

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

October 19, 2017

Commissioners Present: Paul Donnelly, Miguel Rosales, Kenneth Taylor, Joel Pierce.

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

Staff Present: Eric Hill, Preservation Planner; Joseph Cornish, Design Review Director; Kristian Boschetto, Preservation Assistant.

5:03 PM K. Taylor called the public hearing to order.

DESIGN REVIEW:

24-24A Joy Street (18.279 BH): Ratify the installation of a steel beam under the stone lintel at the Joy Street entryway (VIO.BH.71).

Representatives: John McHannely; Ken Alley, structural engineer

The applicant presented the work as existing noting that they would like to get the structural repairs approved as completed. Multiple Commissioners had issue with the installation of such a large beam to be installed to support the lintel. Commissioner Taylor suggested replacing the brick above the entry as a solution as the applicant mentioned that the brick above needs better support. The applicant did not propose any alternatives or solutions to the work.

- **In conclusion the application was denied as submitted. Rosales initiated the motion and Donnelly seconded the motion. The vote was 4-0 (PD, MR, KT, JP).**

7 Otis Place (18.011 BH): Request to replace the 6'-0" tall painted wood fence and gate along the rear property line in-kind.

Representatives: Edward May, Contractor.

The applicant presented the proposed fence along with photos of the existing conditions, with the adjacent rear fences showing higher posts. The proposal was to construct a fence to be 6'-0", slightly larger than what was existing. It was noted that a permit is required to construct a fence over 6'-0". Some Commissioners thought that the fence should match the adjacent fences to not give a jagged look. Rosales made a motion to deny noting that the fence should be replaced in kind, there was no second. Taylor made a motion to approve an 8'-0" fence to match the adjacent fences with the proviso that a fence plan is submitted to staff for approval.

- **In conclusion the application was denied as submitted. Taylor initiated the motion and Donnelly seconded the motion. The vote was 3-1 (Aye: PD, KT, JP; Nay: MR).**

13 South Russell Street (18.155 BH): Request to replace the roof deck with a metal railing; and replacing the roofing membrane system.
Representatives: Lev Matskevich, Contractor.

The applicant presented photos of the existing conditions and drawings of the proposed decking. The Commission discussed the specifications for the railing including height and the width of the posts. They had concerns that the square steel posts were too thick at 3X3 inches and asked that they be reduced to 2 and a half inches. The Commission also discussed the visibility of the railing and the applicant confirmed that there was minimal visibility of the top of the posts.

- **In conclusion the application was approved with provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **Provide accurate drawing of the dimensions of the railing**
 - **Work with staff on the railing design so that it can be reduced; if the structural engineer says it cannot be reduced, they can come back to the Commission.**

68 Beacon Street (18.236 BH): Request to replace wrought iron fence and gate with a black painted finish in kind.
Representatives: Rich Lagarello

The applicant presented the conditions for the proposed scope of work including photographs of the current gate and a drawing of the proposed gate. The Commission discussed the reason for the replacement and the applicant explained that the current gate is rusted and falling apart, and that it is a safety concern due to the 8ft drop into the garden behind it. The Commission found that the half circle panel was excessive in size and asked if it could be reduced. They suggested that it be installed on behind the fencing and that the circular piece be made as small as possible without affecting its ability to keep the gate secure.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **Replacing fence and gate as it is except that the plate is installed on the backside of the fence and that the circular plate is made as small as possible, and no larger.**

28 West Cedar Street (18.265 BH): Request to Install four mechanical units on the rear roof; replace the deteriorated slate shingles and copper flashing in-kind on the front roof; replace the slate shingles on the main roof with a rubber roofing membrane; replace the metal vents; repair the wood trim on the front dormers and repaint black; and repair the sheet metal on the rear dormer and repaint black.

Representatives: Bruce Kiernan

The applicant presented the conditions for the proposed scope of work including photographs of the front and rear dormer area and the upper roof. The Commission discussed the material of the dormer trim. The Commissioners expressed some concern with the size of the mechanical equipment and asked if something smaller could be

proposed. The applicant stated that the proposed units were what the engineer had recommended that were most similar to the current units. The Commissioners still found the exact details of the mechanical equipment to be unclear and requested that additional drawings showing the location and details of the units be remanded to staff.

Public testimony was called for and Sandra Steele, a neighbor, requested that a mock-up be produced so that she can see the height of the equipment.

