

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

**May 18, 2017**

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

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

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

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

**ELECTION OF OFFICERS**

Staff announced that K. Taylor had been elected Chair for the term of one year; and J. Pierce had been elected Vice-chair for the term of one year.

**VIOLATIONS**

**36 Joy Street (17.1076 BH):** Request to ratify the installation of a street address sign on the gate adjacent to the building (VIO.BH.61).

*Representatives: Isabelle Slotine, Trustee*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs. The Commission asked whether each condo unit had its own address, and discussed the placement of the signage, the use of the black and white contrasting colors on the sign and how the unfinished (silver) metal u-shaped clamp on the back of the sign was not properly affixed to the gate.

- **In conclusion the application was denied without prejudice. P. Donnelly initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (Aye: PD, JP, MR, KT).**

**DESIGN REVIEW**

**57 Pinckney Street (17.1168 BH):** Request to install a wood handrail painted off-white with metal brackets on one side of the recessed entryway.

*Representatives: Jeannette Herman*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, drawings, and context photographs. The Commission discussed shortening the length of the handrail so it would not project beyond the face of the opening; and where the handrail would be attached.

Public Testimony was called for and four constituents voiced support for the handrail.

- **In conclusion the application was approved with provisos. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (Aye: PD, JP, MR, KT).**
  - **That the bottom of the handrail be setback four inches from the face of the building;**
  - **And that the handrail be mounted to the wood paneling.**

**28-32 Derne Street (17.1171 BH):** Request to modify Certificate of Appropriateness 15.862BH by enlarging one roof deck, installing stairs to the roof deck, and replacing a window and transom with a door.

*Representatives: Naomi Cottrell, Michelle Crowley Landscape Architecture*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, color renderings, and drawings. The Commission asked about the modifications to the change the window/transom to a door, and discussed the material and finish of the stainless metal railing with an acid wash finish in black so it does not require maintenance; the height of the railing, the increased size in the footprint of the deck, and the size and visibility of the moveable planters at the perimeter of the deck.

Public Testimony was called for and C. Sze discussed the height of the proposed plans.

- **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 4-0 (Aye: PD, JP, MR, KT).**
  - **That the planters be eliminated be eliminated from the scope of work;**
  - **That the size of the originally approved roof deck be maintained;**
  - **And that the railings be made of wrought iron and if permissible lowered to 36 inches.**

**37 Beacon Street (17.1005 BH):** Request to construct a headhouse and roof deck.

*Representatives: Robert Coffin (Owner); Oliver Bouchier, Payne | Bouchier Fine Builders*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed the height of the proposed railing and the height of the eave line on the solarium, details about how the headhouse was being lowered into the roof structure and the use of a duckboard system with the roof deck, the possibility of using an access hatch instead of having a headhouse, whether or not a new profile was being added to the skyline, and the proposed copper cladding on the new headhouse and possibly adding it to the existing elevator bulkhead, and the use of wrought iron railing on the new deck.

Public testimony was called for and J. Dowling who owns a unit in the building voiced concern that he had not previously heard about the proposed design.

- **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 4-0 (Aye: PD, JP, MR, KT).**

- **That the headhouse's visibility be reduced;**
- **That dimensioned architectural drawings showing the section through the roof and the entire roof plan be included without extra shading;**
- **And that samples of the proposed materials be brought to the public hearing.**

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

*Representatives: Jim Mellowes, Mellowes & Paladino, Inc.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, cutsheets, and drawings. The Commission discussed why a sprinkler system was being installed in the building, the placement in the middle of the granite on the curved bay, the distance to the closest fire hydrant, and the possibility of moving all of the installations into the existing basement window opening so it would be more reversible.

Public testimony was called for and a constituent recommended placing a planter in front of the connections so it would be less visible and since it would be a permanent installation.

