

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

August 16, 2018

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

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

Staff Present: Eric Hill, Gabriela Amore

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

Violations

11 Irving Street (19.099 BH): Installation of intercom system in vestibule.

Representative: Corinne Getchell

The applicant provided a PowerPoint presentation of images of the vestibule that is in violation. She indicated that the intercom in question was already on the building before her association was there.

The Commission clarified the layout of the building, addressing the location of the intercom in proximity to the front door. The Commission noted that the setup was impractical, and not consistent with the historic district. Staff recommended denial without prejudice finding that there is no record of the intercom system being approved in the back, that the intercom be moved behind the front door away from the basement, and if it isn't possible, place in the front.

Public testimony was called for and Christine Donnelly, a resident of the building, expressed her dislike for the location of the buzzer, because visitors mistake her basement door for the entry to the complex, creating a safety concern for her.

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

Design Review

133 Charles Street (18.1330 BH): Install 26"x20" solid oak, painted projecting sign using existing bracket.

Representative: Millicent Cutler

The applicant provided a PowerPoint presentation compiled of images of her storefront and plans for signage, and shared with the Commission her efforts to get a sign installed, because she hasn't had one for the past 3 months. The applicant prefers raised letters on the sign, but would also accept carved letters.

The Commission clarified the existing conditions of signage hardware on the applicant's store front, noting that she had everything required, and just no sign. The Commission suggests that the applicant use carved letters instead of raised ones, and that she return with proper documentation of signage plans. Staff recommended using the existing bracket, and that a carved sign is preferred, but not required.

Public testimony was called for and Charlotte Thibodeau from the Beacon Hill Civic Association (BHCA) requested that a simulation of the sign be placed on the storefront. and commented that the BHCA prefers carved letters.

- **In conclusion the application was approved with the following proviso. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**
 - **The applicant is to submit updated shop drawings and illustrations of the bracket and sign consisting of carved wood to staff for its review and approval.**

87 Pinckney Street (18.1407 BH): Replace existing pendant light at front entrance with recessed lighting.

Representative: Linda Ward

The applicant presented the Commission her request to use a semi-recessed light fixture in whatever finish the Commission prefers. Regarding light angle, the representative explained that she desired a light that will illuminate the doorway so residents can see at night.

The Commission acknowledged the issue of having an undetermined type of light, whether the proposed light will be a spotlight or more angled. Staff recommended approval with the proviso that the light finish be copper bronze

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**
 - **The light finish be copper bronze.**
 - **The light angle is a narrow flood light rather than a spot light.**

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 alley end for ivy wall.

Representative: Lawrence O'Connor

The applicant presented the updated application and explained the need for replacing the current wood fence and in addition to this, adding lattice for ivy to grow on. The applicant proposed that the wooden fence be unfinished. The applicant explained that the wooden fence and iron fence that abut each other have been that way for at least 25 years, and in summary does not understand the Commission's opposition to replacing the fence in-kind with lattice. The applicant explained that the fence is necessary for privacy and screens street level windows at 36 Joy Street from the presence of cars at the neighboring property. The applicant requested more guidance on what type of fencing the Commission would like to see.

The Commission suggested looking at alternatives.

Staff recommended approval with the provisos that the proposed fence exactly replicate the existing fence and remain unfinished, and that the lattice panels be affixed to the fencing to allow for vines to grow.

Commissioner Rosales felt that having the wood and iron fences next to each other was inappropriate, and that a new option should be presented to the Commission. He also stated that the wood fence could be installed but should relate to the metal fence better, and that no pickets should be exposed, and perhaps made shorter.

Commissioner Pierce felt that the stockade fence is not appropriate and suggested that a solid fence be installed instead and covered entirely with ivy.

Commissioner Taylor stated that the lattice is not appropriate at all and suggested installing plastic coated wire with climbing ivy along the entire length of the fence.

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

120 Charles Street (18.1447 BH): Repair window sashes and storm windows.

There were no representatives present.

32-34 Hancock Street (18.1511 BH): Replace asphalt shingles at roof in kind in "Black Pepper"; replace awning fabric at dormer in "Driftwood Tweed".