- **In conclusion the application was approved with the following provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **Remand to staff addition drawings of the mechanical equipment showing that the height of the units are not visible from a public way;**
 - **Drawing is not required if staff determines it is not visible from a public way with a mock up.**

38 Lime Street (continued from 6/2017) (17.1345 BH): Request to install bluestone pavers, a portable outdoor kitchen, and a gas-fired table on the side terrace; and install planters within the terrace.

Representative: Maryellen Sullivan, Jean Brooks Landscapes

The applicant presented the conditions for the proposed scope of work including photographs, drawings, colored renderings, and examples of the proposed gas-fired table. The Commission asked whether the grill would be propane and the applicant confirmed that it was. The applicant tried to discuss putting a metal grill and glass panel over the opening in the rear terrace but the Commission explained that they could not comment on something that has not been submitted in an application. The Commission also expressed some concern that the proposed gas-fired table is inappropriate in style for the district, but were unable to make any objections because portable objects are out of their jurisdiction. The Commission also noted that the proposed plantings cannot be considered a permanent privacy screening as they can be moved and the plants can die.

- **In conclusion the application was approved as submitted. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**

57 Mount Vernon Street, Apt. 5 (17.1078 BH): Request to replace two sets of paired six-lite wood casement windows with an off-white painted finish at the fifth floor.

Representatives: Paul Sipe

The applicant presented the conditions for the proposed scope of work including photographs and drawings of the proposed window dimensions. The Commission requested to see the cross section of the window and posed no objections to the work.

- **In conclusion the application was approved as submitted. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**

1 Primus Avenue, Apt. 1 (17.1517 BH): Request to Remove existing storm windows; replace two six-over-six and two four-over-four, double-hung wood windows with a black painted finish at the first floor.

Representatives: Joe Adams, JB Sash

The applicant presented the conditions for the proposed scope of work including photographs and drawings of the proposed window dimensions. The Commission discussed whether the applicant planned on replacing the grates on the windows. The applicant said that it was not a part of the proposal but if necessary he would have them replaced.

- **In conclusion the application was approved with the following proviso. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **The existing grates be removed from the windows.**

19 Phillips Street (18.109 BH): Request to remove existing storm windows; replace two six-over-nine and twelve six-over-six, double-hung wood windows with an off-white painted finish at the first, second, and third floors on the front and rear façades.

Representative: Joe Adams, JB Sash

M. Rosales recused himself from voting on this application. The applicant presented the conditions for the proposed scope of work including photographs and drawings of the proposed window dimensions. The Commission discussed the details of the windows including their current configuration, the proposed color to be painted, and the kind of glass being proposed.

- **In conclusion the application was approved as submitted. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, KT; recused: MR).**

21 Joy Street, Apt. 2 (18.282 BH): Request to Replace two six-over-six, double-hung wood windows with an off-white painted finish at the first floor.

Representative: Joe Adams, JB Sash

The applicant presented the conditions for the proposed scope of work including photographs and drawings of the proposed window dimensions. The Commission asked what the current material of the windows was and what the proposed would be. The applicant confirmed that they are currently aluminum clad and that they are being replaced as wood.

- **In conclusion the application was approved as submitted. P. Donnelly initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**

37 Beacon Street, Apt. 22 (18.203 BH): Request to replace three eight-over-eight and three six-over-six double-hung wood windows with simulated-divided-lite aluminum-clad wood sashes in an off-white finish at the second floor on the front façade.

Representative: Stephanie Biggs, Owner

P. Donnelly recused himself from voting on this application. The applicant presented the conditions for the proposed scope of work including photographs and drawings of the proposed windows. The applicant noted that they were proposing all wood windows but that they were not to be true divided lite. The Commission said that they would be prepared to approve wood windows if they had true divided lite.

Public testimony was called for and the BHCA expressed their approval of the proviso for true divided lite windows.

- **In conclusion the application was approved with the following proviso. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (JP, MR, KT; recused: PD).**
 - **Approve the windows if they are updated as true divided lite;**
 - **Submit new drawings to staff.**

61 Hancock Street (18.122 BH): Request to replace eight sets of paired six-light wood casement fourth-story windows with an Essex Green painted finish.

Representatives: Dartagnan Brown, Embarc; Camilla, Embarc

The applicant presented the conditions for the proposed scope of work including photographs, drawings of the proposed window dimensions, and drawings of the building with the new windows. The Commission asked what the proposed color for the windows would be and the applicant confirmed that they would be painted green to match existing.

Public testimony was called for and a representative of the BHCA said that they posed no objection to the application.

