

Beacon Hill Architectural Commission

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

November 17, 2016

Commissioners Present: Paul Donnelly, Joel Pierce, Kenneth Taylor, Thomas Hopkins, P.T. Vineburgh

Commissioners Not Present: Mary Fichtner, Danielle Santos

Staff Present: Lissa Schwab, Preservation Planner

4:00 PM K. Taylor called the public hearing to order.

DESIGN REVIEW

28 Hancock Street (17.530 BH): Construct a larger headhouse and roof decks; relocate the mechanical equipment to the roof of the new headhouse; and replace the roofing membrane system.

Representatives: Blair Toland, Tall Guy Woodworking, Inc.

The Applicant addressed the Commission regarding the non-conformance with zoning. The Commission made a motion for a continuance.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (JP, PD, KT).**
 - **Get Zoning Board of Appeals approval within six months.**

89 Beacon Street (17.531 BH): Dismissal of outstanding Notice of Violation for the "Partial demolition of rear garden wall visible from Brimmer Street.

Representatives: Eric Hersum, Back Bay Properties Corp.

The Applicant presented the conditions for the proposed scope of work, including photographs. The Commission discussed the history of alterations to the garden wall, the differing heights of the walls, and the possibility of adding a garage door within the existing opening.

Public testimony was called for and J. Rosenfeld (BHCA) concurred with the motion made by the Commission.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. P.T. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, KT, PTV)**
 - **To have a design for the door within 90 days.**

94 Beacon Street (17.408 BH): Replace a roof deck and wood railing on the rear extension with a painted steel railing.

Representatives: Ilana Leighton, Applicant

The Applicant presented the conditions for the proposed scope of work, including photographs sightline studies, and drawings. The Commission discussed the deterioration of the existing wood deck, the footprint of the replacement deck, and the material and size of the proposed steel railing.

Public testimony was called for and J. Rosenfeld asked whether hollow steel or solid steel was to be used for the railing.

- **In conclusion the application was approved with provisos. P.T. Vineburgh initiated the motion and T. Hopkins seconded the motion. The vote was 4-0 (PD, JP, KT, PTV).**
 - **That a cutsheet for the proposed steel railing be submitted to staff.**

10 Hancock Street (17.419 BH): Construct a roof deck and stairs.

Representatives: Lori Mahmud, Applicant; Sarah Ritch, S. E. Ritch & Associates

The Applicant presented the conditions for the proposed scope of work, including photographs, rooftop mock-up photographs, and drawings. The Commission discussed the material and sizes of the posts and pickets, and the visibility of the deck from the street.

Public testimony was called for and J. Rosenfeld commented that solid posts are preferred, and that smaller posts be used.

- **In conclusion the application was approved with provisos. P. Donnelly initiated the motion and T. Hopkins seconded the motion. The vote was 4-0 (PD, JP, KT, PTV).**
 - **That the apron (fascia) on the decking be painted black.**

45 Temple Street (17.422 BH): Modify the north, east, and west façades; create a passageway between Temple Street and Ridgeway Lane; and construct a rooftop addition with a roof deck.

Representatives: Matt Duggan, The Architectural Team, Inc.; Michael Binette, The Architectural Team, Inc.; Leo Corcoran, Snow Point Advisors, LLC

The Applicant presented the conditions for the proposed work, including zoning approval, photographs, mock-up photographs, shadow studies, and drawings. The Commission discussed the zoning approval, landscaping within the passageway, up-lighting of the façades, shadow studies and visibility of the rooftop addition, overall massing, proportions of the window openings on the new façades, new façade cladding on Donahue addition and its relationship to the Archer building, and the placement and scale of the new entryway on Donahue in context of the park.

Public testimony was called for and constituents voiced both support for the proposal as submitted and concerns over the zoning approval, visibility and overall massing, relationship of

the fenestration between the primary and secondary façades, and the pedestrian streetscape experience.

In conclusion a motion to approve the application as submitted was initiated by T. Hopkins and seconded by P. T. Vineburgh with an amendment to add the following provisos: that the exterior lighting be restudied; that the details of the façade cladding, openings, and entryway at the 1st and 2nd floors of the Donahue addition be restudied; and that the proposed window materials and sizes of the openings be restudied. The vote was 1-3 (Aye: PTV and Nay: PD, JP, KT).

A second motion was made to grant a continuance with the following information requested to be brought to a subsequent public hearing. P. T. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, KT, PTV).

- **That the exterior lighting be restudied;**
- **That the details of the façade cladding, openings, and entryway at the 1st and 2nd floors of the Donahue addition be restudied;**
- **And that the proposed window materials and sizes of the openings be restudied.**

ADMINISTRATIVE REVIEW

- 5 Acorn Street (17.539 BH): Remove the roof deck; and replace the roofing membrane system and flashing in-kind.
- 10 Charles River Square (17.493 BH): Replace the roofing membrane system and cooper gutters in-kind.
- 71 Chestnut Street (17.194 BH): Restore two paired multi-light wood casement windows with a black painted finish at the garden level fronting Chestnut Street.
- 142 Chestnut Street (17.499 BH): Replace two eight-over-eight, double-hung wood windows with a black painted finish at the fourth floor.
- 70 Myrtle Street (17.542 BH): Rebuild two brick chimneys with terracotta chimney pots in-kind.
- 82 Phillips Street (17.513 BH): Repoint; clean the masonry façade using a mild detergent; and re-caulk and repaint the windows off-white.
- 75 Revere Street (17.529 BH): Repaint front door dark green; replace deteriorated portions of the wood entryway surround in-kind and repaint light beige.
- 6 West Cedar Street (17.541 BH): Repoint a portion of the chimney; and temporarily remove a portion of the slate shingles and dormer face trim in order to replace the copper flashing.
 - **In conclusion a continuance was granted because there was no quorum.**

7:55 PM K. Taylor adjourned the public hearing.