Application withdrawn.

11 Chestnut Street (18.1415 BH): Replace all historic 6/6 window sashes on front elevation with insulated glass sashes.

Representative: Zack Stedlock, Holland Construction.

The applicant described the changes made to his application since the 7/19/2018 public hearing, and clarified that the only difference is the glass and that the sash replacement remains in the same location.

Upon inspection, the Commission learned that there were measurement errors in the plans, and requested they be corrected..

- **In conclusion the application was approved with the following proviso. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-1 (Yea: PD, JP, KT; Nay: MR).**
 - **Approval is subject to accurate documentation of existing window sashes, and a replication of the dimensions of the existing sashes in the replacement sashes.**

11 Louisburg Square (18.1525 BH): Replace 14 windows on front elevation in kind with TDL, wood, double hung windows with curved sashes at bow front; repaint and repair shutters; repaint ironwork; repaint previously painted stone window sills.

Representatives: Ryan Garrity, Patrick Nash, Freddie MacGuire, Sean Cryts

Mr. Garrity presented the application, and explained that 2 sashes fell out during the winter and may contain lead paint. Sean Cryts from Historic Windows & Doors, stated that the windows cannot be restored because there is very little material left that they can work with.

Mr. Garrity explained that their goal is to match the window work completed next door, reuse whatever material possible, and only replace what must be replaced. Mr. MacGuire acknowledged the Commission's past concerns about the installation of window screens and stated that they will not be installed as indicated on the plans.

The Commission clarified with the applicant that the sash of the window is curved, but the glass is straight, and the additional depth of the windows will be going inside, rather than having the windows protrude. Staff recommended that the cream color should be retained, windows should be replaced, storm windows should be removed, the proposed work should match that of the adjacent building, and they should retain the existing color on windows. The Commission also proposed that all the dimensions of the existing work be verified by staff.

Public comment from the Beacon Hill Civic Association (BHCA) stated that the windows be restored and not replaced. In addition, all elements should be repainted in-kind, including the sills and lintels.

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**
 - **Verified measurements and updated drawings be submitted to staff for review.**
 - **Window paint color should match the existing paint color.**
 - **Lintel and sill paint color to match with 13 Louisburg Square.**

- **Historic/wavy glass installed on some panes, preferably all.**
- **No screens on windows**

141 Cambridge Street (18.1524 BH): Install iron hand railings at front entrance; install irrigation line; install four security cameras.

Application withdrawn.

63 Beacon Street (19.111 BH): Replace two non-original basement windows on front elevation; install security grates on two basement windows; relocate hose bib under lintel at basement lintel to granite façade.

Representative: Adam Wylie

The applicant clarified that the sash is curved with flat glass, and that he is receptive to moving the hose bib to a location different from the proposed, contingent on discussion with the property owner. The applicant also discussed the client's desire for grates in front of the basement windows.

The Commission discussed the use of double paned windows or safety glass rather than the installation of metals grates, and suggested exploring alternate locations for the hose bib. Staff recommended approval with the provisos that the windows match those at the adjacent properties, the window grates be installed in mortar joints, and that the grates impact the historic material as little as possible.

- **In conclusion the application was approved with the following provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**
 - **If the owner is insistent on the window grate, they must return to the Commission.**
 - **Revised drawings showing curved sash be submitted to staff for review and approval.**
 - **Bronze hose bib be installed into side of wood window frame.**

93 Pinckney Street (19.095 BH): Replace three historic 2/2 windows on third floor with true divided, wood windows to match existing profile, dimension and color; remove storm windows.

Representative: Sean Cryts

The applicant explained that the windows were sustained extreme damage during the last repair. The applicant proposed the use of laminated glass for energy efficiency and noise control.

The Commission discussed the use of laminated glass. Commissioner Rosales suggested that the applicant submit updated drawings showing correct dimensions. Staff recommended replacement of the windows based on photographs showing existing deteriorated conditions; however, updated drawings with accurate dimensions must be submitted to staff for review and approval.

