

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

July 18, 2019

Commissioners Present: Miguel Rosales, Paul Donnelly, Danielle Santos, P. T. Vineburgh

Commissioners Not Present: Joel Pierce

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

5:11 PM M. Rosales called the public hearing to order.

Executive Session

Litigation Matters

M. Rosales took a roll call vote to open into Executive Session and reconvene into Open Session.

The vote was 4-0 (MR, PD, DS, PTV).

M. Rosales took a roll call vote to close the Executive Session and reconvene into Open Session.

The vote was 4-0 (MR, PD, DS, PTV).

5:35 PM M. Rosales called the public hearing to order.

Design Review

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

Representatives: Luigi Algieri

Mr. Algieri provided photos of the existing conditions of the window grates, and explained the proposed scope of work. Mr. Algieri explained that the window trim will be repaired in-kind and painted to match the existing color.

The Commission discussed the conditions of the existing window trim that was proposed to be repaired after the removal of the window grates. They clarified that the repair work will all be done to match the existing conditions.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion, there was a motion to approve the application with provisos. P. Vineburgh initiated the motion and P. Donnelly seconded the motion. The vote was 4-0 (MR, PD, DS, PTV).

- **Staff must confirm that the trim is repaired.**

123 Pinckney Street aka 97 Charles Street (19.1359 BH): Replace existing Starbuck's blade sign to reflect company's trademark white/green colors.

Representative: Daniel Brennan

Mr. Brennan presented his application and explained that a corporate officer from Starbucks visited this store location and stated that the existing commercial signage should be painted standard company color. Mr. Brennan also stated that they are willing to make the new sign constructed of wood, and the existing bracket will be maintained.

The Commission discussed the materials of the existing signage and the need for a change in the material to wood so that it would comply with the district guidelines. They also discussed changing the color of the lettering on the wall sign to be white.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments stating that the sign board lettering should be white.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. P. Vineburgh initiated the motion and D. Santos seconded the motion. The vote was 4-0 (MR, PD, DS, PTV).

- **The sign must be carved wood.**
- **The existing bracket is maintained.**
- **Lettering on the wall sign is white.**

107 Chestnut Street (19.1445 BH): Install gas shut-off valve adjacent to courtyard area.

Representative: Eugene H. Clapp

Mr. Clapp presented photos of the existing conditions and the proposed gas shut-off valve. He stated that he is working with National Grid to have the gas shut-off valve installed for their property. It is undetermined by National Grid if the valve would be installed on the street or sidewalk, but it is suspected that they will want to place the valve in a similar location to the placement on the abutting property.

The Commission felt that installing the gas valve on the sidewalk would be more appropriate than penetrating the façade. Upon learning that the valve would under no circumstance penetrate the façade, they felt that having it placed similarly to neighboring properties would be most appropriate.

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

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. P. Donnelly initiated the motion and P. Vineburgh seconded the motion. The vote was 4-0 (MR, PD, DS, PTV).

- **Installation flush with the horizontal plane on the street sidewalk was approved**

103 Pinckney Street (19.1443 BH): At rear elevation enlarge existing window/access to rear deck
Representative: Joseph Macey

Mr. Macey presented photos of existing conditions and explained the safety concern that the residents of the property have about the window.

The Commission had concerns about enlarging the existing opening, as it typically is not allowed in the district.

During public comment, Richelle Gerwitz read the Beacon Hill Civic Association Architectural Committee comments stating that The Commission should adhere to the district standards and criteria and not allow the enlargement of the window opening. Abutters Bob and Fiona Stoni asked Mr. Macey if any additional work will be done on the deck or stairs.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was denied without prejudice. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 3-1 (Y: MR, PD, DS; N: PTV).

