

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

August 15, 2019

Commissioners Present: Miguel Rosales, Paul Donnelly, Danielle Santos

Commissioners Not Present: Joel Pierce, P. T. Vineburgh

Staff Present: Joseph Cornish, Director of Design Review; Nicholas Armata, Senior Preservation Planner; Gabriela Amore, Preservation Assistant

5:02 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 3-0 (MR, PD, DS).**

M. Rosales took a roll call vote to close the Executive Session and reconvene into Open Session. **The vote was 3-0 (MR, PD, DS).**

5:25 PM M. Rosales called the public hearing to order.

Design Review

68 Beacon Street (20.024 BH): Install two security cameras- one at the northwest corner of the building and one at the northeast corner of the building.

Representatives: Richard Lyerla

Mr. Lyerla provided photos of the existing conditions of the proposed locations for the cameras, and presented details of the proposed cameras as well. He stated that the building has had problems with graffiti, and that Boston Police often request their video footage for investigations. Mr. Lyerla presented the details of the proposed cameras, and stated that he was open to painting it whatever color the Commission felt it should be colored.

The Commission discussed the details of the proposed camera mechanics, such as size and color. They stated that they agreed with the staff recommendation for the application, citing that multiple cameras are not necessary and excessive penetration of the masonry walls is against the standards and criteria of the historic district.

There was no public comment.

Staff read its recommendation to deny the application without prejudice.

In conclusion, there was a motion to approve the application with provisos. M. Rosales initiated the motion and D. Santos seconded the motion. The vote was 3-0 (MR, PD, DS).

- **Approval of upgrading the existing cameras**
- **The cameras should be painted a color that will match the masonry**

42 Mount Vernon Street (19.1295 BH): Install chimney cap at northwest (front right) chimney.

Representative: Joao Baia

Mr. Baia presented his application to the Commission and photos of the existing conditions. He explained the scope of work, and stated that there is a leak in the existing chimney. Mr. Baia also explained his plan to cut the terra cotta pots to reduce their heights.

The Commission discussed the material of the proposed chimney cap, and expressed concern about not replacing the chimney pots. They clarified the height of the chimney cap, and reiterated that the chimney pots should simply be replaced.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

- **Any attachments are to be made in the mortar joints.**
- **Replace the chimney pots with shorter pots.**

42 Chestnut Street (20.111 BH): At front façade replace existing hanging light with a hanging lantern.

Representative: Dustin Nolin

Mr. Nolin presented photos of the existing conditions and the proposed lantern. He stated that the proposed lantern will be bronze with etched glass, and will hang 4-6 inches from the ceiling of the entry.

The Commission felt that it would be more appropriate for the proposed lantern to match the installation of the lantern at the adjacent property. They also felt that the proposed black color was fine, but the mail slot should be moved so that it's vertical within the bottom right panel of the door and hidden.

During public comment, Drew Wilkens read the Beacon Hill Civic Association Architectural Committee comments stating their suggestion of keeping the existing lantern in place, or have the lighting be similar to that of the adjacent property's entryway.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved with provisos. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

- **Hanging light should match the height at the adjacent building.**
- **Mail slot should be made vertical.**

16 West Cedar Street (20.100 BH): Replace existing wood picket fence at rear of property with lattice paneled fence.

Representative: Megan Morgan and Michelle Carey

Ms. Morgan presented photos of existing conditions and explained an error in the drawings, clarifying which property on the diagram is her client's property. She stated that the proposed material for the fence would be cedar.

The Commission clarified small details of the project, such as proposed material and the purpose of the fence. They also spent some time clarifying the layout of the presentation, as there was a labeling error present.

There was no public comment.

Staff read its recommendation to approve the application.

In conclusion the application was approved with provisos. P. Donnelly initiated the motion and D. Santos seconded the motion. The vote was 3-0 (MR, PD, DS).

- **Scale drawings must be submitted to staff**

23 Pinckney Street (20.017 BH): At rear elevation replace existing aluminum sliding door in-kind.

Representative: Dr. Ned T. Sahin

Mr. Sahin presented photos of existing conditions and explained that he believes the work is minimally visible from a public way. He presented The Commission with two examples of types of doors that he would like to install on his property.

The Commission informed the applicant that each application is reviewed on a case-by-case basis. They felt that from the two sets of proposed doors, the French doors would be more appropriate for the building and for the historic district.

During public comment, Drew Wilkens read the Beacon Hill Civic Association Architectural Committee comments stating their support of the proposed work.

