

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

**June 20, 2019**

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

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

**Staff Present:** Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

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**5:07 PM** M. Rosales called the public hearing to order.

### Design Review

**94 Beacon Street (19.1311 BH):** At front façade replace deteriorated six-over-six double-hung windows in flanking dormers in-kind; and enlarge shed dormer window openings and replace four eight-light casement wood windows with four ten-light casement wood windows or alternatively with three six-over-six wood windows.

*Representatives: Timothy Burke, Paul Lukez, Sean Cryts*

Mr. Burke provided photos of the existing conditions of the dormers. Mr. Burke explained that the window casements that exist on the property have already been altered. Mr. Lukez stated that the client they are working with would prefer casement windows.

The Commission discussed the conditions of the existing casements that were proposed to be replaced. They determined that replacement rather than restoration is suitable for the project, but felt that lowering the sill may be inappropriate for the property.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments recommending denial without prejudice.

Staff read its recommendation to approve the application with provisos.

**In conclusion, there was a motion to approve the application with provisos. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **The windows maybe be replaced in-kind; however the sills cannot be lowered and staff must confirm paint color.**

**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.

*Representative: Andrew Keating*

Mr. Keating presented his application and explained they are proposing to replace the existing first story windows on Charles Street in-kind, relocate the existing Charles Street entrance, and install window openings on Branch Street. Mr. Keating explained that he has conducted proper research of the property, and stated that windows have definitely existed on Branch Street in the spaces that he is proposing to install windows in. He also stated that the signage will remain the same as existing, and that they plan on reusing as many bricks as they can in their work. In addition, the existing granite curb will be repaired only, and not expanded to any additional space.

The Commission discussed the guidelines for making new window openings in masonry and the need for evidence that previous window openings existed. They also discussed signage and appropriate lighting for signage.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments stating their opposition to the divided lights for the proposed Charles Street windows. Abutter Steve Lasorto spoke in support of the project. Abutter Diana Coldron also spoke in support of the project. In addition, 2 letters of opposition to opening new window openings on Branch Street were received from Abigail Mason and Tim Cook.

Staff read its recommendation to approve the application with provisos.

**In conclusion the application was approved with provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **All work listed in the Administrative Review/Approval section of the agenda for this application is approved as submitted.**
- **The entry door may be relocated and first story windows replaced in-kind.**
- **No new windows may be installed at the Branch Street elevation.**
- **Lighting for the new sign must not protrude from the building and is remanded to staff**

**20 Chestnut Street (19.1242 BH):** Replace deteriorated chimney pot cap with black aluminum termination cap.

*Representative: Monika Pauli*

Ms. Pauli presented photos of the existing conditions of the chimney on the property. She also presented images of the proposed replacement termination cap.

The Commission discussed the various styles of chimney pots present at this chimney, and the possibility of removing it. The Commission agreed that the proposed cap was looked industrial and not appropriate. The Commission advised Ms. Pauli to search for other styles of chimney caps.

There was no public comment.

Staff read its recommendation to approve the application.

**In conclusion the application was continued. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

**28 Pinckney Street (19.1004 BH):** Replace existing in-filled garage door opening with new overhead garage door painted black; paint existing door black; remove existing paint from masonry; and restore curb cut and sidewalk

*Representative: Lawrence Uribe, Monika Pauli*

Ms. Pauli presented photos of existing conditions and explained the changes made since the May hearing. Ms. Pauli presented several design options for the garage door and pedestrian door.

The Commission agreed that using vertical boards for both the garage door and pedestrian door would be appropriate; however, they expressed concern about seeing horizontal lines for the roll-up garage door. They also expressed concern about the narrow curb cut and the energy grates on the sidewalk.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments stating their opposition to the project.

Staff read its recommendation to approve the application.

**In conclusion the application was approved with provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **Option "C" using vertical boards for the garage door and pedestrian door is used.**
- **The garage door must open inwards and not be a roll-up door.**
- **Letters from Eversource and all other necessary agencies are submitted to staff confirming that they have approved the work.**

**81 Beacon Street (19.1231 BH):** At rear elevation remove window grates at four second-story windows.

*Representatives:*

The applicant did not appear

**11 Louisburg Square (19.1294 BH):** At front façade replace fourteen windows as approved by BHAC in 2018; however, remove the proviso of using restoration glass in some panes.

