



Presentation to the
Beacon Hill Architectural Commission

7 Louisburg Square

Beacon Hill Architectural District

21 July 2022

Roof Area

- Remove existing non-visible, non-historical skylight (permitted in 1999) and roof plumbing vents.
- Remove existing non-historical damper at rear chimney.
- Install new, low-profile sliding roof skylight hatch for roof access not to be visible from public way.
- Restore slate shingles at pitched roof at former elevator headhouse and existing stair headhouse.
- Relocate roof stair to be less visible from the public way.

Front Dormer

- Remove non-historical wood windows, doors, and transom from 1995.
- Install steel-and-glass windows and doors with to match historical condition based on archive photography, recovered window, and text from previous historical permits, as encouraged by BHAC Commissioners at previous hearing.

Side Yard Elevation

- Remove French door and balcony rail which were added in 1998.
- Replace French door with 6x9 double-hung window in existing masonry opening.
- Replace approved 6x6 window in adjacent opening with 6x9 double-hung window to match proposed window in existing masonry opening with lowered sill.

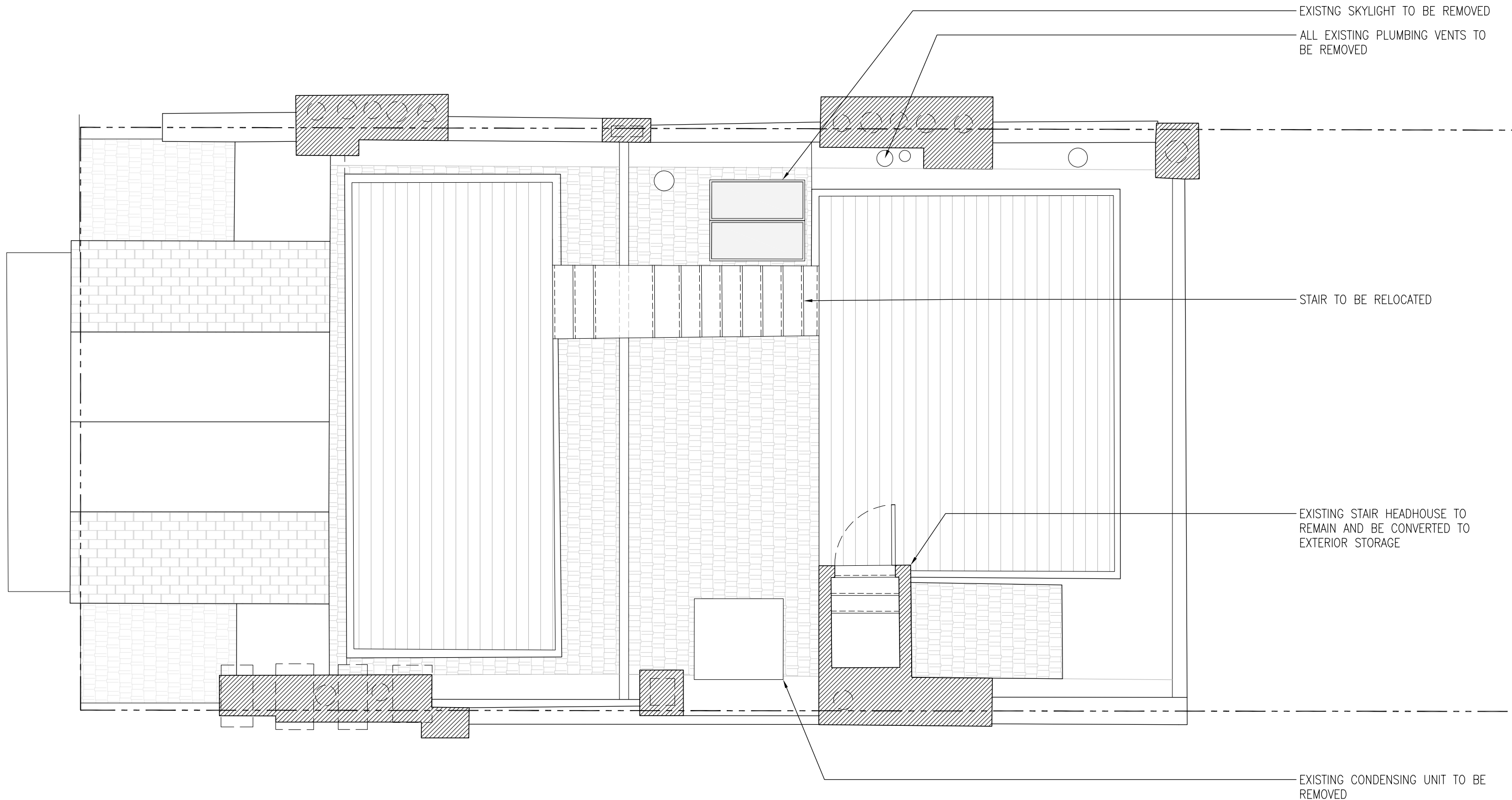
Curb and Sidewalk

- Install curbside electric vehicle charger to match BHAC-approved specifications.
- Install snowmelt system under historical brick sidewalk to match BHAC-approved specifications.

