

**Beacon Hill Architectural Commission:**

My name is Tucker Mscisz, and I am the owner and resident of 30 Hancock Street Unit M. Prior to my purchase of the condo, two air conditioning condensers were installed on the roof above my unit (Picture A). One of the condensers services my unit while the other services another owner's in the main building. About five years after I had purchased the unit, an issue arose about the air condensers' visibility from the street on Ridgeway Lane. I have consulted two very reputable contractors who do work all over Boston and Beacon Hill (Boston Standard and EM Duggan) for possible solutions.

I have included both responses as well as both contractors' contact information below. Both contractors' concluded the best way to remedy the air condenser's street visibility is to construct fencing to disguise the units and mimic other Beacon Hill roof deck aesthetics. The main reason for this is that if I were to have the condensers moved to the higher roof to hide them from street view (Picture B) the line sets simply would not reach. The maximum length of these line sets is 49'. The distance to my main living area and the two bedrooms with the mini split units is well over that length (around 65') and therefore, the installation is not possible.

Given approval of this type of fence and the ability to move forward with this solution, a highly regarded contractor who specializes in rooftop fences was recommended to me for use on this project. I have provided their contact information below. With approval, I am happy to construct a fence in any manner that the BHAC would prefer and one that will affectively hide the units from street view. My inclination would be to match this fencing, both color and style with the fence that already exists at the street level (Picture C).

**Picture A**



**Picture B**





**Picture C**

**EM Duggan John Lamb Solution (also see attached):**

Rory and Tucker,

The manufacturer's equipment installation materials will provide the details. All of this information is available at <http://meus1.mylinkdrive.com/>  
Allowable distance for proper operation. I would check with the company that installed the equipment for the exact information (Model of unit) you need to lay out the condensers on the roof. I can refer you to affirm that handles façade/fencing and could probably assist you with those details. The equipment will need to be arranged so that the hot air from one condenser isn't blowing directly into the coils of the other unit. All of the information is available from Mitsubishi, directly, I attached the manual that gives this information, service clearances etc.

Facade Solutions, LLC  
Contact: Thomas J. Scioletti  
View Contact Info »  
Phone: (781) 910-9079  
Email: [tjsfacades@gmail.com](mailto:tjsfacades@gmail.com)

Let me know if this helps at all, John

**Boston Standard Scott Weis Solution:**

Hi Everyone,

So sorry for the delay in this but there was a lot of work to do regarding existing vs new plan on the linesets, etc.

For unit 2 – it looks like the system will still work with an approximate 3% capacity drop in cooling, so performance would still be good. Unfortunately, I don't believe unit M will work at all moving to the upper roof. The maximum length of vertical lineset is 49' which I believe we would be over for the larger unit in the main living area.

The largest hurdle to moving unit 2's equipment or installing new to the upper roof is the install. First we would need scaffolding or lift equipment to run the linesets safely with costs of \$15,000 to \$20,000. More concerning is the path of the lineset. We would be running the lines across the roofing of Brian's home with 2 sets of lineset and line hide for the existing equipment (Tuckers will not work), so a minimum of 1.5' wide of lineset (approximately 8" wide per lineset) with additional if adding in Lisa and Chentian. Biggest concern is the need for anchoring in both the lineset and line hide to the roof. This would mean many screws going into a newer roof which I don't believe we would even move forward with as it could compromise the seal of the roof.

I personally feel the best option is moving the equipment closer to the back wall and concealing with lattice fence. Please let me know if I left anything out.

**Scott Weiss**

**Project Manager**

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