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 3-0 (MR, PD, DS).

- **A wood French door is approved**
- **The door should be black.**

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

Representative: Ryan Garrity and Eric Euel

Mr. Garrity presented photos of existing conditions and presented the Commission with samples of the proposed wood composite material. He also stated that the work he is proposing to be done will be completed to match the existing exactly.

The Commission had concerns about the size of the garage door, feeling that it may be too big. They discussed alternatives with the applicant, such as converting to a 2-door garage rather than just one. In addition, they suggested using this application as a test for the material being proposed, so determine its longevity, durability, and feasibility for use within the district. They noted that if this application were to be approved, it would be due to the uniqueness of the conditions.

There was no public comment.

Staff read its recommendation to approve the application with provisos.

In conclusion the application was approved. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

- **Approval based on the uniqueness of the application; citing the scale of door and the exposure to weather.**

14 Beacon Street (20.098 BH): Install 3M CC75 window film on all south and west facing windows; and remove all metal shutters at north and west elevations and restore all existing metal hinge pintles.

Representative: Scott Wessling

Mr. Wessling presented photos of existing conditions and explained the need for window film on the property, as a protective measure for the interior of the building. In addition, he stated that the film would be placed on the interior of the building, and can easily be removed. He explained that he has already received approval to replace the existing windows in kind.

The Commission informed the applicant that window film is not appropriate within the Beacon Hill district. They also expressed concern for the conditions of the windows that are behind the closed shutters.

During public comment, Joshua Leffler read the Beacon Hill Civic Association Architectural Committee comments stating that window film is not appropriate for the historic district.

Staff read its recommendation to approve the application with provisos.

In conclusion the portion of the application to remove the window shutters was denied and remainder of the application was remanded to a subcommittee. M. Rosales initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

85 Pinckney Street (20.109 BH): Amend Application 19.682 BH to include expanding the existing headhouse, expanding the existing bay window at the rear ell, replacing light fixture, intercom and hardware at the front entry door, and replacing an existing wooden louver at the front façade with a window and window grille.

Representative: Adam Gilmore, John Meyer, Ken Lyons

Mr. Gilmore presented photos of existing conditions and explained that they have already received approval from the Zoning Board of Appeals (ZBA) to complete this work.

The Commission clarified that the applicant had received all the other relevant agency approvals for the proposed work, and discussed the visibility of the headhouse and bay window. The Commission also expressed concern about penetrating the granite foundation for a sprinkler hook-up.

During public comment, Joshua Leffler read the Beacon Hill Civic Association Architectural Committee comments stating their opposition to the expansion of the headhouse.

Staff read its recommendation to approve and deny certain aspects of the application.

In conclusion the application was continued. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

ADMINISTRATIVE REVIEW

- 20.112 BH **81 Beacon Street:** At front façade and rear elevation remove storm windows and replace eighteen wood windows in-kind.
- 20.030 BH **9 Charles River Square:** At roof re-paint deck railings to match existing colors.
- 20.111 BH **42 Chestnut Street:** At front façade's entry replace deteriorated sections of wood paneling and column basis in-kind and re-paint to match existing color (See Design Review item above).
- 20.079 BH **70 Chestnut Street:** At front façade re-paint oriel window to match existing color.
- 20.099 BH **38 Lime Street:** Re-point masonry and replace section of copper downspout and missing scupper in-kind.
- 19.1295 BH **42 Mount Vernon Street:** Repair slate roof, re-point northwest (front right) chimney and seal flashing (See Design Review item above).
- 20.113 BH **50 Myrtle Street:** At Myrtle Street Playground relocate Myrtle the Turtle bronze sculpture to existing planting bed near entrance to playground, install low wrought iron railing, and repair pavement.
- 20.028 BH **3 Spruce Street, Unit 5:** At fifth story replace six one-over-one non-historic wood windows in-kind.
- 20.022 BH **25 Temple Street:** At front façade re-paint first story windows and frames to match existing color.
- 20.083 BH **119 Tremont Street:** At front façade repair front entry doors.
- 20.110 BH **11A West Cedar Street:** Repair and re-paint all exterior wood trim to match existing color.
- 20.063 BH **9 Willow Street:** At penthouse replace wood arched window wall in-kind.

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

Ratification of the July 18th, 2019 Public Hearing Minutes

- In conclusion the minutes were approved. D. Santos initiated the motion and P. Donnelly seconded the motion. The vote was 3-0 (MR, PD, DS).

7:05 PM M. Rosales adjourned the public hearing.