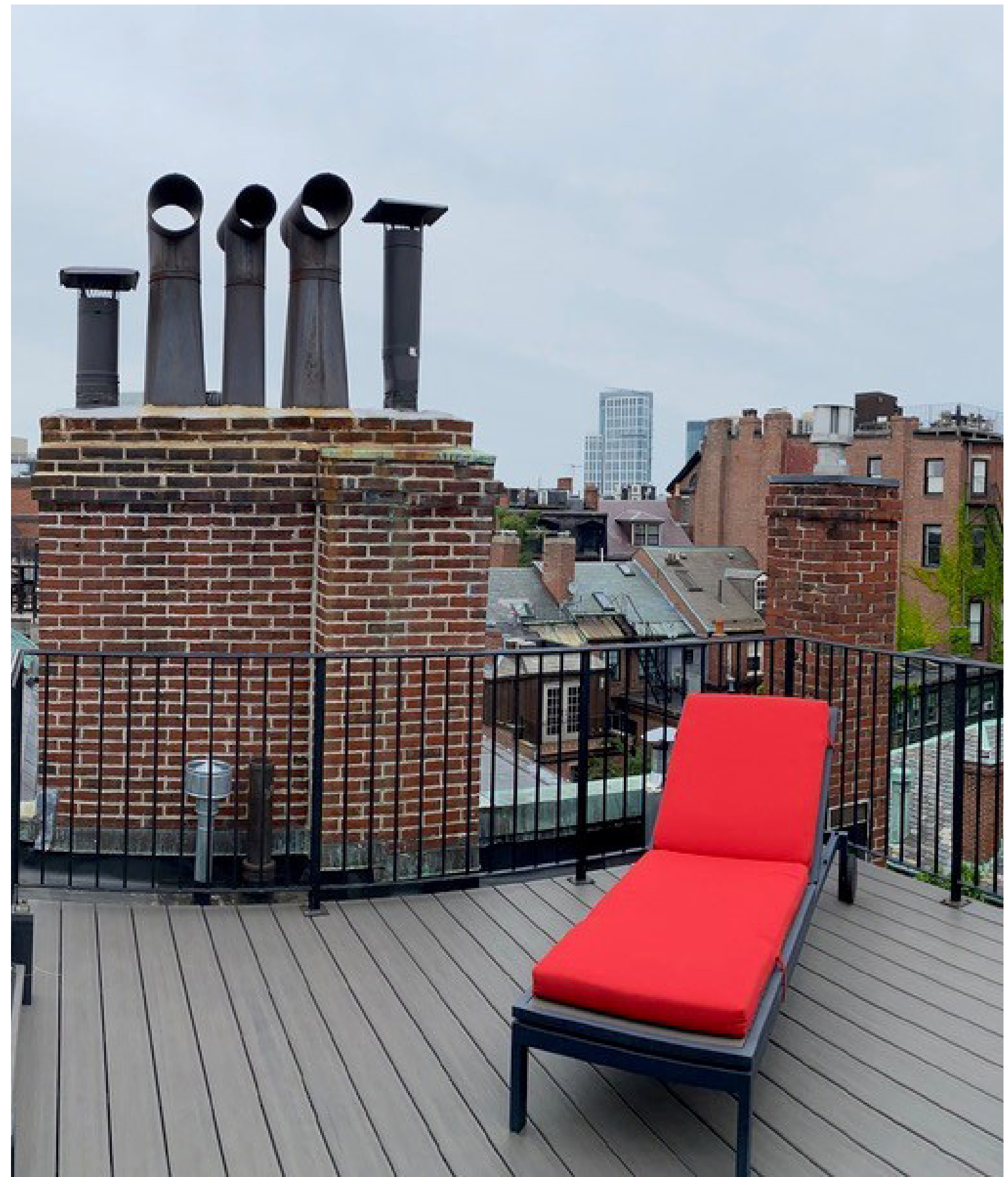




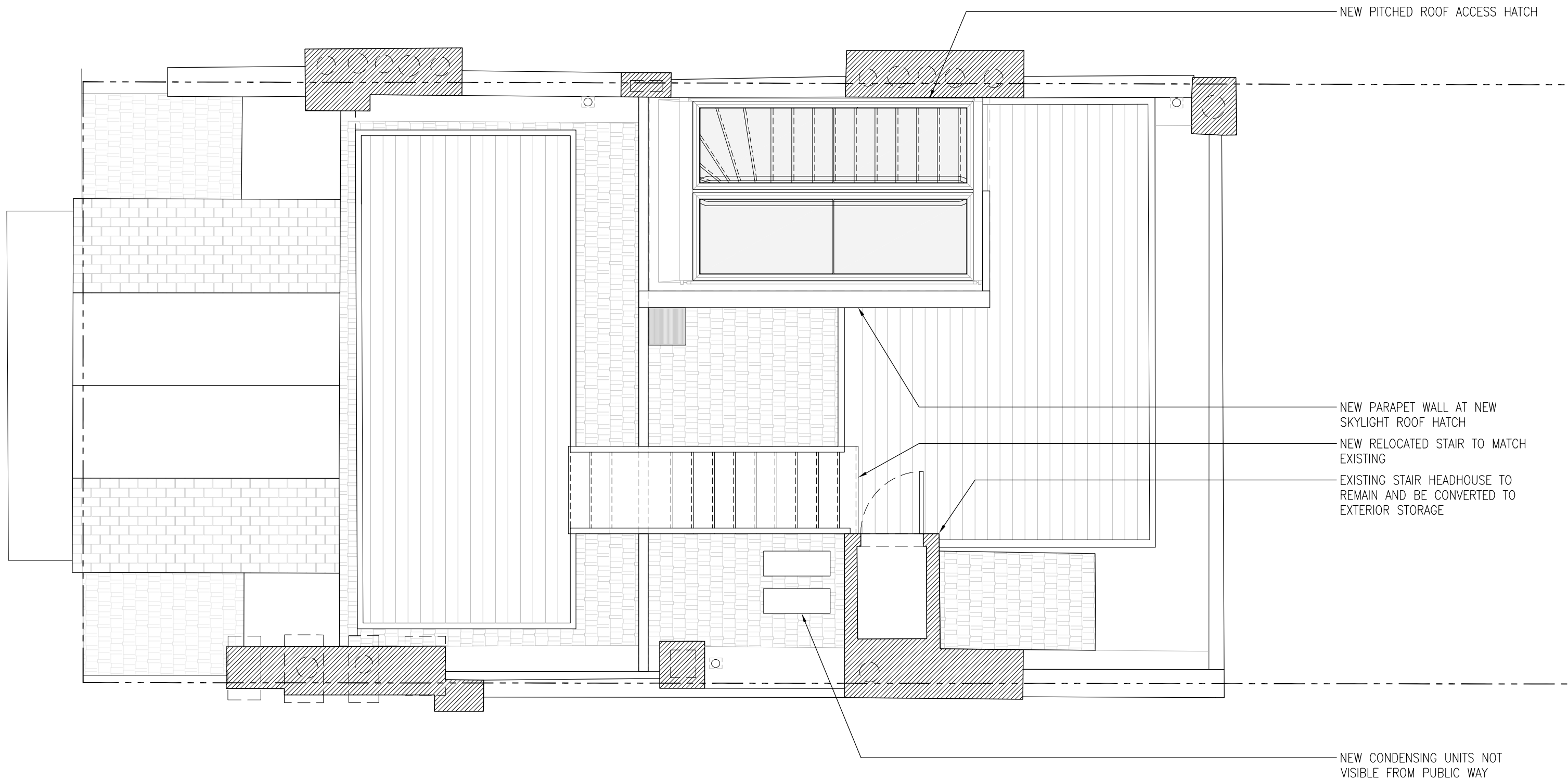
Proposed Roof Work











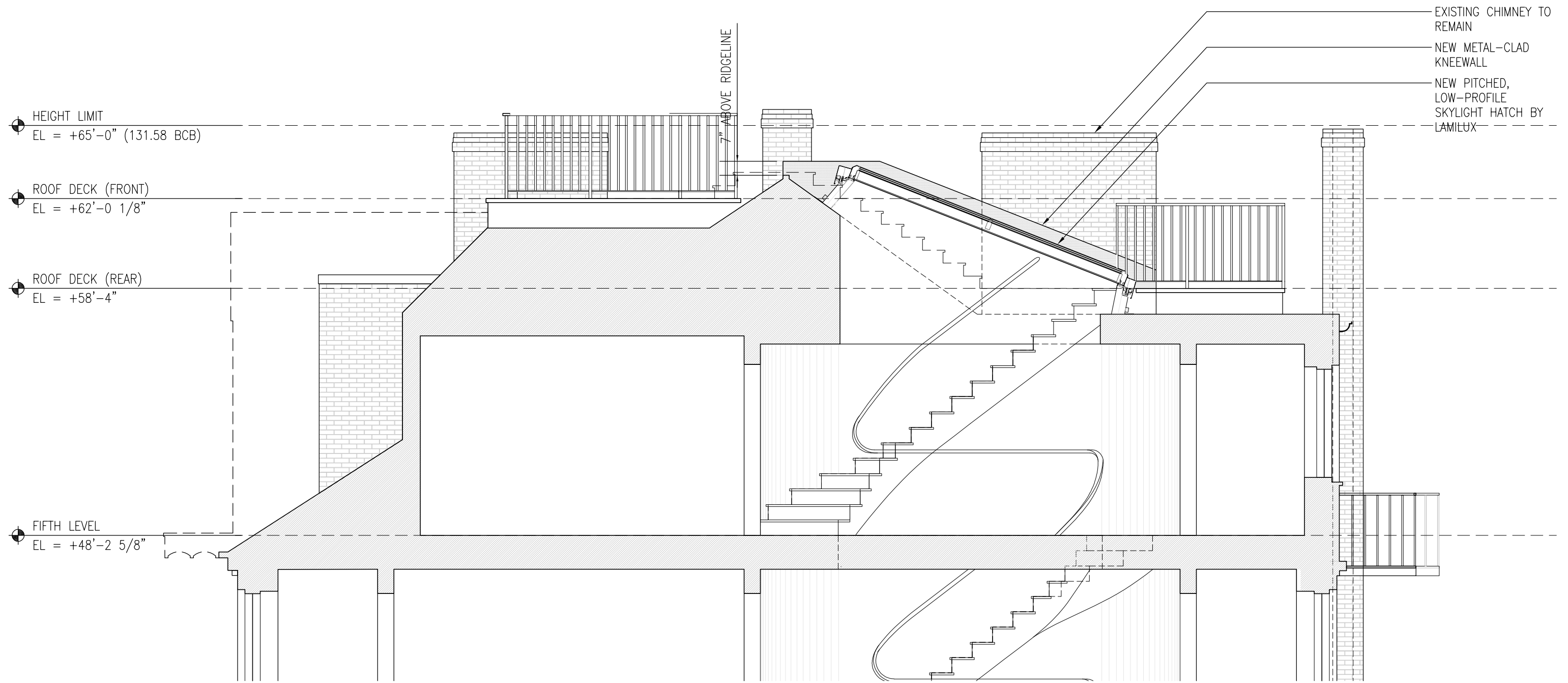
NEW PITCHED ROOF ACCESS HATCH

NEW PARAPET WALL AT NEW SKYLIGHT ROOF HATCH

NEW RELOCATED STAIR TO MATCH EXISTING

EXISTING STAIR HEADHOUSE TO REMAIN AND BE CONVERTED TO EXTERIOR STORAGE

NEW CONDENSING UNITS NOT VISIBLE FROM PUBLIC WAY





Proposed Dormer Windows









June 15, 1995

HISTORIC BEACON HILL DISTRICT

Mr. & Mrs. De Roeth
7 Louisburg Square
Boston, MA 02118

City of Boston
The Environment
Department

NOTICE-OF DECISION CERTIFICATE OF APPROPRIATENESS
Application #95.900BH
7 LOUISBURG SQUARE

THOMAS M. MENINO
Mayor

Dear Mr. & Mrs. De Roeth:

Lorraine M. Downey
Director

At a hearing held in Boston City Hall on May 18, 1995, the Beacon Hill Architectural Commission voted to approve your application to redesign the dormer; replacing the existing single-glazed steel casement windows with double-glazed wooden casement windows, new French doors and transom window panel above modelled after design scheme 4D prepared during the hearing by the architect, with the proviso that working drawings of the replacement design be submitted to Commission staff for review and approval. The Commission further approved replacement of the rotted fir decking and necessary repairs to the copper structure of the dormer.

Boston City Hall Room 805
Boston, Massachusetts 02201
617-635-4416 or 635-3850
Fax: 617-635-3435

Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate. The applicant is required to notify the Commission of any changes to this proposal, and failure to do so may affect the status of this certificate. Please present this letter to Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Please submit photographs of the completed work to confirm compliance with this certificate.

If you have any questions regarding appropriate compliance with this certificate, please contact Commission staff at 635-3850.

Sincerely,

Eric E. Dray
Historic Districts Administrator
Beacon Hill Architectural Commission

cc. Joel Pierce, Commission Chair
Ferrara, Smart, Booz

COMMISSION VOTE ON APPLICATION #95.900BH

Motion by WILLS Second by BOYLE

AFFIRMATIVE: Boyle, Rowell, Pierce, Taylor, Wills NEGATIVE: (none)

Air Pollution Control, Boston Art, Back Bay Architectural, Beacon Hill Architectural, Boston Landmarks and the Conservation Commissions

NOTICE-OF DECISION CERTIFICATE OF APPROPRIATENESS

Application #95.900BH
7 LOUISBURG SQUARE

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Historic Districts Administrator
Beacon Hill Architectural Commission





