

Beacon Hill Architectural Commission
Public Hearing Minutes
Boston City Hall, Piemonte Room
Boston, MA, 02201

October 18, 2018

Commissioners Present: Paul Donnelly, Joel Pierce, Miguel Rosales, Kenneth Taylor, Danielle Santos

Commissioners Not Present: Thomas Hopkins, P. T. Vineburgh

Staff Present: Joe Cornish, Gabriela Amore

5:00 PM K. Taylor called the public hearing to order.

Violations

60 Chestnut Street (19.176 BH): Installation of deck railing at rooftop deck at rear garage; installation of HVAC condensers at garage roof; proposal to install temporary mesh screening in front of condensers.

Representative: John Holland, Holland Companies.

The applicant presented images of the noted violations. Commission members asked for clarification about how the project changed from what was approved to what was constructed. The applicant explained that a former staff member from his company had numerous conversations with previous Commission staff, which resulted in projects evolution. The applicant asked if it would be possible to meet with former Commission staff to discuss this further. Commission members discussed continuing the hearing until the applicant fully researched a timeline of the project with details of when changes were made to the plans approved by the BHAC.

Christy Nicholas, an abutter to 60 Chestnut Street requested that she and other neighbors be notified when future hearings will take place to review this project. Commission staff requested interested parties present leave their contact information to be notified in the future.

In conclusion the application was continued. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote in favor of a continuance was 4-0 (PD, MR, JP, KT, PTV).

Design Review

80A West Cedar Street (19.534 BH): At roof, extend roof deck east to align with existing headhouse.

Representative: Timothy Burke

The applicant presented photos of existing conditions and plans of the proposed project. He explained that the work is only minimally visible from the street.

The Commission discussed the visibility of the work, and expressed the need to deny the application.

Public comment was opened, and Rob Whitney from the Beacon Hill Civic Association (BHCA) stated that the work is entirely visible from Phillips Street. Jim Rosenfeld stated that only about 2ft is visible, but it is still too much.

Staff recommended denial due to the visibility of the project.

- **In conclusion the application was denied without prejudice. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS).**

94 Beacon Street (19.537 BH): At front façade roof install low profile copper skylight and copper roof panels at infill between the two existing dormers, replace rubber roofing at existing dormers with slate, and install new copper gutter and flashing..

Representatives: Timothy Burke, Greg Hogan, Paul Lukez

Timothy Burke presented photos of existing conditions and plans for the proposed project. He explained that the skylight would be covered at night, so there would be no light pollution created by this change to the building. They will not be re-glazing any other windows, and the dormers are not going to be changed.

The Commission discussed the visibility of the proposed work. The Commission also suggested that the view of the skylight through the windows be reduced, to help their visibility issue.

Public comment was opened and Jim Rosenfeld expressed concern about the visibility of light at night.

Staff recommended denial due to the visibility of the project.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and D. Santos seconded the motion. The vote was 3-1-1 (Y: JP, DS, KT; N: MR; A: PD)**
 - **Use tinted glass and dark frames.**
 - **Submit a sample of the glass and the frame to staff for approval.**

36 Joy Street (18.1423 BH): Replace existing 6'-0" cedar stockade fencing alongside yard; attach five panels of treated lattice fencing for ivy wall; install single lattice panel at wall and ally end for ivy wall.

Representative: Lawrence O'Connor, Isabelle Slotine and Ken Crisafulli.

The applicant presented photos of existing conditions and plans of the proposed fence and trellis.

The Commission agreed that the applicant is moving in the right direction with the design of the fence and requested more information about the attachment of the fence to the existing iron

fence. The Commission discussed the color of the fence and the pattern of the lattice for the trellis.

- **In conclusion the application was motioned to be continued. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS).**

79 West Cedar Street (19.042 BH): Install brass flag mount into mortar on front elevation and install flagpole between windows on second story.

Representative: Sean Cryts

The representative presented photos of existing conditions and plans for the proposed work. He offered to provide a mockup and more photos of necessary. The Commission questioned whether the flag would be raised at all times, and the representative mentioned that there would be a mechanism installed to lower the flag when necessary. There was discussion of flag codes, and it was unclear whether or not an American flag is required to be illuminated at night. The Commission suggested that installing the flag over the door might be more appropriate.

Public comment was heard from John Carlton, who asked who would be making the pole for the flag. Steve Courtney suggested that the flag be installed straight rather than angled.

- **In conclusion the application was motioned to continue. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-1 (KT, PD, JP, DS). (MR opposed the vote).**

122 & 126 Charles Street (19.522 BH): At front façade install two new wood blade signs using existing sign brackets.

Representatives: Amanda Pratt

The representative presented photos of existing conditions and plans for proposed work, and stated that she intends on using the brackets that already exist on the façade. She explained that the two proposed signs are identical and the heights of the poles are the same as well.

The Commission stated that the applicant's brackets on her building are at two different heights, and therefore felt that their placement should be consistent. The Commission discussed the appropriateness of having two blade signs for the same business.

During public comment Rob Whitney asked if there is a licensing issue because the establishment plans on serving coffee.

- **In conclusion the application was approved with provisos. J. Pierce initiated the motion and D. Santos seconded the motion. The vote was 3-2 (Y: KT, JP, DS; N: PD, MR).**
 - **That both signs hang at the same height from the sidewalk and nearer to the sidewall of the building, matching the position of the sign for "Pressed" located at the neighboring building.**

48 Temple Street (19.163 BH): Replace historic paired entry doors.

Representatives: John Carlton, Matt Farkus and Nat Sims

John Carlton presented photos of existing conditions and plans for the proposed work, and added that the doors were deemed unrepairable so they would like to replace it in-kind. They plan on discarding the hardware, as well as the kick plates.

