

**Beacon Hill Architectural Commission**

**Public Hearing Minutes**

Boston City Hall, Piemonte Room

Boston, MA, 02201

**August 17, 2017**

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

**Commissioners Not Present:** Thomas Hopkins, Danielle Santos

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

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

**DISCUSSION ITEM**

District regulations, specifically in regards to windows, masonry repairs, awnings, and tree guards.

- Commission discussed that the window regulations are too strict with about 40% of the buildings having been constructed post 1875.
- Commission discussed stone repairs and the use of 1840s modern cement

**DESIGN REVIEW**

**9 Willow Street (18.032 BH):** Request to ratify the replacement of the "Willow Court" signage on the side façade without prior BHAC approval (VIO.BH.133).

*Representatives: John Corey*

The Applicant presented the conditions for the proposed scope of work, including photographs. Staff commented that they recommended approval. The Commission discussed that the new signage was an improvement to what was previously there.

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

**38 Lime Street (17.1345 BH):** Request to install bluestone pavers, an outdoor kitchen, and a gas-fired table on the side terrace; and install planters on the sidewalk.

*Representatives: Jean Brooks, Landscape Architect*

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 with the planters being on the sidewalk close to a tree pit and still meeting accessibility requirements, the material of the proposed cabinetry, whether a freestanding grill with wheels could be utilized instead, the size of the window well and the material covering the grate, overall visibility of the proposed outdoor kitchen, and concerns with the gas line connection at the fire table.

- **In conclusion the application was granted a continuance with the following information requested to be brought to a subsequent public hearing.**
  - **That the kitchen counter and grill should be freestanding;**
  - **That the gas connections should have a metal plate set flush with the bluestone pavers so they are not visible from a public way;**
  - **Verify whether the owner or the City of Boston installed the raised bricks around the treepit, and obtain confirmation that the planters will not affect the accessibility requirements for the sidewalk;**
  - **And verify with the Fire Department about whether or not the gas table is permissible.**

**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 Hacin, Hacin & Associates; David Tabenken, Hacin & Associates; Ryan Wampler, MCLD*

The Applicant presented the conditions for the proposed scope of work, including photographs, color renderings, 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 concrete sidewalk vault cover be replaced with a brick vault cover. The Commission discussed the details and variation in grilles and metal panels on the façades, connections to the mechanical equipment, relocation and size of the fence fronting Storrow Drive and how it relates to the adjacent properties' fences, details and

street and pendant light details, passenger drop-off plans, concerns with the unresolved issue of the granite and brick entrance pavers, and concerns with the canopy on Mugar Way.

- **In conclusion the application was approved with the following provisos to be resubmitted with a new application to the Commission. K. Taylor initiated the motion and P. Donnelly seconded the motion. The vote was 5-0 (PD, JP, KT, MR, PTV).**
  - **Provide a revised site plan showing the fence from Mugar Way to Pinckney Street and have it better relate to the existing fences at the adjacent properties;**
  - **Provide realistic night renderings;**
  - **Provide specific details/cutsheets for lighting, hardware and signage, including the lighting in the yard along Storrow Drive;**
  - **Refine the details at the granite entryway pavers so it reads as an important civic space and reinforces the entrance;**
  - **Provide details and mock-up of the connector façade, canopies, and loggia (depth, profiles, etc.);**
  - **Remove the grill panel from brick bay on the Charles Street façade and at the return side of the brick bay in the loggia, and let it be detailed brick;**
  - **Maintain the off-white painted finish on all of the historic windows at the John Jefferies House;**
  - **Restudy the corner entrance grillwork details, and consider incorporating back lighting and the address number;**
  - **And restudy the stainless wall trellis so it has a darker finish and provide details.**

**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 Project Management Company*

The Applicant presented the conditions for the proposed scope of work, including photographs, block plans, and drawings. Staff commented that they recommended approval. The Commission discussed details of the balcony railing.

- **In conclusion the application was approved with the following provisos to be remanded to staff. P.T. Vineburgh initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (JP, MR, KT, PTV).**
  - **That the post be changed to a bracket and that the railing have one horizontal bar.**

**69 Beacon Street (18.012 BH):** Request to install a bathroom vent at the first floor on the rear façade.

*Representatives: Bob McKay, Friends of the Public Garden*

The Applicant presented the conditions for the proposed scope of work, including photographs and an example of the proposed vent. Staff commented that they recommended approval. The Commission discussed the visibility and material of the vent.