- **In conclusion the application was approved as submitted. J. Pierce initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**

26 Mount Vernon Street (18.425 BH): Request to replace roof deck.

Representative: Timothy Burke

The applicant presented the conditions for the proposed scope of work including photographs, plot plans, sightline guides, and drawings. The Commission confirmed that the top of the railing was 42" in height. They also asked whether the top portion of the railing was original and whether it could be removed to reduce visibility. The Commission asked if it was possible to make all railings on the roof not visible from a public way, and the applicant explained the visible portions were the walkway placed about a foot above the roof and that for safety reasons it could not be removed.

Public testimony was called for and a representative of the BHCA recommended that the visibility of the deck be reduced.

In conclusion the application was approved as submitted. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).

73 Chestnut Street (18.422 BH): Request to amend Certificate of Appropriateness 17.1152 BH to repaint all woodwork at front façade gray (Sherwin Williams, Color 7018 Dovetail) based on preexisting historic paint colors determined by paint analysis.

Representatives: Steven Skinner, Owner; Jennifer Mellow

The applicant presented the conditions for the proposed scope of work including current and historic photographs, colored renderings, detailed historic descriptions and timelines, a chemical study of the painted wood, and past application documents for the property. The Commission discussed the original color proposal from a previous hearing in comparison to the current color proposal based on the historic evidence. The Commission showed favor for restoring the figurine to its original color configuration and the applicant posed no objections to that. The Commission also preferred that the façade not be completely monochromatic after losing the blue paint, and requested that white accents be put on the muntins, sashes, and accents above the windows.

Public testimony was called for and a resident of 29 Cedar Lane requested that the application be approved.

- **In conclusion the application was approved with the following proviso. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **Paint the façade woodwork gray with the exception of the window sash and first story fan detail which will be painted white.**

7 Brimmer Street (18.429 BH): Request to install black steel center railing at front façade entry steps.

Representative: Eddie O'Haun

The applicant presented the conditions for the proposed scope of work including photographs and a drawing of the proposed railing. The applicant explained that the owner is in very poor condition and will need the railing to safely get up and down the stairs to his home. The Commission noted that although this application is being proposed as a temporary change, the railing would have to be attached to the concrete steps. The Commission also noted that the drawings were awkward and not to scale, and requested that the applicant provide additional shop drawings that more clearly represented the proposal.

Public testimony was called for a Dan Preger of the BHCA recommended that the profile of the proposed handrail be closer to the style of the current handrail. He also recommended that the railing be cored into the concrete for attachment.

- **In conclusion the application was denied without prejudice and the Commission asked that the applicant come back with the following revisions. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - **Reapply with the equivalent of shop drawings indicated where and how the attachments are going to be made for the railing;**
 - **Work with staff to produce a railing that is more typical and acceptable with Beacon Hill guidelines.**

75 Beacon Street (18.423 BH): Request to construct rooftop addition and rear yard addition; modify front areaway including installation of brick paving, granite curbs and iron fencing; and restoration of windows.

Representatives: John Meyer, Meyer and Meyer; Ken Ryan; David McWhan

P. Donnelly recused himself from this application.

The applicant presented the conditions for the proposed scope of work including photographs, colored renderings, plot plans, and architectural detail drawings. The Commission expressed their approval for the modifications and restorations of the front of the building. However, they found concern with the overall visibility of the proposed additions and asked if portions of the additions could be reduced or pulled back. The applicant explained that the building has been “scarred” by non-historic renovations and additions over the years and that the owner’s vision is to do an accurate restoration of the property. The applicant also explained that they had done a thorough shadow study and found that the additions did not affect the views of the neighbors or cast more shadows on the street. Staff read its recommendation for approval and denial without prejudice of the project. Staff recommended approval of the renovations of the front façade but denial of the penthouse as it is visible from a public way. To help with the visibility of the penthouse, The Commission suggested a flat instead of pitched roof, to which the applicant posed no objections. Overall the Commission found that the proposed additions were excessive and not in keeping with the district’s guidelines. They asked that the applicant work to reduce the size. The Commission then discussed the finer details of the proposal and asked that more details of the garden rail and door be brought back.

Public testimony was called for and Russ W. of River Street expressed his concern for the project. He explain that River Street is very narrow, and the work of adding a four story addition and a two story addition on an ell would be two years of “hell” for the residents there as the street would be regularly blocked. He also expressed concern that it would set a precedent for the district.

