

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

**June 21, 2018**

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

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

**Staff Present:** Eric Hill, Preservation Planner

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**5:03 PM** K. Taylor called the public hearing to order.

**DESIGN REVIEW**

**84 Chestnut Street (18.1089 BH):** Install projecting sign above storefront on Chestnut Street elevation.

*Representative: Bryn Robinson, Boston Sign Company*

The applicant presented the updated proposal for a projecting sign and noted that the Commission at the April hearing suggested a bracket sign or something of the sort as the property fronts Charles Street among others. The Commission noted that the proposal was improved from the past application. It was also noted that the sign would be installed into the wood column and not the metal storefront section above the windows.

The Commission had concerns with the size of the mounting bracket and suggested installing the squared bracket into the squared recessed panel in the column, but it should fit within that panel.

The Commission also discussed the shop drawings of the sign and had questions as to how the wood sign would attach to the bracket. The applicant noted that the sign would slide into the bracket and be fastened by screws. The Commission noted that they typically prefer carved or engraved signs but the proposal would be acceptable.

- **In conclusion the application approved with provisos with the following being remanded to staff for review. K. Taylor initiated the motion and M. Rosales seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
  - **Provide a shop drawing showing how the sign would attach to the bracket; and**
  - **The sign bracket is to be installed into the recessed square with four squares into the wood column.**

**14 Beacon Street (18.1238 BH):** Replace all hollow sheet metal windows on addition with 2/2 custom-made TDL wood windows with insulated glass panes.

*Representative: Leslie Donovan, Tremont Preservation Services*

The Applicant presented the updated window specifications and cut sheets which were wood, true-divided-lite windows, in a 2/2 configuration with the muntin profile to match the existing metal windows. The Commission noted that they preferred the wood option to the aluminum option; the applicant disagreed but would be willing to install wood if it would be approvable. Staff noted that the windows being reviewed are only visible from farther down Bowdoin Street or down an alley off of Park Street.

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

**34 Beacon Street (18.713 BH):** Install new intercom and camera system in wooden lintel to replace existing at front door in brass finish; replace door at side entrance without louver; install four security cameras at front, side and rear elevations.

*Representative: Mona Bonnot*

The applicant presented the updated application which was continued from the February 2018 public hearing. The applicant began by mentioning that per the Commission and staff's suggestion the door and sidelites should be repaired and not replaced, they would repair them. Ms. Bonnot showed the proposed security panel and the security cameras for the front entrance. The Commission asked why two cameras were to be installed at the entrance and was told that one would record continuously and the one in the panel would only turn on when someone rings the bell. Commissioner Rosales felt that there was no need for multiple cameras, but Commissioner Taylor felt that if done correctly, it could be approvable as homeowners should feel safe in their homes. The panel proposed was noted to be slightly wider than the existing and would project over the edges of the recessed portions of the column. The Commission had concerns with this as it would not be appropriate to that feature. The Commission then asked if the cameras were the smallest option and it was noted that they were.

On the side elevation, the applicant mentioned the need to replace the non-original door and replace it exactly as existing but without the louver. The Commission stated that the door should be a four-panel mahogany door as typical with secondary doors and since this is such an important building, the design should reflect this. Another camera was proposed for the side entry and it was discussed that the door jamb is painted granite, the Commission felt that protrusions into that stone should not be undertaken.

Another camera was proposed for the alley. Commissioner Rosales mentioned that installing a black security camera at the transom framing would be preferred as it would blend in and the structure is wood. Lastly, the camera at the rear garage entry was discussed and noted that a black camera at the black wood frame of the garage would blend in.

The Commission called for public comment and John Corey, a resident of Mount Vernon Street said that a possible solution for the side entry camera would be to frame the painted granite door jamb with a wood framing and install the camera and wiring into that. The wood could be painted to match the black granite and not require a camera to be installed into stone. It was also noted that the door would have to be slightly reduced in order to accommodate. The Commission thought that was a good solution and would make that a proviso in the motion.

- **In conclusion the application approved with provisos and continued with the following provisos to be submitted to staff. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
  - **Front entrance buzzer and security camera are continued;**
  - **That the side door is approved to be replaced but must be a four-panel mahogany door painted black and hardware to match the bronze hardware on the rear elevation;**
  - **That the door jamb at the side door is to be framed in wood, painted black and the camera is to be installed into the wood framing;**
  - **That a black camera is to be installed into the framing of the transom at the door in the alleyway; and**
  - **That the camera at the rear garage entry is installed into the wood framing of the garage door.**

**11 Chestnut Street (18.1415 BH):** Replace all historic 6/6 window sashes on front elevation with insulated glass sashes.

