



Beacon Hill Civic Association Architecture Committee Comments for June 2022 BHAC Hearing

I. DESIGN

APP # 22.1068 BH 141 CAMBRIDGE STREET

Proposed Work: Install a mailbox

Comment: We feel that a shop drawing with context featuring the proposed product scaled onto an elevation of the proposed location is necessary for a complete evaluation. We also do not approve of the more ornate option two as it may look like an original element of this building. We ask for a further explanation regarding how the Applicant will install the mailbox in a manner that does not damage the structure or brick. We ask that the mailbox is of an appropriate size and style.

For this application we reference the following Historic Guidelines:

A6. Per General - All proposals shall show evidence that work will be executed with the highest quality material and workmanship.

K3. Per Street Furniture - Any such authorized public safety/public welfare street furniture ... shall be subject to Commission review and shall be in keeping with the architectural and historic character of the District and criteria for exterior architectural features as specified in Chapter 616 of the Acts of 1955 as amended. [Mailboxes are named as public welfare street furniture per guideline K2.]

APP # 22.1110 BH 81 PHILLIPS STREET

~~Proposed Work: new roof deck~~
(Determined to be Exempt)

APP # 22.1181 BH 70 CHARLES STREET:

Proposed Work: New signage

Comment: The Guidelines state that each business is allowed a single sign. Each building is also permitted an additional projecting sign. There are already multiple projecting signs in place and in use by the many other businesses that share the building. However, a cast-iron bracket already exists and is available. We believe the sign meets all other criteria required by the Guidelines, and we recommend approval of this application. We ask that the carabiners be painted black. We encourage the applicant to use their preferred orange color branding rather than a monochromatic scheme to blend in with other existing signage.

For this application we reference the following Historic Guidelines:

17. Per Signage - The number of signs, their location, and their method of attachment are significant design considerations and each should relate to the size of the shop-front and to the scale of the building.

19. Per Signage - Graphics shall be limited to a single sign and/or display box per business, except for one additional projecting sign per building.

APP # 22.0973 BH 18 GROVE STREET

Proposed Work: Rebuild storefront with insulated glass.

Comment: *We believe this application should include shop drawings with sectional details to verify that the insulated glass will meet the requirements stated in the Guidelines. We oppose using low-E coating which does not comply with the Guidelines. We support the use of tempered safety glass to prevent dangerous jagged shards from occurring if the window is ever broken. We recommend that the art deco grooving in the sill's paneling be retained, restored or replicated in kind.*

For this application we reference the following Historic Guideline:

D6. Per Windows - Clear, insulated glass may be permitted if the width of the replacement muntin matches the width of the historic muntin. The spacer bar must be dark. The depth of the muntin on the exterior of the window must be no less than 3/8 inch. The muntin must have a putty line (trapezoidal) profile on the exterior of the window. The material can be putty or wood.

D7. Per Windows - Only clear, non-tinted glass shall be used (except to replace original stained glass). Mirrored and tinted heat-reflective glass is not appropriate, nor are any other glazing materials with color or reflective properties different from clear glass.

D12. Per Windows - Shop drawings must be submitted illustrating all of the above requirements.

APP # 22.1096 BH 44 PHILLIPS STREET

Proposed Work: Replace all windows at front façade, restore transom light, rebuild garden level openings.

Comment: *We support the Applicant's careful concern in reconstructing historically appropriate architectural features. However, we ask that the Applicant not replicate the neighboring entryway at 42 because it will create a false impression that 44 is a third sister building to the twin buildings next door at 40-42 Phillips Street. Please see photographs of existing conditions at the end of this document. It should be noted that these buildings may look similar, but 44 has a separation gap between the two party walls, the light brick is of a different shade of yellow, and the stringcoursing does not align. The neighboring twin buildings were constructed in 1911 and designed by a different architect. 44 Phillips was erected in 1919 by the notable Jewish Architect Max M. Kalman who designed the Vilna Shul and other tenement buildings on the North Slope.*

We were able to find a 1942 Permit stating that front double doors were removed and replaced with a single door with sidelites. We ask that the Applicant review other double-door entryway variations near this property and modify the application to replicate one of those or to pull together different elements to build a unique creation. Unfortunately, the few existing buildings known to have been designed by Max Kalman currently have single front doors. It would have been preferable to model an entryway after one of

his known designs. It does not appear that this entryway originated as one single door with colonial revival-style sidelites, even though this would have been more fitting for a building constructed in 1919. We have provided images and addresses of buildings known to have been designed by Kalman. We have also provided photos of other nearby entryways not designed by Kalman. Please see these attachments at the end of this document.

