

Bay Village Historic District Commission
Public Hearing Minutes
Boston City Hall, Room 709
Boston, Massachusetts, 02201

May 14, 2019

Commissioners Present: Stephen Dunwell, Anne Kilguss, Ruth Knopf and Kathleen McDermott.

Commissioners Absent: Thomas Hotaling and Richard Yeager.

Staff Present: Joseph Cornish

4:00 PM Commissioner McDermott called the public hearing to order.

Design Review

19.208 BV

4 Melrose Street

Proposed Work: At roof install rear dormer with roof deck and headhouse located on its roof.

Representative: Timothy Burke and Steven Nolan

Mr. Burke presented photos of existing conditions and plans for proposed work. He explained that instead of a headhouse an access hatch is proposed to access the roof deck. The Commission confirmed that the deck railing will be black steel, and agreed that the visibility of the deck as viewed from Melrose Street should be reduced as much as possible.

There was no public comment.

In conclusion the Commission voted to approve the application with provisos.

Commissioner McDermott initiated the motion and Commissioner Knopf seconded the motion. The vote was 4-0.

- The roof deck be moved further back from the roof with final details remanded to staff.

19.1137 BV

6 Melrose Street

Proposed Work: At front façade re-point masonry, replace deteriorated window lintels and sills with pigmented poured concrete elements to match the existing brownstone, install new structural iron stars at third story to match existing, remove wall vent, replace all windows and remove window shutters, replace entry door (including letter box plate and door knob), restore sidelights and transom, remove second set of address numbers from door casing, and repair and re-paint entry steps. At roof, install new copper downspouts and gutters, install slate and copper cladding at existing dormer, remove skylights and replace windows at dormer, replace black rubber membrane roof in-kind, install skylight, and install two air condensers recessed into roof.

Representative: Brigid Williams and Elliott Olson

Ms. Williams and Mr. Olson presented photos of existing conditions and plans for proposed work. The Commission discussed the location of the skylight, visibility of the HVAC equipment, and the appropriateness of the proposed two-panel entry door.

There was no public comment.

In conclusion the Commission voted to approve the application with provisos.

Commissioner McDermott initiated the motion and Commissioner Dunwell seconded the motion. The vote was 4-0.

- The entry door must be a historically appropriate six-panel door with final details remanded to staff.

19.1160 BV

67-69 Church Street

Proposed Work: Renovate existing two-story commercial building and add two-story rooftop addition.

Representative: Anthony Piermarini

Mr. Piermarini presented photos of existing conditions and plans for proposed work. He explained that a zoning variance has been issued for the project, discussed the building materials and development of the proposed design. The Commission discussed restoration of the lower levels of the buildings which will improve the historic setting and appearance of the district, and the appropriateness of the proposed two-

story addition at this specific location on a corner abutting a three-and-one-half story building and a four-story building.

During public comment Ben Bauer of the Bay Village Neighbor Association spoke in support of the project. Abutter Dan Rasham expressed concern about sound from mechanical equipment on the roof.

In conclusion the Commission voted to approve the application as submitted.

Commissioner McDermott initiated the motion and Commissioner Dunwell seconded the motion. The vote was 4-0.

Administrative Review/Approval

Work that staff reviewed (conforms to standards and criteria) for administrative approval:

19.1127 BV 40 Isabella Street: Proposed Work: At front façade remove metal window grates at second story windows.

19.1008 BV 4 Lyndeboro Place: Proposed Work: At rear roof replace two sets of non-historic sliding doors at dormer with wood eight-light wood doors painted black.

In conclusion the application was approved. K. McDermott initiated the motion and R. Knopf seconded the motion. The vote was 4-0 (SD, AK, RK, KM).

Review and Ratification of 3/12/2019 Public Hearing Minutes

The minutes were approved as presented. A. Kilguss initiated the motion and S. Dunwell seconded the motion. The vote was 4-0 (SD, AK, RK, KM)

Staff Updates

Staff reported that Commissioner McDermott will contact the president of the Bay Village Neighborhood Association to discuss moving next steps for moving forward with the revised guidelines.

5:07 PM Commissioner McDermott adjourned the public hearing.