Proposed Rear Yard Windows

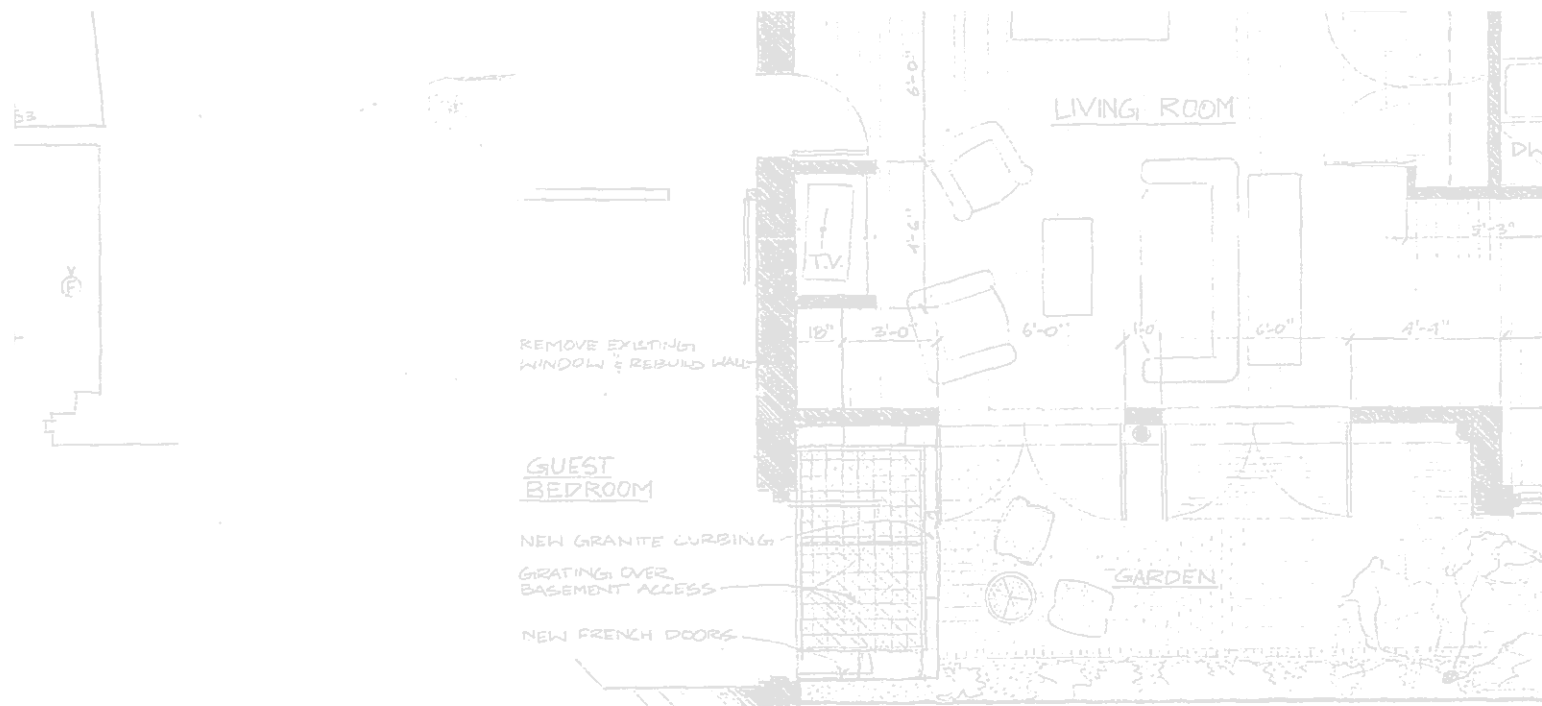




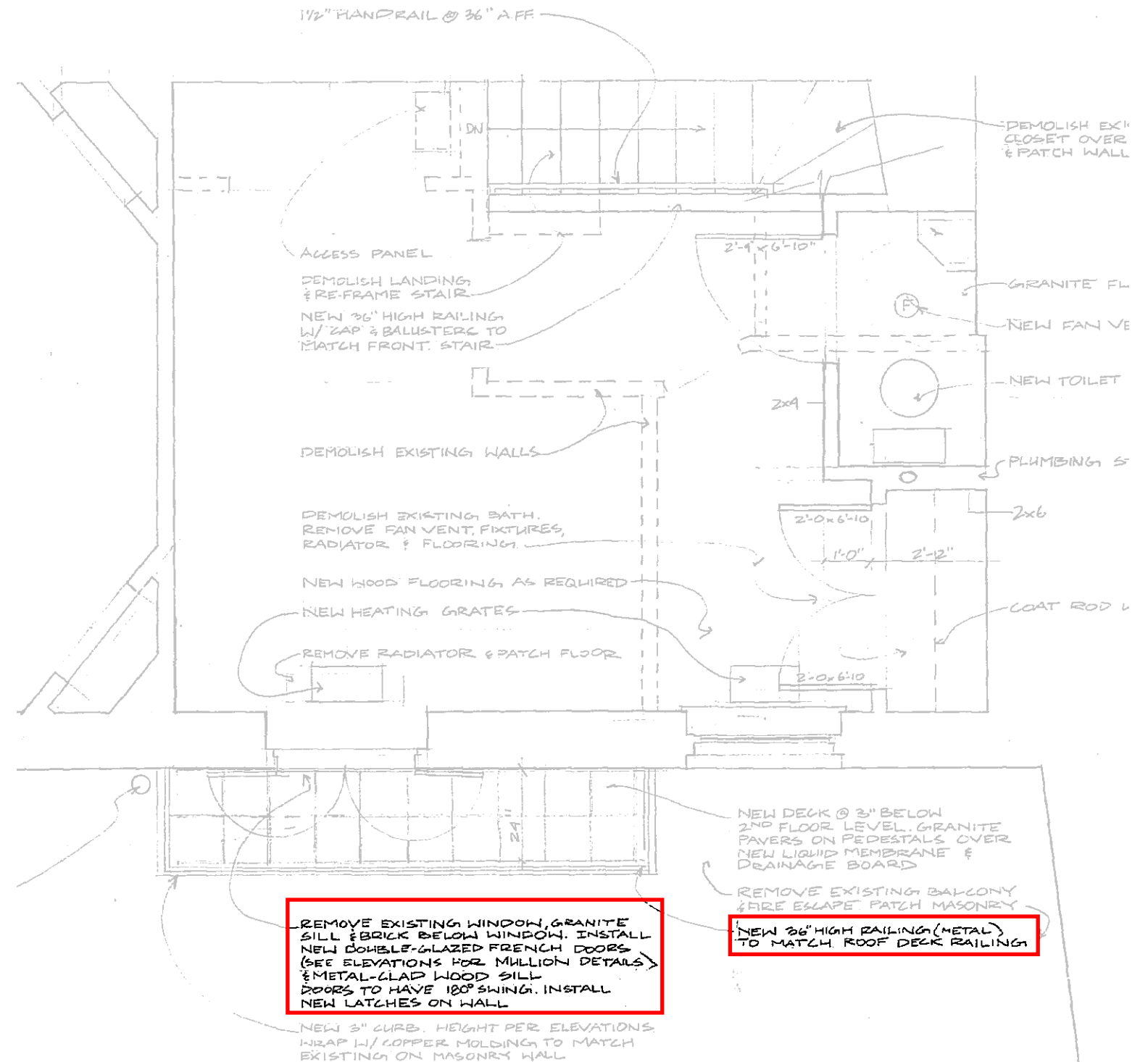
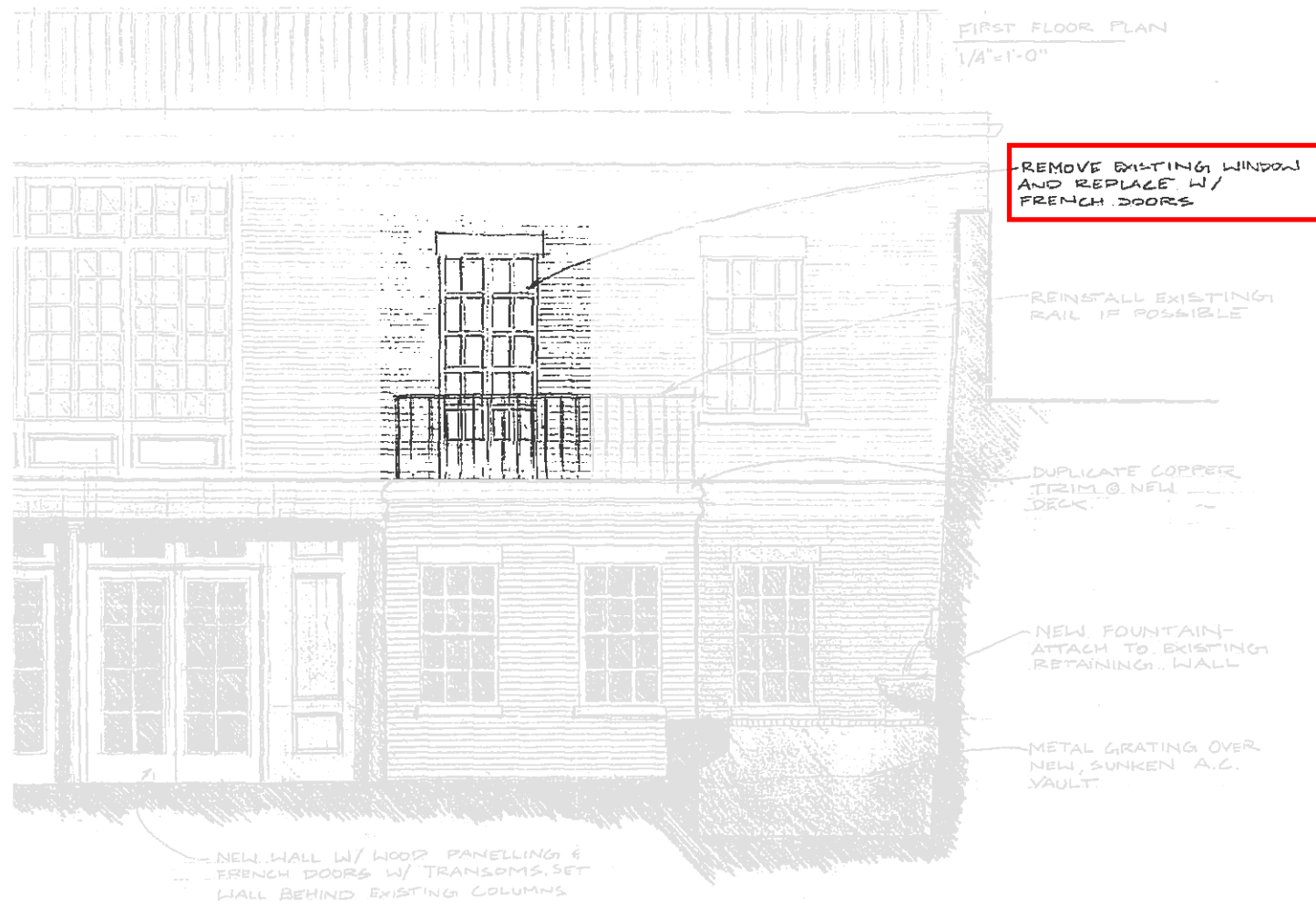


