

Beacon Hill Architectural Commission

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

December 15, 2016

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

Commissioners Not Present: Mary Fichtner

Staff Present: Lissa Schwab, Preservation Planner; Sammy Nabulsi, Corporation Counsel

4:20 PM K. Taylor called the public hearing to order.

Ratification of the NOVEMBER 17, 2016 Public Hearing Minutes

The Commission discussed voting power of members and alternates, as well as, identifying members of the public providing their testimony.

- **Approved as submitted. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**

DESIGN REVIEW

25 Beacon Street (17.404 BH): Request to install a wire mesh on the interior side of the sixth floor balconies on both the south and east façades.

Representatives: Chris Pitman, CBT Architects

The Applicant requested their application be withdrawn prior to the public hearing.

89 Beacon Street (17.531 BH): Request to dismiss outstanding Notice of Violation for the “partial demolition of rear garden wall visible from Brimmer Street”; and to install paneled wood garage doors with a black painted finish.

Representatives: Eric Hersum, Back Bay Properties Corp.

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. The Commission discussed the stability of the masonry walls, the material of the doors, and the door hardware.

- **In conclusion the application was approved with provisos. P.T. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**
 - **That a hardware cutsheet be submitted to staff for approval.**

52 Beacon Street (17.543 BH): Request to construct a roof deck on the main roof; install wire mesh behind the stone balustrade; install one new door opening on the rooftop addition; modify door and window openings; remove a non-historic chimney at the rear of the Beacon Street

building; window replacement; masonry restoration; and replace copper gutters and leaders in-kind.

Representatives: John Day, LDa Architecture and Interiors

The Applicant presented the conditions for the proposed scope of work, including the photographs, sightline studies, and drawings. The Commission discussed the type of proposed wire mesh; window configurations on the front façade; hierarchy of window openings on the rear façade; and the visibility and height of the doors on the setback penthouse as well as means of access to the roof deck.

Public testimony was called for and J. Rosenfeld concurred with the motion.

- **In conclusion the application was approved with provisos. P.T. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**
 - **That the shutters and two panels above the door at the rear entryway be removed in their entirety;**
 - **That the existing masonry openings at the third and fourth floors on the rear façade be maintained as is;**
 - **That the two door openings at the front façade on the setback penthouse be enlarged to a maximum height of 7'-0" , and the proposed new opening be eliminated from the scope of work;**
 - **And that the wire mesh screen's spacing be between two inches and three inches at the stone balustrade.**

45 Temple Street (17.422 BH): Request to 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: Michael Binette, The Architectural Team, Inc.; Matt Duggan, The Architectural Team, Inc.

Sammy Nabulsi, Corporation Counsel for the City of Boston's Law Dept., provided confirmation that the Boston Landmarks Commission had not accepted a petition to individually landmark the Archer Building; and that the proposed work conformed to the zoning regulations.

The Applicant presented the conditions for the proposed scope of work, including the photographs, sightline studies, drawings, and material samples. The Commission discussed the materials on the Donahue Addition, the proposed rooftop addition, and at the passageway; the height, visibility, and shadow studies of the rooftop addition; the arrangement of the façade cladding on the redesigned Donahue Addition; the scope of alterations to design features on the Donahue Addition; the reasons why the existing façades on the Donahue Addition cannot be retained; and the replacement window material and the creation of new window openings on the Archer Building.

Public testimony was called for and constituents voiced both support for the proposal and concerns over the alterations to design features on the Donahue Addition, and the visibility and overall massing of the rooftop addition.

- **In conclusion the Commission voted in favor of continuing the hearing to a subsequent public hearing after having expressed concerns over the following components of the application. P. T. Vineburgh initiated the motion and M. Rosales seconded the motion. The vote was 4-0-1 (Aye: PD, JP, MR, KT and Abstained: TH).**
 - **That the number of new window openings on the Archer building be reduced;**
 - **That the rooftop addition be reduced in height to improve the sightlines;**
 - **That the overall redesign for the Donahue Addition be simpler and reminiscent of the existing mid-20th century design;**
 - **That a statement regarding the shadows be provided;**
 - **And that the proposed materials be consistent with the context and history of Beacon Hill.**

ADMINISTRATIVE REVIEW:

- 5 Acorn Street (17.539 BH): Remove the roof deck; and replace the roofing membrane system and flashing in-kind.
- 74 Beacon Street (17.651 BH): Install one fan and one vent on the clay chimney pots on the chimneys.
- 39 Brimmer Street (17.652 BH): Replace nine one-over-one storm windows with a bronze finish on the rear façade.
- 10 Charles River Square (17.493 BH): Replace the roofing membrane system and copper gutters in-kind.
- 21 Charles River Square (17.616 BH): Repoint.
- 71 Chestnut Street, Apt. G (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.
- 69 Myrtle Street (17.619 BH): Replace the former wood signband above the first floor window fronting Garden Street in-kind.
- 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.
- 3 West Cedar Street (17.555 BH): Restore the existing wood door and trim in the garden wall and repaint black.
- 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 the applications were approved as submitted. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, DS, KT).**

8:30 PM K. Taylor adjourned the public hearing.