- **In conclusion the application was approved with the following proviso. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**
 - **Updated proposed and existing drawings are submitted to staff for review and approval.**

94 Beacon Street (19.102 BH): Alter roof decks and fire escape systems on roof; Construct new glass hatch for roof access.

Representatives: Timothy Burke and Paul Lukez

Commissioner Paul Donnelly recused himself for this application.

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

The Commission discussed potential light pollution from the skylight and recommended moving the railing back to decrease visibility. The Commission also discussed matching the design of the existing railing.

Public comment from the Beacon Hill Civic Association recommended a mockup of the railing height and expressed concern that the skylight on the dormer is visible through the dormer and visible from the public way. They also recommend setting back the roof deck.

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (MR, JP, KT).**
 - **Railing is moved back and be no higher than the existing railing.**
 - **The skylight in the dormer is denied without prejudice**

55-57 Brimmer Street (19.118 BH): Demolish and reconstruct rear one-story addition on back of carriage house; construct exterior fire escape and roof deck on reconstructed structure for alternate means of egress; replace HVAC units on roof.

Commissioner Rosales recused himself.

There were no representatives present.

- **In conclusion the application was continued. P. Donnelly initiated the motion and J. Pierce seconded the motion. M. Rosales recused. The vote was 3-0 (PD, JP, KT).**

ADMINISTRATIVE REVIEW

19.018 BH 53 Beacon Street: Replace three sets of window sashes on rear elevation with true divided, wood windows to match existing; remove storm windows.

- 19.118 BH 55-57 Brimmer Street: Repair and repaint door and transom at Brimmer Street entrance; Install door off Chestnut Street in lowered grade for accessible entrance; Replace sections of bricks on Chestnut Street façade in kind where needed to match existing; clean and repoint sections of façade to match existing; Replace brownstone sills to match existing; paint replacement granite sills to match brownstone sills and lintels; repair chimneys and replace dryer vent with chimney pots; replicate wood window frames in kind, repairing wood sashes; install copper flashing; replace deteriorated hayloft timber in kind and replace bird screening with nylon mesh; replace slate roof in kind; replace copper roofing at dormers.
- 19.094 BH 1 Chestnut Street: Repair brownstone lintels and sills using Conproco to match existing color, detailing and texture; repoint sections of façade to match existing.
- 19.049 BH 27 Chestnut Street: Replace non-original two-story, multi-lite arched window with insulated glass window; replace plywood cladding at beam of window.
- 19.109 BH 2 Derne Street: Dismantle structurally unsound rear chimney and reconstruct using salvaged bricks; install copper flashing at chimneys; replace broken lintels above third and fourth floor windows with cast stone to match existing in dimension, material, color and texture.
- 19.114 BH 82 Mount Vernon Street: Install fire department connection, strobe and bell; install front door buzzer; replace seven pairs of wood shutters on front elevation.
- 19.108 BH 50 Myrtle Street: Replace sections of non-original iron fencing with historic design installed into curbing at playground entrance; repaint existing wrought iron fencing black; repaint tree guards black; repaint benches black; install bronze turtle sculpture in playground.
- 19.022 BH 90 Myrtle Street: Repoint two chimneys using mortar to match existing.
- 19.138 BH 55 Phillips Street, #1: Replace six non-original wood 1/1 windows in kind.
- 19.139 BH 55 Phillips Street, #2: Replace four non-original wood 1/1 windows in kind.
- 19.140 BH 55 Phillips Street, #3: Replace six non-original wood 1/1 windows in kind.
- 19.141 BH 55 Phillips Street, #5: Replace six non-original wood 1/1 windows in kind.
- 19.137 BH 55 Phillips Street, #7: Replace six non-original wood 1/1 windows in kind.
- 19.090 BH 33 Revere Street: Replace three non-original 6/6 windows on third floor of front elevation with true divided, wood windows.

- **In conclusion the applications above were approved. J. Pierce initiated the motion and K. Taylor seconded the motion. M. Rosales recused. The vote was 3-0 (PD, JP, KT).**

Ratification of the July 26, 2018 Public Hearing Minutes

- **Approved as submitted. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, MR, JP, KT).**

7:50 PM K. Taylor adjourned the public hearing.