BHAC-APPROVED 6x6 WINDOW CONVERSION

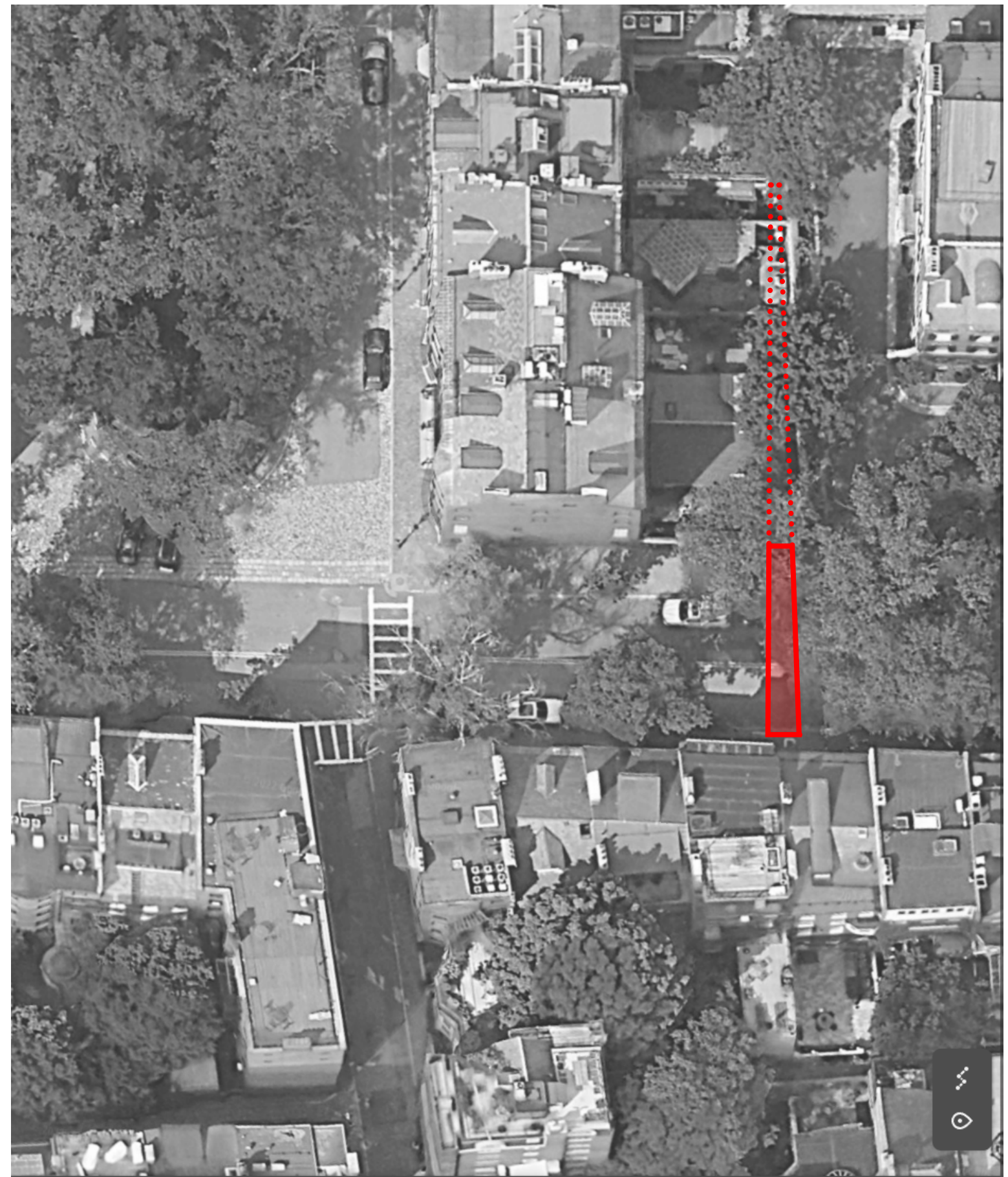
EXISTING FRENCH DOORS HAVE NO BALCONY - SAFETY HAZARD



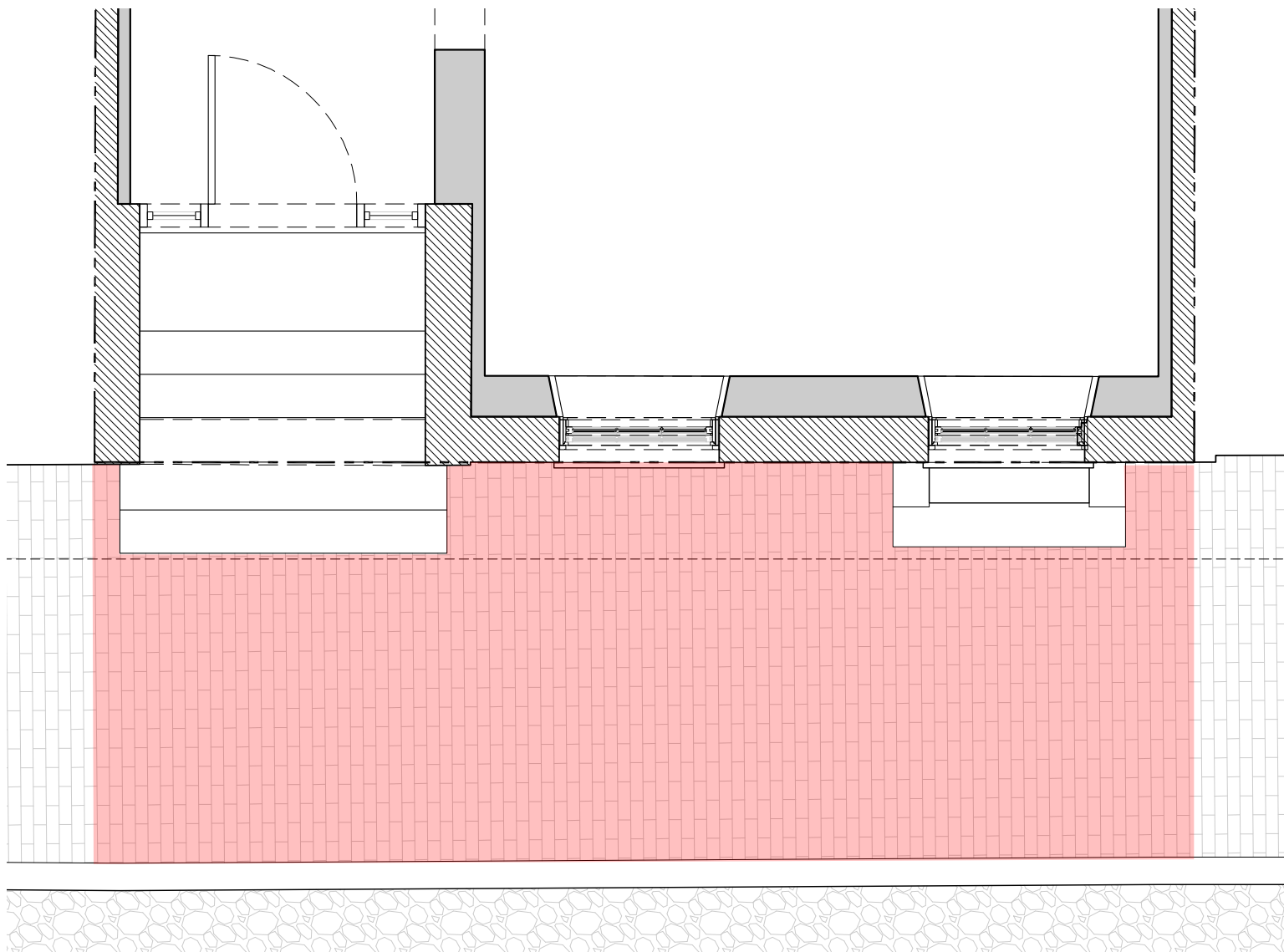
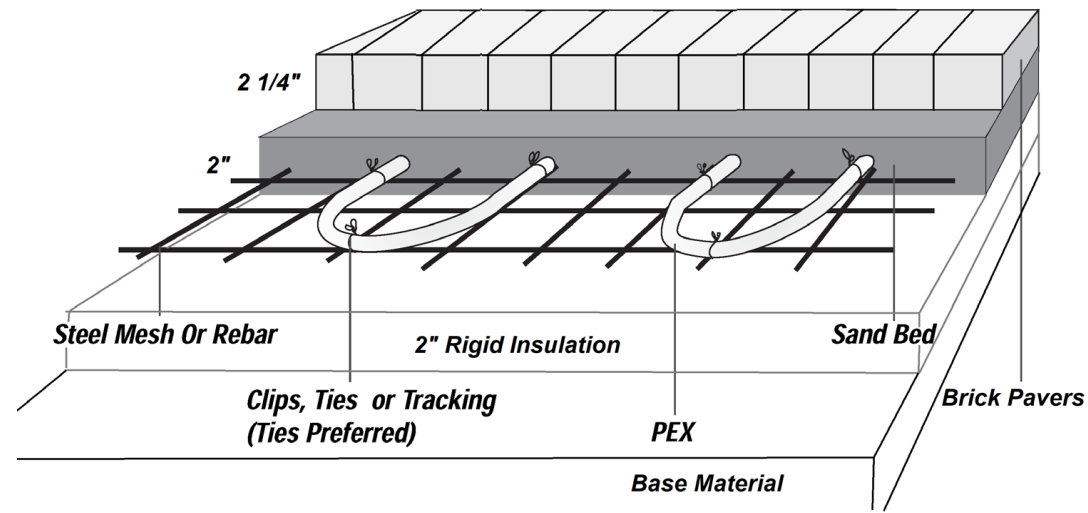
FIRST FLOOR PLAN
1/4" = 1'-0"







Proposed Snowmelt and EV Charger



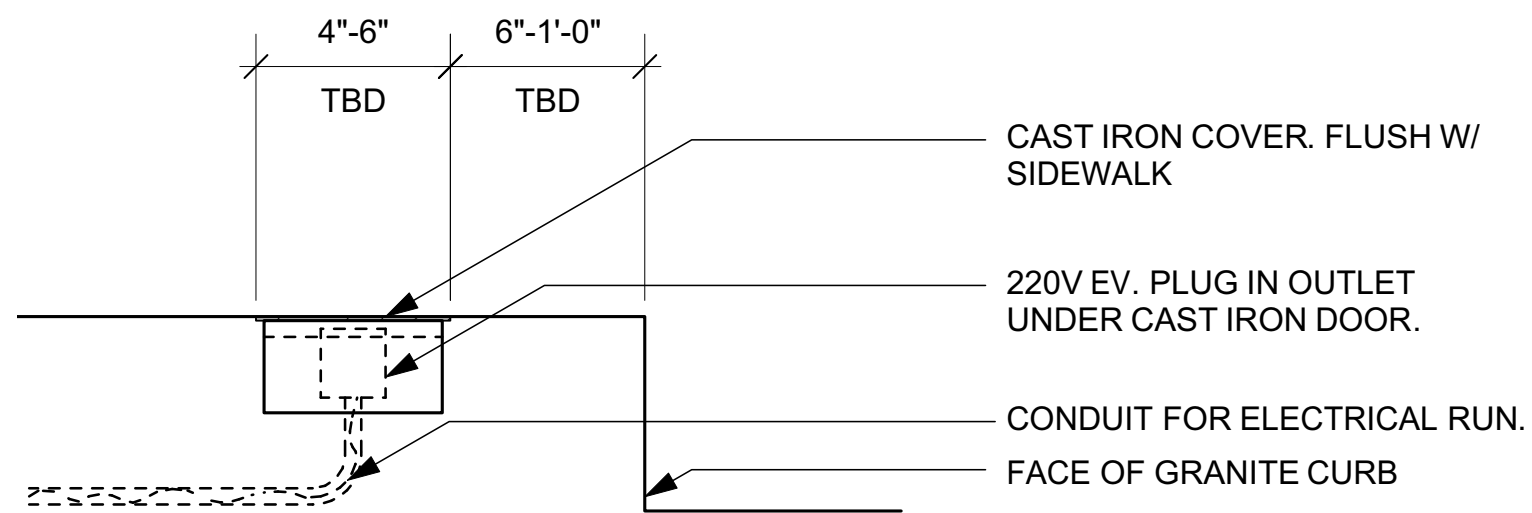
Extents of proposed snowmelt



Existing sidewalk at 7 Louisburg - all existing bricks are to be re-laid after snowmelt installation



