

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

January 17, 2019

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

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

Staff Present: Joe Cornish, Gabriela Amore

5:12 PM M. Rosales 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; Justin White, Holland Companies

Mr. Holland explained his proposed work to cure the violation by dismantling the existing deck and building it as approved in 2016. He presented plans showing the deck to be re-built to a height of ten feet one inch. The Commission discussed the fact that the 2016 plans show the height of the proposed deck being eight feet and eight inches, and not ten feet one inch. The Commission also discussed the visibility of the proposed HVAC units.

Commissioner D. Santos entered the chambers.

During public questions, Sandy Steele of West Cedar Street expressed concern about the height of the deck, and stated that it was the biggest problem about this project. Abutter Christine Nicholas of 58 Chestnut Street stated she has no concern as an abutter but expressed concern about the height and visibility of the deck and HVAC units. She also stated that she is a structural engineer and believes that the deck should have been built as an independent structure. Abutter Lynda Lee expressed concern over the fact that the work that has been completed is not in line with what has been approved. She is also concerned about the precedent it may set if the Commission approved the amended application. Staff read its recommendation to approve the project with provisos. Abutter Johanna Lee also expressed concern about the fact that the work that has been completed is not in line with what has been approved.

- **In conclusion, there was a motion to deny the application. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**

Design Review

81 Charles Street (19.684 BH): At front façade replace window trim at ground floor commercial space in-kind.

Representative: Jim Fay

Mr. Fay presented photos of existing conditions and plans of the proposed work. He explained that he planned on replicating the windows that are adjacent to their property at 83 Charles Street.

The Commission pointed out that there is signage glued to the façade, which must be removed due to the fact that it is in violation of the district guidelines. The Commission also pointed out that the awning was replaced without the Commission's prior review and approval, and directed staff to issue violations for the signs and awning.

There was no public comment.

- **In conclusion the application was approved with provisos. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **The applicant must submit drawings to the staff to confirm the window frame matches the frame at 83 Charles Street in-kind.**

32-34 Hancock Street (19.629 BH): Amend application 17.892 BH to change design of approved fence at rear elevation.

Representative: Kelly Robbins

Ms. Robbins presented photos of existing conditions and plans for the proposed work. She explained that they want to amend their last application because they would like to extend the length and design of the fence. They are proposing a cedar wood fence, with a natural finish. Ms. Robbins explained that her client is open to wood or steel posts for the fence.

The Commission discussed the appropriateness of lattice at the top of the fence, the varying widths of the fence panels, the width of the proposed gate, and whether or not the fence should be painted.,

There was no public comment.

- **In conclusion the application was approved with provisos, P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **The fence be painted black with no lattice work and with uniform panel widths with details remanded to staff.**

34 Beacon Street (19.628 BH): At roof replace flashing, repair railings, replace gutter and downspout, repair snow guards and repair chimneys; at front façade and side elevation re-point and repair masonry, and replace all windows in-kind; at side elevation repair window guards;

and at front façade repair balconies including replacing wood ceiling in-kind, replace balcony sash in-kind; restore entry door, and replace glass at sidelights.

Representatives: Mona Bonnot, Sean Cryts, Terry Duncan, Pat Nash

Ms. Bonnot presented photos of existing conditions and plans for the proposed work. Mr. Cryts spoke more in depth about the deteriorated condition of the existing windows.

The Commission expressed the opinion that the windows on the front façade and side elevation should be consistent six-over-six sash. They also discussed using untreated copper in their work, and the appropriateness of the proposed balcony bracing. They also discussed using mahogany wood on the deck, and to keeping it unpainted.

There was no public comment.

- **In conclusion the application was approved with provisos P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **The replacement windows at the side (Joy Street) elevation be six-over-six wood sash windows.**
 - **The proposed balcony bracing is eliminated from the project, and the decking be mahogany with a natural finish.**
 - **All new copper be untreated.**

ADMINISTRATIVE REVIEW

19.677 BH 27 Anderson Street: At front façade and side elevation replace six non-historic second-story vinyl one-over-one windows with wood one-over-one windows.

19.678 BH 58 Myrtle Street: At front façade remove four second-story storm windows and replace four non-historic second-story one-over-one wood windows with one-over-one wood windows.

19.664 BH 30 Pinckney Street: At front façade remove second-story storm windows; replace two non-historic second-story two-over-two wood windows with two-over-two wood windows; replace six non-historic second-story one-over-one wood windows with one-over-one wood windows; and replace two non-historic second-story transom wood windows with wood windows.

In conclusion the applications above were approved. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, JP, PD, DS).

Ratification of the October 18, 2018; November 15, 2018; and December 20, 2018 Public Hearing Minutes

- **In conclusion the minutes were approved. D. Santos initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (MR, JP, PD, DS).**

6:54 PM M. Rosales adjourned the public hearing.

