

**Beacon Hill Architectural Commission**

**Public Hearing Minutes**

Boston City Hall, Piemonte Room

Boston, MA, 02201

**April 20, 2017**

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

**Commissioners Not Present:** Thomas Hopkins, Danielle Santos

**Staff Present:** Lissa Schwab, Preservation Planner

---

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

**DESIGN REVIEW**

**79 West Cedar Street (17.891 BH):** Request to modify chimney flue and add mechanical fans.

*Representatives: Lindsey Couture, Best Chimney Services, Inc.*

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. The Commission discussed which chimney would be modified, the finish of the chimney, and the differences between the existing and proposed chimneys.

Public testimony was called for and J. Rosenfeld and O. Bouchier voiced their concerns about potentially painting the rest of the flues flat black.

- **In conclusion the application was approved with provisos. The vote was 4-0 (Aye: PD, JP, MR, KT and Recused: PTV).**
  - **That all of the metal flues be painted black.**

**3 Joy Street (17.799 BH):** Request to replace rear yard addition; enlarge rear garden wall; remove a headhouse, minor alterations to dormers, replace shingles, and install vents on roof; restore entryway surround; reconstruct front stoop; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

*Representatives: Guy Grassi, Grassi Design Group*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed concerns over why brownstone was not being proposed for the reconstructed front stoop, the use of fiberglass shingles on the visible roof instead of slate shingles, the visibility of the rear yard additions, the use of white painted finishes on the additions verse other rear yard addition cladding materials and finishes, the use of black painted finishes on the windows at the rear façade, and the cumulative effect of all the small changes overwhelming the rowhouse.

Public testimony was called for and the BHCA voiced concerns that the replacement roof shingles needed to match the historic slate and that these 3 rowhouses should honor the fact they were home to the Appalachian Mountain Club for 80 years (signage); and R. Whitney voiced concerns that all of the changes to the rear façade violated the district's guidelines.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-1 (Aye: PD, JP, MR, KT and Nay: PTV).**
  - **That slate shingles be used on both sides of the roof;**
  - **That the window openings not be enlarged;**
  - **That more details be provided regarding the proposed work at the entryways;**
  - **That the treatment and colors on the rear façade, including the additions be restudied.**

**4 Joy Street (17.800 BH):** Request to replace rear yard addition; remove skylight and construct new rear dormer, replace shingles, and install vents on roof; restore entryway surround; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

*Representatives: Guy Grassi, Grassi Design Group*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed concerns over the visibility of the rear yard additions, enlarging the oriel window on the rear façade, the use of white painted finishes on the additions verse other rear yard addition cladding materials and finishes, the use of black painted finishes on the windows at the rear façade, and the cumulative effect of all the small changes overwhelming the rowhouse.

Public testimony was called for and the BHCA voiced concerns that the replacement roof shingles needed to match the historic slate and that these 3 rowhouses should honor the fact they were home to the Appalachian Mountain Club for 80 years (signage); and R. Whitney voiced concerns that all of the changes to the rear façade violated the district's guidelines.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-1 (Aye: PD, JP, MR, KT and Nay: PTV).**
  - **That slate shingles be used on both sides of the roof;**
  - **That the window openings not be enlarged;**
  - **That more details be provided regarding the proposed work at the entryways;**
  - **That the treatment and colors on the rear façade, including the additions be restudied.**

**5 Joy Street (17.801 BH):** Request to construct rear yard addition; enlarge third floor windows and relocate fire balcony at rear façade; replace shingles and install vents on roof; replace transom window; remove flagpole; modify front areaway and walkways; remove fire escape; masonry

and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

*Representatives: Guy Grassi, Grassi Design Group*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed concerns over the replacement glass at the entryway infill, the visibility of the rear yard additions, enlarging the oriel window on the rear façade, the use of white painted finishes on the additions verse other rear yard addition cladding materials and finishes, and the use of black painted finishes on the windows at the rear façade, and the cumulative effect of all the small changes overwhelming the rowhouse.