Proposed location of flush-mounted electric vehicle charger



Sectional detail of flush-mounted electric vehicle charger



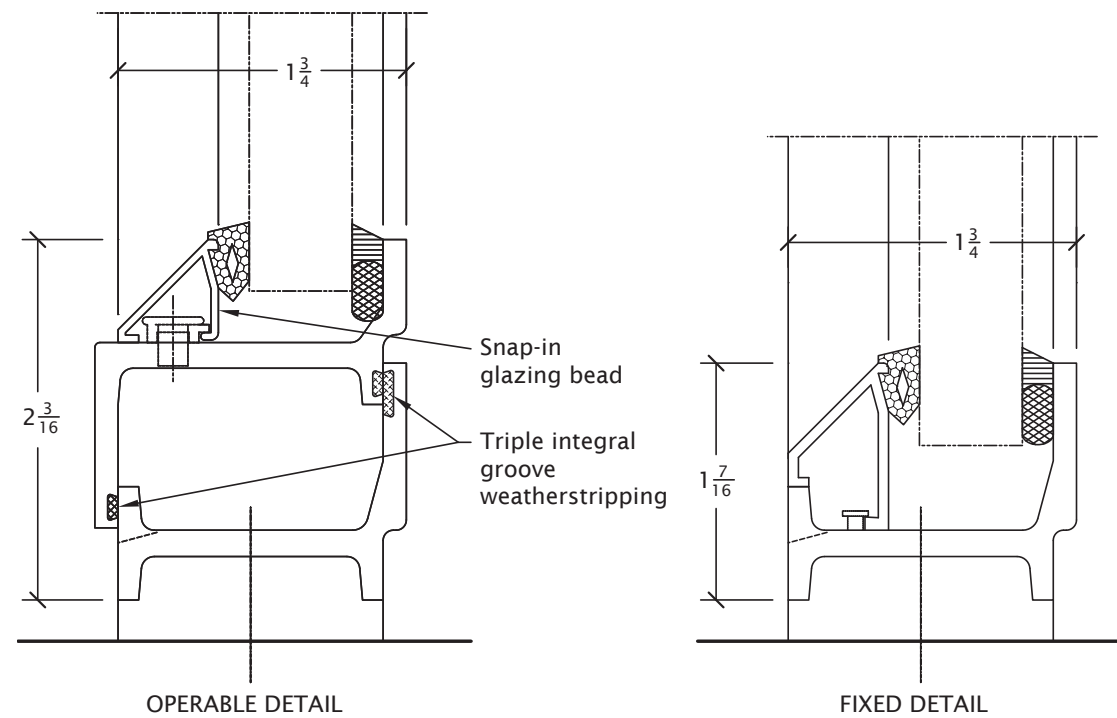
Detail of proposed flush cast iron electrical vehicle charger cover plate

Appendix

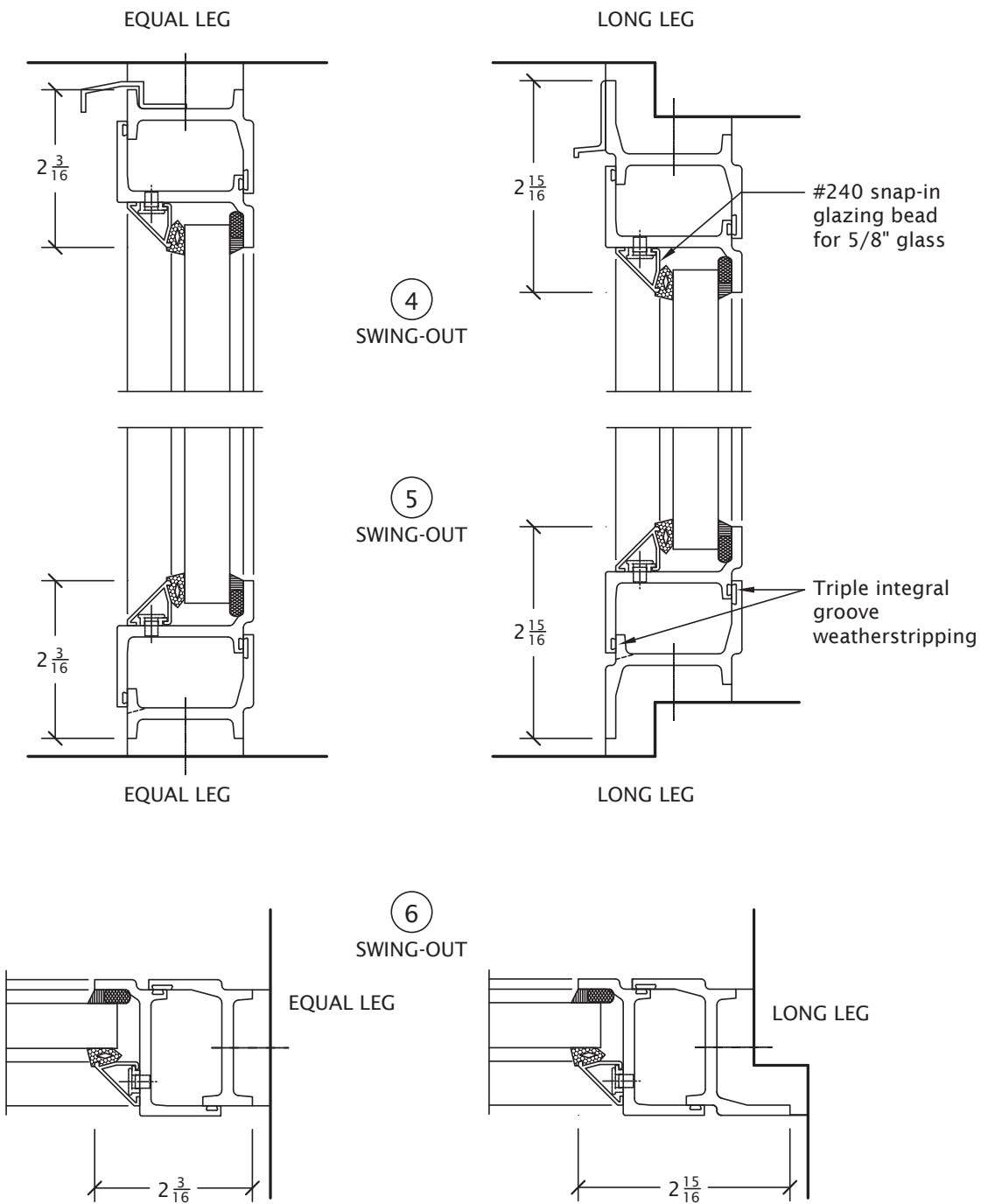
Hope's Landmark175 Series steel windows are manufactured from hot-rolled, heavy intermediate steel profiles. They are available in fixed and operable configurations and accept up to 1-1/8" insulating glass. Landmark175 Series windows have a frame depth of 1-3/4" and can achieve a minimum sight line of 2-3/16" on operable windows.

PRODUCT FEATURES

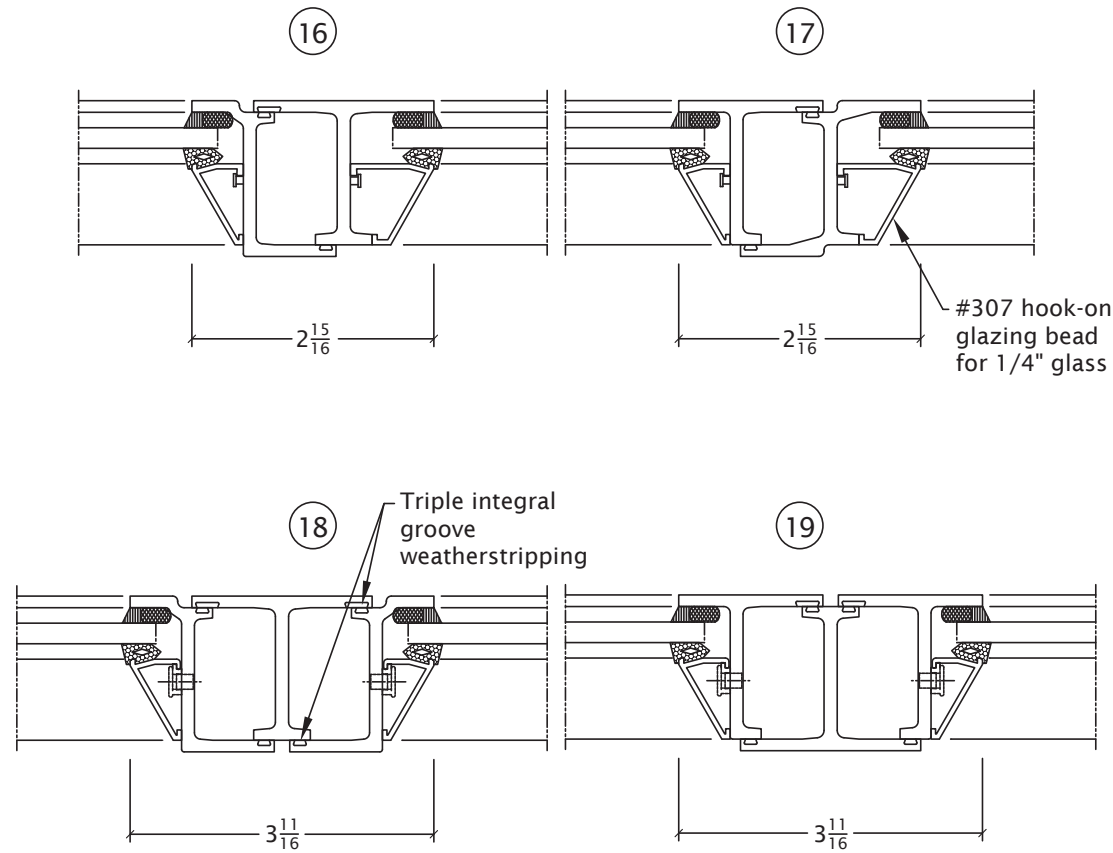
- Narrow sightlines
- Solidly fusion welded corners for superior strength and water tightness
- Accepts up to 1-1/8" thick insulating glass
- Triple integral groove weatherstripping
- Solid brass or bronze hardware
- Hope's Power of 5 Finishing System includes cleaning, pretreatment, epoxy e-coat primer, epoxy powder primer and ultrathane polyurethane top coat.



