

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

September 19, 2019

Commissioners Present: Miguel Rosales, Paul Donnelly, Joel Pierce, P. T. Vineburgh

Commissioners Not Present: Danielle Santos

Staff Present: Joseph Cornish, Director of Design Review; Nicholas Armata, Senior Preservation Planner; Gabriela Amore, Preservation Assistant

5:03 PM M. Rosales called the public hearing to order.

Executive Session

Litigation Matters

M. Rosales took a roll call vote to open into Executive Session and reconvene into Open Session.

The vote was 4-0 (MR, PD, PTV, and JP).

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5:39 PM M. Rosales called the public hearing to order.

Design Review

40 Charles Street (20.268 BH): At storefront level, repurpose existing hanging sign.

Representatives: Jocelyn Hallstein

The applicant presented her application and provided photos of the existing conditions, and renderings of the proposed signage. She explained that she plans to change only the color and logo on the existing signage, and the rest of the details are to remain the same.

The Commission clarified small details of the project, ensuring that the dimensions of the existing signage were to remain the same.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion, there was a motion to approve the application. P. Donnelly initiated the motion and P. Vineburgh seconded the motion. The vote was 4-0 (MR, PD, PTV, and JP).

25 Pinckney Street (20.129 BH): At front façade all levels, repair/or replace wood lintels and sills, paint to match existing. Repoint all masonry with type N mortar. Replace front entry surround and interior with cast stone and painted to match brownstone, repaint fire escapes in kind, at rear yard replace fence.

Representative: Nicole and Ken Wang

The applicant explained that this application and the next application on the agenda have the same scope of work. She stated that there are no current plans to do anything with the windows, and that they would only apply to do work on them if they become damaged. Upon discussing the proposed repairs to the existing rear yard fence, the applicant explained that they are open to addressing fence repairs in whatever way the Commission deems appropriate. The applicant also acknowledged that they will submit applications to the Beacon Hill Architectural Commission for any future work at the property, or if the scope of work changes.

The Commission discussed metal post on the fence, and expressed concern for replacing the fence in kind due to the fact that the metal pole is out of character for the historic district. They suggested hiding the metal post with wood, and not using a stain on the wood. In addition, they clarified other small details of the work such as the proposed color of the windows, and requested that more detail drawings were submitted.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **Provide detail drawings to staff**
- **Alert staff with any change to the proposed scope of work**

27 Pinckney Street (20.130 BH): At front façade level one; replace two sills and two lintels with cast stone, painted to match color of the underlying stone, at front façade, level two; replace the right lintel with cast stone, painted to match color of the underlying stone. At front façade level three; replace two lintels with cast stone, painted to match color of the underlying stone. Repoint all masonry with type N mortar. Repaint all window trim black to match existing. Replace front entry surround with cast stone and painted to match brownstone, repaint fire escape in kind. At rear yard replace fence.

Representative: Nicole and Ken Wang

The Commission did not discuss this application as it is the same scope of work as the previous application. They suggested making the same motion for this application as they did the last.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **Provide detail drawings to staff**
- **Alert staff with any change to the proposed scope of work**

12 Joy Street (20.204 BH): At front façade, replace all windows as listed: garden level; replace two, wood, single pane windows in kind, level one; replace two, 1 over 1, wood windows in kind, level two; replace three, wood, 2 over 1 windows in kind, level three; replace three, 2 over 1, wood windows in kind, level four; replace three, 2 over 2, wood windows in kind.
Representative: Sean P Cryts; HWD Holdings

Mr. Cryts presented photos of existing conditions and explained the scope of work. He informed the Commission that there are existing storm windows in the interior of the windows. He also clarified that the proposed windows are true divided light, as the drawings that were provided included a shadow details that made it unclear.

