

Young, Andrea

From: Joseph Cornish <joseph.cornish@boston.gov>
Sent: Tuesday, February 12, 2019 10:24 AM
To: Young, Andrea
Cc: masshistpres@cs.umb.edu
Subject: Re: [MassHistPres] Roof Decks

Hi Andrea:

Guidelines for roof decks in Boston's nine historic districts can be found by following this link:

<https://www.boston.gov/departments/landmarks-commission#historic-districts>

Generally, proposed roof decks should not be visible from a public way (specifically in Beacon Hill) or only minimally visible in the other districts with simple black iron or steel railings. In the Back Bay roof decks must be located within the inner edges of the chimneys (this makes sense in the Back Bay because of the consistent locations of rowhouse rooftop chimneys). In all districts applications for roof decks are reviewed on a case-by-case basis, and a mock-up must be erected to determine visibility (mock-ups do not need to be complex- yellow caution tape works well).

Joe Cornish

On Tue, Feb 12, 2019 at 8:53 AM Young, Andrea <YoungA@hingham-ma.gov> wrote:

I've been looking at design guidelines for historic districts in MA and other places around the country. The guidelines I've read thus far have been similar, begin with "roof decks are strongly discouraged, but may be permitted under the following criteria...". The criteria are: 1. The roof deck does not dominate the roof; 2. The roof deck should be located to minimize visibility from the public way; 3. Design and materials should be chosen to further reduce the degree of visibility and impact on the roof.

Hingham has received a couple of applications for roof decks on mixed use residential/commercial buildings in our downtown area. If your city or town allows roof decks, I would appreciate hearing comments on whether or not roof decks have had an impact on the district or the area where they are located, and whether or not the aforementioned criteria have been successful in mitigating visibility from a public way.

Thank you,

Andrea Young



Town of Hingham Massachusetts

Andrea Young

Administrator
Hingham Historical Commission
Hingham Historic Districts Commission

C. ROOFS AND ROOF STRUCTURES

1. Original or historic rooflines, dormer windows, chimneys, parapets, end walls, and firewalls shall be retained. If, under special circumstances, alterations are permitted, they shall be contingent upon:
 - a. Submission to the Commission of adequate architectural and photographic documentation, sufficient to permit the alteration to be reversed.
 - b. Preserving the existing roof slope at each side of the alteration.
 - c. Retaining sufficient existing structure so that the original profile remains.
2. Materials used for roofing repairs, including flashing, gutters, and downspouts, shall duplicate the original materials or match appropriate existing materials.
3. Roof decks and deck enclosures that are visible from a public way are inappropriate to the historic district. Opaque screening fences on roofs shall not be used.
4. New roof access structures shall only consist of counter-weighted hatches or low-profile head houses which are not visible from a public way.
5. Applicants proposing roof top alterations or additions may be required to construct a mock-up for on-site review.

D. WINDOWS, SASH, AND SHUTTERS

1. Original or historic elements including existing openings, sash, glass, lintels, sills, shutter hardware, frames, surrounds and brick molds shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style. No changes in dimensions shall be made to jambs or sashes.
2. Neither vinyl-clad sash nor vinyl cladding of wood frames shall be permitted.
3. Metal-framed sash shall not be permitted, nor is metal cladding of the wood frame allowed, unless demonstrated to be original to the building. Original metal sashes, which are rare in the district, may be replaced with an appropriate metal replacement window.
4. Windows shall have true divided lights. The width and profile of the muntins on the exterior of the window shall match the existing. Hopper sash may be replaced with awning sash if approved by the Commission.
5. Through-glass muntins are required. Simulated muntins (including snap-in, surface-applied, internal or between-glass muntin grids) shall not be permitted.
6. Single glazing (one layer of glass) is appropriate for multi-light replacement windows. Clear, insulated glass may be permitted if the width of the replacement muntin matches the width of the historic muntin. The window must have true divided lights. The spacer bar must be dark. The depth of the muntin on the exterior of the window must be no less than 3/8 inch. The muntin must have a putty line (trapezoidal) profile on the exterior of the window. The material can be putty or wood.
7. Only clear, non-tinted glass shall be used (except to replace original stained glass). Mirrored and tinted heat-reflective glass is not appropriate, nor are any other glazing materials with color or reflective properties different from clear glass.