

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

July 20, 2017

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

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

Staff Present: Lissa Schwab, Preservation Planner

5:05 PM K. Taylor called the public hearing to order.

DESIGN REVIEW

111 Pinckney Street (17.1491 BH): Request to relocate existing gate to the fire escape to accommodate structural framing for the second floor roof deck.

Representative: Tim Burke, Timothy Burke Architecture, Inc.

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline study photographs, and drawings. Staff commented that they recommended approval. The Commission discussed the location of the ladder, and the details of the gate and railing.

Public testimony was called for and Sandy Steele asked whether or not there was already a gate present.

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

62 Pinckney Street (17.1386 BH): Request to install a wrought iron handrail on one side of the stoop, install a wrought iron guard around a tree pit, and replace the wrought iron window grilles in-kind.

Representatives: Lynne Gleason

The Applicant presented the conditions for the proposed scope of work, including the photographs and drawings. Staff commented that they recommended approval with provisos that the height be lowered to eighteen inches. The Commission discussed the location of the handrail, concern for the change in the window grilles, and the height of the tree guards.

- **In conclusion the application was approved with provisos. M. Rosales initiated the motion and D. Santos seconded the motion. The vote was 5-0 (PD, JP, MR, DS, KT).**
 - **That the window grilles be replaced in-kind;**
 - **And that the height of the tree guard be reduced to eighteen inches (18").**

14 David G. Mugar Way (17.1511 BH): Request to construct a four-story addition, install signage, modify landscaping, and change the paint color of the existing windows.

Representatives: Andrew Hayes, Related Beal; David Tabenkan, Hacin + Associates; Ryan Wampler, Matthew Cunningham Landscape Design LLC

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline guides, material samples, and drawings. Staff commented that they recommended approval with provisos that the historic windows on the John Jefferies House maintain an off-white painted finish; and that the utilities in the front yard should be located out of public way if feasible. The Commission discussed the sidewalk configuration and materials, the reduced curbcut and streetlights, the use of aluminum-clad wood windows on the addition and how it relates to the garage's steel windows and the Jefferies' House wood windows, the footprint and massing of the addition and how some of it was dictated by the allowable FAR, the possibility of maintaining the fence in the yard along Storrow Drive to create an outdoor space while eliminating the portion along Mugar Way, the size and details of the light fixtures, concerns about the use of flat granite pavers, the size of the metal sign panels, unresolved concerns about the loggia and lobby including the lighting, grilles, materials, the possibility of using gray glass at the connector between the two buildings and how the interior lighting will spill outside, and ensuring the addition is compatible with the historic building as Charles Street serves as an entrance to the district.

Public testimony was called for and the Beacon Hill Business Association gave unanimous support for the proposal and complimented Related Beal's support for local business; Beacon Hill Civic Association expressed support for the proposal but asked for consideration about bollards along the sidewalk; Elizabeth, a resident, asked about the shape of the columns in the loggia; and R. Frosh asked how cars will unload, the location of the check-in desk, and stated historic districts were to be preserved not modernized;

- **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 5-0 (PD, JP, MR, DS, KT).**
 - Restudy the materials and details at the loggia and corner entrance;
 - Restudy the glass connector details;
 - Restudy the location of the fence in the yard and the pavers;
 - And reduce the size of the metal sign panels and light fixtures.

Various Locations (Beacon Street and David G. Mugar Way) (17.790 BH): Request to replace street lights and install telecommunication equipment.

Representative: Ricardo Sousa, Prince Lobel Tye LLP

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, and drawings. Staff commented that they recommended approval. The Commission discussed concerns for the exposed cables under the antennas and the overall style of the streetlight, whether or not a shield could be installed on the LED light, the color temperature of the LED streetlight and preference for warm LED lights.

Public testimony was called for and a woman resident requested the dimensions and diameter of the antenna on the posts; E. Wood expressed concern about the design of the streetlight and asked if it would have a straight arm; G. Seycrest of 112 Pinckney Street expressed concern that the streetlight does not match what is in the district; A. Contos objected to the design for a for-profit purpose; Edward of 12 Otis Place stated it would be inconsistent with other lights in the streetscape and the base takes up a lot of space on the sidewalk.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent hearing. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, MR, DS, KT).**
 - That an additional color for the streetlight be proposed;
 - That a shield or filter be incorporated into the design;
 - That an alternative design for the streetlights be considered;
 - And try to relocate the [devicesstreetlights](#) to places outside of the district.

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 and restore fire escapes and iron railings in the front yard in-kind, replace copper gutters and leaders in-kind.

Representative: Elliott Olson, Sousa Design Architects Inc.

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline study photographs, and drawings. Staff commented that they recommended approval with provisos that the front areaway railing which has had recent modifications made without Commission approval be restored to replicate all of the historic details, including the corner posts, at the adjacent properties within this streetscape. The Commission discussed details of the roof access and the code requirements for it, the visibility of the roof deck and headhouse, and concerns with the size of the new roof deck.