We feel that the hardware is too modern by having simple cubic backplates. The doors should retain a more traditional separation between the knob and the keyhole, as individual units inserted into the door. The application does not explain the paint color of the new entryway, windows, and garden level infill paneling; however, it is our understanding that the Applicant intends to paint all elements black, which is not historically appropriate. We prefer that all elements remain painted in the existing orange/red color, as this color does make the building unique. If the windows are historic, we ask that they be restored rather than replaced or that documentation be submitted that proves the windows to be beyond repair. We ask that the Applicant update the shop drawings to include sectional details of the existing conditions to confirm that the insulated glass will meet the requirements stated in the Guidelines.

For this application we reference the following Historic Guidelines:

A3. Per General - Replacement of missing architectural features shall be based on evidence of original features, substantiated by physical or pictorial information. Proposals for new work shall be based on evidence of appropriate detail with regard to size, shape, material and design.

D1. Per Windows - Original or historic elements shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style.

D6. Per Windows - Clear, insulated glass may be permitted if the width of the replacement muntin matches the width of the historic muntin.

D12. Per Windows - Shop drawings must be submitted illustrating all of the above requirements.

E5. Per Doors - Replacement door hardware should replicate the original or be of an appropriate design.

G1. Per Paint - When exterior painting is necessary, paint colors shall be original or otherwise historically appropriate.

APP # 22.1176 BH 32 CEDAR LANE WAY

Proposed Work: New doorbell (See Additional Items Under Administrative Review).

Comment: We support the introduction of Ring/Nest (brand) and other smart video doorbells, and understand the safety needs. However, we ask for a precedent of properly concealed doorbells as described in the guidelines. We suggest the Applicant replicate the conditions at 20 W Cedar Street by flush-mounting the doorbell in the wood trim, covering the doorbell with a brass or bronze face with small holes for the camera and button, and disconnecting any illumination feature (or dimming if not possible) as required by the Guidelines. Please see photographs of the conditions at 20 W Cedar at the end of this document.

For this application we reference the following Historic Guidelines:

E5. Per Doors - Replacement door hardware should replicate the original or be of an appropriate design.

E7. Per Doors - Buzzers shall be flush-mounted in the wood trim. Such panels shall have brass or bronze faces. Lighted or backlit buzzers and intercom panels shall not be allowed.

APP # 22.1187 BH 34 WEST CEDAR ST

Proposed Work: Paint Front Door (Benjamin Moore 319 Dalila high gloss).

Comment: *We oppose the chosen color for this door as it is not a historic color, nor is the high gloss finish appropriate for the historic district. In marketing material, Benjamin Moore states this color is not recommended for exterior use. This door is not historic, but a varnished door is likely to require even more meticulous preparation in order for the paint to adhere correctly, and not highlight imperfections.*

For this application we reference the following Historic Guidelines:

G1. Per Paint - When exterior painting is necessary, paint colors shall be original or otherwise historically appropriate.

G2. Per Paint - Materials and features that have never been or were not intended to be painted shall not be painted.

APP # 22.1188 BH 131 CAMBRIDGE STREET (OLD WEST CHURCH)

Proposed Work: New storage shed.

Comment: *We support the Old West Church's program and the need for a larger shed. We appreciate their careful concern in relocating the shed to a less visible area of their property. However, we ask that the Church utilize higher quality materials such as traditional copper or slate for roofing materials. We ask that the Applicant submit paint mock-ups to determine the best color to blend in with the building. We feel that the living wall is unnecessary and suggest planting additional shrubbery in the garden to hide the shed from public view.*

For this application we reference the following Historic Guidelines:

A5. Per General - Contemporary design for new buildings may be considered if such design is of excellent quality and is compatible with the size, scale, color, materials, and character of neighboring buildings and environment.

A6. Per General - All proposals shall show evidence that work will be executed with the highest quality material and workmanship.

