

73 Chestnut Street

Restore Façade To Original Grey With Natural
Unpainted Brick

BHAC Hearing
October 19, 2017

Agenda

- Current Situation
- BHAC Application Request
- Pertinent BHAC Guidelines
- Historical Research
- Conclusion

Current Situation

- 73 Chestnut Street purchased by Nancy and Stephen Skinner in March 2017
- Undertaking total renovation and conversion from commercial business with residence to single family residence
- Current brick façade and woodwork painted light blue with cream-colored window sash and muntins, multicolored figurine displayed at 2nd level (Exhibit 1)
- BHAC Certificate of Appropriateness (17.1152BH) approved: removing paint from the masonry, restoring wood trim and millwork in-kind, restoring the wood statue in-kind, replacing the wood windows at the first and second floors in-kind

BHAC Application Request

- Stephen and Nancy Skinner request to restore 73 Chestnut Street facade in accordance with BHAC regulations:
 - Restore Brick to original unpainted condition (request approved by BHAC in Certificate of Appropriateness 17.1152BH)
 - Restore figurine/statue to original, repair and paint to match existing (Exhibit 3 - request approved by BHAC in Certificate of Appropriateness 17.1152BH)
 - Replace all façade windows to match existing (request approved by BHAC in Certificate of Appropriateness 17.1152BH)
- Current Request --- Restore paint color on all façade woodwork and window sash and muntins to original grey discovered from historic paint analysis (Exhibits 2, 7; Sherwin Williams, Color 7018 Dovetail)
 - Consistent with original grey façade in 1990s and earlier
 - Monochrome wood façade consistent with several buildings in the immediate neighborhood

Pertinent BHAC Guidelines

- **BHAC Guidelines Section "G. Paint,1. - the paint color shall be original or historically appropriate"**
 - BHAC applications, re: 73 Chestnut, dated 1993 (Exhibit 4) and 1998 (Exhibit 5); and re: 75 Chestnut, dated 1997 (Exhibit 6), provided by the Boston archive office, show the façade was painted the grey color proposed. Historical paint analysis performed by Building Conservation Associates, Inc. (BCAI; Exhibit 7) confirms that the façade was painted grey for many years (based on analyzed samples taken from several areas of the façade)
- **BHAC Guidelines, Intro Page 1 – "...the Commission shall consider...the relationship thereof to the exterior architectural features of other involved structures in the immediate neighborhood"**
 - BCAI analysis determined façade was monochrome, that is, all grey including the window sash and muntins for "...one intermediate generation when they were painted a uniform grey with the rest of the build exterior" (Exhibit 7), as proposed. This is consistent with monochromatic wood facades of several buildings in the immediate neighborhood (Exhibit 8)
- **BHAC Guidelines Section G, 2. "materials and features that have never been or were never intended to be painted (e.g. copper, granite, brick...) shall not be painted."**
 - Could not locate application to alter the paint color from original grey to the current blue, and also could not locate application in the archives that authorizes the original brick to be painted

Historical Research

- Reviewed BHAC files for evidence of Certificate of Appropriateness in past 25 years authorizing brick to be painted over and façade woodwork to be painted in current light blue – no applications or related approvals were found for current paint color or painted brick
- Reviewed files for photographic evidence of prior colors of façade and identified photos attached to multiple applications to BHAC which show façade to be painted grey (applications regarding 73 Chestnut and 75 Chestnut with photos of grey façade: 1987 application for 75 chestnut; 1993, 1998 applications for 73 Chestnut, Exhibits 4,5,6)
- 1917 streetscape photo indicating 73 chestnut with all brick façade and no woodwork (Exhibit 9)
- Commissioned “Exterior Finishes Study” by Building Conservation Associates (Exhibit 7) which revealed many years of grey woodwork (color proposed in this application) for much longer duration than current blue color
- Many buildings in immediate neighborhood have monochrome woodwork facades (including window sashes and muntins) similar to what is proposed in this application (Exhibit 8)

Conclusion

- Current blue façade has been in place since 1998 or so, prior to that, façade was painted grey and had been grey for many years
- Current façade has painted brick which is direct violation of BHAC guidelines
- Certificates of Appropriateness authorizing brick to be painted and façade to be blue with cream trim could not be located in the files
- C of A applications in 1998 and earlier show façade to be painted grey as proposed
- Monochrome façade similar to like woodwork facades of several buildings in immediate neighborhood
- The grey color requested matches an original color found through a scientific paint analysis by Building Conservation Associates, Inc. (Exhibit 7) and their study also found evidence of a monochrome paint scheme
- Skinners' request restores building to original, historic façade and aligns with BHAC regulations

