

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

May 16, 2019

Commissioners Present: Joel Pierce, Miguel Rosales, Paul Donnelly

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

Staff Present: Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

5:09 PM M. Rosales called the public hearing to order.

Violations

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

Representative: Corinne Getchell

Ms. Getchell presented the existing conditions of the violation and her plans to relocate the intercom. She stated that a custom brass cover can be used when reinstalling the intercom to the front façade of the building.

The Commission agreed that the brick façade should not be penetrated. They suggested moving the intercom inside the building and having the exterior door lock during the night. They also felt that the proposed intercom system was large and out of character for the district.

During public comment Christine Connelly, a resident of 11 Irving Street, stated that she felt the intercom should be placed to the right of the main entry door and away from the entry to her lower-level unit. Richelle Gewertz from the Beacon Hill Civic Association stated that she felt the intercom should be placed inside the entryway foyer.

Staff read its recommendation to approve the application with provisos.

In conclusion, there was a motion to deny the application, giving the applicant a two month period to remove the intercom system. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).

Design Review

94 Beacon Street (19.900 BH): Replace deteriorated roof slates in-kind; replace deteriorated wood trim at dormer in-kind, and install new copper flashing.

Representatives: Timothy Burke, Paul Lukez, Greg Kogan

Mr. Burke presented photos of existing conditions, reviewed the plans for the proposed work, and provided samples of the original slate along with the proposed replacement slate.

The Commission clarified that the mock-up that was in place was unrelated to this work.

There was no public comment.

Staff read its recommendation to approve the application.

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

25 Phillips Street (19.1151 BH): At rear elevation replace rear door to deck and restore bricked-in window opening

Representative: Ted Toran

Mr. Toran showed photos of existing conditions and plans for the proposed work. He stated that the door would be painted black to match the existing conditions.

The Commission felt that the drawings provided were not sufficient and that more developed shop drawings with dimensions were needed for a thorough review.

During public comment, Richelle Gewertz from the Beacon Hill Civic Association stated that the replacement door should match the existing door on the second floor.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

- **The applicant must submit complete drawings to staff**

77A Revere Street (19.1011 BH): At roof reconstruct roof deck.

Representative: Catrina Supple

Ms. Supple presented photos of existing conditions and plans for the proposed work. She explained that the proposed work will be minimally visible from a public way, and the exact size and height of the previous roof deck will be adhered to.

The Commission agreed that shop drawings with dimensions are necessary to review this project. The Commission concurred that the deck would be minimally visible from a public way, and that the railing should not have a wood handrail at its top.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).

- **Railing must be black wrought iron with details remanded to staff.**

43 Mount Vernon Street (19.905 BH): At roof move existing roof deck to one side, replace black rubber membrane roof and copper capping in-kind, and move deck back to same area.

Representatives: Paul Ware, Ken Portanova

Mr. Ware presented his application, photos of existing conditions, and reviewed the scope of work. He explained that they will be using the existing deck railing and that no height will be added.

The Commission clarified the dimensions of the railing, and voiced concern about the proposed finials on the railings.

There was no public comment.

Staff read its recommendation to approve the application.

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

33 Mount Vernon Street (19.1155 BH): At front façade replace existing wood and vinyl windows with wood six-over-two windows, install window shutters and window flower boxes, repair entry door and door surround and paint black, replace door hardware, and install new buzzer at entry

Representatives: John Moran, Mark Van Brocklin

Mr. Van Brocklin presented the photos of existing conditions and plans for the proposed work, and explained that at the entry door they plan on removing most of the existing hardware, removing the mail-slot, and moving the house numbers. Mr. Moran stated that the design team is open to suggestions from the Commission for appropriate window configuration.

The Commission felt that the provided drawings were incomplete, and noted the lack of shop drawings for the windows being proposed. They also felt that the proposed 6-over-2 window configuration on the dormers was inappropriate.

During public comment, Richelle Gewertz from the Beacon Hill Civic Association stated that the color chosen for the door is inappropriate.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos and continued. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

- **Windows must be 2-over-2 painted red with red trim.**
- **Shop drawings of the windows must be submitted to staff.**
- **Shutters must be black.**
- **The applicant must return to the Commission with revised plans showing details of the intercom and its installation at the entry; revised plans showing the entry door painted**

red, the address plate retained and the address numbers relocated to the current location of the mail slot; and revised plans showing the transom and fanlight above the entry door in more detail.

4 Walnut Street (19.1144 BH): At roof replace existing roof deck with similar size and shape deck; remove and roof over one skylight; and replace access hatch.

Representative: Christopher Barry

Mr. Barry presented the photos of existing conditions and plans for the proposed work.

The Commission agreed that the proposed work is only slightly visible from a public way, but felt that the proposed pergola was inappropriate.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion the application was approved with provisos. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

- **The pergola is denied**

65-66 Beacon Street (19.1086 BH): At Charles Street elevation install safety glass at entry door and refurbish automatic door opener.