The Commission inquired on details of the proposed door, such as size, finish, and hardware. They felt that the proposed hardware is very simple, and period appropriate hardware should be considered.

Staff recommended re-using the carved panels of the existing doors and added that plans for a mail slot, buzzer, and door numbers should be included in a future application.

Public comment was opened, and Jim Rosenfeld concurred with staff recommendation.

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and D. Santos seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS).**
 - **The panels be re-used and details for appropriate hardware are to be submitted and remanded to staff.**

63 Beacon Street (19.242 BH): At rear two-story ell replace first-story and second-story steel casement windows with a wood six-over-six window flanked by six-over-six sidelights.

Representative: Paul Pawlyk

The representative presented photos of existing conditions and plans for proposed work.

The Commission questioned the visibility of the proposed work.

Staff recommended approving the project and noted that the bottom window is not visible from a public way and exempt.

Public comment was opened, and Jim Rosenfeld concurred with staff recommendation.

- **In conclusion the application was approved. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS).**

72 Beacon Street (19.240 BH): At front façade restore cellar window opening to original size and install a wood six-over-six window; replace non-historic cellar wood door with wood door with glass lights; and replace existing wood double entry doors with a single wood door.

Representative: Peter and Cecilia Raite, and Diane Lim.

The applicant presented photos of existing conditions and plans for proposed work. The house endured a fire, and there was substantial water damage.

The Commission discussed the history of the window wells, the history of the lower level door, and the history of the main entry doors.

During public comment Jim Rosenfeld questioned the appropriateness of the proposed cellar door.

- **In conclusion there was a motion to approve with the following provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS).**
 - **The existing main entry doors remain in place and unaltered.**
 - **The design of the cellar entry door be re-studied and remanded to staff.**

ADMINISTRATIVE REVIEW

- 19.258 BH 63 Beacon Street: At front façade install new wood window shutters on existing hardware.
- 19.240 BH 72 Beacon Street: At front façade replace existing roof skylight in-kind; replace deteriorated roof slate with new slate; replace first, second and third-story six-over-six non-historic wood windows in-kind; and replace dormer nine-over-six deteriorated wood window in-kind. **(See Design Review item above).**
- 19.243 BH 20 Chestnut Street: At front façade re-point masonry; restore first-story and garden-level windows and replace brick mold in-kind; repair existing shutters at first-story windows; install new storm windows at first-story windows; and repair grille at garden-level door.
- 19.525 BH 71 Chestnut Street: At front façade re-point masonry; replace all sills and lintels with cast stone; remove existing iron grate over door and iron gate at door alcove; clean rust off existing steel beam and re-paint; replace existing wood panels in transom over double doors with new glass panes; repair all doors; replace deteriorated sections of wood trim in-kind; Replace first-story sixteen-light wood window in-kind; and re-paint all exterior wood elements.
- 19.543 BH 82 Chestnut Street: At Chestnut Street façade replace eight fourth and fifth-story twenty-five light non-historic wood windows in-kind.
- 19.502 BH 19 Hancock Street: At front façade replace two third-story six-over-six non-historic wood windows in-kind and remove storm windows; and at rear elevation replace two third-story eight-over-eight non-historic wood windows in-kind and remove storm windows.
- 19.444 BH 78 Mount Vernon Street: At front façade replace rotten wood arched molding (including underside of arch), pilasters, panels, casing and plinth bases at entry in-kind.
- 19.530 BH 103 Mount Vernon Street: At front façade replace two cellar four-over-four non-historic wood windows with wood two-over-two windows; two first-story, three second-story and three third-story six-over-six non-historic wood windows in-kind; and two fourth-story two-over-two wood windows in-kind.

- 19.244 BH 53-57 Phillips Street (aka 55 Phillips Street): At Grove Street elevation repair metal bay.
- 19.512 BH 53-57 Phillips Street (aka 55 Phillips Street) Unit 4: At front facade replace three third-story one-over-one non-historic wood windows in-kind.
- 19.531 BH 93 Pinckney Street: At front façade replace three second-story two-over-two deteriorated wood windows in-kind.
- 19.486 BH 13 South Russell Street: At front facade re-point and repair masonry, and install copper flashing at oriel window.

In conclusion the applications above were approved with provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS). Application 19.525 BH 71 Chestnut Street: At front façade re-point masonry; replace all sills and lintels with cast stone; remove existing iron grate over door and iron gate at door alcove; clean rust off existing steel beam and re-paint; replace existing wood panels in transom over double doors with new glass panes; repair all doors; replace deteriorated sections of wood trim in-kind; Replace first-story sixteen-light wood window in-kind; and re-paint all exterior wood elements; application 19.243 BH 20 Chestnut Street: Installation of storm windows; and application 19.444 BH 78 Mount Vernon Street: At front façade replace rotten wood arched molding (including underside of arch), pilasters, panels, casing and plinth bases at entry in-kind, were continued to 11/15/2018 as Design Review items.

Ratification of the August 26, 2018 and September 20 Public Hearing Minutes

- K. Taylor motioned to approve the minutes, and P. Donnelly seconded the motion. The vote was 5-0 (KT, PD, MR, JP, DS)

8:20 PM K. Taylor adjourned the public hearing.