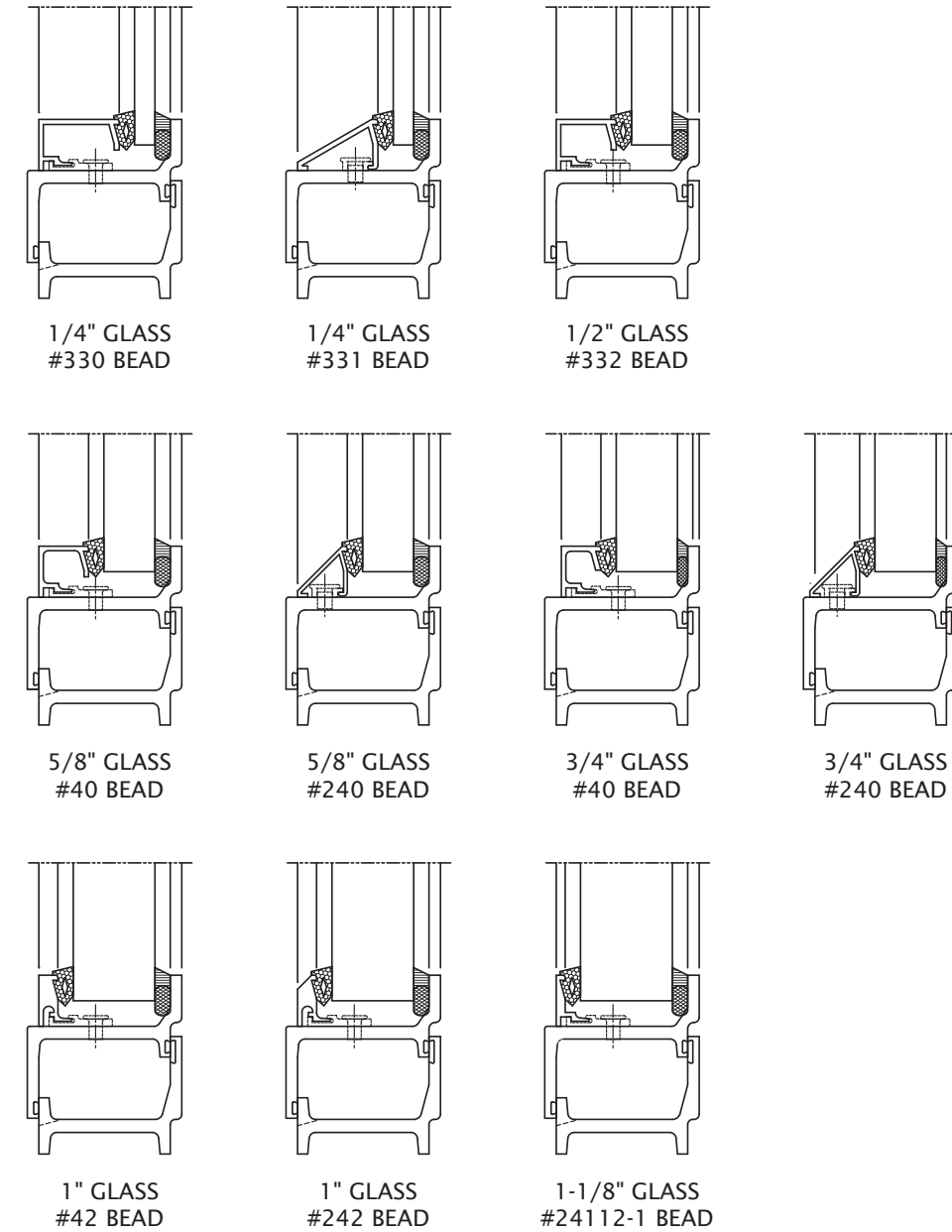
Details are full scale.



Details are half scale and shown inside glazed with 5/8" glass.
See page 10 for further glazing bead options.



Details are half scale and shown inside glazed with 1/4" glass.
See page 10 for further glazing bead options.



GLAZING BEAD NOTES

Hope's offers various types of glazing beads including: snap-in, hook-on and screw-on.
Consult Hope's for other options.

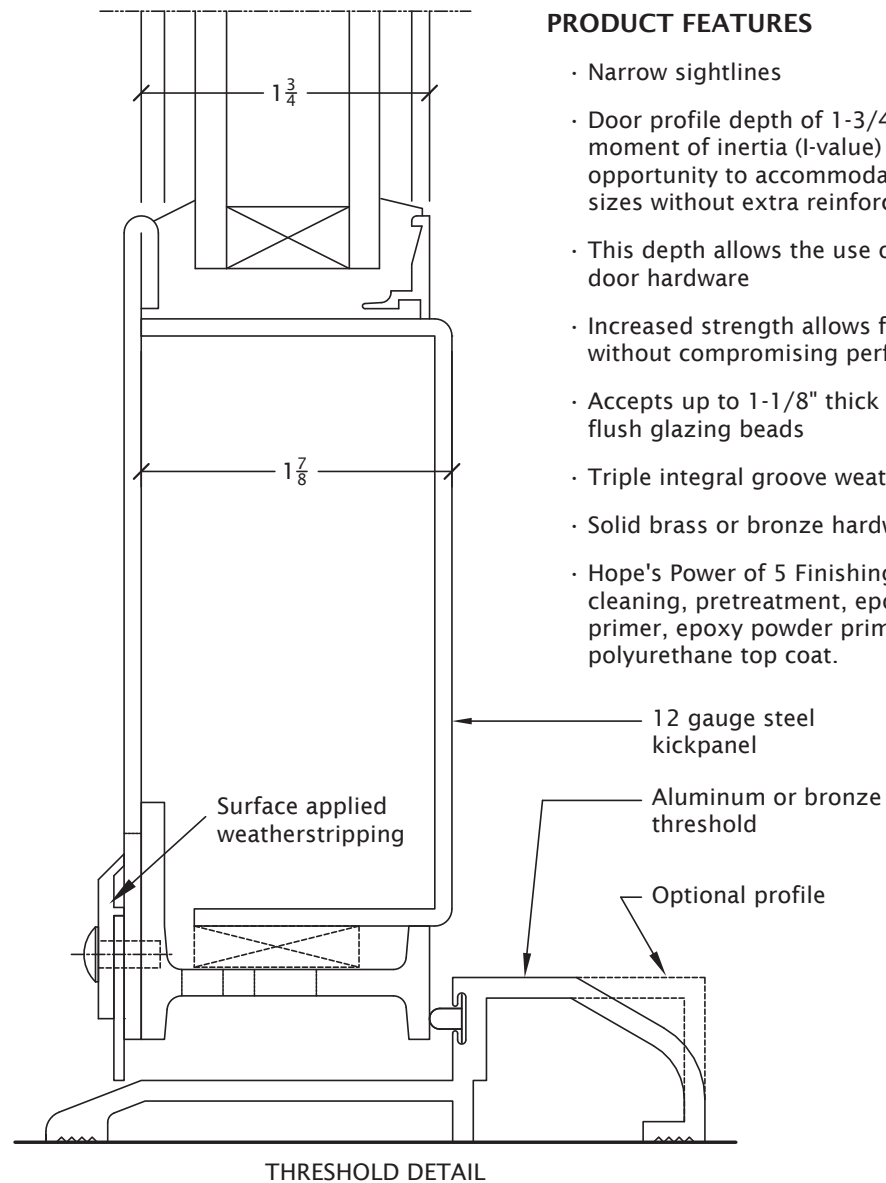
All true divided lite muntins have corresponding glazing beads to match the perimeter profiles.

Details are half scale and shown inside glazed.

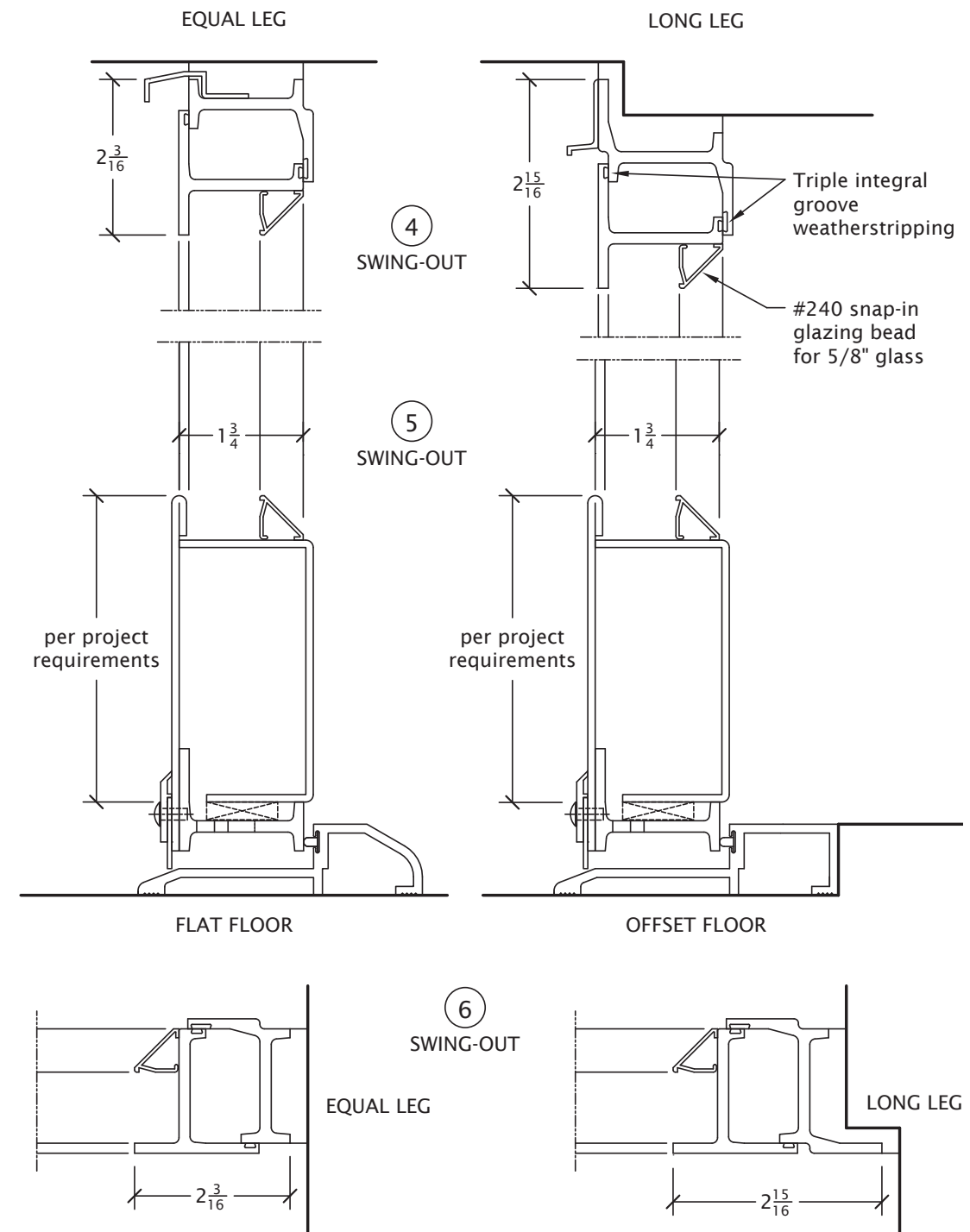
Hope's Landmark175 Series steel doors are custom manufactured from heavy intermediate custom hot-rolled steel profiles. Single and French-style configurations are available with various hardware options including mortise lock and multi-latching cremone. The steel door profiles are the same profiles as used in the Landmark175 Series steel windows. Landmark175 Series profiles have a depth of 1-3/4".