Representative: Daniel Brennan

Mr. Brennan presented the photos of existing conditions and plans for the proposed work. He also explained that the proposed handicap push button will be located in the same location as the existing button.

The Commission felt that the proposed finish for the button may be inappropriate, and that a black or brass finish be used.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

- **The staff-recommended provisos shall be adopted including staff review of a sample of the glass to confirm it is clear and not reflective, and staff reviews of any necessary masonry repairs.**
- **Handicap button should be black.**

39 Beacon Street (19.1148 BH): At front façade replace intercom system and install fire connection; and at roof replace existing steel railing system at deck and install green roof.
Representative: Jeff Smith

Mr. Smith presented the photos of existing conditions and plans for the proposed work.

The Commission discussed the need for more information to evaluate the proposed intercom and fire connection, and discussed the visibility of the roof railing system.

There was no public comment.

Staff read its recommendation to approve the application.

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

- **The applicant return to the Commission with revised plans showing full dimensions of the proposed intercom and its installation at the front entry; and revised plans showing the entire roof structure and relocation of the railing further back from the roof balustrade to reduce its visibility from Boston Common.**

109 Charles Street (19.1071 BH): At rear lower roof replace two existing skylights in-kind.
Representatives: Mike Carey

Mr. Carey presented the photos of existing conditions and plans for the proposed work. He explained that the existing skylights were approved by the Commission in 2006. Mr. Carey explained that he is willing to use low-profile skylights to reduce visibility from a public way.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

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

- **The applicant return to the Commission with revised plans showing flat or low-profile skylights with dark non-reflective cladding.**

28 Pinckney Street (19.1004 BH): Replace existing in-filled garage door opening with new overhead garage door painted black; paint existing door black; remove existing paint from masonry; and restore curb cut and sidewalk (work previously approved by BHAC on June 18, 2015).

Representatives: Monika Pauli, Lawrence DiCara

Ms. Pauli presented the photos of existing conditions and plans for the proposed work. She provided brick samples to the Commission. She explained that all necessary city agencies have been conferred with and agree that the proposed curb cut is approvable and appropriate.

The Commission discussed painting the grates red, similar to those at the intersection of Chestnut Street and West Cedar Street. The Commission also discussed garage door design options and agreed that "Option A" without glass seemed most appropriate; however, information on the proposed door hardware is necessary.

There was no public comment.

Staff read its recommendation to approve the application.

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

- **The applicant return to the Commission with revised plans showing the "Option A" garage door without window lights and showing details of the proposed hardware; clear and detailed plans for the proposed pedestrian door (including hardware and how it relates to the entire façade); and revised plans showing the interior of the garage and the sidewalk grate option currently used at the intersection of Chestnut and West Cedar Street with a red galvanized surface.**

25 Charles Street (19.796 BH): At Charles Street façade relocate entry and install new entry doors, replace and lengthen first-story windows, repair and replace existing cornice and awning brackets as needed, recover awning; at Branch Street elevation create new window openings; and replace wooden window shutters at Charles Street façade and Branch Street elevation
Representatives: Frank McGuire, Curtis Kemeny, Andrew Keating

Mr. McGuire presented the photos of existing conditions and plans for the proposed work. He explained the changes made since last month's presentation.

The Commission discussed inaccuracies in the plans and asked for perspective views of the building showing the proposed changes. The Commission discussed the need to look at other buildings on Charles Street that transition into the residential areas of the district.

During public comment, Richelle Gewertz from the Beacon Hill Civic Association stated that her organization had no objections to the project.

Staff read its recommendation to approve the application with provisos.

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

- The applicant return with a study of other commercial facades that transition to residential streets; revised accurate elevation and plan drawings; and perspective drawings showing the entire front façade and side elevations.

ADMINISTRATIVE REVIEW

- 19.1152 BH 75 Chestnut Street: At front façade replace four second-story six-over-six non-historic wood windows in-kind.
- 19.1083 BH 27-29 Hancock Street: At front façade replace three black steel brackets at fire escape in-kind.
- 19.1155 BH 33 Mount Vernon Street: At front façade clean, repair and re-point masonry and repair and repaint lower entry door (See Design Review item above).
- 19.1136 BH 90 Mount Vernon Street: At front façade restore nine existing windows and replace two cellar three-over-three windows in-kind.
- 19.1111 BH 129-131 Mount Vernon Street: At front façade bay roofs replace black rubber membrane roof and copper drip edge in-kind.
- 19.1172 BH 2 Otis Place: Re-point masonry.
- 19.1151 BH 25 Phillips Street: At front façade replace three second-story two-over-two wood windows in-kind (See Design Review item above).
- 19.1084 BH 41 West Cedar Street: Repaint entry door and stairs.
- 19.1128 BH 1 West Hill Place: Repair deteriorated masonry cornice and masonry belt course, and re-point brickwork.

In conclusion the applications above were approved. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

Ratification of the April 18th, 2019 Public Hearing Minutes

- In conclusion the minutes were approved. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).

8:24 PM M. Rosales adjourned the public hearing.