- **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 4-0 (PD, JP, MR, KT).**
  - **That the proposed work be moved to the basement window.**

**32-34 Hancock Street (17.1174 BH):** Request to install kitchen and bathroom vents at each floor on the rear façades.

*Representatives: Theodore Touloukian, Touloukian Touloukian Inc.*

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline guides, and drawings. The Commission discussed whether the proposed vents could be integrated with the existing through-the-wall louvers, the possibility of creating chases on the interior so the vents could be routed through the roof, how the bathrooms and kitchens are currently ventilated, the possibility of installing the vents in the corner closer to the fire escape so the visibility would be reduced, and the possibility of modifying the visible venting on the 1970s building but eliminating it from the older/historic building so it would be better preserved.

Public testimony was called for and C. Sze asked if the building was classified as a high rise and noted there are concerns for fires and other buildings still remain non-compliant; M. Kennedy noted that the building is setback from Ridgeway Lane because of the parking lot in the back; and E. Levine voiced support since its being proposed on the rear façade fronting Ridgeway Lane.

- **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 4-0 (Aye: PD, JP, MR, KT).**
  - **That the vents on the 1970s building be relocated to see if they can utilize the existing through-the-wall air conditioning louver;**

- **That the vents be eliminated on the historic/older building;**
- **And that floor plans for the buildings be included in the revised presentation.**

**73 Chestnut Street (17.1152 BH):** Request to replace paired wood doors at the second floor with paired windows; replace wood windows at the first floor in-kind; remove paint from masonry; repoint; rebuild chimney in-kind; restore wood statue in-kind; restore and paint wood infill gray and front door black; replace roofing membrane system and copper gutter and leader in-kind; and remove the existing sign panel.

*Representatives: Jennifer Mello*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, color renderings, and drawings. The Commission discussed their concerns for changing the doors to double-hung windows and for changing the wood infill from light blue to a gray painted finish.

Public testimony was called for and constituents voiced concerns about the importance of maintaining the light blue and white paint color scheme.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (Aye: PD, JP, MR, KT).**
  - **That the outward swinging doors at the second floor be replaced in-kind with the security grills and screens on the interior;**
  - **And that the light blue and white paint color scheme be maintained on the wood portions of the façade.**

**37 Grove Street (17.1040 BH):** Request to replace historic black painted wood treads with granite treads; replace non-historic entryway infill with new paneled wood door painted black and multi-light transom and sidelights and side wall paneling all painted off-white; and replace light fixture.

*Representatives: Elliott Levine*

The Applicant presented the conditions for the proposed scope of work including existing condition photographs, historic photographs, and drawings. The Commission discussed the dimensions of both the existing door and the adjacent property's entryway infill, and expressed concerns that the drawings were not accurately scaled.

- **In conclusion the application was withdrawn by the applicant during the hearing.**

**9 West Cedar Street (17.1166 BH):** Request to install two metal handrails on either side of the entryway.

*Representatives: Brigid Williams, Architect.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs and drawings. The Commission discussed the design of the railing and

the method of attachment. The Commission also suggested that the railing be placed on one side to keep the design simple and minimize change.

- **In conclusion the application was approved with provisos. P. Donnelly initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
  - **That one handrail be installed on the right hand side from the landing to the bottom tread.**

**37-41 Beaver Place (17.1167 BH):** Request to install a pergola on the existing roof deck.  
*Representatives: Brigid Williams, Architect.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, sightline studies, and drawings. The Commission discussed the height of the pergola and the possibility of lowering it so it aligned with the cornice line, the overall design of the pergola, and the possibility of having the finish correspond to the brick façade so it recedes from sight.

Public testimony was called for and a constituent voiced concerns about the visibility of the pergola from the public way.

- **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 4-0 (PD, JP, MR, KT).**
  - **That the scale of the pergola be reduced and setback from the wall;**
  - **That the finish of the pergola be compatible with the building;**
  - **And that a revised mock-up be constructed.**

**36 Joy Street Apt. B (17.1095 BH):** Request to replace two windows at the first floor on the secondary south façade.  
*Representatives: Rick Bertolami, JB Sash & Door Co., Inc.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs and drawings. The Commission discussed the proposed color of the replacement windows and finish of the spacer bar around the muntins.

