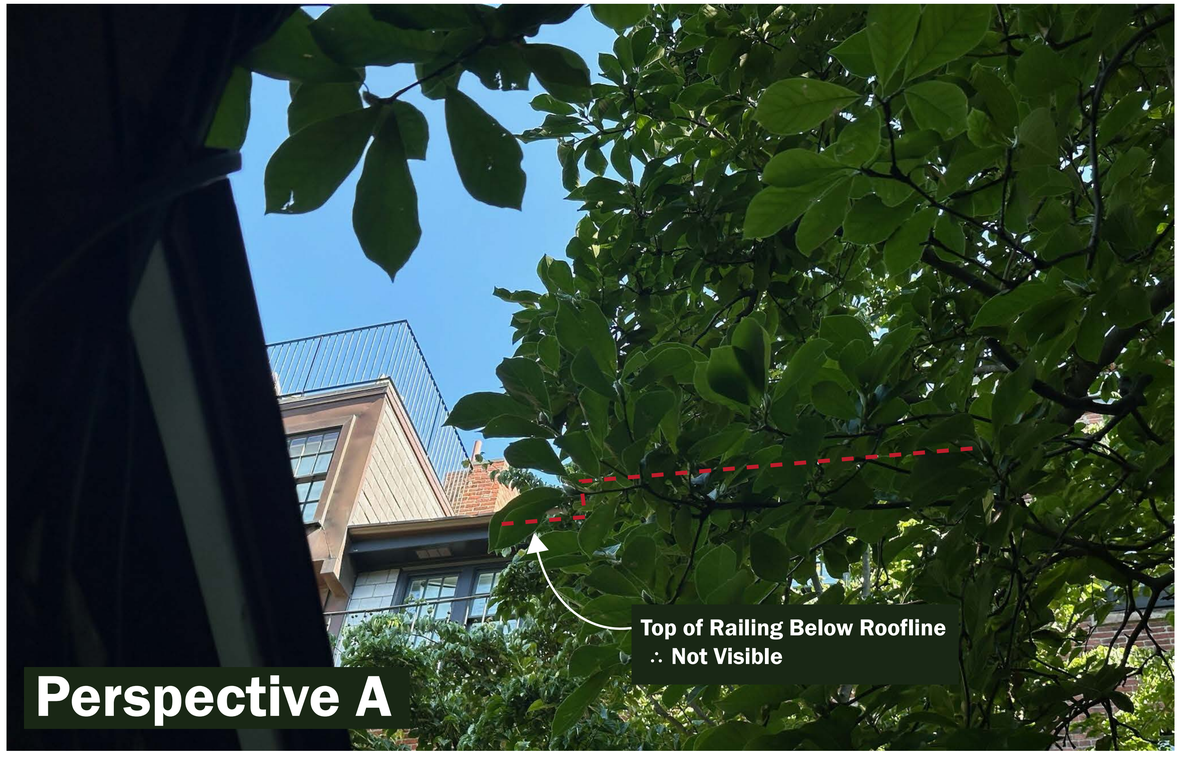
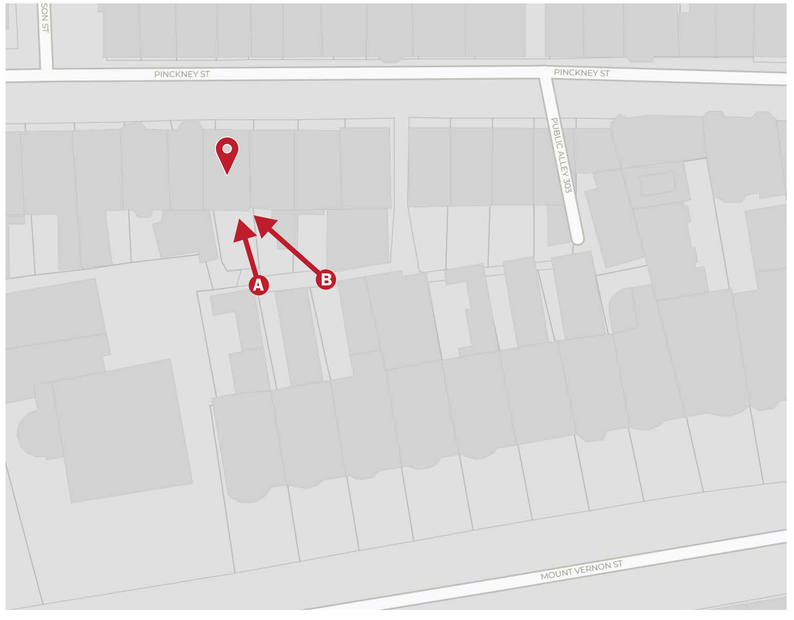
2024

untitled

Year: between 1985 and 1990

Photographer: Peter Vanderwarker

Verified by: Peter Vanderwarker via personal correspondence in July 2024

PUBLIC ALLEY 303 PERSPECTIVES

JULY 2024