*Representative: Bradley Apone, Holland Construction Company*

The Applicant presented photos of the existing windows from the interior as well as the exterior and noted that the windows were drafty and they were proposing insulated glass panes to be more energy-effective. Staff noted that the survey showed the building as being constructed in 1905 however, felt that the building is actually older than that date. The windows appear historic and are possibly original to the structure with some windows having the pulley and weight systems intact.

The Commission noted that the application needed more documentation and was incomplete as the existing and proposed detailed drawings were not readily available and it was also noted that the windows are different dimensions. The Commission continued the application and requested more documentation on the proposed and existing conditions of the windows.

- **In conclusion the application was continued with the following comments. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
  - **That the applicant submits detailed drawings of the existing and proposed windows and presents at a subsequent hearing.**

**87 Pinckney Street (18.1407 BH):** Replace existing pendant light at front entrance with recessed lighting; install 4"x4" brass speaker cover plate above existing door buzzers in wood surround at front entrance.

*Representative: Linda Ward*

The applicant, an owner of the building, presented photos of the existing conditions including the pendant light over the front entrance and the existing buzzer system. The proposed work was presented showing the specifications of the recessed lighting over the entrance and brass speaker plate. Commissioner Rosales noted that recessed lighting was seen in the district, however they are almost exclusively installed into wood ceilings and not stone as this was proposed. The applicant informed the commission that her electrician said that the opening would not be enlarged and the proposed option could fit within the existing hole in the stone

where the pendant lighting is located. The Commission collectively noted that the existing pendant light is not original and was clearly not appropriate and too large for the house and could be replaced. The Commissioners thought that other options could be explored including: a smaller pendant light, flush-mounted system and other options showing future visibility of the light fixture.

When commenting on the speaker plate proposed, the Commission asked if the plate would fit within the column to the left of the door and the applicant said that it would with a little room to spare. The Commission was supportive of this portion of the application.

- **In conclusion the application approved with provisos and continued with the following proviso and item to be heard at a subsequent hearing. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PD, JP, MR, KT).**
  - **The brass plate is to fit within the frame dimension; and**
  - **That the lighting is continued with the suggestion that the applicant submits more documentation on the proposed lighting and visibility and other options including a surface-mounted system and alternate pendant light.**

#### **ADMINISTRATIVE REVIEW**

- 18.1296 BH 33 Beacon Street: Remove and repair front door in kind and repaint.
- 18.713 BH 34 Beacon Street: Repair sections of front door and paint; replace sidelite panes at front entrance with insulated glass with putty and dimensions to match existing.
- 18.1388 BH 36 Beacon Street: Replace missing window putty at four windows on front elevation, prep and paint sashes in kind; repair rotten wood at entry in kind; clean and repair wrought iron window grates to match existing; paint entry door black to match existing.
- 18.1411 BH 40 Beacon Street, Unit 1: Repair three first floor windows with replacement restoration glass as necessary; replace secondary four-panel mahogany door in kind; reuse existing hardware; replace three non-original window sashes at basement level to match historic proportions and material.
- 18.1382 BH 51 Beacon Street: Lower non-original chimney on rear ell 10'-0" and remove metal bracket and cage.
- 18.1408 BH 1 Charles River Square: Install black iron hand railings at front entrance to match 3 Charles River Square.
- 18.1415 BH 11 Chestnut Street: Repoint sections of building with mortar to match existing; paint shutters, door, entry, balcony, garden fence, dormers, fascia and soffit in kind; replace slate roof in kind; clean downspout.
- 18.1401 BH 15 Chestnut Street: Repair and repaint shutters on front elevation to match existing; repair masonry sills and headers in kind.
- 18.1412 BH 40 Chestnut Street: Replace all eight pairs of shutters at front elevation; replace slate roofing in kind to match; repair copper fence at front roof; re-clad headhouse in copper in kind.
- 18.1409 BH 59 Chestnut Street: Dismantle and reconstruct rear brick garden wall on Cedar Lane Way; replace lattice atop brick wall; repair exterior trim on front dormers; re-glaze all window sashes.
- 18.1445 BH 46-48 Garden Street: Repair lintels and sills at doors and windows on front elevation; repair and repaint window trim in kind.
- 18.1300 BH 74 Joy Street: Replace non-original paired French doors in kind off playground.
- 18.1404 BH 4 Lime Street: Replace non-original shutters and tiebacks on front elevation.
- 18.1354 BH 9 Lime Street: Replace three non-original 6/6 windows with "Proper Bostonian" windows to match existing.