Exhibit 1

Current Situation



1. Existing front elevation at 73 Chestnut Street.

BHAC Application Request

- Stephen and Nancy Skinner request to bring 73 Chestnut Street facade back into compliance with BHAC regulations: (Exhibits 2, 3)
 - Restore Brick to original unpainted condition (request approved by BHAC in Certificate of Appropriateness 17.1152BH)
 - Restore figurine/statue to original, repair and paint to match existing (request approved by BHAC in Certificate of Appropriateness 17.1152BH)
 - Replace all façade windows to match existing (request approved by BHAC in Certificate of Appropriateness 17.1152BH)
- Current Request --- Restore all façade woodwork, window frames and muntins paint color to original grey (Exhibits 2, 3; Sherwin Williams, Color 7018 Dovetail)
 - Consistent with original grey façade in 1990s and earlier
 - Monochrome wood façade consistent with several buildings in the immediate neighborhood

Exhibit 2

Proposal Return To Original Façade Color, Gray



2. Proposed front elevation. All woodwork to be painted gray (Sherwin Williams, Color 7018 Dovetail).

Exhibit 3

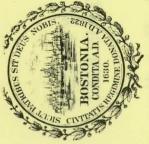
Proposed To Restore Figurine/Statue To Original



3. Existing statue to be repaired and restored, paint colors to match existing (as approved in Certificate of Appropriateness 17.1152BH).

Exhibit 4

1993 C of O Application For 73 Chestnut



City of Boston
The Environment Department
Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

APPLICATION
CERTIFICATE OF APPROPRIATENESS - OR -
DESIGN APPROVAL - OR - EXEMPTION

For Office Use Only

APPLICATION NO.: 94,340 BA
HEARING DATE: Admin
EXTENSION:
DATE RECEIVED: 11-19-93

Beacon Hill
DISTRICT

I. ADDRESS 73 Chestnut Street WARD _____
NAME (BUSINESS OR PROPERTY) Louis O. Prince Antiques
II. APPLICANT Stephen Score PHONE: (508) 526-4789
ADDRESS 314 Summer St, Manchester, MA ZIP CODE 01844
PROPERTY OWNER Prince Family Trust, A Worswornley Trust PHONE: (508) 897-3352
ADDRESS 3405 Calle Cueroo, N.W. Corrales, N.M. ZIP CODE 87048
ARCHITECT _____ PHONE: _____
ADDRESS _____ ZIP CODE _____
CONTRACTOR Artistic Sign Co. N. Widdett PHONE: (617) 523-1730
ADDRESS 435 Columbus Ave. Boston MA ZIP CODE _____

III. PROPOSED WORK WILL BE FOR:
 New Construction
 Demolition
 Addition
 Repair
 Excavation/Area Way
 Replacement
 Cleaning
 Painting
 OTHER: Name Change
IV. WORK ITEMS:
 Storefront
 Masonry
 Roof
 Windows
 Doors
 Ironwork
 Landscaping
 Signage
 Lighting
 Fencing
 Mechanicals
 Deck/Balcony
 Gutter System
OTHER: _____

V. DESCRIPTION OF PROPOSED WORK: (This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Use additional pages if necessary.)

to change the name on the sign at 73 Chestnut St. from "Louis O. Prince" to "Stephen Score." There will be no changes in the sign itself, its color or form, only the copy. We plan to use the same type face.

VI. DOCUMENTATION SUBMITTED: (Incomplete applications will be returned.)
 Photographs (with identifying labels)
 Block plan
 Site plan
 Building plans, elevations, sections
 Shop drawings, sketches
 Manufacturer's literature, specifications
 Material/color samples

VII. SIGNATURES (BOTH REQUIRED)
Applicant: Stephen Score Owner: Prince Family Trust
Stephen Score Stephen Score
(If building is a condominium or cooperative, the chairman must sign.)



**City of Boston
The Environment
Department**

Raymond L. Flynn
Mayor

Lorraine M. Downey
Director

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/635-4160 or 635-3650

November 19, 1993

Stephen Score
314 Summer Street
Manchester, MA 01944

NOTICE OF DECISION
Application 94-340BH
73 CHESTNUT STREET

HISTORIC BEACON HILL DISTRICT

CERTIFICATE OF APPROPRIATENESS
Administrative Review

Dear Mr. Score:

The staff of the Beacon Hill Architectural Commission have reviewed and approved your application at 73 Chestnut Street for repainting of the "Louis D. Prince Antiques" sign to read "Stephen Score Antiques" using the existing type face and same colors. No other changes are contemplated for the signage.

