

**Beacon Hill Architectural Commission**

**Public Hearing Minutes**

Boston City Hall, Piemonte Room

Boston, MA, 02201

**June 15, 2017**

**Commissioners Present:** Thomas Hopkins, Joel Pierce, Miguel Rosales, Kenneth Taylor

**Commissioners Not Present:** Paul Donnelly, 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.

**DISCUSSION ITEM**

**Public Hearing Start Time**

The Commission discussed changing the start time of the public hearing to 5:00pm as it was more advantageous for work schedules, expressed concerns about the end time being even later than what it currently is, and the possibility of imposing timelines for comments and questions.

- **A motion was made to move the start time of the hearing to 5PM through December 2017. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (TH, JP, MR, KT)**

**DESIGN REVIEW**

**32-34 Hancock Street (17.1174 BH):** Request to install kitchen and bathroom vents at the roof.

*Representatives: Theodore Touloukian, Touloukian Touloukian Architects*

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, sightline studies, and drawings. Staff commented that they recommended approval. The Commission discussed the revised locations of the vents on the roof for both buildings, and that the minimal to zero visibility was an improvement.

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

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

*Representatives: Susanne May, Mellowes & Paladino Inc.*

The Applicant presented the conditions for the proposed scope of work, including the photographs, drawings, and cutsheets. Staff commented that they recommended approval.

The Commission discussed the modified placement within the window opening was an improvement over installing them on the finished façade.

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

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

The Applicant presented the conditions for the proposed scope of work, including descriptions of dimensions, architectural plans, and drawings. Staff commented that they recommended approval. The Commission discussed the lowering of the headhouse an additional 7 inches because further engineering had been completed, details about the duckboard being a board on the roof framing, that it was still undetermined by ISD whether or not the height of the railing could be lowered to 36 inches instead of 42 inches but most likely it cannot be changed, and that the offer to change the cladding material on the existing painted sheet metal elevator bulkhead to copper would be an improvement.

- **In conclusion the application was approved with provisos. M. Rosales initiated the motion and T. Hopkins seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**
  - **That the existing elevator headhouse be clad in copper.**

**28-32 Derne Street (17.1171 BH):** Request to modify Certificate of Appropriateness 15.862 BH by installing stairs to the roof deck, and replace 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 photographs, color renderings, sightline studies, and drawings. Staff commented that they recommended approval. The Commission discussed the visibility of the mock-up, the building code requirements for a roof deck on a multi-family building 3-stories tall needing to be 42 inches tall, and that the modifications to have the footprint of the roof deck and the planters match what was previously approved.

- **In conclusion the application was approved as submitted. M. Rosales initiated the motion and T. Hopkins seconded the motion. The vote was 5-0 (TH, JP, MR, KT).**

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

The Applicant presented the conditions for the proposed scope of work, including color renderings, sightline studies, and drawings. Staff commented that they recommended approval. The Commission discussed the visibility of the modified pergola, the simplified design details, and whether or not it is appropriate to have pergolas on buildings that did not historically have them.

- **In conclusion the application was approved as submitted. T. Hopkins initiated the motion and J. Pierce seconded the motion. The vote was 3-1 (Aye: TH, JP, KT; Nay: MR).**

**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: Elliott Olsen, Sousa Design Group; David Daniel, 73 Mt. Vernon LLC*

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, sightline studies, and drawings. Staff commented that they recommended approval with provisos that the design of the railing on both roof decks be simplified and be made of wrought iron with a dark finish; and that the deck on the main roof be terraced to better accommodate the pitch of the roof and if permissible to modify the existing door on the headhouse so that the stairs onto the roof deck are not required. The Commission discussed whether the modifications to the fire escape were required by code regardless of whether or not there is a roof deck, the non-visible mechanical equipment on the roof, and the possibility of leaving the elevator stairs and connecting the fire escape to it in order to eliminate a lot of the bulk, as well as moving the handrail back to the edge of the door.