- 18.1312 BH 10 Louisburg Square: Repair and repaint all shutters on exterior.
- 18.1311 BH 85 Mount Vernon Street: Repair window sashes at front elevation and repaint in kind.
- 18.1310 BH 63 Myrtle Street: Replace 14 non-original aluminum windows with double hung, 1/1 wood windows with insulated glass.
- 18.1287 BH 82 Pinckney Street: Paint front door back to original color; repaint trim at entry; paint shutters in kind.
- 18.1407 BH 87 Pinckney Street: Repair and repaint front iron balcony, door and trim in kind.
- 18.1321 BH 66 Revere Street: Replace front door slab and paint in kind.
- 18.1317 BH 48 Temple Street: Replace composition roof shingles in kind; replace skylights in kind; install copper gutter. **Approved as Emergency Repair.**
- 18.1403 BH 22 West Cedar Street: Paint front doors "Rembrandt Red".
- 18.1405 BH 29 West Cedar Street: Repaint front entry door and surround; clean and repoint front granite steps; repair brownstone lintels; repair and repaint dormers at mansard; replace all windows on front elevation in kind due to severe damage and rot; install new copper gutter and leader; repoint front façade to match existing mortar in material, color and tooling; repaint existing metal rail at 2<sup>nd</sup> story; deconstruct and rebuild leaning chimney using same bricks.

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

**The application 18.1410 BH was pulled off of the Administrative Review and Commissioner Rosales recused himself and left the chambers.**

- 18.1410 BH 82 Mount Vernon Street: Repair and repaint front doors, trim, handrails and shutters; expose copper on 2<sup>nd</sup> floor oriel by removing paint; replace all 12 double hung windows on front elevation due to severe rot and some replacements with TDL double hung, true wood 6/6 windows with insulated glass and half screens.

Commissioner Taylor asked if anyone from the public would like to speak in regards to the application at 84 Mount Vernon Street. The applicant was not at the hearing.

John Corey, an abutter at 84 Mount Vernon Street, addressed the Commission and had multiple concerns. He first mentioned that the plans submitted to Inspectional Services had fire strobe and bell connections; however, that the applicant had not included this in the plans. Staff informed Mr. Corey that the applicant had been in contact with staff and was aware that approvals are required for this work prior to it being installed. Mr. Corey also had concerns over the proposed color of the windows being black and not going back to the cream color as they were existing and the fact that the paint would be removed from the copper oriel.

Staff explained that it believes that black windows are an appropriate color for the district and as long as the color is appropriate, the Commission should not dictate exactly what color a window should be as was staff's opinion. In regards to the oriel, it was installed well after the construction of the home and is a copper feature. The design review guidelines for the district call for restoration of original elements and the copper oriels are typically unpainted and left to patina.

Mr. Corey also mentioned that a section of the design guidelines state, "The Commission will not formally review an application until all zoning issues have been resolved through the Zoning Board of Appeal", and believed that since the property had an item going through an appeals process, the Commission should not review the case. Staff reiterated to Mr.

Corey that in speaking with senior staff and the Director of Design Review for the Landmarks Commission, staff held the position that since the work is in no way related to the ZBA appeal and was on a completely different façade of the building, it could be heard by the BHAC.

A representative from the Beacon Hill Civic Association mentioned that the work in the rear yard was inappropriate and felt that too many items were on the agenda for Administrative Approval. Staff informed them that only work on the agenda could be discussed at the hearing and that applications are in no way required to be submitted all at once.

The Commission discussed that they felt the cream colored windows are more appropriate for the structure and that they had questions in regards to the condition of the copper oriel and wanted to see detail before it could be approved. They also asked that staff contacted legal counsel to see if they could vote on the application while a ZBA case is in process.

**In conclusion the application was continued. K. Taylor initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, KT) (MR did not vote as he left the chamber).**

#### **Ratification of the April 19, 2018 and May 17, 2018 Public Hearing Minutes**

- **Commission did not vote on this. Continued to a subsequent hearing.**

**7:15 PM** K. Taylor adjourned the public hearing.