ADMINISTRATIVE REVIEW

- 19.1457 BH 41 Beacon Street:** At front façade replace deteriorated and missing roof slate in-kind, replace copper flashing in-kind (including flashing visible at rear elevation), repair gutter and downspouts, replace deteriorated window sills and trim in-kind, and at entryway repair frame at sidelight, re-paint door and trim, and repair and re-paint wrought iron.
- 19.1415 BH 87/88 Beacon Street:** At rear elevation rebuild deteriorated brick wall between rear courtyards in-kind.
- 19.1455 BH 3 Byron Street:** Re-point upper portion of sidewall, replace concrete cap in-kind, and replace flashing at front chimney in-kind.
- 19.1361 BH 73 Hancock Street:** At front façade re-point masonry and re-caulk areas where metalwork is attached to building.
- 19.1416 BH 10 Louisburg Square:** At front façade repair deteriorated wood elements in-kind and re-paint windows, trim, shutters and entry door.
- 19.1336 BH 70-72 Mount Vernon Street:** At rear addition repair/reinforce and re-paint fire escapes and balconies, replace damaged sills and masonry in-kind, re-point masonry, and re-paint courtyard walls and windows.
- 19.1417 BH 85 Mount Vernon Street:** At front façade of rear extension remove wood work at mid-level flashing, replace copper flashing in-kind, reinstall wood work and replace deteriorated sections in-kind, and re-point masonry.
- 19.1414 BH 85 Myrtle Street:** Re-point masonry at side and rear elevations.
- 19.1468 BH 1 Otis Place:** Remove and rebuild chimney in-kind.
- 19.1426 BH 2 Otis Place:** Replace deteriorated roof slate to replicate historic color and pattern, replace copper flashing and gutter in-kind, and replace deteriorated wood trim at dormer in-kind.
- 19.1451 BH 10 Otis Place, Unit 3AB:** Replace two six-over-three, twenty six-over-six, and two three-light wood windows in-kind.

- 19.1450 BH 10 Otis Place, Unit 4B: Replace two eight-over-eight, sixteen six-over-six, and three three-light wood windows in-kind.
- 19.1195 BH 25 Pinckney Street: At front façade repair and re-point masonry, replace deteriorated window sills with cast stone, re-paint windows and trim black to match existing color. **WITHDRAWN BY STAFF**
- 19.1196 BH 27 Pinckney Street: At front façade repair and re-point masonry, replace deteriorated window sills with cast stone, re-paint windows and trim black to match existing color. **WITHDRAWN BY STAFF**
- 19.1439 BH 30 Pinckney Street: At front façade replace deteriorated wood trim at two oriel windows in-kind, and re-paint windows and trim to match existing color.
- 19.1363 BH 83 Pinckney Street: At rear extension repair and re-point chimney.
- 19.1443 BH 103 Pinckney Street: At rear elevation replace all existing storm windows at the first, second, third and fourth stories and re-paint window trim and sash black (See Design Review item above).
- 19.1360 BH 104 Revere Street: At front façade repair cracks at entryway's paneling and re-paint wood elements and metalwork to match existing colors.
- 19.1317 BH 13 West Cedar Street: At front façade replace deteriorated roof slate, flashing and wood trim in-kind, and replace eight lintels and six window sills in-kind.
- 19.1395 BH 47 West Cedar Street: Rebuild deteriorated chimney in-kind.
- 19.1425 BH 50 West Cedar Street: At Mansard roof of front façade replace deteriorated slate, wood sills and drip edges, and gutter and downspout in-kind, and at Mansard roof of rear elevation replace deteriorated slate, frieze board, and downspout in-kind, replace sills and drip edge with wood, and install copper gutter to match that at front façade.
- 19.1296 BH 87 West Cedar Street: Replace deteriorated door to lower unit in-kind.

In conclusion the applications above were approved. D. Santos initiated the motion and P. Vineburgh seconded the motion. The vote was 4-0 (MR, PD, DS, PTV).

Ratification of the June 20th, 2019 Public Hearing Minutes

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

6:16 PM M. Rosales adjourned the public hearing.