- **In conclusion the application was approved as submitted. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 2-1 (Aye: PD, JP; Nay: KT).**

**73 Mount Vernon Street (17.905 BH):** Request to replace deck on rear ell extension; construct deck on main roof; relocate gas meters on front façade to the interior; install new landscaping in the front yard; repair fire escapes and iron railings in the front yard in-kind; replace copper gutters and leaders in-kind.  
*Representatives: None*

The Applicant requested prior to the public hearing that their application be withdrawn and presented at a subsequent public hearing.

- **In conclusion the application was withdrawn at the Applicant's request to be presented at a subsequent public hearing.**

**3 Joy Street (17.799 BH):** Request to replace rear yard addition; replace rear façade windows; 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 screen, entry intercoms, light fixture, and fire protection systems.

*Representatives: Guy Grassi, Grassi Design Group*

The Applicant presented the proposed scope of work including existing condition photos, mock-up photographs, cutsheets, color renderings, and drawings. The Commission discussed the materials to be used to repair the brownstone features, voiced concerns about the rear addition being clad in both copper and wood with a black painted finish and that black was not previously recommended rather a color other than white, that the paneled design on the wood siding was atypical for this district, that three-story additions clad in copper are not in keeping with what is found in this district because the copper was historically used on more utilitarian features, that the double rail on the decks off the rear façade is atypical for this district, and why the windows and doors at the rear façade should be painted black.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**
  - **That the wood dormer panels have a dark painted finish with a dark sash;**
  - **That the ell addition be clad in standing seam copper;**
  - **That the balconies/decks have a single horizontal bar at the top with no finials or raised posts;**
  - **That if there is historic evidence of the rear façade having two-over-two, double-hung wood windows, then that configuration should be utilized;**
  - **And that synthetic slate be used at the rear roof.**

**4 Joy Street (17.800 BH):** Request to replace rear yard addition; enlarge window openings; replace rear façade windows; 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 system.

*Representatives: Guy Grassi, Grassi Design Group*

The Applicant presented the proposed scope of work including existing condition photos, mock-up photographs, cutsheets, color renderings, and drawings. The Commission discussed the materials to be used to repair the brownstone features including the restored stoop, voiced concerns about the rear addition being clad in both copper and wood with a black painted finish and that black was not previously recommended rather a color other than white, that the paneled design on the wood siding was atypical for this district, that three-story additions clad in copper are not in keeping with what is found in this district because the copper was historically used on more utilitarian features, why a window opening was being enlarged and the oriel was

being extended to down to the floor below, the historic photos documenting the window configurations and finishes and how the current sashes came to be, that the double rail on the decks off the rear façade is atypical for this district, and why the windows and doors at the rear façade should be painted black.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**
  - **That the windows on the rear façade be two-over-two, double-hung wood windows with a black painted finish;**
  - **That the oriel on the rear façade should not be enlarged and remain the size it currently is;**
  - **That the ell addition be clad in standing seam copper;**
  - **That the balconies/decks have a single horizontal bar at the top with no finials or raised posts;**
  - **That the proposed double width window opening be eliminated from the scope of work;**
  - **That the wood dormer panels have a dark painted finish with a dark sash;**
  - **And that synthetic slate be used at the rear roof.**

**5 Joy Street (17.801 BH):** Request to construct rear yard addition; enlarge window openings, relocate fire balcony, and replace windows 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 proposed scope of work including existing condition photos, mock-up photographs, cutsheets, color renderings, and drawings. The Commission discussed the materials to be used to repair the brownstone features, how the handrails would be installed on the stoop, the significance of the “AMC” logo in the transom window at the entryway and various options so that more of the transom is maintained, voiced concerns about the rear addition being clad in both copper and wood with a black painted finish and that black was not previously recommended rather a color other than white, that the paneled design on the wood siding was atypical for this district, why window openings were being enlarged to accommodate doors and windows, the historic photos documenting the window configurations and finishes and how the current sashes came to be, that the double rail on the decks off the rear façade is atypical for this district, and why the windows and doors at the rear façade should be painted black.

