

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

March 21, 2019

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

Commissioners Not Present: P. T. Vineburgh

Staff Present: Joe Cornish, Gabriela Amore

5:00 PM M. Rosales called the public hearing to order.

Violations

11 Irving Street (19.099 BH): Installation of intercom system.

Representative: Corinne Getchell

Ms. Getchell presented photos of existing conditions and explained that they would keep the existing intercom and move it to the left door.

The Commission acknowledged that it is not practical to move the intercom inside the building and felt that the relocation would work best if it did not interfere with brick, and preferred that it be placed on the door.

During public comment, Christine Connelly, a tenant of the building stated that she still has safety concerns due to the proximity of the intercom to her front door. She wants to ensure that when the violation is amended, the intercom clearly directs people away from her unit.

Staff read its recommendation to approve the application with provisos.

In conclusion, there was a motion to continue the application to the 5/16/2019 hearing. P. Donnelly initiated the motion and D. Santos seconded the motion. The vote was 4-0 (DS, PD, JP, MR).

8 Joy Street (19.789 BH): At front façade and side elevation replace sixteen wood windows and 14 window casings in-kind; and at front façade and side elevation repair five wood windows and seven window casings.

Representative: James McClutchy

Mr. McClutchy presented photos of existing conditions and his proposed plans for additional exterior work that was not included in the initial application. He explained that he plans to replicate the existing skylight and install new shutters. Despite a misprint in the drawings, all windows on the side elevation are the same.

The Commission discussed the visibility of the chimney, roof and fence, and the proposed paint colors. The Commission agreed that concrete lintels are appropriate, and agreed that the skylight is not original and should be removed, and that the rear chimney could be removed based on its limited visibility.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

- **In conclusion the application approved with provisos. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **Remove skylight from roof.**
 - **Masonry repair, photo evidence of existing shutters, and details of fence, are remanded to staff.**
 - **Remove rear chimney.**
 - **Submit drawings of all proposed replacement windows to staff for review.**
 - **Front and side roofs be covered with slate.**
 - **The brick window lintels may be replaced with concrete lintels.**
 - **Confirmation of all proposed paint colors be remanded to staff.**

81 Charles Street (19.804 BH): Rehang blade sign formerly located at 109 Charles Street; recover awning and install wall signage.

Representative: Farshad Sayan

Mr. Sayan showed photos of existing conditions and explained that he would like to rehang his existing blade sign. He stated that it is aluminum, and was concerned about the cost of buying a new sign.

The Commission felt that the wall sign on the façade is too big, and inappropriate. They also discussed appropriate materials for signage agreeing that only carved wood signs be installed on Charles Street.

During public comment, Richelle Gewertz of the Beacon Hill Civic Association (BHCA) stated that the sign material is inappropriate, and that the wall sign should be located in the window of the business.

Staff read its recommendation to approve the application with provisos.

- **In conclusion the application was approved with provisos. M. Rosales initiated the motion and D. Santos seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **The wall sign is to be removed from façade.**
 - **Same blade sign design in wood is approvable.**
 - **New sign must be submitted to staff.**

Design Review

20 Revere Street (19.890 BH): Repair existing iron gate and re-paint black; remove existing patio and steps and replace with a new poured concrete patio and steps; remove existing pavers and replace with brick pavers; install wrought iron handrail; secure loose exterior wires to building; remove existing flood light over entry door; install three wall light fixtures; install two electrical receptacles; and paint existing phone box black.

Representatives: Meghan McNamara, Jennifer Mello

Ms. McNamara presented photos of existing conditions and plans for the proposed work. She explained the wires on the property could not be buried because they are not owned by the property owners. She also explained that she felt the need for 3 light fixtures rather than 2 because the motion sensors for the lights do not covers enough area on their own.

The Commission suggested replacing the stairs with brick or granite, rather than concrete. They also suggested either burying the wires or placing them in copper casing, and expressed concern over the amount of light fixtures that were to be installed.

During public comment, Richelle Gewertz of the Beacon Hill Civic Association stated that her group supports the work.