G1. Per Paint - When exterior painting is necessary, paint colors shall be original or otherwise historically appropriate. Paint samples shall be submitted to the commission for approval.

APP # 22.1221 BH 20 DAVID G MUGAR WAY

Proposed Work: Replace front door and frame in kind. Reuse existing door handle, lock, number and kick plate.

Comment: We prefer that the door be restored. Based on documentation provided, we aren't sure if the door is not restorable. The top paneling in the shop drawings are depicted as squares rather than as rectangles as in the existing condition. We ask that the Applicant correct this mistake and reconstruct the door in kind if the door is proven to be beyond repair. We appreciate that the Applicant has chosen to reuse the existing door hardware.

For this application we reference the following Historic Guidelines:

E1. Per Doors - Original or historic elements shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style.

E5. Per Doors - Replacement door hardware should replicate the original or be of an appropriate design.

APP # 22.1221 BH 73 HANCOCK STREET

Proposed Work: Replace steps with granite steps.

Comment: We believe that this building is a Greek Revival home built ca. 1835 and designed by notable Architect Alexander Parris. We support this Applicant's interest in restoring the front steps and appreciate the Applicant's request to reintroduce granite rather than to reproduce the existing concrete, as it will match those of the neighboring sister properties and is a better quality material. Still, we do not feel it is appropriate for the Commission to approve the application without shop drawings demonstrating proper, accurate reconstruction planning.

For this application we reference the following Historic Guidelines:

A2. Per General - In the event that replacement of existing materials or features is necessary, the new materials shall match the materials being replaced in composition, design, color, texture, and other visible qualities.

A3. Per General - Replacement of missing architectural features shall be based on evidence of original features, substantiated by physical or pictorial information.

A6. Per General - All proposals shall show evidence that work will be executed with the highest quality material and workmanship.

APP # 22.1265 BH 15 RIVER STREET

Proposed Work: Replace canopy.

Comment: We suggest it might be wise to ask for confirmation from restoration specialists so that there are vetted opinions on which pieces are beyond restoration. We would encourage the applicant to restore the canopy and not replace it as the application reads. While it may be much easier and less expensive to reproduce fully, we believe a complete reproduction with modern materials and construction will mean a loss of the canopy's historic quality. For example, for the decorative trim, it is the imperfections due to age that highlight the historic character of the canopy.

For this application we reference the following Historic Guidelines:

A1. Per General - Original or historically significant materials and/or architectural features shall be maintained and repaired whenever possible rather than replaced.

A2. Per General - In the event that replacement of existing materials or features is necessary, the new materials shall match the materials being replaced in composition, design, color, texture, and other visible qualities.

A6. Per General - All proposals shall show evidence that work will be executed with the highest quality material and workmanship.

APP # 22.1286 BH 83 MYRTLE STREET

Proposed Work: Replace window in kind, remove security grate.

Comment: *We understand that this window may be beyond repair as we could see on site that the wood muntins are shredding away. We ask that the Applicant revise their application to include documentation revealing the irreparable damage. We also ask that shop drawings include sectional details of the existing conditions to verify that the insulated glass will meet the requirements stated in the Guidelines. In addition, we ask that the Applicant take the opportunity to relocate the vents to a more appropriate location as well as removing the Neptune ARB water meter, if it is deemed to be obsolete. See photographs at the end of this document.*

For this application we reference the following Historic Guidelines:

D1. Per Windows - Original or historic elements shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style.

D6. Per Windows - Clear, insulated glass may be permitted if the width of the replacement muntin matches the width of the historic muntin.

D12. Per Windows - Shop drawings must be submitted illustrating all of the above requirements.

APP # 22.1288 BH 8 WEST HILL PLACE

Proposed Work: New roof deck, cedar fence, extend chimney, and chimney cap.

Comment: *West Hill Place was constructed in 1916. There is pictorial evidence from the 1940s that suggests perhaps cast-iron roof deck railings in place at the roof edge against the parapets of West Hill Place residences. Presently railings are vaguely visible around much of the internal rooftop perimeter, and there are deck railings that line the rooftops of the flanking buildings facing Storrow Drive. As this application asks to construct a new roof deck, meaning there has not been one for a period of time, pushing back the railing to where it is not visible could be considered, however the railing would then not be in line with neighboring properties.*

Tree foliage in Fields' Garden makes a case for minimal to negligible visibility from a public way, as in Storrow Drive, for the proposed roof deck and a slight increase in proposed chimney height.