In order to expedite the review process, the Commission has delegated items of ordinary maintenance and repair and certain items which do not permanently alter any exterior features to its staff pending ratification at its next scheduled public hearing. Certification of this work is based solely upon information provided with the application. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of this certificate. Please inform the commission about any subsequent changes to this proposal, as failure to do so will invalidate this certificate. This certificate is valid for two years from date of issue. Photographs of the completed project should be submitted to this office to establish compliance with this certificate. Thank you for your cooperation with the commission.

Sincerely,

Eric E. Dray
Historic Districts Administrator
Beacon Hill Architectural Commission

cc: Joel Pierce, Commission Chair



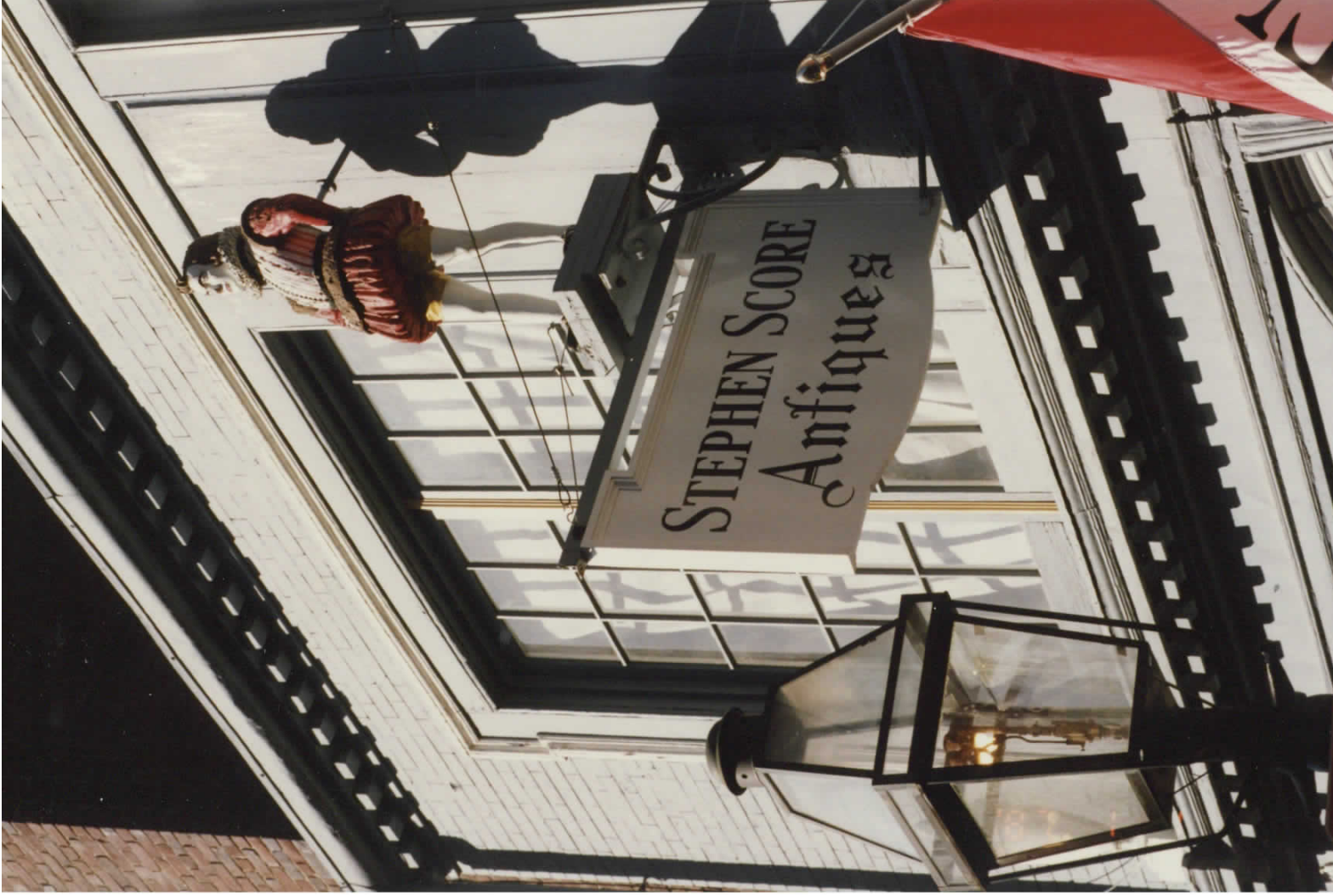
⑫ 1993 Application for Certificate of Appropriateness pg. 3 of 7