Public testimony was called for and the BHCA voiced concerns that the replacement roof shingles needed to match the historic slate and that these 3 rowhouses should honor the fact they were home to the Appalachian Mountain Club for 80 years (signage); O. Bouchier suggested that the transom window featuring the AMC logo could be replicated; and R. Whitney voiced concerns that all of the changes to the rear façade violated the district's guidelines.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-1 (Aye: PD, JP, MR, KT and Nay: PTV).**
  - **That slate shingles be used on both sides of the roof;**
  - **That the window openings not be enlarged;**
  - **That more details be provided regarding the proposed work at the entryways, specifically that the grid pattern on the glazing be retained;**
  - **That the treatment and colors on the rear façade, including the additions be restudied.**

**37 Beacon Street, Apt. 62-64 (17.1005 BH):** Request to construct a headhouse and roof deck.  
*Representatives: Robert Coffin (Owner); Oliver Bouchier, Payne | Bouchier Fine Builders; Josh Slater, Studio 3.0*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, mock-up photographs, and drawings. The Commission discussed their concerns with the visibility and the ability to reduce the height or change the profile of the headhouse, and concerns about the details of the handrail.

Public testimony was called for and the BHCA voiced concern for more visibility at the diagonal path in the Boston Common pathway in front of Joy Street. R. Whitney voice concern for the BHCA vote that was for zoning only and not architectural appropriateness.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**
  - **That the visibility of the headhouse be reduced.**

- **That the details of the handrail be simplified, specifically the double bar at the top of the railing.**
- **That the color of the headhouse be changed.**

**13 Louisburg Square (17.1020 BH):** Request to install fire hose connection, alarm bell, and plaque on the front façade.

*Representatives: Jim Mellowes, Mellowes & Paladino Architects*

The Applicant presented the conditions for the proposed scope of work, including photographs, cutsheets, and drawings. The Commission discussed options for the placement of the fire hose connection, plaque, and alarm bell, as well as, the need for the alarm bell to be visible.

Public testimony was called for and L. Gimpelson inquired about what other residential buildings in Beacon Hill have done to accommodate sprinkler voiced concerns; A Hancock Street resident (Joanna) voiced concern over the fire connection at 32 Derne St. J. Corey suggested hiding the bell, fixing the plaque, and installing the hose at the brick. J. Rosenfeld concurred with previous statements and suggested lowering the hose and hiding the bell. R. Whitney voiced concerns about creating a hole in the façade and suggested a freestanding fire hose.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-1 (Aye: PD, JP, MR, KT and Nay: PTV).**
  - **That the bell be moved to an inconspicuous location by the front door.**
  - **And that the hose and plaque be lowered as much as possible.**

**33-35 Bowdoin Street (17.913 BH):** Request to modify 16.931BH by changing the proposed roof dormers to skylights and replace the louvers in the bell tower quatrefoils in-kind on 35; replace wood fence with wrought iron fronting Temple Street Park; reconfigure the proposed stairs to the connector building; replace roof hatch with skylight at 33; remove fire escape on side façade; remove conduit, hatch and vent, and key in brick; modify window configuration to two-over-two, double-hung wood windows on the side façade; replace wood sills with cement fiberboard; install granite sills at basement windows; change window material and detail at basement windows; install lighting, mailboxes, intercoms, fire beacon, alarm bell; repoint; clean façade; replace brownstone stills and lintels with tinted precast units or resurface with a tinted cementitious stucco.

*Representatives: Doug Kelleher, Epsilon Associates; Mike Olsen; Regan Shields Ives, Finegold Alexander Architects; Cindy Larson and Susan Arnold, Centrepont Architects*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightlines studies, cutsheets, and drawings. The Commission discussed the window configurations, materials and conditions of the lintels and sills at 33, the placement of the mailboxes and intercoms, and the design of the skylights.

Public testimony was called for and N. Sims and R. Mulzer stated they supported the project and asked about the height of the new fence due to a drop off in grade. R. Whitney voiced concerns about mounted mailboxes, requested that the callbox be bronze, and suggested a

pendant light fixture. J. Rosenfeld stated he recognized the maintenance concerns at the basement windows and recommended using a composite wood fiber and vinyl windows (Fibrex), and asked if the new sidelights flanking the door could be modified to incorporate flush mounted mailboxes, intercoms, etc.

- **In conclusion the application was approved with provisos. J. Pierce initiated the motion and P.T. Vineburgh seconded the motion. The vote was 5-0 (Aye: PD, JP, MR, KT, PTV).**
  - **That the two basement windows at 33 Bowdoin Street be made of wood with true-divided lite muntins;**
  - **That the wood lintels and sills on the upper floors at 33 Bowdoin Street be replaced with wood;**
  - **And that the mailboxes be recessed into the brick and have a brass finish.**

**6-8 Chestnut Street (17.949 BH):** Request to install a temporary banner on the front façade.  
*Representatives: Holly Baldwin, Beacon Hill Friends House*

The Applicant presented the conditions for the proposed scope of work including photographs and a rendering. The Commission discussed how long the banner would be installed on the façade, what the building is zoned as, and concerns about the precedent that banners like this on residential buildings would establish since the banners could also reflect sports, holidays, etc.