*Representatives: Pat Nash, Laurie Scott*

Mr. Nash explained that the Commission approved replacing the windows in 2018 with the proviso that restoration glass be used in some of the window panes. He presented photos of the existing conditions of the windows on the property and images of the restoration glass. Ms. Scott stated that she felt the restoration glass distorts views of Louisburg Square from inside her home.

The Commission clarified the proviso that was approved at the 2018 hearing and explained that not all panes of glass had to be restoration glass; regular glass can be mixed in the window

panes. They suggested that if the restoration glass they have is too dense, they should search for other glass.

There was no public comment.

Staff read its recommendation to deny the application without prejudice.

**In conclusion the application was remanded to a subcommittee consisting of M. Rosales, P. Donnelly and J. Pierce. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).**

**74 Chestnut Street (19.1312 BH)**: At rear elevation replace black cedar garage door with plywood door.

*Representative: Regina Vecchione*

Ms. Vecchione presented photos of the existing conditions at the property and photos of other existing garage doors on the street. She explained that they chose to change material due to its weather resistance and its lighter weight.

The Commission felt that the use of plywood seemed inappropriate for the door. They also felt that the proposed design for the garage door was too modern in character for a historic district. They also requested cross section plans and more details about the proposed door.

There was no public comment.

Staff read its recommendation to approve the application.

**In conclusion the application was continued. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).**

**Tremont Street (Opposite 110 Tremont Street Between Hamilton Place and Broomfield Street)**

**(19.1261 BH)**: Replace existing city light pole with small cell wireless antenna system.

*Representative: Michael S. Giaimo*

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

The Commission explained to the applicant that the proposed light pole was too visible, and obstructed the view of important historic sites in the district. They informed the applicant that the location of the light pole must be changed for it to be considered approvable work.

There was no public comment.

Staff read its recommendation to deny the application without prejudice.

**In conclusion the application was denied. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR)**

**37-41 Bowdoin Street (19.1278 BH):** At roof install four antennas, four remote radio heads and two junction boxes within fiberglass screen walls.

*Representative: John Moran*

Mr. Moran presented the photos of existing conditions and plans for the proposed work. He referenced a Supreme Court case regarding visibility and sightlines.

The Commission explained to the applicant that the proposed work was too visible and inconsistent with the guidelines which state communications antennae should be located out of public view. The Commission asked if a location outside of the district could be used instead. They informed the applicant that despite the Supreme Court ruling he had mentioned, the BHAC still operates with their own standards and criteria.

There was no public comment.

Staff read its recommendation to deny the application without prejudice.

**In conclusion the application was denied. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

**33 Mount Vernon Street (19.1155 BH):** At front façade repair entry door and door surround and paint black, replace door hardware, and install new buzzer at entry.

*Representatives: Mark Van Brocklin, John Moran*

Mr. Van Brocklin presented the photos of existing conditions, color samples, and plans for the proposed work. He explained that the intercom and buzzer would be installed inside the building.

The Commission clarified that at the May 16, 2019 public hearing it approved replacing the windows with 2-over-2 windows painted red with red trim and black shutters. If the applicant wants to explore other colors for it will need to submit a new application.

There was no public comment.

Staff read its recommendation to approve the application with provisos

**In conclusion the application was approved with provisos. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **The door be painted red to match the color of the windows and trim approved by the Commission at the May 16, 2019 public hearing.**

**87 Pinckney Street (19.1221 BH):** At rear elevation create new window opening in masonry wall at third-story and install air intake and exhaust vent.

*Representatives: Brigid Williams, Garrett Goodridge*

Ms. Williams presented the proposed work and explained that since the application was submitted the locations of the proposed window and vents have been relocated to locations not visible from a public way.

The Commission determined that the changes made prior to the hearing made the application exempt from BHAC review.

There was no public comment.

Staff read its recommendation to approve the application.

**In conclusion the application was determined exempt due to adjustments made to the proposed work prior to the BHAC hearing.**

**40 Beacon Street (19.1301 BH):** At rear elevation install two precast concrete steps and alter brick wall and railing to accommodate an in-swing gate.