⑫ 1993 Application for Certificate of Appropriateness pg. 4 of 7







⑫ 1993 Application for Certificate of Appropriateness pg. 7 of 7

Exhibit 5

1998 C of A Application for 73 Chestnut

SEP-16-1998 12:30

CITY OF BOSTON

617 635 2970 P.02



City of Boston
The Environment
Department
Boston City Hall/Room 805
Boston, Massachusetts 02101
617/635-3850

**APPLICATION
CERTIFICATE OF APPROPRIATENESS-OR-
DESIGN APPROVAL-OR-EXEMPTION**

617 01 1998

Beacon Hill

DISTRICT/LANDMARK

For Office Use Only	
APPLICATION NO.:	99-397 D4
HEARING DATE:	Admin
DATE RECEIVED:	10-1-98
FEE:	1500

I. ADDRESS 73 Chestnut Street
 NAME (BUSINESS OR PROPERTY) Stephen Score, Inc.

II. APPLICANT Gregory E. Pomeroy, President
Pomeroy & Co., Inc. 18 Spice Street
Charlestown, MA
 PHONE: 617-242-8565
 ZIP CODE 02129
 PROPERTY OWNER Stephen Score
 ADDRESS 73 Chestnut Street, Boston
 PHONE: 617-227-9192
 ZIP CODE 02108
 ARCHITECT N/A
 PHONE: _____
 ADDRESS _____
 ZIP CODE _____
 CONTRACTOR Pomeroy & Co., Inc.
 ADDRESS 18 Spice Street, Charlestown, MA
 PHONE: 617-242-8565
 ZIP CODE 02129

III. DESCRIPTION OF PROPOSED WORK: Briefly summarize the scope of work. Additional pages may be attached, if necessary, to provide more detailed information, but a brief outline of the proposed work must be given in the space provided below. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project.

Exterior restoration including painting and trim.

SEE REVERSE SIDE FOR DOCUMENTATION REQUIRED AND FEE SCHEDULE

IV. SIGNATURES (BOTH REQUIRED)

Applicant: Steph Score Owner*/Landlord: Stephen Score

*(If building is a condominium or cooperative, the chairman must sign)

TOTAL P.02



**CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT**

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435
October 27, 1998 HISTORIC BEACON HILL DISTRICT

Mr. Gregory E. Pomeroy, President
Pomeroy & Co., Inc.
18 Spice Street
Charlestown, MA 02129

NOTICE OF DECISION
Application #99-397BH
73 CHESTNUT STREET

CERTIFICATE OF APPROPRIATENESS
Administrative Review

Dear Mr. Pomeroy:

The staff of the Beacon Hill Architectural Commission have reviewed and approved your application for the following work:

1. Removal and replacement of wood as required, and repaint wood to match original.
- If you have any questions regarding compliance with this certificate, please contact Commission staff at 635-3850.

The Commission has delegated items of ordinary maintenance and repair and certain items which do not permanently alter any exterior features to its staff pending ratification at its next scheduled public hearing. 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 at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Please submit photographs of the completed work to confirm compliance with this certificate.