Based on the above information and plans reviewed we feel that this application could be approved but definitely warrants a further discussion at the hearing amongst the commissioners.

The chimney height increase should have a detailed drawing to clarify intent as the top will become minimally visible. However, we suggest commissioners may want to consider the construction of a mock-up for on-site review, perhaps after the foliage has dropped.

Please note that this recommendation is only based on the unique location of this property not requiring the normal zoning setback requirements because of its adjacency to the Annie Field garden and should not be used as a precedent.

For this application we reference the following Historic Guidelines:

A3. Per railing and roof deck: Replacement of missing architectural features shall be based on evidence of original features, substantiated by physical or pictorial information. Proposals for new work shall be based on evidence of appropriate detail with regard to size, shape, material and design.

C1. Per chimney - Chimneys shall be retained.

C3. Per roof deck - Roof decks and deck enclosures that are visible from a public way are inappropriate to the historic district. Opaque screening fences on roofs shall not be used.

C5. Per roof deck - Applicants proposing roof top alterations or additions may be required to construct a mock-up for on-site review.

APP # 22.1290 BH 57 HANCOCK STREET

Proposed Work: Replace existing door locksets with new Baldwin Entry set, Replace existing intercom with new video intercoms (front and side doors). (See Additional Items under Administrative Review).

Comment: *We support the introduction of Ring/Nest and other smart video doorbells and understand the safety needs, but ask that they be concealed appropriately per guidelines with brass or bronze plate cover. We suggest that the applicant replicate the conditions at 20 W Cedar Street by flush-mounting the doorbell in the angled pocket, covering the doorbell with a brass or bronze face with small holes for the camera and button, and disconnecting any illumination feature (or dimming if not possible) as required by the Guidelines. Please see photographs of the conditions at 20 W Cedar at the end of this document.*

For this application we reference the following Historic Guidelines:

E5. Per Doors - Replacement door hardware should replicate the original or be of an appropriate design.

E7. Per Doors - Buzzers shall be flush-mounted in the wood trim. Such panels shall have brass or bronze faces. Lighted or backlit buzzers and intercom panels shall not be allowed.

APP # 22.0772 BH 103 CHARLES STREET:

Proposed Work: New sign

Comment: *There is already a projecting sign in place and in use by the Tibet Emporium; however, two cast iron brackets already exist on either side of the building. We believe the sign meets all other criteria required by the Guidelines, and we recommend approval of this application.*

For this application we reference the following Historic Guidelines:

16. Materials and workmanship shall be of excellent quality and durability. Shop drawings showing the façade and the sign in context, as well as a detailed design of the sign, including material, color, lettering, and finish shall be submitted to the commission.

19. Graphics shall be limited to a single sign and/or display box per business, except for one additional projecting sign per building.

II. ADVISORY REVIEW

5 West Cedar Street: Install helical supports to facade

III. ADMINISTRATIVE REVIEW/APPROVAL

APP # 22.1244 BH 92 BEACON STREET #33: Replace six, all wood, 6 over 6, double hung, true divided light windows with six, 6 over 6, wood, double hung, true divided lights windows. Paint to match existing.

APP # 22.1176 BH 32 CEDAR LANE WAY: Repainting of the wood surround in Benjamin Moore OC 39 white and the doors in Benjamin Moore HC 190 black (See Additional Items under Design Review).

APP # 22.1229 BH 7-17 CHARLES STREET: Scrape, prime and paint the rear windows at 7 to 17 Charles Street. Paint Benjamin Moore, semi-gloss Platinum Grey HC-179 to match existing paint color.

APP # 22.1253 BH 16 HANCOCK STREET: Repair cracked concrete piers, repoint mortar joints on brick steps, clean the bricks on steps, remove loose/broken mortar, add new mortar as needed, repair and repaint surfaces in kind.

APP # 22.1290 BH 57 HANCOCK STREET Restore front and side doors, Re-point brick as required w/ approved mortar mix and color to match existing; 1 part cement, 2 parts lime and 7-9 parts sand, Clean masonry - water and gentle detergent (See Additional Items under Design Review).