Public testimony was called for and S. Cherry voiced concerns about the visibility of the fire escape and asked about installing an internal stairwell instead, questioned whether the deck on the ell extension was previously approved; and C. Sze voiced concerns about the building having a history of building code problems and the egress problems is because this was originally designed to be a single family not multi-family, the potential for noise problems, and extending the fire escape is a concern.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing.**
  - **That the roof deck and fire escape be restudied so the design is as unobtrusive as possible.**

**40 Beacon Street (17.1159 BH):** Request to construct a rooftop addition on the rear ell extension.  
*Representatives: Joe Hanley, McDermott Quilty Miller LLP; Guy Grassi, Grassi Design Group*

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, sightline studies, and drawings. Staff commented they recommend approval with provisos that the rooftop addition be clad in brick to harmonize with the adjacent buildings and those in the background of this addition. The Commission asked if the connector could be moved back to align with the existing doors on the side of the carriage house, the possibility of modifying the height of the connector addition, the differences in the views from both sides of Walnut Street and the limited distance at which it is visible, concerns about the overall design of the connector so it does not look like a continuation of the addition, and discussed the Commission's ability to approve projects inconsistent with the district's Architectural Guidelines.

Public testimony was called for and constituents voiced support for the proposal and concerns that the proposed rooftop addition will detract from the building, that rooftop additions should not be visible from a public way, blocking various apartments' views of the Charles River, limiting

direct sunlight, that the Commission needs to respect their previous decision in 2013 to eliminate the connector addition, and that it will change the character of the carriage house because the ell extension will be the same size.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. T. Hopkins initiated the motion and K. Taylor seconded the motion. (TH, JP, MR, KT).**
  - **1<sup>st</sup> MOTION was for a denial: MR initiated the motion, JP seconded the motion (Aye: JP, MR; Nay: TH, KT)**
  - **2<sup>nd</sup> MOTION was to grant a continuance with the following information to be brought to a subsequent public hearing:**
    - **That no new profiles be added to the skyline;**
    - **And that the previous approval and the current proposal be clearly illustrated in the revised presentation.**

**3 Charles River Square (17.1278 BH):** Request to remove a fourth floor fire balcony from the rear facade.

*Representatives: Adam Wylie, Mayhew PMC*

The Applicant presented the conditions for the proposed scope of work, including photographs and sightline studies. Staff commented that they recommended approval. The Commission discussed the type of mortar to be used and that replacement brick will match what was approved by staff for work at the front façade last year for when the balcony is removed on the rear façade.

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

**30 Hancock Street (17.1314 BH):** Request to install a wood fence along the rear property line.

*Representatives: Lawrance O'Connor*

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. Staff commented that they recommended approval with provisos that the placement of the fence in the rear yard be modified to align with those at the adjacent properties (30, 32, and 34 Hancock Street); and that the height of the posts be reduced. The Commission discussed the purpose of installing a fence along the side property line, changing the footprint to an L-shape so it wraps the entire rear yard instead of one side, and the possibility of incorporating latticework into the design so there would be more transparency at the top of the fence.

Public testimony was called for and constituents voiced support for the fence to be returned, and that the brick wall be rebuilt along Ridgeway Lane.

- **In conclusion the application was approved with the following provisos. T. Hopkins initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**

- **That the fence be modified to be an L-shaped 6'-0" tall fence with the bottom 4'-0" solid and the upper 2'-0" with latticework, and with a gate matching the design of the fence;**
- **That the fence and gate have a dark green painted finish;**
- **And that black hardware be installed on the gate.**

**43 Chestnut Street (17.1336 BH):** Request to install glass panel in garden level door.

*Representatives: Kenneth Leary, Boston Craftsman Corp.*

The Applicant presented the conditions for the proposed scope of work, including photographs streetscape context photographs, and a color rendering. Staff commented that they recommended denial and encouraged a peep hole if visibility is necessary for this entryway. The Commission discussed the possibility of removing the two solid panels and installing two panes of glass instead of one large pane of glass so the configuration of the door would be preserved, and keeping the door as is.

Public testimony was called for and the BHCA voiced concerns over the design and recommended that a four-lite window be installed instead.

- **In conclusion the application was approved with the following proviso. K. Taylor initiated the motion and T. Hopkins seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**
  - **Keep the door, but replace the two upper panels with glass.**

**38 Lime Street (17.1345 BH):** Request to install a gas-fired table on the side terrace.

*Representatives: Tyla Vercollone*

The Applicant presented the conditions for the proposed scope of work, including photographs and product samples. Staff commented that they recommended approval. The Commission discussed the location and size of the proposed table, and the need to better understand the entire space for context, and whether or not the table would be installed year round.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing. T. Hopkins initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**
  - **That a dimensioned drawings for the outdoor patio be submitted;**
  - **And that more details for the proposed gas table be provided, including the finish.**

**89 Beacon Street (17.1162 BH):** Request to install painted wood trim, lighting, and address plaque on the rear brick wall; install front areaway railing and replace landscaping; install louvered shutters; replace entryway lighting; replace wood windows and slate shingles in-kind; repaint; and resurface brownstone using tinted cementitious stucco.

