

Beacon Hill Architectural Commission

Public Hearing Minutes

Boston City Hall, Room 900

Boston, MA, 02201

February 16, 2017

Commissioners Present: Paul Donnelly, Miguel Rosales, Kenneth Taylor, P.T. Vineburgh

Commissioners Not Present: Thomas Hopkins, Joel Pierce, Danielle Santos, Mary Fichtner

Staff Present: Lissa Schwab, Preservation Planner

4:05 PM K. Taylor called the public hearing to order.

Ratification of the December 15, 2016 and January 19, 2017 Public Hearing Minutes

- **Approved as submitted. P. T. Vineburgh initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (Aye: PD, MR, KT PTV).**

DESIGN REVIEW

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

Representatives: Chris Pitman, CBT Architects

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, mock-up photographs, and drawings. The Commission discussed the finish on the proposed railing, material on the façade behind the railing, if a glass railing was considered, and means of attachment.

- **In conclusion the application was approved with provisos. P. Donnelly initiated the motion and P. T. Vineburgh seconded the motion. The vote was 4-0 (PD, MR, KT, PTV).**
 - **That the new posts be painted to reflect the slate shingles.**

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: David Rafferty, JDMD Owner, LLC; Leo Corcoran; John Day LDa Architecture & Interiors; Michael Binette, The Architectural Team; Matt Duggan, The Architectural Team; and Sean O'Donovan

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, mock-up photographs, shadow studies, drawings, color renderings, and material samples. The Commission discussed the details of the replacement sashes and

entryway materials at the Donahue Addition, nominal visibility and floor to ceiling heights of the rooftop addition, and the façade cladding materials.

Public testimony was called for and constituents voiced both support for the proposal and concerns over the design of the Donahue Addition entryway and the precedent for a rooftop addition.

- **In conclusion the application was approved with provisos to be brought back to the Commission with a new application. K. Taylor initiated the motion and P.T. Vineburgh seconded the motion. The vote was 4-0 (PD, MR, KT, PTV).**
 - That the profile of the rooftop addition on the Archer Building be reduced as much as possible;
 - That the details of the entrance, including how the columns are engaged, the color between the columns and recessed entryway materials to improve the depths, and so the Donahue Addition reads as the main entrance with the possibility of adding a canopy;
 - That the window details be restudied including the size of the openings, configuration, operation, profiles, and the details of the corner windows;
 - That a final lighting plan be submitted, including for the Ridgeway Lane façade;
 - That detailed drawings for the replacement doors and transoms including cutsheets for the hardware be submitted;
 - That the materials be restudied, including the number of materials and finishes;
 - That the configuration of the infill at the entrances on the passageway (north) façade be restudied;
 - And that the shape, size, and material of the planters at the passageway be restudied.

5 Acorn Street (17.759 BH): Request to replace the roof deck in-kind.

Representatives: Robert E. Stafford

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline study photographs, and drawings. The Commission discussed the relationship of the fire escape to the roof deck and the placement of the wrought iron railing.

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

35 Bowdoin Street (17.789 BH): Request to replace the stained glass entryway infill with wood and glass doors and transoms to match the historic.

Representatives: Regan Shields Ives, Finegold Alexander Architects; Doug Kelleher, Epsilon Associates

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs and drawings. The Commission discussed whether or not the glass could be restored and documenting the existing conditions before removal.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and M. Rosales seconded the motion. The vote was 3-0 (PD, MR, KT).**
 - **That the stained glass entryway infill try to be salvaged and relocated elsewhere so the public can view it.**

ADMINISTRATIVE REVIEW:

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 89 Mount Vernon Street (17.791 AB): Replace deteriorated face brick in-kind and repoint the brick wall along the west side of the driveway.
- 87 Pinckney Street (17.798 B): Replace door and trimwork at the garden wall with a black painted finish in-kind; reinstall existing hardware; and reset the existing intercom flush with the side trim.
- 119 Tremont Street & 1 Park Street (17.797 BH): Reconstruct the window wells along the east façade of the church; and replace the paired doors and transom at the 1971 building with glass and bronze doors and transom window.

VIOLATIONS

- 4 Goodwin Place (17.778 BH): Ratify outstanding violation (VIO.BH.69) for the removal of an unapproved vent installation on the front façade by keying in brick to match the original, using a soft Type O mortar, and a mild cleaner that is compliant with the district's guidelines.
- 24 Joy Street (17.761 BH): Ratify outstanding violation (VIO.BH.72) for the unapproved replacement of light fixtures at the storefront and upper floor entryways with light fixtures that are compliant with the district's guidelines.
 - **In conclusion the applications were approved as submitted. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, MR, KT).**

ADVISORY REVIEW:

75 Beacon Street: Construct a rooftop addition and rear yard addition, modify the front areaway, and window replacement.

Representatives: John Meyer, Meyer & Meyer; David McWhan, Meyer & Meyer

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline studies, and drawings. The Commission discussed the windows and doors, concerns of adding a rooftop addition, levels of visibility and shadows, possibility of a roof deck and headhouse, restudying the rear addition, and infilling the non-visible rear courtyard.

STAFF UPDATES:

The Commission discussed with staff policies about speaking clearly and loudly during discussions; and forwarding testimony email to staff so it can be printed and given to all commissioners at the public hearing.

8:40 PM K. Taylor adjourned the public hearing.