APP # 22.1082 BH 20 LIME STREET: Repair and paint front facade metal cornice to match in kind.

APP # 22.1096 BH 44 PHILLIPS STREET: At front façade all levels, replace all wood, 2 over 2, double hung windows with 2 over 2, wood, double hung windows.

APP # 22.1270 BH 52 TEMPLE STREET: Replace the paneling & molding of the entryway in kind, repaint the (wood) steps and the door in kind.

APP # 22.1266 BH 70 WEST CEDAR STREET: Repaint front door in kind.

APP # 22.1246 BH 5 WEST HILL PLACE: Repaint window and door trim in kind.

IV. RATIFICATION OF MAY 19, 2022 PUBLIC HEARING MINUTES

V. STAFF UPDATES

Reviewed by BHCA Architecture Committee at its monthly meeting on Tuesday, June 14, 2022.

PHOTOGRAPHS AND OTHER VISUAL INFORMATION FOR YOUR USE:

Concerning 32 Cedar Lane Way / 57 Hancock Street, 83 Myrtle Street, 44 Phillips Street, 8 West Hill Place, 20 David G Mugar Way

32 CEDAR LANE WAY / 57 HANCOCK STREET



Above - Ring video doorbell (or similar product) approved in November 2020 under conditions that a bronze or brass plate conceal the device except for small holes for the camera and button. Button should not be illuminated though. (Photographs taken on Saturday, June 11, 2022)

83 MYRTLE STREET



Above (left) - Existing conditions of basement window muntins at 83 Myrtle Street. (Photographs taken Sunday, June 12, 2022).

Above (right) - Existing electrical outlet and vents in place at basement window at 83 Myrtle Street. (Photographs taken Sunday, June 12, 2022).

44 PHILLIPS STREET



Above - To the left of 44 Phillips Street are twin buildings 40-42 Phillips Street. The application proposes to replicate the existing entryway conditions at 42 Phillips Street. (Photographs taken Sunday, June 12, 2022).

Below - Examples of other tenement building entryways nearby. (Photographs taken Sunday, June 12, 2022).



Below - Full inventory of entryways of all other north slope tenement buildings designed by notable Jewish Architect Max M. Kalman who was the architect for 44 Phillips St in 1919 (as well as the Vilna Shul, dated to 1919).