The Commission was unclear of the dimensions provided for the proposed muntins, which was alleviated by Mr. Cryts clarifying what was being presented in the drawings. The Commission suggested that utilizing a 2-over-2 window configuration would be most appropriate, and that all of the windows on the property should actually be configured as such.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **2-over-2 windows must be used on the entire façade**
- **Submit drawings to staff**

12 Lime Street (20.251 BH): At front façade main entry, install five new energy panels over side-lites and transom.
Representative: Dan Desrochers; Pomeroy + Company

Mr. Desrochers presented his application, and provided a rendering of what the work will look like once it has been completed. Mr. Desrochers explained the scope of work by stating that the proposed energy panels are installed by applying a thin layer of material over the exterior of the windows. He also explained that it is possible for the panels to be installed on the interior, but would not be very helpful.

The Commission suggested that the applicant install the energy panels on the interior of the windows.

During public comment, Charlotte Thibodeau read the Beacon Hill Civic Association Architectural Committee comments recommending denying the application without prejudice.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. J. Pierce initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **Energy panels must be installed on the interior of the windows**

2 Chestnut Street (20.253 BH): † roof level, relocate four existing condensers visible from a public way.

Representative: Mike Sullivan

Mr. Sullivan presented his application and explained that 3 of the existing condensers are staying in the same location and just the equipment is changing, and 1 condenser is being moved to a new location and also being replaced. He stated that the only visible aspect of the mechanical equipment is the vent pipe, and that the mechanicals cannot be put closer together because they must be 3-5ft apart.

Staff explained that the mechanical equipment is only slightly visible due to its white color. The applicant has already been working with staff to reduce the visibility of the equipment.

The Commission clarified that the applicant will be creating and installing a small platform on the roof so that a condenser can be moved lower to reduce the visibility.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **Paint color must be approved by staff**

15 Charles Street (20.260 BH): At storefront level, repurpose existing wall sign, add awning with signage, replace flag.

Representative: Lisa Mullan

Ms. Mullan presented her application, including photos of the existing conditions and renderings of the proposed work. She explained that she only plans on redoing the existing sign so that it advertises her business. She also explained that she will be utilizing the existing flag pole and would replicate the existing flag, and that she implemented the guidelines given by the Commission for the approval received in 2006 to create the proposed awning. Ms. Mullan explained that she is flexible in what gets approved, and that she is open to putting just the logo or brand name on the flag.

The Commission clarified the relationship between the existing signage and other hardware to the applicant's proposed work. They determined that the existing sign will be redone, and that

the flagpole and bracket already exist at the property. The Commission felt that there may be too much signage, and too much wording on the proposed sign.

During public comment, Charlotte Thibodeau read the Beacon Hill Civic Association Architectural Committee comments stating that they felt the proposed signage is excessive.

Staff read its recommendation to approve the application with provisos.

In conclusion the portion of the application to add an awning to the facade was denied and remainder of the application was approved with provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **The sign cannot contain any additional branding except for the logo**

135 Mt. Vernon Street (20.261 BH): At front façade all levels; replace existing wood window sashes, five of the windows are 2 over 2, six over the windows are 1 over 1.

Representative: Ryan Jessee

The applicant presented his application, and explained that the windows will keep their existing configuration. He also explained that the storm windows will be removed, and that the bottom window, only the sash will be replaced. He informed The Commission that he did not have drawings for the rest of the windows, and just base drawings as all the work being done for the bottom window will be entirely in kind. He informed The Commission that he would easily be able to submit drawings to them.

The Commission initially requested drawings of the façade during the hearing, which were not available. They also asked for shop drawings of the proposed windows, which the applicant also did not have. The Commission questioned the functionality and use the faucet present in the garden level window frame.

During public comment, Charlotte Thibodeau read the Beacon Hill Civic Association Architectural Committee comments citing the standards and criteria for the district, in which it states that drawings of this proposed work are required.

Staff read its recommendation to deny the application without prejudice.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **Submit shop drawings of all windows to staff**
- **Garden level windows must be enlarged**
- **Remove faucet from garden level window**

85 Pinckney Street (20.267 BH): At front façade basement level; replace existing louvers with a six paned window and decorative metal grate, replace front door light fixture, door hardware, mail slot, intercom panel, new step lights, brass fire connection, and new copper light fixture adjacent to basement door. Repaint all front wood trim, shutters, and metal balcony in kind. At

rear façade, add a small copper clad addition to the existing penthouse, paint rear fire escape in the same color.

