



## BEACON HILL ARCHITECTURAL COMMISSION

### Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

**February 20, 2020**

**Commissioners Present:** Joel Pierce, Miguel Rosales, Danielle Santos, Arian Allen, Matthew Blumenthal

**Staff Present:** Nicholas Armata, Senior Preservation Planner, Gabriella Amore, Preservation Assistant

**5:00** Commissioner Rosales called the public hearing to order.

#### I. VIOLATION

**APP # 20.802 BH 29 West Cedar Street**

**Applicant:** Dustin Nolin

**Proposed Work:** Ratification of unapproved recessed entry paint color and hanging light fixture.

The application provided the details to what led up to the violation; during renovations there was a miscommunication with the contractors which resulted in the painting of the door well and the installation of an unapproved hanging lantern. The applicant was presenting an updated lantern style and asking to keep the door well the existing color even though it was not previously approved. The commissioners discussed the paint color and the lantern and decided that they were both appropriate for the district.

During public comment, the Beacon Hill Civic Association (BHCA) requested for the paint color to be restored to the originally approved green and that the light fixture that exists should be replaced for a more appropriate color.

In conclusion the application was approved as submitted

**Commissioner Pierce motioned to approve the application, Commissioner Blumenthal seconded the motion. The vote was 5-0 (AA, MB, JP, MR, and DS).**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*, BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal

**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>



## II. DESIGN REVIEW

### APP # 20.706 BH 85 Pinckney Street

Applicant: Adam Gilmore

Proposed Work: Construct a small penthouse addition at the rear of the existing penthouse.

The applicant was returning to the commission after previously withdrawing the application for a penthouse to research the project more. The addition of the penthouse would essentially remove an exterior roof deck and mechanical equipment. The addition is only visible from a small vantage point on Myrtle Street.

The Commission cited the regulation guidelines which states that no additions to a structure is approvable and that this project was inappropriate for the district.

During public comment the civic association objected to the addition, stating it is not appropriate and would set a dangerous precedent. Several letters from abutting neighbors were submitted in support of the project.

**Commissioner Rosales motioned to approve the application, Commissioner Pierce seconded the motion. The vote was 4-0-1 (AA, JP, MR, and DS) MB abstained from voting.**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*,  
BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*,  
**NEGATIVE:** None **ABSTAIN:** BHCA Matthew Blumenthal

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beam-hill-architectural-district>



**APP # 20.776 BH 41 Phillips Street**

Applicant: Guy Grassi

Proposed Work: At rooftop, replace existing roof hatch, build new low screen wall, install cabinetry and built in grill, install new kitchen exhaust.

The applicant presented the details of the project which consists of modifying an existing roof deck. Items being applied for are the built-in cabinetry and grill, a low screen wall around the hatch, new roof hatch, exhaust pipe and fire pit.

During public comment, Martha McNamara of Pinckney Street suggested that the screen wall be denied

The Commission discussed the project and did not feel the fire pit was appropriate and that the screen wall and cabinets should be no higher than the existing rail on the deck.

In conclusion the application was approved with provisos The Commission voted to approve your application with the provisos that the screen wall is reduced in height to be no taller than the surrounding hand rails. The fire pit is denied. The proposed built-in cabinets and grill are approved so long as they are at or below the handrail elevation. Details of the new wall elevations are to be submitted to staff for final approval.

**Commissioner Rosales motioned to approve the application, Commissioner Santos seconded the motion. The vote was 5-0 (AA, MB, JP, MR, and DS)**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*, BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal

**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>



**APP # 20.783 BH 73 Mount Vernon Street**

**Applicant:** Elise Nash

**Proposed Work:** At front yard, install seasonal planter, add stone garden bench, granite pavers, peastone path with metal edge.

The applicant presented the details of the project. The project consists of a redesign of an existing front lawn to include a pebble stone walking path, several plantings (not regulated by BHAC) accent lighting, seasonal planter and sitting bench.

The Commission discussed the project and felt that the metal edge around the path should be lined with granite pavers instead; they also decided that the planter was too large and the bench was too out of character for the neighborhood. The Commission was fine with the pea stone path. The proposed lighting was considered too invasive and should be reexamined.

