



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

I. VIOLATIONS

APP # 22.1153 BH 30 CHESTNUT STREET

Proposed Work: Ratification of unapproved removal of non-historic penthouse

Comment: *We recommend denial of this application, and ask that the penthouse be reconstructed so as to not be visible from a public way. We do not suggest that the applicant rebuild what was there prior as that was non-historic and non-conforming and we ask that the Commission take the opportunity to correct the roofline of this townhome. We have submitted photographs of our determined extents of visibility that should be considered, and in relation to photographs we submitted in December 2019 of the prior conditions when a mock-up was supposedly in place but was not visible.*

Since the existing structure has been taken down and was non conforming to start with, there should be a new review for FAR and zoning relief as well as new plans submitted.

For this application we reference the following Historic Guidelines:

C1. Original or historic rooflines, dormer windows, chimneys, parapets, end walls, and firewalls shall be retained. If, under special circumstances, alterations are permitted, they shall be contingent upon:

a. Submission to the Commission of adequate architectural and photographic documentation, sufficient to permit the alteration to be reversed.

b. Preserving the existing roof slope at each side of the alteration.

c. Retaining sufficient existing structure so that the original profile remains.

II. DESIGN

APP # 22.1062 BH 11 ANDERSON STREET

Proposed Work: At the front façade, replace existing glass in windows and replace it with insulated glass. Replace basement level windows with like replacements, install metal security gates, repair the basement door (See Additional Items under Administrative Review).

Comment: *We find this application incomplete and ask that shop drawings and other means of documentation for all elements of the application be submitted. We recommend restoring the windows, and ask that the Commission verify that the thicker insulated glass will not alter the muntin conditions. We object to the replacing screen door and ask that it be removed permanently. We recommend preserving the exemplary mid-century modern style basement service door as it tells the history of a speakeasy having once been there that later was converted into legal commercial/bar use with this door. We believe it is important to document instances of modern insertions in the 1950s and 60s, recording the need for the Historic District to be formed. It should be noted that the door is historic because it existed before the formation or extension of the Historic District. We feel that it is most appropriate for the basement windows to be a single sash 6, and ask that simple iron rod security bars be installed over them instead of an acrylic screen.*

For this application we reference the following Historic Guidelines:

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

A4. All architectural changes shall be appropriate either to the original style of the building (if it has not been significantly altered) or to its altered style (if it has been significantly altered to reflect characteristics of a later style).

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. No changes in dimensions shall be made to jambs or sashes.

D6. Clear, insulated glass may be permitted if the width of the replacement muntin matches the width of the historic muntin. The window must have true divided lights.

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

H2. New iron features shall be compatible with the style of the property on which they are to be installed.

H3. Window grilles shall be mounted within the window reveal and secured into mortar joints, not into the masonry, and not onto the face of the building. Shop drawings shall be provided to the commission for approval.

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 2 as it may look like an original element of this building. We ask that the applicant submit further explanation as to how the mailbox will be installed in a manner that does not damage the building. We ask that the mailbox is of an appropriate size and style.*

For this application we reference the following Historic Guidelines:

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

K3. Any such authorized public safety/public welfare street furniture (such as mailboxes) stands 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.

APP # 22.1086 BH 19 MYRTLE STREET

Proposed Work: Remove/replace existing cell equipment.

Comment: *We recommend removal and or relocation to where the equipment would no longer be visible from a public way, or less visible. We have submitted photographs of current locations of visibility that should be considered.*

For this application we reference the following Historic Guidelines:

A9. Equipment such as telecommunications components or similar communications antennae must be installed in such a manner that they are not visible from a public way.

APP # 22.1110 BH 81 PHILLIPS STREET

Proposed Work: new roof deck

Comment: *We do not believe a mock-up had been installed at the time of our review and picture taking, and we would like to point out that the existing penthouse is visible from Cambridge St Ave at MGH, as well as on Longfellow Bridge. We have submitted photographs of these additional opportunities of visibility that should be considered. However, we feel that a simple, thin and black railing (with no wooden topper) would blend into the already jumbled background and that the Applicant should paint the headhouse black so that it is no longer a bright eye-catching rooftop structure.*

For this application we reference the following Historic Guidelines:

C3. Roof decks and deck enclosures that are visible from a public way are inappropriate to the historic district.

APP # 22.1134 BH 7 MOUNT VERNON PLACE

Proposed Work: Install new steel planters

Comment: *We recommend denial of this application. It is out of scale, non-traditional, and inappropriate. It is lacking contextual description and shop drawings should be provided. These planters are similar to some in place at 8 Mt Vernon Place. We do not believe those were approved. The existing planters next door block basement windows! We believe planters at this address will also block lower windows. Photographs of obscured windows and visual impact on the buildings have been submitted for your reference.*

For this application we reference the following Historic Guidelines:

A5. 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 the environment.

