

**Beacon Hill Architectural Commission
Public Hearing Minutes**

Boston City Hall, Piemonte Room
Boston, MA, 02201

January 18, 2018

Commissioners Present: Paul Donnelly, Joel Pierce, Kenneth Taylor.

Commissioners Not Present: Thomas Hopkins, Miguel Rosales, Danielle Santos, P.T. Vineburgh.

Staff Present: Eric Hill, Preservation Planner; Kristian Boschetto, Preservation Assistant

5:05 PM K. Taylor called the public hearing to order.

DESIGN REVIEW:

67 Mount Vernon Street (18.582 BH) : Paint previously painted lintels, sills and door surround.

Representatives: Jeffrey Stayman, Condo Owner

The applicant presented photographs of the existing conditions. The Commission asked what the material of the lintels and sills were and if the applicant was able to figure out what the original color was after stripping the many layers of paint. The Commission was concerned with the completeness of the application and the presentation, and felt that they did not have an accurate enough representation of the scope of work. The Commission asked the applicant to further explain the method of replacement for the weathered brackets below the pediments. They also asked the applicant to confirm whether there were any necessary replacements on the door surround. The Commission felt that the proposed grey color for the sills was inappropriate and was too contrasted to the brick façade. They asked that the applicant consider a more appropriate color that is similar to the color of the neighboring façade.

- **In conclusion the application was approved with the following provisos. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, KT).**
 - **Paint sills a color between existing and the color of the sills at the adjacent properties;**
 - **Submit color sample to staff.**

95 Tremont Street (Granary Burial Ground) (18.791 BH): Install free-standing electronic donation station and granite pavers.

This application was withdrawn prior to the hearing and was not reviewed by the Commission.

Various Locations (Beacon Street and David G. Mugar Way) (17.790 BH): Replace street lights and install telecommunication equipment.

Representative: Ricardo Sousa, Prince Lobel

The applicant presented existing condition photographs, colored renderings, drawings, and site plans of the proposed light pole locations. The Commission asked if it were possible to combine the “whip” antenna with the curved light arm along Mugar Way, but the applicant said that it was not currently an approved design combination. Some of the Commissioners showed preference for the “whip” design because it was less offensive to them than the canisters, where other commissioners preferred the canisters because they did not add such a great height to the light poles. The Commission overall favored the pendant light style, and asked that those be implemented on Mugar Way.

- **In conclusion the application was approved with the following proviso. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 2-1 (Aye: PD, JP; Nay: KT).**
 - All proposed light pole replacements will be pendant lights painted black with canister antennas.

34 1/2 Beacon St (18.567 BH) (continued from 11-2017 and 12-2017 hearing): Renovate and expand the existing 9th floor headhouse.

Representatives: Jeanne Roberts, OMR Architects; Rebecca Burner

The applicant presented photographs, plot plans, and detailed architectural drawings. The Commission discussed the differences in size and visibility from the previous pergola construction, the previous presentations and the current submission. The Commission commended the applicant for following their suggestions and making an improvement on the skyline from the previous construction.

- **In conclusion the application was approved as submitted. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**

73 Mount Vernon Street (18.303 BH) (continued from 11/2017 and 12/2017 hearing):

Removal and reinstallation of iron picket caps; remove protruding pickets in granite wall; install chimney cap.

Representatives: Travis Blake, Sousa Design Architects; Mike Sherry

The applicant presented current photographs and examples of the proposed mortar. The Commission asked the applicant to clarify the different mortar colors and found that the darker color may be the most appropriate for the natural colors of the stone. The Commission also asked that the applicant clarify how they plan on fixing the holes that remained from the previous fence placement. Additionally they found that the pointing on the joints of the granite wall were unsightly and should be corrected if it is owned by the same property.

- **In conclusion the application was approved with the following provisos. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**
 - **Use the darker colored mortar for the fencing repairs;**
 - **Remove remaining pickets from granite and repair holes;**
 - **Repoint side of granite wall if owned by applicant.**

54 Charles Street (18.642 BH) (continued from 12-2017 hearing): Install hanging wall sign above front entry; install listings board on front elevation.

Representatives: Lauren Geshel, Red Brick Real Estate, LLC; Mark Marston

The applicant presented existing condition photographs and drawings. The Commission discussed the brick drawing on the proposed bracket sign and noted that the design might be too difficult to recreate and advised against it. They also suggested that the same font and word configuration of the old signage be used on the proposed bracket sign. The Commission felt that the background applique of the display box would be too challenging to create, and that they were better off having a black or red colored background with a black frame.

- **In conclusion the application was approved with the following provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 2-1 (Aye: KT, JP; Nay: PD).**
 - **Remove brick replica from bracket sign;**
 - **Use the same font and word configuration as previous sign logo on bracket sign;**
 - **Use a black frame and black background on display box;**
 - **Submit new drawings to staff.**

33-35 Bowdoin Street (18.778 BH): Extend existing fire escape on south (side) elevation for egress.