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

**21 South Russell Street:** Request to replace all of the windows on the front façade; remove the window grille at the first floor; install louvered wood shutters with a black painted finish; replace front entry door and garden level door in-kind; repoint; replace the slate shingles and copper gutter in-kind; and additional work at the non-visible rear façade.

*Representatives: Richard, Pauli and Uribe Architecture*

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 light (mint) blue/green painted finish on the entry door is not in keeping with the color palette traditionally found on a Greek Revival style rowhouse. The Commission discussed how the proposed work was restorative in nature and in keeping with the architectural style of the building.

- **In conclusion the application was approved as submitted. J. Pierce initiated the motion and P.T. Vineburgh seconded the motion. The vote was 3-0 (JP, KT, PTV).**

#### **ADMINISTRATIVE REVIEW**

- **71 Brimmer Street (18.031 BH):** Replace the concrete apron at the driveway in-kind.

- 20 Charles River Square (18.133 BH): Reglaze and repaint the windows black on the front and rear façades; and replace all of the black storm windows in-kind.
- 103 Charles Street (18.152 BH): Replace roofing membrane system and copper flashing in-kind. 18.132 BH 127 Charles Street: Install a new wood sign panel "PARIDAEZ" with a white background and black lettering and trim affixed to the existing metal bracket.
- 19 Chestnut Street (18.018 BH): Repair and repaint the front door black.
- 20 Chestnut Street (18.065 BH): Replace the copper gutters and leaders on the front façade in-kind.
- 56 Chestnut Street (18.130 BH): Replace front entryway door hardware, mailbox slot, knocker, and numbers with brass hardware; replace the pendant light fixture with an antiqued gilt finish; replace the basement door hardware with brass hardware; and replace the full height windows screens with half height screens with a white finish.
- 46 Joy Street (18.106 BH): Replace the copper gutter on the Smith Court façade in-kind.
- 13 Louisburg Square (18.077 BH): Salvage and reset the existing brick pavers in-kind in order to replace utilities below the sidewalk. 18.134 BH 112 Mount Vernon Street: Repoint chimney; replace copper siding on the oriel in-kind; and replace roofing membrane system on the flat roof at the rear. 18.125 BH 126 Myrtle Street: Paint wood front entry stairs black, front door dark teal, and the trim off-white.
- 128 Myrtle Street (17.1496 BH): Paint front door dark red and surrounding trim off-white; replace the brass kickplate and street numbers in-kind; and refinish the existing mail slot.
- 12 Pinckney Street (18.046 BH): Repoint; replace one louvered wood shutter with a black painted finish at the second floor in-kind; and replace the roofing membrane system, copper flashing, and gutters in-kind. 17.1490 BH 87 Pinckney Street: Replace deteriorated slate shingles, copper flashing, copper gutters, copper cladding on front of dormers, copper flat seam roof up to dormers in-kind; remove rubber roof on bay and install flat seam copper roof; install ice & water shield; reattach roof deck; repoint side facade; and repaint front door, windows, and railings black and the entryway trim off-white.
- 100 Pinckney Street (18.103 BH): Repoint side façade; and replace the leader on the rear façade with a copper leader.
- 101 Pinckney Street (18.064 BH): Replace the glazing with antique laminated safety glazing within the front entryway and repaint the entryway infill black. 18.105 BH 115 Pinckney Street: Repoint select areas of rear facade; clean facade; and replace copper leader in-kind.
- 33 Revere Street (18.135 BH): Replace the copper gutter at the front façade in-kind.
- 33 South Russell Street (17.1407 BH): Reset and replace broken slate shingles in-kind; and replace wood fascia, copper flashing, gutters, ridge cap, and skylights in-kind on the front facade; and replace the non-visible roofing membrane system on the flat roof and the non-visible rear fascia with Azek.
- 2 West Cedar Street (18.033 BH): Replace deteriorated brownstone at the entryway surround with tinted precast concrete units; and repair and repaint wood trim off-white to match existing.
- 16 West Cedar Street (17.1460 BH): Repoint side façade.
- 28 West Cedar Street (18.124 BH): Extend Certificate of Appropriateness 16.233BH administrative review approval for replacing six units of wood window sash in-kind until September 17, 2018.

- 70 West Cedar Street (18.102 BH): Replace five one-over-one storm windows with a black finish at the first and third floors.
  - **In conclusion the applications were approved as submitted. J. Pierce initiated the motion and P.T.Vineburgh seconded the motion. The vote was 3-0 (JP, KT, PTV).**

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

- **At staff's request the review and ratification was postponed to a subsequent public hearing.**

**9:30 PM** K. Taylor adjourned the public hearing.