APP # 22.1174 BH 94 BEACON STREET

Proposed Work: Replace front basement vinyl/aluminum windows with wood in-swing French casement (black) windows, increase the size of existing window well with new granite curbing, replace the existing garage door on Beaver Place, increase door width from 8' to 9' (See Additional Items Under Administrative Review)

Comment: *We recommend approval of the basement window changes, but ask that the historic well reconfiguration be denied. We do not object to the garage door modifications as we consider the visibility minimal, although it should be noted that the top of the garage door is more visible from the Arthur Fiedler footbridge than described in the application and we have submitted photographs at the end of this document.*

For this application we reference the following Historic Guidelines:

A7. New openings in facades shall not be allowed, and no changes shall be made to existing window and door openings unless they involve restoration of original features for which there is supporting documentation of the original feature.

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

APP # 22.1177 BH 11 LOUISBURG SQUARE:

Proposed Work: Install side vent terminal on chimney (See Additional Items under Administrative Review)

Comment: *We ask that the terminal be relocated to where it would no longer be visible; however, we do not object to the terminal being painted to match and blend in with the brick of the chimney as it is minimally visible from just one viewpoint on Pinckney Street, according to the application. It is our understanding that a mock-up was constructed, but we were unable to discern it.*

For this application we reference the following Historic Guidelines:

A9. Equipment such as mechanical installations must be installed in such a manner that they are not visible from a public way.

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 allowed an additional projecting sign. There are already multiple projecting signs in place and in use by the many other businesses which 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 using a monochromatic scheme to blend in with other existing signage.*

For this application we reference the following Historic Guidelines:

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

APP # 22.1182 BH 25 CHARLES STREET:

Proposed Work: New signage and window decals, new awning

Comment: *We support this application with a note that perhaps the blade sign should be made out of wood.*

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.

17. The number of signs, their location, and their method of attachment are significant design

113. Signage within storefronts shall be appropriate to the business and should not be excessive.

III. ADMINISTRATIVE REVIEW

APP # 21.1062 BH 11 ANDERSON STREET: Repaint front door BENJAMIN MOORE (HC-181) HERITAGE RED and sidelights (Black) in kind, replace gutters and downspout with copper version; Replace all storm windows (See Additional Items under Design Review)

APP # 22.1174 BH 94 BEACON STREET: Rehabilitate existing front first floor French casement windows to match existing (See Additional Items under Design Review)

APP # 22.1149 BH 4 CHARLES RIVER SQUARE: Repoint facade utilizing the appropriate mix of mortar to match the color, texture and thickness and profile in original construction and using mortar mixture stronger than 1 part cement to 2 parts lime to 7 to 9 parts sand (B5c). Paint window sash and trim to be in oil in kind and match existing sheen (semi-gloss BM Navajo White)

APP # 22.1085 BH 37 GARDEN STREET: Replacing five historic 1/1, wood, double hung windows

APP # 22.1173 BH 30 IRVING STREET: Paint front elevation windows, shutters and trim to match existing

APP # 22.1165 BH 1 JOY STREET: Repaint front doors in kind

APP # 22.1177 BH 11 LOUISBURG SQUARE: Replace existing roof slates with Vermont Unfading Purple and copper flashings, caps, valleys and gutter in kind. Replace front and rear copper downspouts in kind, Fabricate and install five (5) custom wood double hung windows per shop drawing to replace (5) existing failing windows at rear of fifth (top) floor, Repoint chimneys to match existing mortar color and texture per BHAC guidelines. Repair masonry corbel/gutter shelf at rear of property to match existing. Furnish and install chimney liners. (See Additional Items Under Design Review)

APP # 22.1177 BH 7 MOUNT VERNON PLACE: Replicate damaged horse hitching post exactly and reinstall in original location

APP # 22.1077 BH 129 MOUNT VERNON STREET: Repoint rooftop chimneys. Mortar to match existing; six parts sand, 1-2 parts Portland cement, 1-2 parts lime

APP # 22.1169 BH 44 PINCKNEY STREET: Perform masonry repairs at the rear elevation with materials to match existing, Inspect and repair fire escapes

APP # 22.1161 BH 81 PINCKNEY STREET: Remove existing roof deck, replace EPDM rubber roof. Roof deck will not be reinstalled under this application

APP # 22.1111 BH 145 PINCKNEY STREET: Remove courtyard bricks on private property to address leaking parking garage. Reset brick pavers upon completion

APP # 22.1159 BH 40 REVERE STREET: Re-point as needed to match existing. Inspect all headers and sills and repair as needed

APP # 22.1150 BH 38-44 RIVER STREET: Roof Line Limestone Railing - Rebuild two of the brick pillars to original design (spalled and stress cracked) using a brick to match the original. Reset the existing limestone bollards and railings to make secure, patch cracks in the railings using limestone mimic to match existing color and texture, grind & repoint 100% of the brick masonry joints on façade using a historical mortar mix, colored gray to match the existing, replace approx. 250 structurally cracked brick in kind on façade using a brick to match the original, remove dry-rot window trim and replace with new sapele trim matching the profile of the existing, finish with new sealant and black paint to match existing design, Scrape down fire-escape balconies and refinish with a black paint, Install new 3" round copper downspout to match existing on left side of façade, install new flashing on top of the storefront windows, scrape down window bays and refinish with a tan colored paint to match original

APP # 22.1177 BH 58 TEMPLE STREET: Repaint front door to match existing

APP # 22.1130 BH 4 WALNUT STREET: Replace garden level doorframe, rehang existing door

IV. RATIFICATION OF APRIL 21, 2022 PUBLIC HEARING MINUTES

V. ANNUAL VOTE FOR COMMISSION CHAIR/VICE-CHAIR

VI. STAFF UPDATES

Reviewed by BHCA Architecture Committee at its monthly meeting on Tuesday, May 17, 2022.