*Representatives: Ron Payne, Payne | Collins*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, historic photographs, product samples, and drawings. Staff commented

that they recommended approval with provisos that the vertical wood trim boards be eliminated from the scope of work. The Commission discussed whether the building had shutter pintles, details on the areaway railings being proposed in context of the historic images, and whether or not the rear wall would be repointed.

Public testimony was called for and constituents voiced support for the proposal as well as recommended using Option B for the areaway railing.

- **In conclusion the application was approved with the following provisos. J. Pierce initiated the motion and T. Hopkins seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**
  - **That “Option B” in the presentation be used for the front areaway railing;**
  - **And that the vertical wood trim at the rear brick wall be eliminated from the scope of work.**

**48 West Cedar Street (17.1163 BH):** Request to remove one multi-light polygon window with a black painted finish on a dormer.

*Representatives: Brigid Williams, Hickox Williams Architects; Paul*

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. Staff commented that they recommended approval. The Commission discussed whether a steel window could be used instead, and noted that the technical problems of the window justify the proposal.

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

**43 Anderson Street, Apt. 3:** Request to remove three storm windows; and replace three six-over-one, double-hung wood windows with a black painted finish at the third floor.

*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.**

**39-41 Revere Street (17.1363 BH):** Request to replace a roof deck with a black painted steel railing; and replace the roofing membrane system.

*Representatives: William Lee, Architect*

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline studies, and drawings. Staff commented that they recommended approval. The Commission discussed the visibility of the proposed railing.

Public testimony was called for and BHCA voiced support for the proposal as submitted particularly since the wrought iron railing has a much better profile.

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

**95 Beacon Street (17.1369 BH):** Request to install wrought iron railing in front areaway.  
*Representatives: Bonnie Houlihan; and a man that was a condo unit owner*

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. Staff commented that they recommended approval. The Commission discussed the inconsistency in the spacing between the two drawings, and asked about the design intent.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing.**
  - **That the drawings be modified to show the correct design.**

**39-41 Mount Vernon Street (17.1375 BH):** Request to paint entryway infill black; and install an intercom panel.  
*Representatives: Beth Newman, Meyer and Meyer Inc.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, historic photographs, color renderings, and drawings. Staff commented that they recommended approval. The Commission discussed the finish and dimensions of the proposed intercom, and asked how the entryway infill was approved when it does not match the historic documentation.

Public testimony was called for and BHCA voiced concerns about the placement of a flush-mounted intercom and asked whether or not the door Certificate of Appropriateness was still valid since the design does not match the historic documentation; and D. Prager suggested the intercom be relocated to the opposite side of the entryway so it wouldn't be as noticeable from the street intersection.

- **In conclusion the application was approved with the following provisos. T. Hopkins initiated the motion and K. Taylor seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**
  - **That a brass intercom be used;**
  - **And that the intercom be moved to other side of entryway.**

**74 Mount Vernon Street, Apt. 4 (17.1372 BH):** Request to construct a roof deck and headhouse.  
*Representatives: Bob Morris, Moss Development, Inc.*

The Applicant presented the conditions for the proposed scope of work, including existing condition photographs, color renderings, sightline studies, and drawings. Staff commented that they recommended approval with provisos that a wrought iron railing with simple vertical posts and a dark finish be used instead. The Commission discussed concerns about the visibility of the headhouse, reducing the height of the headhouse to reduce the visibility, and asked why cable railings were being proposed since it is a contemporary design.

Public testimony was called for and BHCA voiced no objections to the proposal.

