

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

**May 17, 2018**

**Commissioners Present:** Paul Donnelly, Joel Pierce, Miguel Rosales, Danielle Santos, Kenneth Taylor, P.T. Vineburgh.

**Commissioners Not Present:** Thomas Hopkins.

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

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

**VIOLATIONS:**

**17 Hancock Street (18.1233 BH):** Installation of fire strobe and bell at front elevation.  
*Applicant: Nicholas Colavito*

The applicant was not present at the hearing. The Commission did not review the application, and it will be heard at a subsequent hearing. The Commission suggested to staff that 13 Louisburg Square could be used as a case study for similar work. The Commission also mentioned that staff should check with the Fire Department on painting of the equipment a while to blend in with the features behind.

**DESIGN REVIEW:**

**81 Mount Vernon Street (18.1070 BH):** Install landscaping at front yard.  
*Representatives: Maria Tamvakologos; Josh Oldfield*

The applicant presented photographs of the existing conditions, drawings of the proposed landscaping, and images of the flowers to be used in the new landscaping set up. The Commission discussed the species of plants to be planted in the yard, and confirmed that the species of boxwood would not outgrow the fence height. The Commission found that the new landscaping proposal was much more appropriate than the previous; however, they questioned their purview over landscaping projects. Staff noted that the guidelines grant the Commission purview over more permanent plantings such as the ones being proposed.

- **In conclusion the application was approved as submitted. P. Donnelly initiated the motion and M. Rosales seconded the motion. The vote was 6-0 (PD, JP, MR, KT, PTV, DS).**

**11 Irving Street (18.872 BH):** Replace three non-original windows on front elevation of the third story with wood, SDL 6/1 windows with half-screens.  
*Applicant: Richard Moore*

The application was withdrawn prior to the hearing and the Commission did not review the proposed work. The application will be reviewed by the Commission at a subsequent hearing.

**12-14A Beacon Street (18.1238 BH):** Replace all 1/1 wood sashes visible from public way in kind; replace existing 2/2 sheet metal windows on addition with 2/2 double hung aluminum sashes (**see also Administrative Review/Approval work below**).  
*Representative: Leslie Donovan, Historic Preservation Consultant*

The applicant presented existing condition photographs, detailed architectural drawings and diagrams of the proposed window replacements. The Commission asked the applicant to explain in detail which windows were to be replaced and which were to be restored. The Commission noted that the specifications for the new windows did not match the original, and the applicant said that they would have the contractor fix the drawings. The Commission discussed the visibility of the metal windows, and staff explained that they are minimally visible from an alleyway along Park Street as well as from Bowdoin Street. The Commission felt that the replacement of the metal windows with aluminum was not appropriate because it is not consistent with the original metal sash material and dimensions. The Commission felt that the portion of the application regarding the metal windows should be continued so that staff can obtain more pictures and so that the dimensions of the replacement windows can be corrected.

- **In conclusion the application was partially approved and partially granted a continuance. P. T. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 6-0 (PD, JP, MR, KT, PTV, DS).**
  - **Continue metal window replacement proposal to future hearing;**
  - **More detail of the proposed window required.**

**6 Mount Vernon Place (18.1236 BH):** Restore entryway to historic configuration with Federal detailing; flip front door in original configuration.  
*Representative: Stephen Gallagher, S. J. Gallagher Design*

The applicant presented historic photographs and blueprints, existing condition photographs, drawings of the proposed configuration, and images of the proposed hardware and intercom system. The Commission discussed the origins of the original entryway and where the existing marble columns may have come from. The Commission found that the proposal was an inappropriate hybrid and that either the original configuration should be restored or they should keep what currently exists. The Commission found that restoring the entryway to its original configuration would match the other houses along the street and would be more appropriate. Staff felt that the application should be approved with provisos and that the entryway should be restored to its original condition and that the marble columns should be salvaged and used elsewhere. The applicant said that they had a secondary proposal for restoring the entryway to the original conditions, and that although it is not their preference; they are prepared to make the change. The Commission discussed the alteration of the stair, and the applicant said that they can reconfigure it to match the neighboring houses.

Public testimony was called for and Charlotte Thibodau of the Beacon Hill Civic Association was advocating for keeping the entryway in its current condition because it

is an important part of the building's history and that Beacon Hill is unique in that every building is different and has had parts recycled from other buildings. Leslie Donovan, historic preservation consultant, noted that the Commission and applicant had mentioned stucco for the entryway material, and that this would not be an appropriate material for the building. The Commission clarified that there would be no stucco and that the entryway would have cast stone.