Sincerely,

Colleen M. Meagher

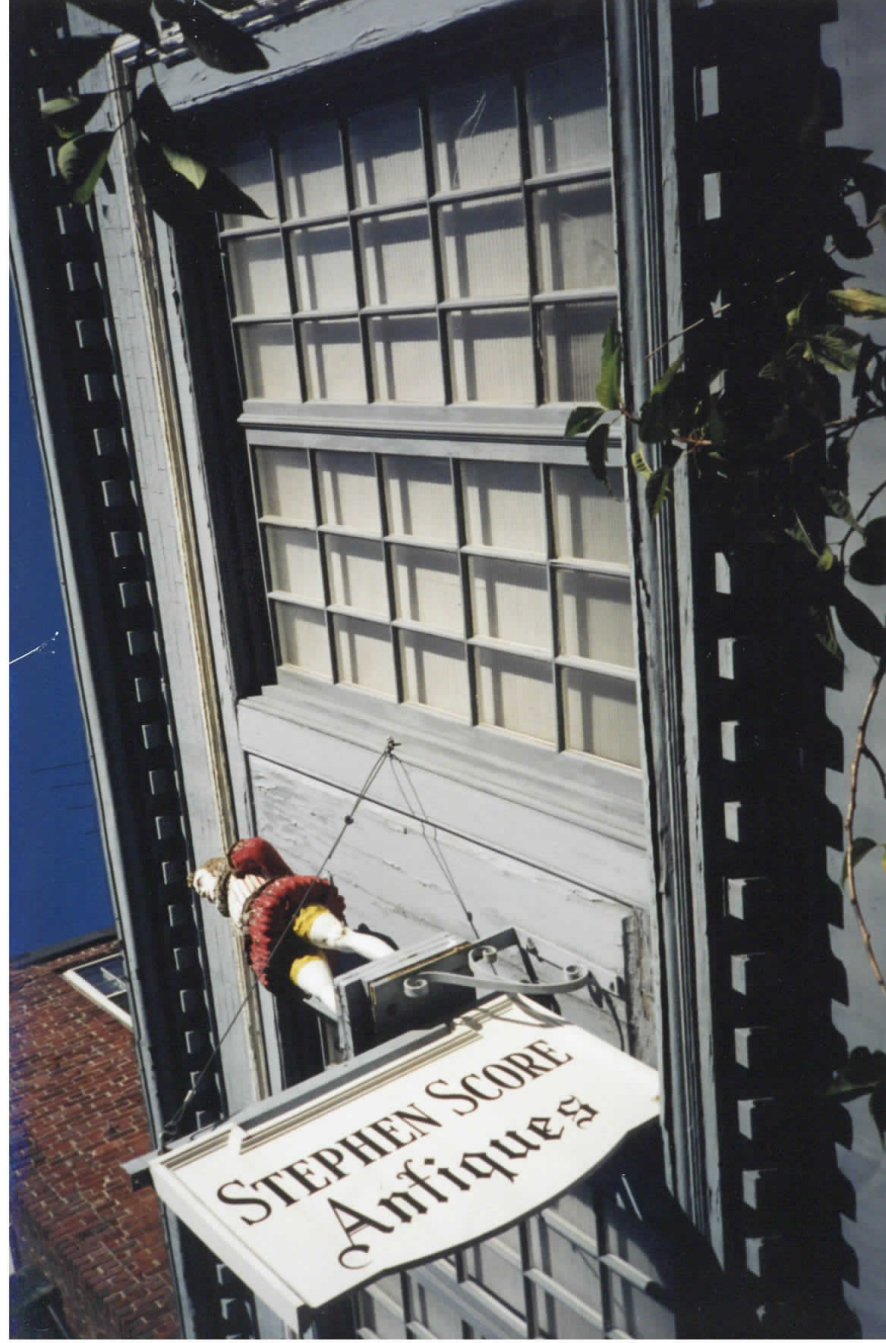
Colleen M. Meagher
Preservation Planner
Beacon Hill Architectural Commission

cc. Joel Pierce, Chair, BHAC
Stephen Score, Property Owner

Lorraine M. Downey, Director



Thomas M. Menino, Mayor





10. 1998 Application for Certificate of Appropriateness pg. 4 of 4

Exhibit 6

1997 C of A Application for 75 Chestnut

Ahearn - Schopfer and Associates P.C.

160 Commonwealth Avenue
Boston, Massachusetts
02116

Architecture
Interiors
Urban Design

RECEIVED
SEP 16 1007

September 04, 1997

City of Boston
The Environment Department
Boston City Hall
Room 805
Boston, MA 02116

Attn: Katherine M. Greenleese
Preservation planner
Beacon Hill Architectural Commission

Re: Application #97.1322BH
75 Chestnut Street

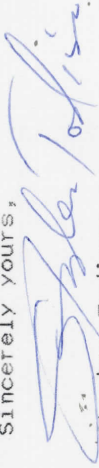
Dear Ms. Greenleese:

Through the process of construction at 75 Chestnut Street I would like to request the following revisions to the Certificate of Appropriateness recieved by this office June 20, 1997.

1. Move the existing doors to the original location at the existng granite door sills and frames.
2. Replace the existing doors in kind.

I will forward to you shop drawings of the new doors under seperate cover.

