

Beacon Hill Architectural Commission

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

December 20, 2018

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

Commissioners Not Present: Thomas Hopkins, Danielle Santos

Staff Present: Joe Cornish, Gabriela Amore

5:00 PM K. Taylor called the public hearing to order.

Violations

60 Chestnut Street (19.176 BH): Installation of deck railing at rooftop deck at rear garage; installation of HVAC condensers at garage roof; proposal to install temporary mesh screening in front of condensers.

Representative: John Holland, Holland Companies.

The representative explained his proposed work to cure the violation which included lowering the height of the deck at Branch Street, installing smaller HVAC equipment, and changing the location of the railing.

The Commission reviewed the plans that were approved by staff in January 2017, and noted that the height of the current deck is not what was approved. The Commission stated that they need more details of the HVAC equipment provided to them, details and dimensions of the proposed HVAC equipment, and a clear mock-up with existing planters removed to provide a clear understanding of what is being proposed. Commission members also discussed the size of the proposed planters and the proposed plantings, and suggested that the applicant build what was approved.

During public questions, abutter Lynda Lee questioned the increased height of the completed deck and why it is necessary to install HVAC equipment on the deck. She also claimed that lights were installed on her property without her permission. Abutter Johanna Lee asked if there was any approval received for zoning changes. Sandy Steele directed her question towards the representative, and asked why he completed the work in such a way that it did not adhere to the approval he received. Jim Rosenfeld of the Beacon Hill Civic Association (BHCA) felt that the deck should be taken down and redone entirely including a mockup, and for the contractor to be more transparent about the scope of work. Staff read a letter from abutter Lawrence Coolidge in opposition of the work. Staff read its recommendation to approve the project with provisos.

- **In conclusion, there was a motion to continue the application. P. Vineburgh initiated the motion and K. Taylor seconded the motion. The vote was 3-2 (Y: PTV, KT, PD; N: JP, MR).**
 - **The applicant should return with appropriate documentation and dimensional outlines of what was approved and what is being proposed.**

45A Hancock Street (19.248 BH): At front façade raise height of lower level windows to above sidewalk level, install new window sash, frames and trim, eliminate window wells, and continue sidewalk to foundation.

Representative: John Papadopoulos, & Edward Ivanov

Mr. Ivanov explained that he conducted this work to prevent water damage. He also explained that a permit was issued by the Inspectional Services Department (ISD) without The Commission's approval. In addition to the work that has already been completed, the contractor plans to paint the exterior window trim the same color as the trim at the other windows of the building.

The Commission clarified that the applicant was seeking approval for the work that was done, rather than proposing a way to amend the violation. The Commission questioned why the windows were changed and that the windows do not meet the requirements stated in the guidelines. The Commission discussed that there are other drainage options available that do not require altering the size of the window opening and removing the window well. The Commission also expressed concern about the fact that the Inspectional Services Department (ISD) issued a building permit without the approval of The Commission. Staff read its recommendation to deny the application.

During public comment, Jim Rosenfeld from the BHCA stated that he observed that the windows are vinyl, though that claim was contested by the representative who stated that they are wood.

- **In conclusion the application was denied, and the window be resroed back to its original condition. M. Rosales initiated the motion and P. Donnelly seconded the motion with the amendment that a drawing should be submitted to The Commission. The vote was 5-0 (KT, PD, MR, JP, PTV).**

Design Review

86 Chestnut Street (19.377 BH): At front façade alter first-story entry and storefront by replacing fanlight at entry with raised paneling; replace one entry door in-kind and replace one entry door with paneled wall; remove carpet from entry steps and repair steps; remove handrail at steps; replace wood mouldings in-kind; replace transom windows in-kind; remove window grates and plate glass windows; install six-light wood casement windows; remove lower level windows; and install gray granite at former lower level window locations

Representative: Koby Kempel

Mr. Kemple presented the changes made to the application since the November 15, 2018 public hearing.

The Commission was in agreement that the revised plans were an improvement and that the work is consistent with the style of the building. Staff read its recommendation to approve the application.

During public comment, Jim Rosenfeld from the BHCA stated that he feels the existing store front fenestration should be replaced in kind, with the color retained.

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

12 Walnut Street (19.338 BH): At sidewalk eliminate failed coal chute and install brick pavers.
Representatives: Peter Ferreira

Commissioner K. Taylor left the hearing.

Peter Ferreira presented photos of existing conditions and plans for the proposed project.

The Commission discussed the importance of preserving coal chutes and suggested replacing the existing chute with a solid section of bluestone.

Public comment was opened and Jim Rosenfeld from the Beacon Hill Civic Association (BHCA) suggested that the area should either be replaced entirely with bluestone or with brick, but either way, it should be uniform.

- **In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and P. Donnelley seconded the motion. The vote was 4-0 (PTV, PD, MR, JP).**
 - **A solid bluestone slab must be used**
 - **Details must be provided to staff**

8 Joy Street (19.615 BH): At rear ell create new window opening and install window at rear elevation, and install deck and railing at roof.
Representative: Jim Skelton

Mr. Skelton presented photos of the existing conditions and plans for proposed work.

The Commission expressed concern about the location of the window in regard to the historic integrity of the house and the fact that the guidelines prohibit new openings in walls for windows. The Commission also discussed the visibility of the proposed roof deck from Pinckney Street.

Public comment was opened and Jim Rosenfeld from BHCA questioned the logistics of a roof deck, due to the fact that the roof is slanted. The representative responded to this by explaining that they would be constructing a parapet wall. Staff read its recommendation to approve the application with provisos.

- **In conclusion the application was motioned to be approved as submitted with no second floor window and with the deck moved back 2 feet in from the rear elevation. P. Vineburgh initiated the motion and M. Rosales proposed the amendment that the deck**

will also be moved in 1 foot from the rear side and P. Donnelly seconded the motion. The vote was 4-0 (PTV, PD, MR, JP).

40 Hancock Street (17.1451 BH): At front façade install railings at front entry steps and steps to lower level entry.

Representative: Bart Stanco

Mr. Stanco presented photos of existing conditions and plans for the proposed work, and stated that they do not want to create any new openings in the curbing and steps, and would like to use as many preexisting openings as possible.

The Commission discussed the need to see how the proposed fence and railing interface with the existing elements, and suggested new drawings of the work that are more clear and to scale. Staff read its recommendation to deny the application without prejudice.

Public comment was opened and Jim Rosenfeld from the Beacon Hill Civic Association (BHCA) expressed his opinion that existing openings in the façade should be used.

- **In conclusion the application was denied without prejudice. P. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (PTV, PD, JP, MR).**

70 Revere Street (19.632 BH): At roof remove and replace existing deck and install skylight.

Representatives: Steve Harvey

Mr. Harvey presented his application, and explained that a very similar application for this property was approved by The Commission in the past, and the new application served mostly as a renewal.

The Commission clarified small details of the project. Staff read its recommendation to approve the application.

Public comment was opened and Jim Rosenfeld from the Beacon Hill Civic Association (BHCA) pointed out that there are stairs drawn on the plan. The representative explained that the stairs are not being proposed on the application.

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

ADMINISTRATIVE REVIEW

19.388 BH 8 Lindall Place: At front façade repair entry steps

19.596 BH 9 Willow Street: At south elevation replace one seventh-story oval non-historic wood window in-kind.

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

Ratification of the November 14 Public Hearing Minutes

- Staff informed The Commission that the minutes would wait to be reviewed until the next hearing on January 17.

7:21 PM M. Rosales adjourned the public hearing.

DRAFT