- **In conclusion the application was approved with provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT).**
  - **That existing entryway transom window featuring the AMC logo be maintained and restored, with clear glass installed where the logo is to be removed;**
  - **That the ell addition be clad in brick to match the existing brick;**
  - **That the balconies/decks have a single horizontal bar at the top with no finials or raised posts;**

- **That the existing window openings be maintained as is, with the exception that one may have the sill lowered to accommodate a door to access the deck;**
- **And that synthetic slate be used at the rear roof.**

## **ADMINISTRATIVE REVIEW**

### PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 27 Brimmer Street (17.1165 BH): Replace slate shingles, copper flashing, gutters, and leaders, and wood trim with a black painted finish at the mansard roof and oriel in-kind; replace asphalt shingles on the top of the oriel with flat seam copper.
- 30 Hancock Street, Apt. M (17.1160 BH): Repoint; clean façade; resurface brownstone lintels and sills using a tinted cementitious stucco.
- 51 Hancock Street (15.942 BH): Extend Certificate of Appropriateness 15.942BH approval with provisos for constructing a roof deck setback 7'-0" from the roof edge with a revised railing design incorporating a four-inch gap at its top rail until May 14, 2018.
- 20 Louisburg Square (17.1161 BH): Replace the copper flashings and reinstall the slate shingles in-kind.
- 59 Mount Vernon Street (17.1096 BH): Repair all of the wood windows on the front façade and repaint black to match existing.
- 89 Mount Vernon Street (17.1154 BH): Restore the wrought iron railings on both stoops and the cast iron fence on the front retaining wall, both with a black painted finish in-kind.
- 96 Pinckney Street (17.1033 BH): Reconstruct two brick chimneys in-kind; replace the "fish scale" slate mansard roof and the roofing membrane system on the flat (main) roof and all of the copper flashing and gutters in-kind; and replace the deteriorated wood trim around the dormer windows in-kind, and painting the trim black.
- 96 Pinckney Street (17.1108 BH): Remove twelve storm windows; replace six two-over-two and six one-over-one, double-hung wood windows at the 1st, 2nd, 3rd and 4th floors in-kind, and painting all of the sashes and brick molds black.
- 14 West Cedar Street (17.1097 BH): Remove the asphalt shingles on the sides of the dormers on both the front and rear roofs and install slate shingles; replace the copper gutters and flashing in-kind; and replace the asphalt shingles in-kind on the non-visible portions of the roof.
- 50 West Cedar Street (17.1164 BH): Repaint front door, window casings, and oriel black and the entryway surround off-white all to match existing.
- 79 West Cedar Street (17.1107 BH): Remove four storm windows; and replace four six-over-six, double-hung wood windows with a black painted finish at the fourth floor in-kind.

### **VIOLATIONS**

- 45 Chestnut Street (17.980 BH): Repaint front door black; repoint joints to right of front stoop; and replace copper leader adjacent to the stoop (VIO.BH.77).
- 39-41 Mount Vernon Street (17.1173 BH): Remove mechanical vents from secondary north and east façades, and key in brick; relocate some vents to non-visible locations on the secondary east façade (VIO.BH.82).
  - **In conclusion the applications were approved as submitted. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, KT).**

**ADVISORY REVIEW**

**14 Mugar Way:** Construct a 4-story addition; and modify site landscaping.

*Representatives: David Hacin, Hacin + Associates; Andrew Hayes, Related Beal.*

The Applicant presented the proposed scope of work including existing condition photographs, historic photographs, drawings, and color renderings. The Commission discussed the use of the green space in the middle of the design. The Commission suggested that the applicants provide more images of the other side of Charles Circle in order to understand the relationships of the buildings, T Station, etc. The Commission expressed concerns with the design of the corner of the building and the height of the building as it does not align with the existing. The Commission also discussed the potential for a land swap in order to gain more land in the front of the building.

**Ratification of the April 20, 2017 Public Hearing Minutes**

- **Approved as submitted P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT)**

**10:30pm** K. Taylor adjourned the public hearing.