Sincerely yours,



Stephen Todisco
Ahearn Schopfer Associates, PC

617.266-1710
FAX: (617) 266-2276



⑪ 1997 Application for Certificate of Appropriateness pg. 2 of 3



11. 1997 Application for Certificate of Appropriateness pg. 3 of 3

Exhibit 7

Excerpts from Building Conservation Associates, Inc.
(BCAI) paint analysis

73 Chestnut Street
Exterior Finishes Study

Executive Summary

Though no historic building research was included as part of our contract, BCA's general observation of the exterior finishes of 73 Chestnut Street appears to corroborate Pomeroy & Company's researched observation and BCA's additional internet research suggesting that the woodwork façade was added to the building at a date sometime after the original construction (estimated c. 1920). The earliest finish identified on this woodwork, Layer B, does not exhibit the large and varied pigment particle size present in the earliest American paints pre-dating 1884 when paints were still hand ground rather than milled. Very fine, even pigment particles could not be produced for the paint industry until the invention of the tumbling mill c. 1885 (this is the date of invention of the first tumbling mill to gain reasonable acceptance in the industry)⁶.

The first finish that coincides on both the brick masonry body of the building and the facade woodwork is a dark warmish gray color (see Color Match 1). This finish was applied overall to the brick and the woodwork except for the sash and fan leafs which appear to have been picked out in a lighter grayish offwhite (see Color Match 2) at that time. The modern polychrome picking out of the keystone, pilaster necks and rosettes and upper crosset casing molding in white contrasting with the field color appears to have been a relatively recent building finish design scheme.

Following what appears to be approximately four early generations of dark gray finishes, the woodwork and brick were then painted in several generations of a somewhat lighter series of gray finishes (subsequent exterior paint color schemes could be confirmed via chromatometric matching). The earliest of these somewhat lighter gray finishes (Layer E) was exposed and then color matched by BCA (see Color Match 3). Generally, the sash and fan leaves appear to have been painted in offwhitish finishes, typically lighter than the rest of the woodwork, except for one intermediate generation when they were painted a uniform gray with the rest of the building exterior. The intermediate offwhite finish coeval with wood trim Layer E on the sash and fan leaf Layer E₁ was exposed and then color matched by BCA (see Color Match 4). BCA recommends that research be conducted to try to locate and review historic photographs of this building exterior to aid in developing date correlations for specific layers and to confirm the conclusions drawn directly from the paint samples.

BUILDING CONSERVATION ASSOCIATES INC

August 2017

6. Executive Summary from Building Conservation Associates Inc. Exterior Finishes Study, indicating evidence of previous monochrome gray color scheme at front facade.