*Representatives: Jeff Smith*

Mr. Smith presented the photos of existing conditions and plans for the proposed work. He acknowledged that the sightlines for the project are very narrow and there is very low visibility from a public way.

The Commission felt that the proposed work was too visible from a public way, and suggested pushing the steps inside the terrace area to reduce visibility.

There was no public comment.

Staff read its recommendation to approve the application.

**In conclusion the application was denied. P. Donnelly initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).**

**39 Beacon Street (19.1148 BH):** At front façade replace intercom system and install fire connection; and at roof replace existing steel railing system at deck and install green roof.

*Representatives: Jeff Smith*

Mr. Smith presented the photos of existing conditions and plans for the proposed work. He explained that the new proposed intercom will be smaller than the existing and will be flush with the facade. He also proposed different finishes that the intercom can be done as. In his new presentation,

The Commission clarified the details of the project that have been changed since the last hearing. They learned that the proposed intercom would be smaller than the existing one, and the railing has since been made to be invisible from the determined sightlines. The Commission suggested simplifying the proposed railing by removing the fleur de lis detail from the design.

During public comment, Richelle Gewertz from the Beacon Hill Civic Association stated that the point of view for determining visibility of the railing should be from the Soldiers and Sailors Monument in the Boston Common.

Staff read its recommendation to approve the application

**In conclusion the application was approved with provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **The intercom must be an unlacquered brass.**
- **Detail of the fleur de lis designed be removed from the railing.**

**92 Pinckney Street (19.1298 BH):** At roof replace black rubber membrane roof and deck in-kind  
*Representative: Steve Calandrella*

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

The Commission clarified small details of the project.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

**In conclusion the application was approved with provisos. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).**

- **The railing must be moved back to reduce its visibility.**

## **ADMINISTRATIVE REVIEW**

**19.1148 BH 39 Beacon Street:** Clean and repair masonry; repair and re-paint window frames, sash and mouldings; repair and repaint metalwork; repair and repaint front entry portico, trim, door, transom and sidelights; repair downspout and gutter system; repair copper parapet at front façade; and repair and repaint rear entry doors and sidelight (See Design Review item above).

**19.1288 BH 59 Beacon Street:** At front façade repaint eight windows.

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

**19.1205 BH 48 Charles Street:** At front façade repair stucco and re-paint window trim.

**19.1284 BH 58 Chestnut Street:** At roof replace slate and copper flashing in-kind.

**19.1285 BH 10 Joy Street:** At roof replace deteriorated slate and copper hips in-kind.

**19.1297 BH 60 Joy Street:** Replace black rubber membrane roof and copper flashings in-kind.

**19.1295 BH 42 Mount Vernon Street:** At roof re-point southeast chimney and repair adjacent roofing.

- 19.1302 BH 63 Mount Vernon Street: At front façade re-set and repair stone pavers at walkway.
- 19.1303 BH 150 Mount Vernon Street: At front façade replace eight six-over-six wood windows in-kind, and replace deteriorated wood window trim in-kind.
- 19.1254 BH 7 & 8 Park Street: At front façade replace three first-story six-over-six non-historic wood windows in-kind; and at rear elevation replace four first-story six-over-six non-historic wood windows in-kind and two first-story fifteen-light non-historic wood windows in-kind.
- 19.1221 BH 87 Pinckney Street: At front façade repair third-story windows; and at rear elevation replace three third-story two-over-two wood windows and three third-story one-over-one wood windows in-kind, and replace deteriorated sandstone lintel and sill with cast stone.
- 19.1324 BH 2 Sentry Hill Place: At front façade and rear elevation re-point masonry.
- 19.1183 BH 43 South Russell Street: At front façade and side elevation re-paint masonry walls.
- 19.1199 BH 56 West Cedar Street: At front façade re-paint front door and trim, and repair and touch-up paint at bay window.

In conclusion the applications above were approved. J. Pierce initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (PD, JP, MR).

#### Ratification of the May 16th, 2019 Public Hearing Minutes

- In conclusion the minutes were approved. M. Rosales initiated the motion and J. Pierce seconded the motion. The vote was 3-0 (PD, JP, MR).

7:35 PM M. Rosales adjourned the public hearing.