During public comment the civic association suggested that the materials used for the project should all be of high quality.

In conclusion the application was approved with provisos. The peastone path was approved with a granite edge, the planter is denied, the bench is denied and the lighting was denied.

**Commissioner Rosales motioned to approve the application, Commissioner Pierce seconded the motion. The vote was 5-0 (AA, MB, JP, MR, and DS)**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*,  
BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal  
**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>



**APP # 20.789 BH 52 Beacon Street**

**Applicant:** John Day

**Proposed Work:** Install sliding glass access hatch with copper clad end walls.

The applicant presented the details to the project which consisted of installing a sliding back access hatch that is clad in copper. The access hatch is only slightly higher than the rail of the existing roof deck. The new access hatch will allow for the user to step directly out onto the deck without ducking down. A traditional access hatch would ruin the historic staircase and would not be feasible due to its position.

The Commission discussed the option and decided it was far too visible from the park, which is a significant view shed into the district.

In conclusion, the application was denied.

**Commissioner Rosales motioned to approve the application, Commissioner Pierce seconded the motion. The vote was 5-0 (AA, MB, JP, MR, and DS)**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*, BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal  
**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**III. ADMINISTRATIVE REVIEW/APPROVAL:**

**\*\*APP # 20.740 BH 35 Beacon Street:** At front façade level four, remove six existing storm windows and replace with new ProVia storms. Fabricate and install wood sills to replace the existing deteriorated sills in kind.

**APP # 20.753 BH 109 Chestnut Street:** At garden level facing Chestnut Street, replace four, non-historic, 1 over 1, windows with four, 2 over 2, wood windows painted black forest green.

**APP # 20.786 BH 69 Pinckney Street:** At front façade, level two, replace existing, non-historic, 2 over 2, wood windows with true divided light, 2 over 2, wood windows.

**APP # 20.777 BH 87 Revere Street:** At rear façade, replace existing gutters with copper gutters. Install copper flashing.

**APP # 20.775 BH 23 West Cedar Street:** At front façade, levels one through three and dormer level, replace eleven, 1 over 1 windows with two, 6 over 9, true divided light, wood windows (1st Fl), and nine, 6 over 6, true divided light, wood windows (2nd, 3rd and Dormer levels).



**\*\*APP # 20.740 BH 35 Beacon Street was not voted on and requested to appear at the next hearing. All others:**

**Commissioner Rosales motioned to approve the applications, Commissioner Pierce seconded the motion. The vote was 5-0 (AA, MB, JP, MR, and DS)**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*,  
BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal  
**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**IV. Ratification of Meeting Minutes from 1/16/2020 and 1/15/2020 Public Subcommittee Meeting.**

**Commissioner Rosales motioned to approve the 1/16/2020 minutes, Commissioner Pierce seconded the motion. The 1/15/2020 Subcommittee meeting was not voted upon. The vote was 5-0 (AA, MB, JP, MR, and DS).**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*,  
BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal  
**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**V. Staff Updates**  
**VI. Adjorn – 6:21**

**Commissioner Rosales motioned to adjourn the hearing. Commissioner Pierce seconded the motion. The vote was 5-0 (AA, MB, JP, MR, DS,).**

**AFFIRMATIVE:** MO: Arian Allen\*, BHCA: Joel Pierce\*, HNE: Miguel Rosales\*,  
BSA: Danielle Santos\*, GBREB: P.T. Vineburgh\*, BHCA Matthew Blumenthal  
**NEGATIVE:** None **ABSTAIN:** None

\*Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beacon-hill-architectural-district>



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

### **BEACON HILL ARCHITECTURAL COMMISSION**

**Members:** **MO:** Arian Allen, **BHCA:** Joel Pierce, **HNE:** Miguel Rosales,  
**BSA:** Danielle Santos, **GBREB:** P.T. Vineburgh,  
**Alternates:** **MO:** Alice Richmond, **BHCA** Matthew Blumenthal,  
**HNE:** Vacancy, **BSA:** Wen Wen, **GBREB:** Vacancy