Representatives: Regan Shields; Doug Kelleher; Jim Alexander; Jan Steenbrugge

The applicant presented existing condition photographs and drawings of the proposed fire escape. The Commission asked if the applicant had explored other forms of egress and the applicant said that the only other place for egress would run through the sanctuary, which has preservation protection on it. The Commission also asked the applicant to confirm that they had the approval of all other appropriate parties.

Public testimony was called for and Dan Prager, a representative of the BHCA, said that the association suggested an alternative egress with a ladder. The Commission noted that due to the incline and angle, that would not meet code.

- **In conclusion the application was approved as submitted. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**

4 Charles River Square (18.779 BH): Create two window wells from existing windows at basement level on front elevation; install lattice fence in rear yard.

Representatives: Monica Pauli, Pauli and Uribe Architects

The applicant presented current condition photographs, historic photographs, and drawings. The Commission discussed the visibility of the project and determined that the scope of work was not visible from a public way and was thus exempt from review. There was no motion or vote necessary.

- **In conclusion the application was exempt from review.**

24 Joy Street (18.777 BH): Replace entry door and transom; paint entryway.

Representatives: Thomas Trykowski, Silverman Trykowski Associates, Inc.; Adrian Licher

The applicant presented existing condition photographs, product examples, and colored renderings. The Commission discussed the configuration of the door and asked the applicant to explain why they think there is precedence for white doors on this street. The Commission felt that the color did not seem appropriate when reviewed on its own, but in the context of the building across the way there is precedence.

- **In conclusion the applicant was approved as submitted. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**

83 Chestnut Street (18.769 BH): Replace existing wrought iron door gate with new four-panel solid wood door with fan transom window; replace three fixed, single-pane windows on front elevation with 6-lite casement windows and 8-lite transoms; install wrought iron bars over existing plywood panel; construct rooftop deck; replace non-original chimney pots with chimney cap.

Representatives: Henry Ladd, Howland Company Inc; Mark Schmidt; Damon May

The applicant presented photographs of the existing conditions, detailed architectural drawings, renderings, and product examples. The Commission discussed the visibility and configuration details of the proposed roof deck, and the applicant presented a secondary option for this deck that was less visible. The Commission then discussed the current configuration of the front windows and what the historic configuration may have been. The Commission discussed the current and proposed visibility of the third floor front deck lattice, and felt that it should not be extended as it would increase its visibility. The Commission then discussed the lower panel on the front elevation, and they discussed whether the exhaust pipes were necessary and how they could be hidden in the panel. They suggested that a grille be added to conceal the exhaust pipes and louver. The Commission asked the applicant whether they would be concealing the conduits on the third floor deck where the proposed sconces were to be installed. The Commission felt that the removal of the door and gate from the front entrance was inappropriate and that it should not be reconfigured. They suggested that the applicant seek other methods of security and that a new mailbox be installed that would better fit their needs.

Public testimony was called for and Dan Prager of the Beacon Hill Civic Association asked for details of the second roof option. He also asked that the exhaust pipes be put on the rear and away from the public way.

- **In conclusion the application was in part approved and in part granted a continuance to a subsequent hearing with the following revisions. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**
 - **Approve chimney caps, sconces, and replacement of lattice fence in kind;**
 - **Continue roof deck with mock-up to be constructed and seen by staff prior to the hearing;**
 - **Reconfigure window plans with no opening expansion;**
 - **Reconfigure entrance plan with new proposed mailbox;**
 - **Reconfigure front panel with concealed exhaust outlet.**

ADMINISTRATIVE REVIEWS

- 18.772 BH** **22 Beacon Street**: Replace ten non-original 1/1 wood windows on second story with 1/1 wood double-hung windows to match existing; replace wrought-iron entrance stoop to match existing.
- 18.803 BH** **63-64 Beacon Street**: Repair 22 windows on structure; paint sills to match.
- 18.725 BH** **42 Chestnut Street**: Replace 19 sashes using existing frames; change lite configuration on front bay from 6/6 for all bay windows to 4/4 on left and right sashes central to remain 6/6.
- 18.718 BH** **97 Chestnut Street**: Replace rotten trim boards on dormers; repair sections of wood front door and paint; paint garage doors; repair expansion joint at right side of structure.
- 18.735 BH** **26 Mount Vernon Street**: Replace four storm windows with Tru-Channel storms in black to match existing.
- 18.706 BH** **70 Mount Vernon Street**: Replace three historic 6/6 wood windows on third floor in kind; remove storm windows.
- 18.770 BH** **109 Mount Vernon Street**: Cut and repoint brick at party wall; install flashing; re-seal chimney caps; power wash brick.
- 18.768 BH** **15 River Street**: Replace seven 9th floor 1/1 windows from a 2001 renovation with 1/1 wood windows to match existing

In conclusion the applications were approved as submitted. K.Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).

Ratification of the December 21, 2017 Public Hearing Minutes

Approved as submitted J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, KT).

9:21 P.M.: K. Taylor adjourned the public hearing.