Public testimony was called for and J. Gorman, L. Adams, and Z. Miller stated they supported the application. BHCA supported the idea but voiced concern about setting a precedent. R. Whitney stated there are varying residential beliefs and it would be temporary. Other constituents questioned the size and typeface of the sign, and stated that Old West Church on Cambridge Street which has similar signs should receive violations for continuity.

- **In conclusion the application was denied citing non-conformance with the district's Architectural Guidelines, Section I – Sign Guidelines. K. Taylor initiated the motion and M. Rosales seconded the motion. The vote was 4-1 (Nay: PD, MR, KT, PTV and Aye: JP).**

**39-41 Mount Vernon Street (17.1023 BH):** Request to ratify the installation of mechanical vents on the secondary north and east faades; and relocate some mechanical vents on the secondary east façade (VIO. BH. 82).  
*Representatives: Nancy Sidecki and Beth Newman, Meyer & Meyer Architects; Marcel Safar (owner).*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed the number and placement of visible vents, whether or not the vents could be routed through the roof, and using ventless options.

Public testimony was called for and constituents voiced concerns about the necessity of creating these openings in the façades and suggested utilizing ventless options.

- **In conclusion the application was denied citing non-conformance with the district's Architectural Guidelines, Section A – Introductory Guidelines (mechanical installations**

**should be located out of public view). M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**

**7 Acorn Street (17.962 BH):** Replace roof deck; remove storm windows; remove and replace the tripartite six-over-six flanked by two-over-two, and all of the six-over-six, double-hung wood windows and wood brick molds on both the front and rear façades all with an off-white painted finish; and restore and repaint the entry door, transom, and shutters in-kind.

*Representatives: Heidi Condin (Applicant)*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs and drawings. The Commission discussed the conditions and details of the glass on the windows.

Public testimony was called for and constituents voiced concerns about whether the existing windows could be restored instead of replaced, and if a Low-E film would be applied to the glazing on the replacement.

- **In conclusion the application was approved as submitted. P. T. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**

**13 Walnut Street (17.1041 BH):** Request to construct a headhouse; and enlarge a roof deck featuring a metal railing.

*Representatives: Steven Young (Architect)*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed the visibility of the proposed headhouse, and the fact that a new profile would not be added to the skyline with the construction of the headhouse.

Public testimony was called for and constituents voiced both support for the proposal and concerns over the visibility and need to construct a headhouse.

- **In conclusion the application was approved as submitted. P. T. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-1 (Aye: PD, JP, KT, PTV and Nay: MR).**

**45 Temple Street (17.1042 BH):** Address Provisos from 17.422BH - Reduce height of proposed rooftop addition; clarify window and door details; modify entryway infill at Donahue Addition and passageway façades; clarify façade materials, lighting, and passageway planters.

*Representatives: Matt Duggan, The Architectural Team; John Day, LDa Architecture & Interiors*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, color renderings, and drawings. The Commission discussed the reduction in height on the proposed addition, the design and materials of proposed light fixtures, and the proposed window materials, façade cladding, and paving materials on the Donahue Addition and passageway.

Public testimony was called for and L. Libowitz asked if the Ridgeway Lane lighting would be downlight only. A Hancock Street resident (Joanna) asked how much light would be in the passageway and where the door at the corner would lead to. J. Kelley asked about the placement of the pedestrian walkway at the passageway. R. Whitney voiced concerns about the paving materials at the passageway, visibility of the rooftop addition, placing mechanical equipment inside an enclosure, and that the proposed corner windows stray far from the existing ribbon windows.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and P. T. Vineburgh seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**
  - **That the following provisos be remitted to staff:**
    - **That the contemporary light fixtures on the Ridgeway Lane façade of the Archer Building, be changed to more historic downlight wall sconces placed below the second floor window sills.**
    - **That the framing on the replacement doors at the former theater entryways in the Archer Building have thicker framing, and the mullion in the transom windows be increased to align with the door framing below.**
    - **That the gray granite on the columns have less mica and a thermal finish, perhaps Mesabi Black granite.**
    - **That the concrete in front of the entryway on the passageway façade be eliminated from the scope of work and granite installed.**
  - **That the following provisos be presented to the Commission at a public meeting:**
    - **That a full scale mock-up in the field of the proposed masonry and window materials be constructed.**