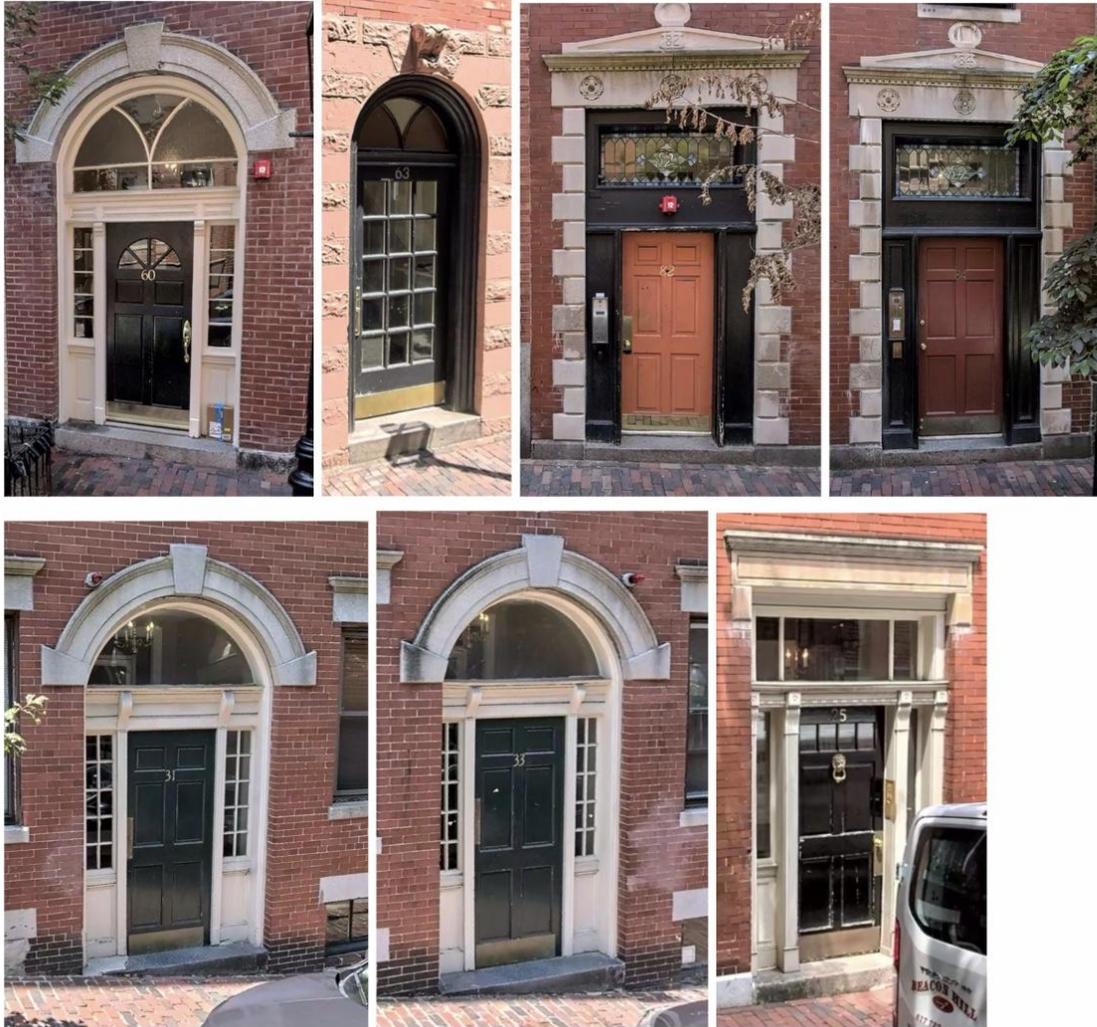
60 Myrtle St, dated to 1912

63 Myrtle St, dated to 1910

82-84 Myrtle St, dated to 1910

31-33 Irving St, dated to 1912

25 Revere St, date unknown



Below - 1942 Permit stating that the front double doors were removed and replaced with a single door with side lites

City of Boston - Building Department
 02073 901 CITY HALL ANNEX
 Doc. No. Year 1942
 LOCATION VERIFIED FROM ATLAS
 OF 1927 BY 108 OCT 22 1942
 Clerk

IMMEDIATE ACTION
MINOR ALTERATIONS, TAKE DOWNS, ROOFING, ETC.
 This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies for an IMMEDIATE ACTION permit to the following described building:
 DATE 29 Oct 42
 Location? 44 PHILLIP ST. District WEST END Ward 5
 Name of Owner? Mr. FLORENCE Address 44 PHILLIP ST.
 Name of Contractor? LOUIS LEVINE Address 425 WARREN ST. Rox.
 Material of building is? BRICK Style of roof? FLAT Material of roofing? TIN + COPPER
 Size of building, feet front? 35; feet rear? 50; feet deep? 50; No. of stories? 3
 Estimated Cost of work to be done, \$ 75. How is building occupied? TENANTS (3)
 Is a Street Occupancy Permit Necessary? NO. R65
 Detail of proposed work: REMOVE PRESENT FRONT DOUBLE DOORS + REPLACE WITH SINGLE DOOR WITH SIDE LITES.
 NO CHANGE IN OCCUPANCY
 NO STRUCTURAL CHANGE
 (Signature of Licensed Builder or Wrecker) Louis Levine
 (Signature of Owner or Authorized Representative) Louis Levine
 (Address) 425 WARREN ST. Rox. (Address)
 Lic. No. 1637, Class C (Address)
 My license expires July 11, 1943 Telephone number.
 Approved (date) 10-29-42 Permit granted OCT 25 1942
 By: Edwin O. Blahut By:

8 WEST HILL PLACE

Below - Historic 1940s Photograph showing that simple cast iron roof deck railings were in place at West Hill Place residences



20 DAVID G MUGAR WAY



Above - To the left is currently existing black painted door conditions at 20-22 David G Mugar Way. To the right is currently existing non-painted stained door conditions at 30-32 David G Mugar Way (Photographs taken Tuesday, June 14, 2022).

Below - 1935 aerial showing that historically dark colored doors existed at 20-22 David G Mugar Way while light colored doors existed at 30-32 David G Mugar Way