PRODUCT FEATURES

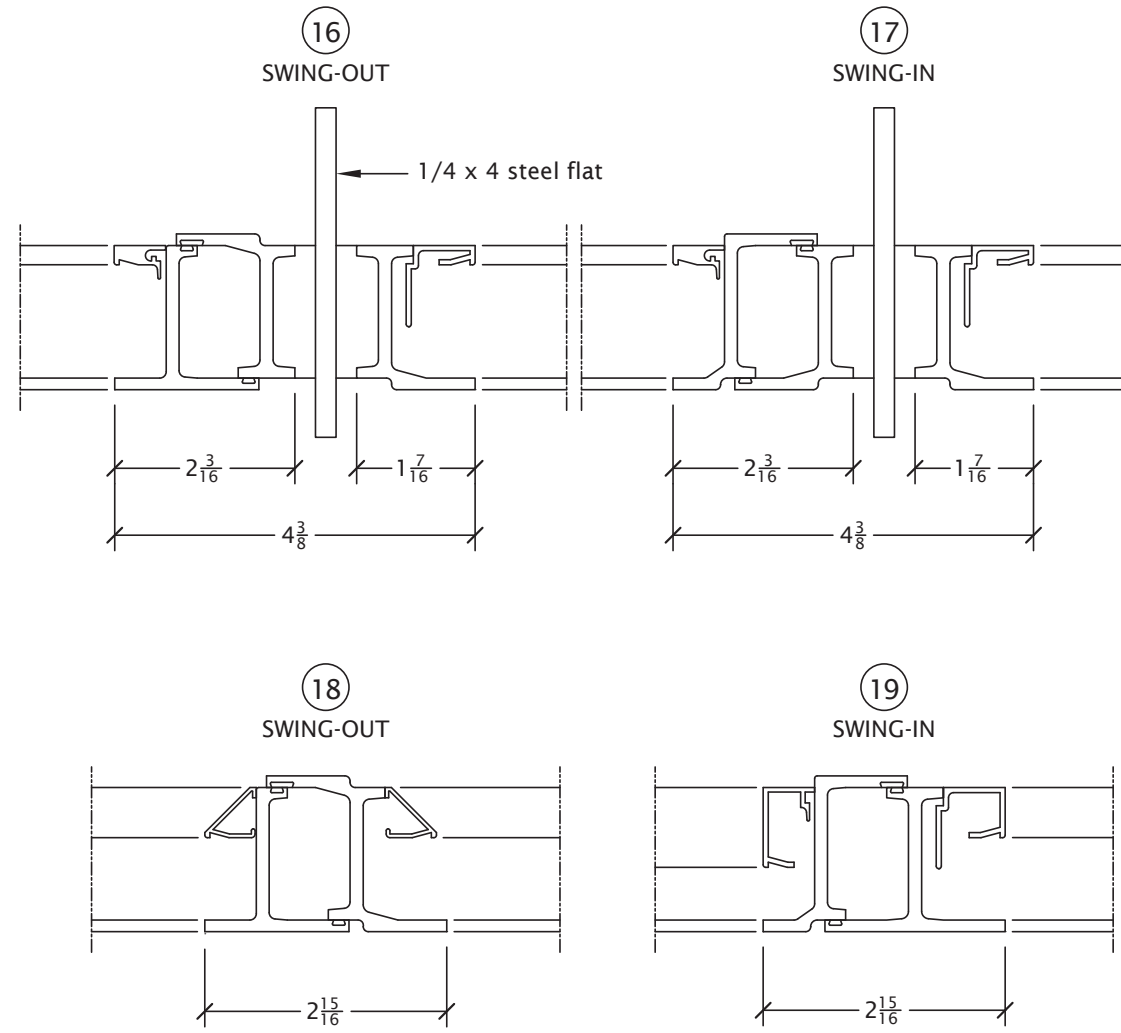
- Narrow sightlines
- Door profile depth of 1-3/4" increases the moment of inertia (I-value) and presents the opportunity to accommodate large window sizes without extra reinforcing or mullions
- This depth allows the use of a wider variety of door hardware
- Increased strength allows for larger door sizes without compromising performance
- Accepts up to 1-1/8" thick insulating glass with flush glazing beads
- Triple integral groove weatherstripping
- Solid brass or bronze hardware
- Hope's Power of 5 Finishing System includes cleaning, pretreatment, epoxy e-coat primer, epoxy powder primer and ultrathane polyurethane top coat.



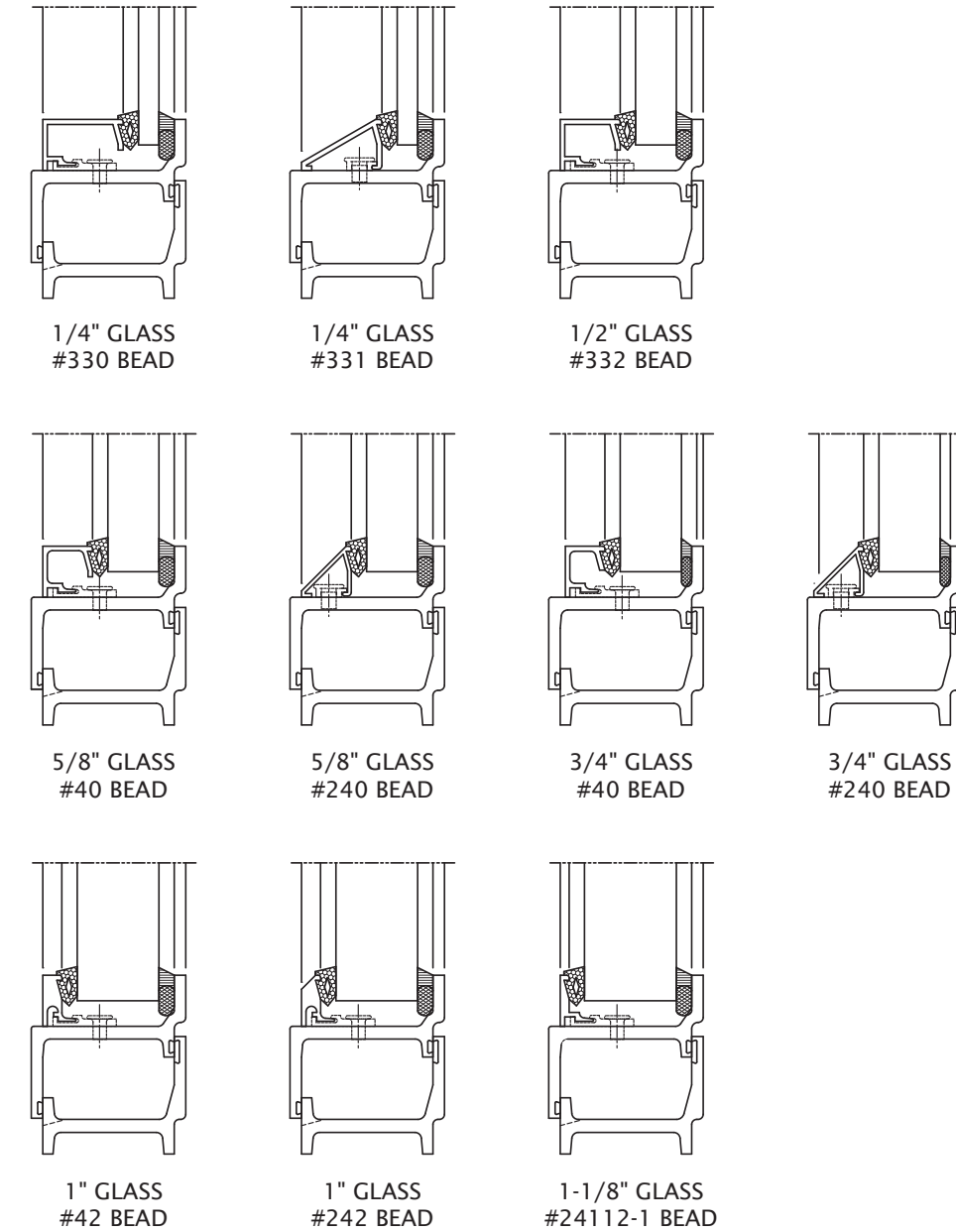
Details are full scale.



Details are half scale and shown inside glazed with 5/8" glass.
See page 20 for further glazing bead options.



Details are half scale and shown inside glazed.



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CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

May 23, 2016

BEACON HILL ARCHITECTURAL COMMISSION

Michael and Barbara Eisenson
13 Louisburg Square
Boston, MA 02108

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION
Application #: 16.1119 BH
Property: 13 Louisburg Square

Dear Mr. and Mrs. Eisenson:

At the March 17, 2016 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 13 Louisburg Square (George W. Pratt House), a Greek Revival style rowhouse built in 1836. The proposed scope of work included exterior work at the rear façade, including removing the fire escape at the second and fourth floors; **removing the three historic six-over-six, double-hung wood windows at the top floor and enlarging the window openings to accommodate multi-light wood casement windows with new brownstone lintels and installing a balcony**; removing the two-over-two, double-hung wood windows at the second and third floors on the rear façade, and installing six-over-six and six-over-nine, double-hung wood windows with an off-white painted finish; installing louvered wood shutters with a black painted finish at all openings; exterior work at the front façade, including installing steel handrails with a black painted finish on both sides of the front stoop; repointing; cleaning the masonry façade; removing and replacing the louvered wood shutters with a black painted finish at all openings on the first, second, third and fourth floors; replacing the two-over-two, double-hung bent wood windows and changing the configuration to be six-over-six and six-over-nine, double-hung bent wood windows with an off-white painted finish; removing the door with screens in front of a window at the garden level, and removing and replacing the eight-light fixed wood window with a black painted finish behind the door; installing a metal security grille with a black painted finish in front of the garden level window; removing the glass from the paneled wood door and installing solid wood raised panels with a black painted finish at the garden level; replacing the brass hardware in-kind and restoring and repainting the garden level door and entry door black, and sidelights and transom at the main entryway off-white; and installing a flush-mounted callbox and doorbell on the entryway return; and exterior work at the roof, including replacing a roof deck and relocating the roof access hatch; replacing slate shingles and copper roofing in-kind; and repairing the skylight on the roof.