Representative: Adam Gilmore, Peter Wood

Mr. Gilmore presented photos of existing conditions and explained the whole scope of work. He provided an in-depth explanation to the Commission about the details of the proposed windows. He also explained the need for installing a brass fire connection, and stated that the Boston Fire Department felt that placing the connection into the brick rather than the granite would functionally be better.

The Commission concurred with Mr. Gilmore that installing the connection into brick rather than granite would be the best option. The Commission also had concerns about the proposed gas lantern and home security system located on the main entrance to the building. They suggested setting the camera and face plate flush and painting it to match the façade.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments recommending denial of the entry step lighting.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (MR, PD, PTV, JP).

- **All hardware must be unlacquered brass**
- **Light fixture above the entryway must be electric**
- **Light fixture at garden level must be a LED strip**
- **Fire connect must be installed in the brick**
- **Security system is reduced in size, not to exceed 18 inches**
- **Remove step light**

ADMINISTRATIVE REVIEW

- APP # 20.240 BH 77 Beacon Street:** At roof level, remove and replace slate, copper flashing in kind. At front façade, level 1; remove existing oriel copper roof and window trim and replace in kind. At front façade, dormer level; replace copper roof and rotted wood trim of the two dormers in kind. Iron cresting at roof level is to be treated with rust-inhibiting primer.
- APP # 20.234 BH 2 Chestnut Street:** At roof level, remove and replace existing slate roof with the same color slate and copper gutter in kind. Repair dental work in kind. At front façade, repoint brick in kind.
- APP # 20.262 BH 72 Chestnut Street:** At all facades, repaint all existing wood work to match existing color.
- APP # 20.255 BH 101 Chestnut Street:** At east façade, repoint mortar joints in kind.
- APP # 20.265 BH 49 Garden Street:** Proposed Work: At front façade, level two and three; replace six, non-historic, 1 over 1, wood windows with six, 1 over 1, wood windows. Paint to match existing.
- APP # 20.138 BH 4 Lime Street** At front façade change existing front surround from off white/yellow to Jewett White. Front door to remain painted as BM Regal Black. Steps to be repainted and remain BM Black.

- APP # 20.249 BH 18 Phillips Street:** Amendment to previously approved application for an ADA accessibility ramp and handrail, retaining wall that and recessed lighting. This proposal will only change the grade, remove the previously approved gate and allow for the abutters property to have safe access to the ramp.
- APP # 20.203 BH 54 Pinckney Street:** At rear façade, dormer level replace six, non-historic, 6 over 6, wood windows with six, 6 over 6, wood windows.
- APP # 20.152 BH 37 Revere Street:** At front façade, spot repoint brick in kind. Repoint stone surrounding main entrance. Caulk building expansion joint, repoint voids and window sills as necessary. At basement level (2nd window from intersection on Anderson Street) Replace deteriorated sill and bricks, repair remaining window sills in kind. Scrape and repaint doors and perimeters in kind. Scrape and repaint iron window grates.
- APP # 20.264 BH 27 Temple Street:** At front façade, level four, replace three, non-historic, 1 over 1, wood windows with three, 1 over 1, wood windows.
- APP # 20.209 BH 9 Willow Street:** At all facades; repaint wood windows, trim, and bays in kind.

During public comment Rex Chong, abutter to 18 Phillips Street, stated his opposition to the proposed work. Resident, Kathleen, abutter to 18 Phillips Street, also stated her opposition to the proposed work.

In conclusion there were two votes held for the approval of the administrative items. The first vote was to approve all the applications and bring app #20.209BH to the next BHAC hearing. P. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (MR, PD, PTV, JP). The second vote was to approve app #20.203BH: 54 Pinckney Street. P. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (Y: PD, PTV, JP; ABS: MR).

Ratification of the August 15th, 2019 Public Hearing Minutes

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

7:50 PM M. Rosales adjourned the public hearing.