- **In conclusion the application was approved with the following provisos. T. Hopkins initiated the motion and J. Pierce seconded the motion. The vote was 3-1 (Aye: TH, JP, KT; Nay: MR).**
  - **That the headhouse be reduced in height by twelve inches or more to decrease the visibility.**

**Willow Court (17.1373 BH)**: Request to install a metal fence and gate at entry to Willow Court.  
*Representatives: Monika Pauli, Pauli & Uribe Architects*

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, and drawings. Staff commented that they recommended approval with provisos that written confirmation from ISD be provided that the gate will conform to building code requirements; and that the fence and gate only be mounted to the ground and not into the adjacent buildings. The Commission discussed the type of hinge and latch to be utilized, the dimensions of the fence and gate, why the fence and gate was being proposed, and how the fence and gate would be attached/set in place.

Public testimony was called for and constituents voiced support for the proposal and concerns about the need for the gate, the gate not being the full width of the alleyway, the need to be completely removable, and owners not wanting the gate affixed to their building.

- **In conclusion the application was denied without prejudice. T. Hopkins initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (TH JP, KT).**
  - **That all of the owners consent to a proposal before it is brought forward.**

#### **ADMINISTRATIVE REVIEW**

- 37 Beacon Street, Apt. 21 (17.1142 BH): Replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the second floor on the front façade.
- 78 Beacon Street (17.1277 BH): Paint bay window and entry door black.
- 15R Charles Street (17.302 BH): Install a painted wood bracket sign ("Rainbows Pottery Studio") with black metal armature; and a painted wood sign panel adjacent to the entryway.
- 111-113 Charles Street (17.1335 BH): Install one painted wood bracket sign ("Whitney + Winston") next to the storefront cornice on the Charles Street façade.
- 133 Charles Street (17.1377 BH): Install back-painted lettering ("Ouimillie") in display window.
- 16 Derne Street (17.1258 BH): Install a service call bell and sign on the entryway infill.
- Goodwin Place (17.1371 BH): Paint wrought iron gate black.
- 20 Grove Street (17.1109 BH): Replace the four-panel wood door with a black painted finish and bronze hardware at the garden level in-kind.
- 37 Grove Street (17.1040 BH): Restore the wood entry door, sidelights and transom; and replace the wood tread in-kind.
- 38 Lime Street (17.1290 BH): Paint the paired entry doors dark blue and repaint the shutters black.

- 40-42 Mount Vernon Street (17.1226 BH): Resurface the rear brownstone façade using a tinted cementitious stucco.
- 37 Mount Vernon Street (17.1388 BH): Repoint; replace missing face brick in-kind; clean masonry façade; and repair and reinstall the copper leader.
- 101 Mount Vernon Street, aka 29 Cedar Lane Way (17.1186 BH): Paint door fronting Cedar Lane Way black and polish the brass fixtures; and replace the ceramic street numbers with brass numbers adjacent to the doorway.
- 133 Mount Vernon Street (17.1239 BH): Repoint and clean the granite steps at the garden level.
- 109 Myrtle Street (17.1244 BH): Repoint; resurface deteriorated brownstone lintels and sills using a tinted cementitious stucco, and if severely deteriorated at select locations replacing with tinted precast units.
- 73 Pinckney Street (15.1537 BH): Extend Certificate of Appropriateness 15.1537BH administrative review approval for replacing two nine-over-nine, one six-over-nine, and two four-over-six double-hung wood windows in-kind until July 16, 2018.
- 79 Pinckney Street (17.1366 BH): Paint all of the window sashes off-white.
- 96 Pinckney Street (17.1344 BH): Repair select portions of the wood fence in-kind; and paint the fence gray.
- 14 Walnut Street (17.1190 BH): Install fifty one-over-one aluminum storm windows with a black finish; repoint; and repaint façade gray to match existing.
- 9 West Cedar Street (17.1348 BH): Replace deteriorated brownstone sills and lintels with tinted precast units; and restore and repaint the wood windows and sills off-white.
- 26 West Cedar Street (17.1198 BH): Replace the roofing membrane system on the main roof, and associated copper gutters, leaders, and flashing.

The Commission asked about the size of the signs being proposed at 121 Charles Street.

- **In conclusion the applications were approved as submitted. T. Hopkins initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (TH, JP, MR, KT).**

#### **Ratification of the May 18, 2017 Public Hearing Minutes**

- **Staff requested this be withdrawn until the July 20, 2017 BHAC public hearing.**

#### **ADVISORY REVIEW**

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

- **The applicant did not present as the public hearing was adjourned without the applicant making a presentation.**

**10:15 PM** K. Taylor adjourned the public hearing.