73 Chestnut Street Exterior Finishes Study
Exterior Finishes Analysis – Appendix B

B2

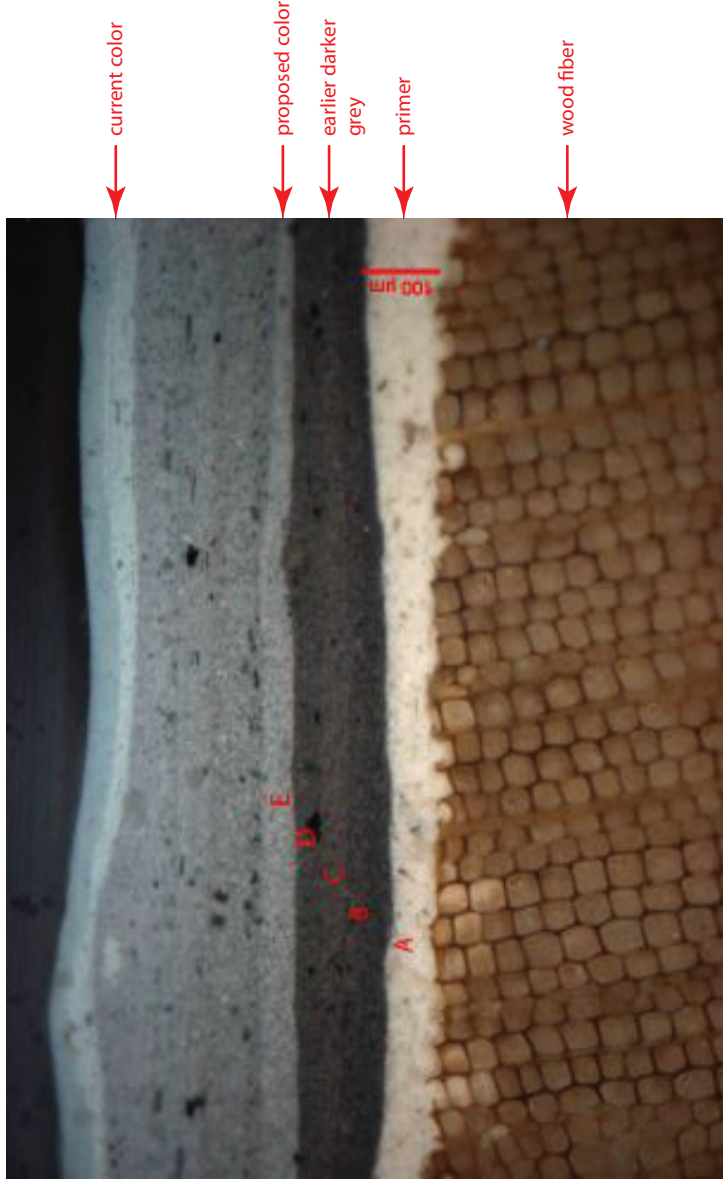


Figure B2a: Cross Section, Sample A, bracket molding, brightfield, 100x magnification. Dark gray arrow indicates the location of the early dark warm grayish finish. Light gray arrow indicates the later med. gray finish contemporary with Layer E1 on sash.

BUILDING CONSERVATION ASSOCIATES INC

August 2017

- 5. Appendix B from Building Conservation Associates Inc. Exterior Finishes Study, showing cross section indicating previous medium gray finish (Layer E).

73 Chestnut Street
Exterior Finishes Study

Color Matches

The Munsell and CIE L*a*b system color reading values listed below for the original paint samples and color matches were generated on a Minolta CR-241 Chroma Meter.

Munsell

In the Munsell system there are five major hue families: Red (R), Yellow (Y), Green (G), Blue (B), and Purple (P). Halfway between each of these are five minor hues: Yellow-Red (YR), Green Yellow (GY), Blue Green (BG), Purple Blue (PB), and Red-Purple (RP). Each of the 10 hue families (major plus minor hues) are then subdivided into 10 colors (e.g. 1R, 2R, continuing to 10R). The fraction following the hue family in the Munsell coordinate indicates value/chroma within the hue family.

CIE L*a*b*

A color in the CIE L*a*b* system is defined according to three axes. The L*-axis (from 0 to 100) is the light-dark axis. The a*-axis (from -100 to +100) is the green-red color axis. The b*-axis (from -100 to +100) is the yellow-blue axis. Delta E is a measurement of the color difference between the original paint surface color and the closest commercial color match that BCA has identified. A perfect match would have a Delta E value of 0.00. Delta E equals the square root of $[(L^*_1 - L^*_2)^2 + (a^*_1 - a^*_2)^2 + (b^*_1 - b^*_2)^2]$. Where L*₁, a*₁, b*₁ are the original paint surface values and L*₂, a*₂, b*₂ are the commercial paint values. Consequently, the lower the value of Delta E, the closer the match is. Although five to ten commercial colors were tested for each element type, only the closest match has been presented.

Color Match 3. 73 Chestnut Street brick and woodwork field color, intermediate medium cool gray finish color

Med cool gray finish			Munsell
Entab mold - A	L 57.52 a -0.24 b +3.64		4.6 Y 5.7 / 0.5
Match - 7018	L 57.56 a -0.08 b +3.75		3.7 Y 5.7 / 0.5
Delta E	1.26		

Sherwin Williams: COLOR 7018



Note - If no physical paint chip is attached here, this swatch was digitally generated and depending on printer quality/settings may not reflect the actual value of the commercial paint swatch. Use only the actual commercial swatch for color matching and mixing.

BUILDING CONSERVATION ASSOCIATES INC

August 2017

- 7. Color Match from Build Conservation Associates Inc. Exterior Finishes Study, identifying previous medium gray finish (Layer E).