Staff read its recommendation to approve the application with provisos.

- **In conclusion the application was approved with provisos. P. Donnelly initiated the motion and D. Santos seconded the motion. The vote was 4-0 (PD, JP, MR, DS).**
 - **Revise lighting plan so there are 2 fixtures instead of 3, with the middle light fixture eliminated from the proposal and the first light moved further in from the street.**
 - **Steps are replaced with granite.**
 - **Wires are concealed in a copper casing.**

25 Charles Street (19.796 BH): At Charles Street façade relocate entry and install new entry doors, replace and lengthen first-story windows, repair and replace existing cornice and awning brackets as needed, recover awning; at Branch Street elevation create new window openings; and replace wooden window shutters at Charles Street façade and Branch Street elevation.

Representatives: Andrew Keating and Judy Sellwyn

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

The Commission discussed the guidelines which prohibit new openings in masonry walls and expressed concern about lowering the window sill height along Charles Street. They also discussed using true-divided light windows at Branch Street, and whether or not true-divided light windows or transoms above the windows on Charles Street would be appropriate. They also discussed cleaning-up the masonry at the Branch Street elevation to provide a consistent appearance.

During public comment, Richelle Gewertz of the Beacon Hill Civic Association stated that the group suggested maintaining the existing higher sill level, and they support a window that relates to the Charles Street façade. Fred Putnam, resident of Chestnut Street, stated that he felt the masonry at Branch Street should not be altered to retain its historic character.

Staff read its recommendation to approve the application with provisos.

Staff read its recommendation to approve the application with provisos.

- **In conclusion the application was continued. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 4-0 (DS, PD, MR, JP).**
 - The openings on Charles Street should not be enlarged.
 - The proposed windows on Branch Street should match the existing windows at that elevation.
 - Window options other than plate glass should be explored at the Charles Street façade.
 - Plans showing the Charles Street façade with its existing awning open must be submitted, along with plans showing an entire cross section of the Charles Street façade (from base to cornice).

ADMINISTRATIVE REVIEW

19.878 BH **75 Beacon Street**: At front façade re-paint wood trim, window sash and entry doors.

19.900 BH **94 Beacon Street**: Replace deteriorated roof slates in-kind; replace deteriorated wood trim at dormer in-kind, and install new copper flashing.

19.886 BH **37 Brimmer Street**: At front façade replace one pair of first-story non-historic four-over-twelve wood windows in-kind.

19.796 BH **25 Charles Street**: Clean and repair masonry (**See Design Review item above**).

19.887 BH **5 Chestnut Street**: At front façade replace five fifth-story non-historic one-over-one wood windows in-kind.

19.807 BH **87 Chestnut Street**: Replace copper cap at top of parapet wall in-kind.

19.845 BH **11 Phillips Street**: At front façade replace six first-story non-historic six-over-six wood windows in-kind.

19.866 BH **54 Pinckney Street**: At front façade replace eight non-historic six-over-six wood windows in-kind, one non-historic eight-over-eight wood window with a six-over-six wood window; and one non-historic six-light wood window in-kind.

19.885 BH **123 Pinckney Street**: At Charles Street elevation re-point masonry and repair sandstone lintels.

19.839 BH **82 Revere Street**: At front façade repair sandstone lintels and sills.

In conclusion the applications above were approved with provisos. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, JP, PD, DS). Application 19.900BH 94 Beacon Street: Replace deteriorated roof slates in-kind; replace deteriorated wood trim at dormer in-kind, and install new copper flashing was continued to 4/18/2019 as a Design Review item. M. Rosales recused himself for the vote for application 19.866 BH 54 Pinckney Street. The vote for that application was 3-0 (JP, PD, DS).

Ratification of the February 21, 2019 Public Hearing Minutes

- In conclusion the minutes were approved. P. Donnelly initiated the motion and D. Santos seconded the motion. The vote was 4-0 (MR, JP, PD, DS).

6:43 PM M. Rosales adjourned the public hearing.