- **In conclusion the application was granted a continuance to a subsequent hearing with the following provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (JP, MR, KT; recused: PD)**
 - Front:
 - Reduce visibility of headhouse from public way, and eliminate view of railing on Beacon Street side;

- On beacon street side more detail on lowest level door and window, and more detail on garden railing
- Brick direction going across not linear, come back with proposal for sidewalk paving.
- Byron Street Side:
 - Reduce square footage of the additions;
 - Consider taking out brick wall and adding an iron gate;
 - Bring details of back window replacement;
 - Come back with detail of the ell slope with the raised roof deck.

ADMINISTRATIVE REVIEWS

- 20 Beacon Street (18.162 BH): Re-caulk and repaint all of the windows on the front façade black.
- 33 Beacon Street (18.432 BH): At front façade clean masonry; remove staining from building name plaque; repaint shutters, door, fire escape and fence to match existing color; and install new copper downspout.
- 37 Beacon Street (18.222 BH): Repaint all wood window frames, brick molds, and sills off-white.
- 66 Beacon Street (18.426 BH): Replace second story window signage and tenant plaque at entry.
- 74 Beacon Street (18.302 BH): At rear elevation, replace copper roofing, flashing, gutters and copper cap at parapet wall in-kind.
- 79 Beacon Street (18.249 BH): Repaint all windows, wood trim, and entryway and doors dark green; and repaint the metal railings and window grates black.
- 91 Beacon Street (18.227 BH): Replace the six-panel wood door with a black painted finish and brass hardware in-kind within the garden wall.
- 33 Brimmer Street (18.092 BH): Install one aged brass light fixture between two doors to the roof deck on the rear façade.
- 36 Charles Street (18.175 BH): Repoint two brick chimneys and apply cement coating to the top of the chimneys; replace flashing at roof lines; repair brick façade at fire escape at all attachments; repaint fire escape gray; and clean façade.
- 38 Charles Street (18.176 BH): Repoint; clean façade; replace flashing at roof lines; replace copper parapet coping cover; and repair the sheet metal cladding on the headhouse and coat with a patina green elastomeric coating.
- 71 Chestnut Street (18.415 BH): Repair and repoint masonry at side elevation.
- 82 Chestnut Street, Unit 33 (18.405 BH): Remove two storm windows, and replace one double-hung ten-over-one wood third-story window (facing Chestnut Street) and one double-hung six-over-one third-story wood window (facing Charles Street) both with brown painted finish in-kind.
- 42 Garden Street, Unit 2 (18.361 BH): At front façade remove storm windows and replace three non-historic double-hung two-over-two second-story wood windows in-kind.
- 42 Garden Street, Unit 3 (18.362 BH): At front façade remove storm windows and replace three non-historic double-hung two-over-two third-story wood windows in-kind.

- 14 Hancock Street (17.1157 BH): Clean the precast concrete portion of the façade using water; resurface deteriorated portions using a tinted cementitious stucco; and repoint.
- 47-49 Hancock Street (18.284 BH): Replace roofing membrane system, copper flashing, and copper edging in-kind.
- 78 Mount Vernon Street (18.280 BH): Reset and replace where necessary the slate shingles and copper flashing on the roof; and repaint the shutters black and the windows, trim, entryway surround cream, and the front door blue; replacing broken and missing shutter dogs in-kind; and installing flower boxes at the first floor windows.
- 112 Myrtle Street (18.294 BH): Repoint masonry and replace all existing windows in-kind.
- 19 Phillips Street (18.428 BH): Replace slate roof tile on front and rear dormers in-kind; and replace front copper gutter in-kind.
- 82 Phillips Street (18.225 BH): Scrape, prime, and repaint the entry door and transom window black.
- 22 Pinckney Street (18.354 BH): At front façade replace first, second and fourth-story windows in-kind.
- 71 Pinckney Street (18.230 BH): Repoint; resurface brownstone lintels and sills using a tinted cementitious stucco, and select replacement of severely deteriorated units with tinted precast units.
- 70 River Street (18.211 BH): Replace roofing membrane system, copper flashing, and copper gutters in-kind.
- 5 Smith Court (18.286 BH): At south façade replace six non-historic wood windows and entry door in-kind; replace deteriorated wood clapboards and trim in-kind; and repaint all elements to match existing paint scheme.
- 38 Temple Street (18.149 BH): Repoint rear façade; and repaint window frames black.
- 41 West Cedar Street (18.223 BH): Replace two copper gutters in-kind.
- 60 West Cedar Street (18.192 BH): Replace the copper flashing and gutters in-kind, and the roofing membrane system on the non-visible portions of the roof.

Ratification of the July 20, 2017 & August 17, 2017 Public Hearing Minutes

- The review and ratification was postponed to a subsequent public hearing.

9:20 P.M.: K. Taylor adjourned the public hearing.