The Commission voted to approval your application with provisos, citing that the replacement louvered wood shutters will match the historic ones found on the building in terms of material, size, profile and finish; that the proposed security grille at the garden level window will match the overall design and finish of existing grilles within the streetscape; that the removal of the glazed panels on the garden level door will not result in the loss of, or damage to, any significant architectural features; that the proposed solid wood raised panels are consistent with the design of other garden level doors within this streetscape; that the roof replacement and masonry work is restorative in nature and will aid in the long-term preservation of the building; that the roof deck will only be minimally visible at a distance and will be reconstructed using the same footprint and height.

However, the Commission found that the existing two-over-two, double-hung wood windows were a later alteration when Victorian style was fashionable and tells an important story; that relocating the brownstone lintels to enlarge the window openings at the top floor on the rear façade is out of the ordinary and does not relate well to the adjacent rowhouses; that the configuration of the proposed casement windows does not relate well to the historic window configuration of the subject building and the matching adjacent rowhouses; and that the two handrails on the front stoop should replicate the historic railing material found on buildings of this age, type, and style.

Therefore the Commission stipulated that all of the two-over-two, double-hung wood windows at both the front and rear façades be replaced in-kind; that the stone lintels at the top floor on the rear façade be retained, **and only the sills lowered to accommodate the wood windows**; that the proposed shutters at the rear façade be eliminated from the scope of work; and that the proposed handrails on the front stoop be made of wrought iron.

Subsequently on May 23, 2016, staff received and reviewed the revised drawings labeled 1 – 12, dated issued February 26, 2016, prepared by Mellows & Paladino Inc. and determined that the proposal approved by the Commission has been maintained. The Commission further notes that there is additional work at the first floor and garden level and first floor on the rear façade and rear ell extension which is not visible from a public thoroughfare and is therefore exempt from Commission review and approval.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two (2) years from its date of issue. The applicant is required to inform the BHAC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

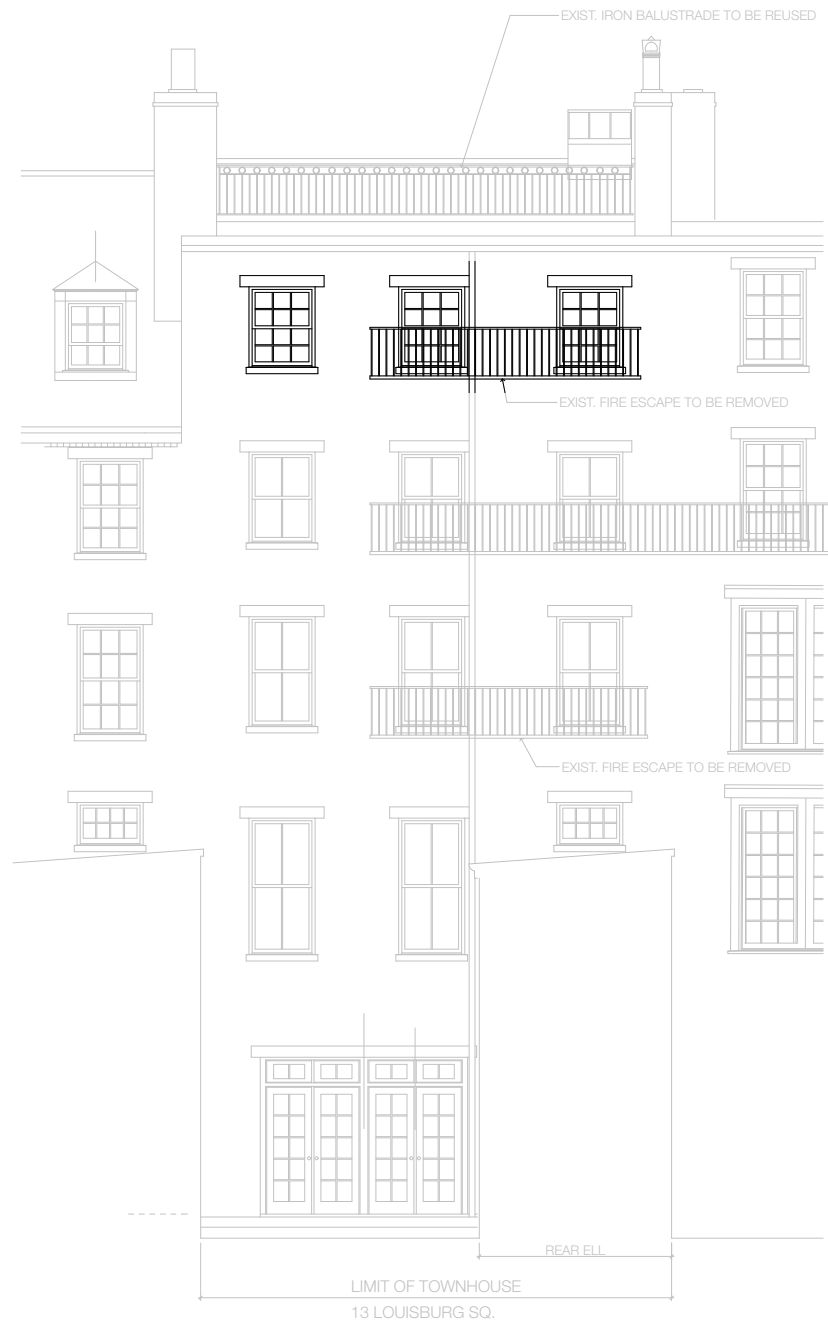
Sincerely,

Lissa Schwab
Preservation Planner
Beacon Hill Architectural Commission

cc: James Mellows, Mellows & Paladino, Inc.
David Murray, Sea-Dar Construction

RECORD OF VOTE ON APPLICATION 16.1119 BH

MOTION by: Taylor; SECOND by: Donnelly
AFFIRMATIVE: Donnelly, Hopkins, Taylor
NEGATIVE: Pierce



1 EAST ELEVATION
EXISTING CONDITIONS



2 EAST ELEVATION
PROPOSED DESIGN

Mellowes & Paladino inc.

Architects

63 South Street Hopkinton, Massachusetts
Suite 280
508 625.1371

NO.	DESCRIPTION	DATE

13 LOUISBURG SQUARE

BOSTON, MASSACHUSETTS

BUILDING ELEVATIONS
EAST FACADE
NEW & EXISTING CONDITIONS

© 2016 Mellowes & Paladino, Inc.

ALL RIGHTS RESERVED

PROJECT NO.

5220

DATE

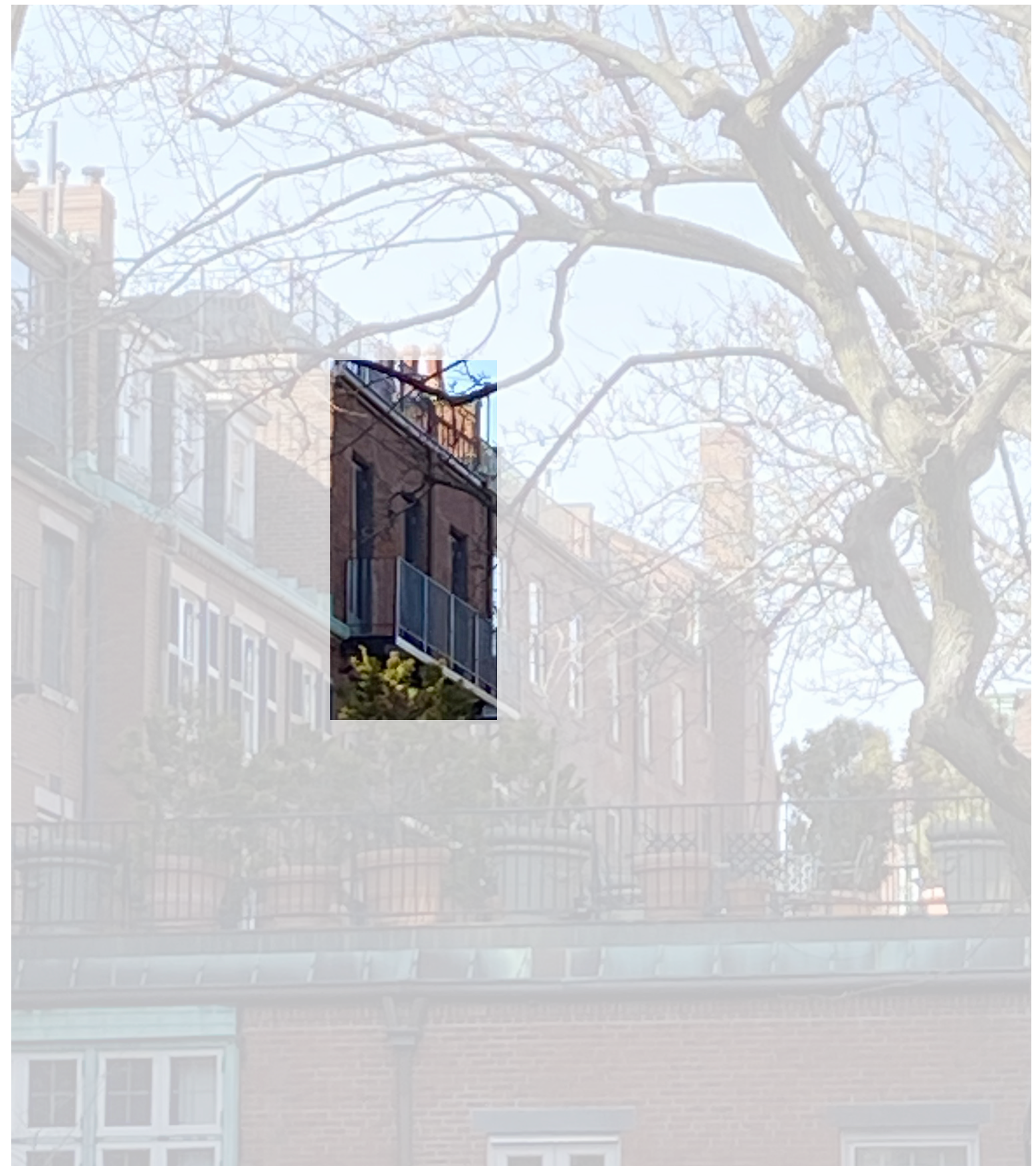
2/26/2016

SCALE

5



Old elevation



Current elevation with lowered sills