## **ADMINISTRATIVE REVIEW**

### PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 37 Beacon Street, Apt. 3 (17.1028 BH): Remove and replace six eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street and Joy Street façades.
- 37 Beacon Street (17.1029 BH): Remove and replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street façade.
- Beacon Street, Apt.53 (17.1030 BH 37): Remove and replace four eight-over-eight, double-hung wood windows with an off-white painted finish at the fifth floor on the Beacon Street façade.
- Beacon Street, Apt. 1 (17.1031 BH 37): Remove and replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street façade.
- 88 Beacon Street, Apt. 2 (17.887 BH): Remove two storm windows, and replace two two-over-two, double-hung wood windows featuring a curved frame with straight glass all with a black painted finish at the garden level on the Beacon Street façade in-kind.
- 1 Charles River Square (17.978 BH): Replace five cast stone window lintels at the first floor on the front façade in-kind.

- 3 Charles River Square (17.979 BH): Repoint; resurface the cast stone using a tinted cementitious stucco; repair and repaint the fire balcony on the rear façade black to match existing.
- 115 Charles Street (17.556 BH): Replace the wood and glass door with a black painted finish in-kind.
- 144 Charles Street (17.1039 BH): Replace three wood display windows with a dark red painted finish in-kind; install vinyl signage "Charles Street Garage" on one display window and a door; and replace the ceiling mounted light fixtures within the vehicular entrance and associated conduit painted to match the white ceiling.
- 82 Chestnut Street, Apt. 20 (17.977 BH): Remove four storm windows, and replace four six-over-one, double-hung wood windows with a brown painted finish at the second floor on the River Street façade in-kind.
- 56 Chestnut Street (17.615 BH): Replace deteriorated face brick with new brick; repoint; replace a brownstone lintel at rear façade with a tinted precast unit; scrape, prime and repaint windows on the front and rear façades to match existing color; and install a metal chimney cap.
- 104 Chestnut Street (17.888 BH): Remove eight storm windows, and replace eight six-over-six, double-hung segmental arch-headed wood windows with a white painted finish at the first, second, and third floors on the Chestnut Street façade in-kind.
- 16 Hancock Street, Apt. 5F (17.1026 BH): Remove and replace one two-over-two, double-hung wood window with a black painted finish at the fifth floor.
- 19 Joy Street (17.1027 BH): Repoint; and resurface brownstone lintels and sills using a tinted cementitious stucco.
- 84 Mount Vernon Street (17.1021 BH): Repaint the windows and entry door off-white, and the shutters black to match existing.
- 48 Temple Street (17.1022 BH): Replace wood siding (vertical shiplap) with a dark brown painted finish on the rear ell extension fronting Temple Street Park.
- 30 West Cedar Street (17.1032 BH): Repoint; resurface brownstone lintels and sills using a tinted cementitious stucco; and repaint window frames black to match existing

VIOLATIONS

- 79 Chestnut Street (17.1004 BH): Ratify VIO.BH.88 for the installation of a wood fence on the roof, by removing the visible portion.
- 33 Grove Street (17.1034 BH): Ratify VIO.BH.48 for alterations to the existing window wells, by removing the plexiglass, replacing the metal grates so they are flush with the sidewalk, and repairing the brick sidewalk.
  - **In conclusion the applications were approved as submitted. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, KT, PTV).**

**Ratification of the February 16, 2017 and March 16, 2017 Public Hearing Minutes**

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

**Ratification of the March 16, 2017 Public Hearing Minutes**

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

#### **ADVISORY REVIEW**

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

*Representatives: John Meyer and David McWhan, Meyer & Meyer Architects*

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. The Commission discussed the height of the additions, concerns with visibility and adding new profiles to the skyline.

#### **STAFF UPDATES**

The Commission discussed with staff policies about speaking clearly and loudly during discussions; forwarding testimony email to staff so it can be printed and given to all commissioners at the public hearing to maintain an impartial board due to legal concerns; and the Preservation Month Kickoff event on May 1<sup>st</sup> at the Old State House.