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 6-0 (PD, JP, MR, KT, PTV, DS).**
  - **Approve 2<sup>nd</sup> alternative to restore entryway to original configuration;**
  - **Material is to be a cast-stone and painted to match others on the street.**

## ADMINISTRATIVE REVIEWS

- 18.1238 BH** **12-14A Beacon Street:** Remove and repair existing leaded glass windows on Beacon Street façade and install exterior (interior) storms; reproduce missing leaded glass windows to match existing; restore damage and missing wooden brickmold to match existing; repair windows on first story south elevation; restore metal-clad fire shutters; clean masonry with D/2 biological solution; repoint sections to match existing in materials, tooling and color (see also Design Review work above).
- 18.1205 BH** **12 Byron Street:** Replace non-original arched window on first story with wood TDL window to replicate historic plans.
- 18.1215 BH** **141 Cambridge Street (First Harrison Gray Otis House):** Repair wood window frames sills and cornice and paint all woodwork to match existing; remove fourteen front facing windows, repair glazing, scrape and paint to match existing replacing broken pieces and panes as required; temporarily cover fourteen window openings on front elevation with clear plastic sheets; repair front brownstone steps by patching to stable surface, cleaned and scored and skim coat installed.
- 18.1223 BH** **1 Charles River Square:** Coat existing stone elements with Conproco to match existing color.
- 18.1230 BH** **101 Charles Street:** Repoint brick joints; repair cracked header; replace broken bricks with ones to match existing in color and dimension; restore limestone sections; repair and repaint window moldings; repair metal cornice and paint; wash masonry with Sure-Clean 600 detergent.
- 18.1228 BH** **38 Chestnut Street:** Repair damaged trim at front and rear elevations; repair front oriel trim; repaint trim to match existing; repoint masonry at chimney to match existing; repair and repaint rear fire balcony.
- 18.1245 BH** **43 Chestnut:** Paint front door, trim and shutters.
- 18.1118 BH** **24-26 Hancock Street:** Replace rear gutter at cornice with copper gutter.
- 18.1204 BH** **25 Hancock Street:** Repair front masonry façade and stucco with Lime plaster premixed stucco to match existing.
- 18.1237 BH** **32-34 Hancock Street:** Replace 10 aluminum single pane windows on mid-century addition in kind; replace eight non-original 6/6 wood windows on historic rowhouse in kind; repair weather-stripping and replace half screens on bay window and two adjacent 6/6 windows.
- 15.942 BH** **51 Hancock Street:** Extend approval period of previously approved rooftop deck for one year.

- 18.1217 BH** **78 Mount Vernon Street:** Replace eight 6/6 and two 8/8 non-original sashes on front elevation and replace with wood, double hung TDL windows with half screens.
- 18.1120 BH** **87 Mount Vernon Street:** Scrape and paint railing on stone wall black.
- 18.1213 BH** **130 Mount Vernon Street:** Repaint main structure using color match; clean tiles on perimeter wall.
- 18.1232 BH** **70 Myrtle Street:** Infill missing patch of brick with salvaged brick onsite and grout to match existing.
- 18.1218 BH** **70 Myrtle Street:** Install six pairs of shutters on front elevation to replace past shutters.
- 18.1201 BH** **132 Myrtle Street:** Cut and repoint western side wall to match existing.
- 18.1119 BH** **8 Park Street:** Replace one non-original 6/6 window and five non-original 6/9 windows with wood, TDL windows.
- 18.1140 BH** **145 Pinckney Street:** Replace sections of garden fence to match existing.
- 18.1241 BH** **145 Pinckney Street:** Replace two overhead garage doors to match existing.
- 18.1219 BH** **1 Spruce Street:** Dismantle and reconstruct chimney reusing brick and chimney pots, mortar to match exactly; replace existing deck boards on roof deck and reset rail if necessary; paint window trim, sash, and doors at rear elevation.
- 18.1229 BH** **28 West Cedar Street:** Repaint entry to match existing; repair grout in front steps; repair and repaint and reinstall existing shutters; repair and replace existing shutter tiebacks to be uniform.
- 18.1225 BH** **44 West Cedar Street:** Replace all windows on front and rear elevations in kind with Proper Bostonian windows.
- 18.1241 BH** **44 West Cedar Street:** Replace non-original fourth floor rear elevation dormer casement windows with true wood casement windows in existing dimensions and lite configuration.
- 18.1234 BH** **44 West Cedar Street:** Clean and repoint masonry on rear elevation; repair wood trim at rear fourth story window; replace existing gutter with copper gutter; install new copper gutter on rear elevation.
- 18.1227 BH** **Willow Court:** Install 36" black wrought iron pedestrian gate at entrance to private Willow Court to be installed into brick sidewalk.

**In conclusion the applications were approved as submitted. M. Rosales initiated the motion and P. T. Vineburgh seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**

#### **ADVISORY REVIEW**

**95 Tremont Street (Granary Burying Ground) (18.1198 BH):** Install temporary donation station on concrete pad in burying ground.

*Representatives: Kelly Thomas, Boston Parks and Recreation; Rob Rothen, staff engineer.*

The applicant presented three location options for a temporary donation station at the history Granary Burying Ground. The applicant also explained that their budget for all 16 burying ground locations is extremely limited, and the possibility for an increased budget based on donations would help them improve all locations. The Commission felt that the installation of this donation station would be inappropriate for such a historic

location. The Commission asked that they modify the design of the station so that it doesn't look so obtrusive. They also said that they should put the station by the entry but to the left so that it does not obstruct the view of the iconic Egyptian revival gate entryway.

**No vote is given to Advisory Review applications, comments only.**

**RATIFICATION OF THE APRIL 19, 2018 PUBLIC HEARING MINUTES**

**The minutes were not voted on at this hearing and will be reviewed at a subsequent hearing.**

**7:00 P.M.:** K. Taylor adjourned the public hearing.