Public testimony was called for and C. Sze expressed concern about building code violations and whether ISD is aware of the appeal to the state, and voiced concern over the size of the deck; S. Cherry asked why access was not available from inside the building; and D. Watson described the alterations to the railings and how they were historically affixed to the granite retaining wall.

- **In conclusion the application was granted both an approval with provisos and a denial without prejudice. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - The following was approved with the provisos to be remitted to staff:
 - That the drawings be revised to show the cast iron railings in the front yard and stairs to match the historic that are extant within the streetscape;
 - The following was denied without prejudice and requires a new application to be submitted to the Commission:
 - That the building code violations be resolved and documentation of their resolutions be submitted with a revised design that also reduces the visibility.

7 Acorn Street (17.1036 BH): Request to modify a window opening to accommodate a door at the first floor on the rear façade and install a balcony, and remove the fencing in the rear yard.
Representatives: Adam Wylie, Mayhew PMC

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 sidelights closely replicate the dimensions and profile of the existing sidelights; and that the door more closely replicate the framing of the stiles and rails, and if that is not feasible in wood then perhaps a steel door matching the existing window configuration be installed. The Commission discussed the details of the balcony/deck structure, details of the railings, and concerns with the framing and proportions of the proposed door in relation to the current historic windows.

Public testimony was called for and the Beacon Hill Civic Association recommended denial as the current window is triple hung and should not be changed.

- **In conclusion the application was granted a continuance with the following information to be brought to a subsequent hearing. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote 4-0 (PD, JP, MR, KT).**
 - That the replacement door and sidelights should more closely match the historic profiles;
 - That the balcony framing be reduced in size;
 - And that a steel grate be used as the decking on the balcony.

95 Beacon Street (17.1369 BH): Request to install wrought iron railing in front areaway.
Representative: Bonnie Houlihan

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 scale and overall design of the railings, and they requested that there be full elevation drawings for perspective.

Public testimony was called for and the BHCA requested that they work on the designs of the railing.

- **In conclusion the application was approved with the following provisos. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - That the spacing between the vertical posts be reduced;
 - And that the overall design be compatible with the railings at 96 Beacon Street.

43 Anderson Street, Apt. 3 (17.1342 BH): 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.
Representative: Rick Bertolami

The Applicant presented the conditions for the proposed scope of work, including photographs and drawings. Staff commented that they recommended approval with provisos that true-divided-lite windows be installed. The Commission discussed the width of the muntins.

- **In conclusion the application was approved with the following proviso. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - That the simulated-divided-lite sash shown in the proposed drawings be eliminated from the scope of work, and true-divided-lite windows be installed.

73 Chestnut Street (17.1454 BH): Request to install a tree guard in the existing tree pit.

Representative: Jessica Swenson, Pomeroy & Co., Inc.

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 height of the tree guard be lowered to eighteen inches. The Commission discussed the details of the metal guard including the cobbles and the sloping of the pit.

- **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).**
 - That the tree guard be lowered to 18”;
 - That the cobbles be removed and that the rails not be lowered.

6 Mount Vernon Place (17.1361 BH): Request to amend Certificate of Appropriateness 15.703BH and 15.704BH by modifying window and door openings on the Joy Place façade, installing light fixtures, removing blind windows and installing window sashes on the east façade, installing shutters on the secondary south and east façades, and modifying the roof deck railings and fire escapes at the rear.

Representative: Chris Pitman, CBT Architects

The Applicant presented the conditions for the proposed scope of work, including current and historic photographs, sightline guides, product details, and drawings. Staff commented that they recommended approval with provisos that the shutters on both the side and rear façade be eliminated from the scope of work; that the previously approved design for the pedestrian entryway on the alleyway be maintained; that only one light fixture be installed adjacent to the entryways on the alleyway façades and the size of the light fixtures be significantly reduced and compatible with the historic utilitarian nature of this façade; and that a segmental brick arched lintel and a brick sill be utilized for the new opening OR the window opening should be eliminated from the scope of work as historically this façade had very few openings at much smaller scales. The Commission discussed the historic use of the discussed side of the building, the details of the proposed windows, concerns with the proposed entrance, concerns with the addition of shutters for this building, details of the railings and design concerns, and concerns with the proposed light fixtures.

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

- That the windows to be placed in the existing blind openings feature true-divided-lite sashes;
- That the shutters be eliminated from the scope of work;
- That the railing on the first floor roof deck be maintained as is, and the Greek fret on the second floor deck railing be eliminated;
- That the light fixtures at the rear wall (south elevation) be limited to one and placed between the doors, and approximately 1'-0" in height;
- That the new window opening on the rear wall (south elevation) be eliminated from the scope of work;
- And that the previously approved door configuration and masonry opening on the rear wall (south elevation) be maintained.