PHOTOGRAPHS AND OTHER VISUAL INFORMATION FOR YOUR USE:

Concerning 30 Chestnut St, 19 Myrtle St, 81 Phillips St, 7 Mount Vernon Pl, 94 Beacon St

30 CHESTNUT STREET:

Photographs (below) showing prior conditions of 30 Chestnut St. fifth floor penthouse already visible from along Chestnut Street and from Spruce Street. Taken on Sunday, November 17, 2019. (Originally submitted in the BHCA Comments for the December 2019 BHAC Hearing)



Photographs (below) showing existing conditions of 30 Chestnut St. newly reconstructed fifth floor penthouse with increased visibility from along Chestnut Street and from Spruce Street. Taken on Saturday, May 14, 2022.

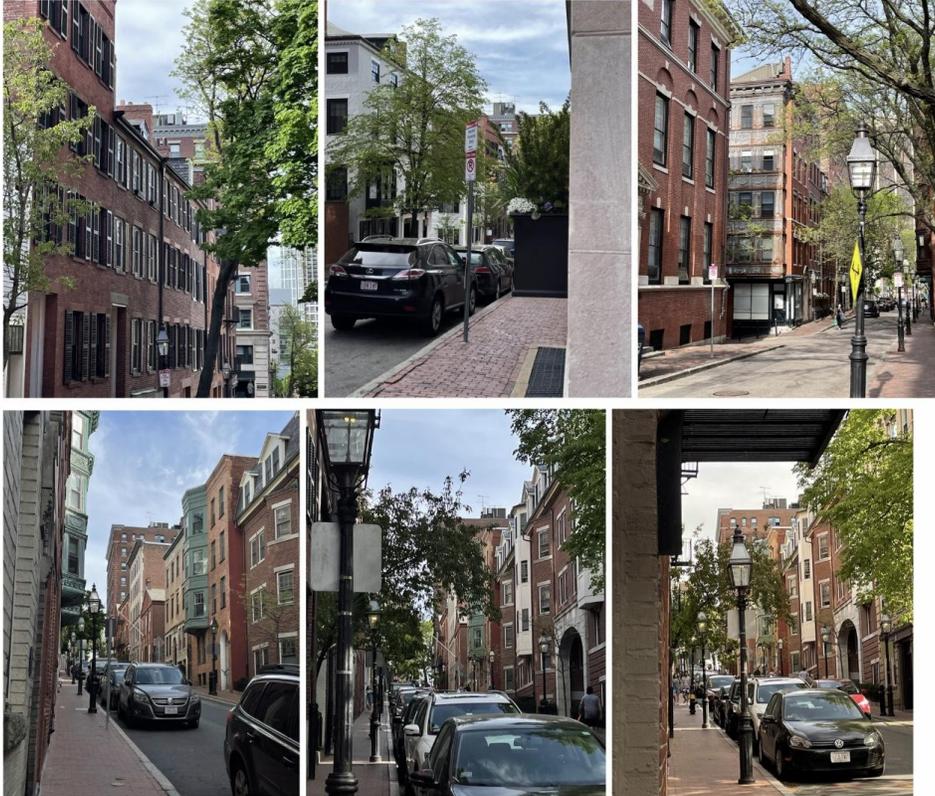


Additional Photographs (below) showing other opportunities of visibility of existing conditions of 30 Chestnut St. newly reconstructed fifth floor penthouse from along Chestnut Street, Spruce Street, and Branch Street. Taken on Saturday, May 14, 2022.



19 MYRTLE STREET:

Photographs (below) showing existing visibility of equipment at 19 Myrtle Street from along Joy and Myrtle Streets. Taken on Saturday, May 14, 2022.



81 PHILLIPS STREET:

Photographs (below) showing existing visibility of penthouse at 81 Phillips Street from along Cambridge St Ave at MGH and Longfellow Bridge. Taken on Saturday, May 14, 2022.



7 MOUNT VERNON PLACE:

Photograph (below) showing existing conditions at 7 Mount Vernon Pl (left) and 8 Mount Vernon Pl (right). Taken on Saturday, May 14, 2022.



94 BEACON STREET:

Photographs (below) showing existing visibility of the rear garage door at 94 Beacon Street from along the Arthur Fiedler Footbridge. Taken on Saturday, May 14, 2022.