Exhibit 8

Monochrome Facades of buildings in immediate neighborhood



Core de Vie, 40 Charlestown St, Beacon Hill

8. Neighborhood precedent image showing acceptable monochrome facades.



Antiquist Period, 44 River St, Beacon Hill

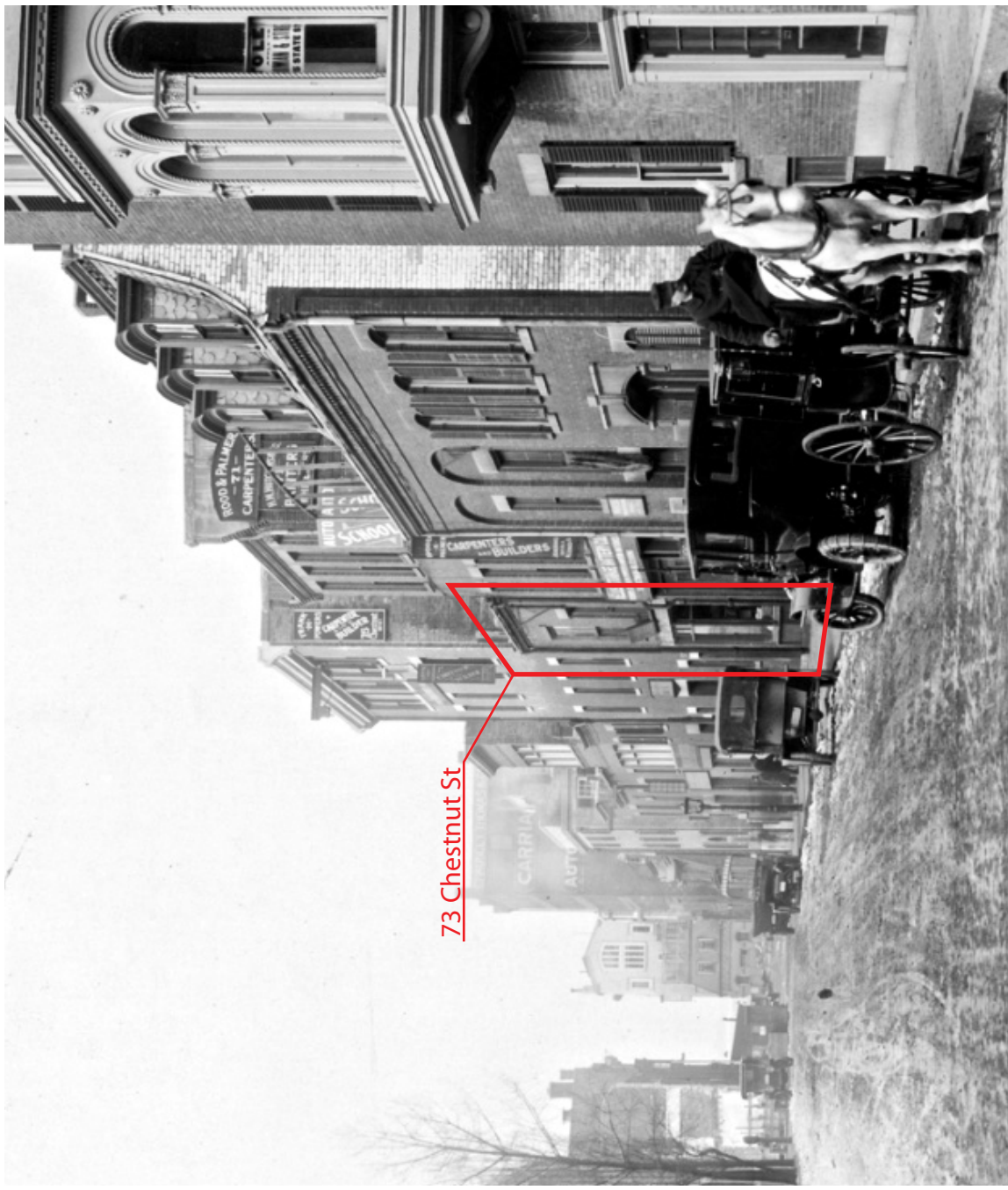
9. Neighborhood precedent image showing acceptable monochrome facades.

Historical Research

- Reviewed BHAC files for evidence of Certificate of Appropriateness in past 25 years authorizing brick to be painted over and façade woodwork to be painted in current light blue – no applications or related approvals were found for current paint color or painted brick
- Reviewed files for photographic evidence of prior colors of façade and identified photos attached to multiple applications to BHAC which show façade to be painted grey (applications regarding 73 Chestnut and 75 Chestnut with photos of grey façade: 1997 application for 75 chestnut; 1993, 1998 applications for 73 Chestnut, Exhibits 4,5,6)
- 1917 streetscape photo indicating 73 chestnut with all brick façade and no woodwork (Exhibit 9)
- Commissioned “Exterior Finishes Study” by Building Conservation Associates (Exhibit 7) which revealed many years of grey woodwork (color proposed in this application) for much longer duration than current blue color
- Many buildings in immediate neighborhood of monochrome woodwork facades (including window frames and muntins) as that proposed in this application (Exhibit 8)

Exhibit 9

Historic photo (c. 1917) of 73 Chestnut



4. Historic photo showing Chestnut Street circa 1917 (prior to existing facade installation at 73 Chestnut Street).