19 Myrtle Street (17.1444 BH): Request to replace three telecommunication antennas on the roof.

Representative: Craig Cody, T-Mobile Northeast LLC

The Applicant presented the conditions for the proposed scope of work including photographs, block plans, sightline guides, renderings, and drawings. Staff commented that they recommended approval. The Commission discussed which antenna will be replaced.

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

15 Chestnut Street (17.1476 BH): Request to install metal railings on the front stoop, paint front door red and shutters black, remove two rooftop mechanical units, and remove non-visible shutters on the rear façade.

Representative: Paul Koch, NELSON

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 wrought iron handrail be redesigned to feature two posts and no finials; and that the handrail be limited to one side of the stoop. The Commission discussed the color of the shutters, whether the current and proposed railings matched the adjacent buildings, the chains on the railing, and the historic accuracy of the railings.

- **In conclusion the application was approved with the following provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - That the handrails match that of 17 Chestnut Street;
 - That the handrail not have chains but is allowed finials;
 - That the framing needs to be thicker.

39-41 Mount Vernon Street (17.1508 BH): Request to install a fire department strobe light at the front entryway.

Representatives: Male Architect from Meyer & Meyer Architecture

The Applicant presented the conditions for the proposed scope of work, including photographs and product examples. Staff commented that they recommended approval. The Commission discussed the location of the light.

- **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).**

9 West Cedar Street (17.1510 BH): Request to install wrought iron handrails on either side of the front entryway.

Representative: Brigid Williams, Hickox Williams Architects

The Applicant presented the conditions for the proposed scope of work, including current and historic photographs, color renderings, and drawings. Staff commented that they recommended approval with provisos that the decorative profile at both ends of the handrail be eliminated. The Commission discussed concerns with drilling into the granite, and concerns with the ornateness of the design.

Public testimony was called for and the BHCA recommended that the Commission deny the application without prejudice because the design was too ornate.

- **In conclusion the application was approved with the following provisos. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
 - That the attachment to the wall be simplified and the fleur de lis profile eliminated.

36 River Street (17.1523 BH): Request to replace the wood railing with a metal railing, and replace the green house on the fifth floor roof.

Representative: Janet Hunkel

The Applicant presented the conditions for the proposed scope of work, including photographs, sightline study photographs, block plans, color renderings, and drawings. Staff commented that they recommended approval. The Commission discussed the location of the rear wall, the material of the siding, and the details and material of the proposed railing.

- **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).**

ADMINISTRATIVE REVIEW

- **37 Beacon Street, Apt. 62-64 (17.1006 BH)**: Replace six six-over-six, double-hung wood windows and wood brick molds all with an off-white painted in-kind at the fifth floor on the Beacon Street façade.
- **13 Bowdoin Street, Apt. 2AB (17.1280 BH)**: Replace two six-over-nine, double-hung wood windows in-kind and install an historic wood brick mold, all with a black painted finish.
- **29 Branch Street (17.1414 BH)**: Scrape, prime, and repaint door and trim black.
- **12 Byron Street (17.1315 BH)**: Replace paired entry doors to match the historic; and repaint.

- 67 Hancock Street (17.1503 BH): Amend Certificate of Appropriateness 17.331BH by installing a concrete retaining wall below grade behind the granite stones in the front areaway.
- 14 Louisburg Square (17.1505 BH): Refinish the entry door with a stained finish in-kind.
- 87 Mount Vernon Street (17.1502 BH): Replace slate shingles and copper flashing and crickets in-kind; install snow guards; repair and repaint the wood cornice black; and repoint the secondary east façade.
- 15 Phillips Street (17.1304 BH): Repoint the side façade.
- 42 Pinckney Street (17.1432 BH): Repoint; replace deteriorated brownstone lintels and sills with tinted precast units; repair and repaint the wood trim and storm windows on the dormers in-kind; repair and repaint fire escapes in-kind; replace copper gutters in-kind; and install a steel shelf angle lintel at the garden level window openings on the rear façade and repaint windows in-kind.
- 46 Pinckney Street (17.1500 BH): Repoint and resurface deteriorated brownstone lintels using a tinted cementitious stucco on the rear façade.
- 15 River Street (17.1509 BH): Repaint all windows and doors off-white and the fire escapes black; and repoint.
- 119 Tremont Street, aka 1 Park Street (17.1208 BH): Repair the wood steeple and repaint off-white to match existing.
- 5 West Cedar Street (17.1450 BH): Replace one brownstone lintel with a tinted cementitious cast-in-place lintel at the fourth floor on the front façade.
- 31 West Cedar Street (17.1484 BH): Repoint; clean masonry façade; and repaint window frames black.
 - **In conclusion the applications were approved as submitted. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**

Ratification of the May 18, 2017 Public Hearing Minutes

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

Ratification of the June 15, 2017 Public Hearing Minutes

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

STAFF UPDATES

The Commission discussed with staff guidelines regarding windows, masonry, awnings, and tree guards. The Commission also discussed rewriting the district standards and criteria to show what can be done as opposed to what cannot be done.

12:05 AM K. Taylor adjourned the public hearing.