



BEACON HILL ARCHITECTURAL COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

July 16, 2020

Commissioners Present: Arian Allen, Matthew Blumenthal, Alice Richmond, Miguel Rosales, Danielle Santos, P.T. Vineburgh

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

5:00 Commissioner Vineburgh called the public hearing to order.

I. DESIGN

APP # 20.1067 BH 2 Park Street (Continued from 6/2020 Hearing)

Applicant: Don Mills; Mills Whittaker Architects

Proposed Work: At rear façade replace angled brackets with vertical supports (See *Additional Items under Administrative review*).

The applicant provided the updates to the project since the last hearing. The proposal was modified at the recommendation of the Commission. Rather than install a vertical support column, the new supports of the fire escape will now be the same as the existing, attached to the brick façade, but will structural support modifications.

The Commissioner considered this project to be a significant improvement compared to the previous proposal. There were no additional comments.

During public comment the Beacon Hill Civic Association had no objection to the project.

In conclusion the application was approved as submitted.

Commissioner Allen motioned to approve the application, Commissioner Vinburgh seconded the motion. The vote was 5-0-0 (AA, MB, AR, DS, PV)



RECORD OF VOTE ON 20.1067 BH

MOTION by: Allen; SECOND by: Vineburgh

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Santos*, Vineburgh*

NEGATIVE: 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 # 21.0004 BH 2 Park Street

Applicant: Don Mills; Mills Whittaker Architects

Proposed Work: At rear façade remove first and second floor exit door to fire escape and restore original windows in their place to match adjacent, remove second floor landing extension and extend guard rail to match adjacent. (See *Additional Items under Administrative Review*)

The applicant provided details to the project which consisted of removing the first and second floor exit doors at the rear of the structure and replacing them with windows with pane configurations that matched the adjacent windows (6 over 6). This project is visible from the Granary Cemetery and thus under the purview of the Commission. The project also involved removing an extension to the fire escape at the rear. This fire escape was not original to the structure. The handrail on the remaining fire escape would be extended to fill in the void left by the removed portion.

The Commissioners considered the changes an improvement to the existing conditions at the property. There were some questions related to the dimensions of the window components, the applicant indicated that the dimensions would be the same as the original adjacent windows.

There was no public comment for this application.

In conclusion the application was approved as submitted.

Commissioner Blumenthal motioned to approve the application, Commissioner Richmond seconded the motion. The vote was 5-0-0 (AA, MB, AR, DS, PV)



RECORD OF VOTE ON 20.0004 BH

MOTION by: Blumenthal; SECOND by: Richmond

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Santos*, Vineburgh*

NEGATIVE: 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 # 21.0005 BH 116 Charles Street

Applicant: Therese Driscoll

Proposed Work: At front façade, install piping to several windows.

The applicant failed to show, thus no vote was taken.

APP # 21.0007 BH 61 Mount Vernon Street

Applicant: Nicholas and Marjorie Greenville

Proposed Work: At rear façade, west wall, install small boiler vent.

The application presented the details to this project. It was discovered that the preferred location of the vent would not be visible from the street and thus exempt.

No vote was taken.

APP # 21.0008 BH 7 Mount Vernon Place

APPROVED W/ PROVISOS 5-0-0 (AA₂, MB, AR, DS, PV₁)

Applicant: Monika Pauli; Pauli & Uribe Architects LLC

Proposed Work: At front façade, replace front door hardware, paint door and surround black, install light sconce on roof deck, install intercom system at rear door, install new copper exhaust cap on sidewall, install fire alarm bell and beacon on front façade, install one chimney exhaust, ERV supply and exhaust on roof.

The applicant provided the details to the project which involves replacing the front door hardware (not original) paint the surround and door black, install a light sconce on the roof deck, install an intercom system at the rear door, a new copper exhaust, and ERV supply on the roof which would be visible from specific angles on the street.

The Commission discussed whether the buzzer components on the front door would be visible from a public street. It was decided that there were slight angles in which it could be visible, including from the angle of the statehouse lawn. The Commissioners also discussed whether



the buzzer at the rear of the structure was necessary and/or appropriate. There was no concern regarding the changes that were to take place at the roof/roof deck.

During public comment, the Beacon Hill Architectural Committee indicated that the door color should not be changed. It has been white for at least the past 30 years. There was great concern that the character of the neighborhood would be compromised if we were to apply a uniform look of all properties in the neighborhood.

II. Administrative Approval

Commissioner Vineburgh motioned to approve the minutes, Commissioner Allen seconded the motion. The vote was 5-0-0 (AA, MB, AR, DS, and PV)

PROVISOS: 99 Pinckney Street storm windows cannot be low-e.

RECORD OF VOTE ON ADMINISTRATIVE APPROVAL

MOTION by: Vineburgh; SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Santos*, Vineburgh*

NEGATIVE: 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 # 21.0010 BH 54 Beacon Street: Paint all front façade trim in kind, paint shutters and front door BM Essex Green, repaint ironwork in BM Black. Repair shutters in kind with cedar wood slats as needed.

APP # 21.0006 BH 27 Bowdoin Street: Cut and repoint brick mortar, clean masonry after re-pointing, replace two copper down spouts in kind, seal perimeter of two bulkheads, seal and finish any voids on masonry sills in kind. (See Additional Items in Design Review).

APP # 21.0011 BH 49 Chestnut Street: Repaint existing shutters in kind, BM HC-135 (Lafayette Green). Repair shutters in kind.

APP # 21.0012 BH 73 Hancock Street: Repoint brick façade, repair lintels and sills, repaint front window and door black to match existing.

APP # 21.0013 BH 85 Mount Vernon Street: All facades; repaint window sashes and doors BM HC83 (Field Beige), BM HC-79 (Green Briar Beige) exterior trim, BM HC-187 (BM HC-187). All colors have been previously approved.

APP # 21.0014 BH 99 Pinckney Street: At front façade, install pro-vita storm windows, black, on all front windows.

APP # 21.0004 BH 2 Park Street: At rear façade spot repair brick and brownstone masonry (See Additional Items Under Design Review).

APP # 17.797 BH 119 Tremont Street & 1 Park Street: Reconstruct the window wells along the east façade of the church; and replace the paired doors and transom at the 1971



Building with glass and bronze doors and transom window (Previous approval has expired).

III. Ratification of Meeting Minutes from 6/18/2020

RECORD OF VOTE ON MEETING MINUTES FROM 6/18/2020 BH

MOTION by: Vineburgh; SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Santos*, Vineburgh*

NEGATIVE: None

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Commissioner Vineburgh motioned to approve the minutes, Commissioner Allen seconded the motion. The vote was 5-0 (AA, MB, AR, DS, and PV)

IV. Staff Updates

V. Adjourn – 7:30 PM

Commissioner Vineburgh motioned to adjourn the hearing. Commissioner Allen seconded the motion. The vote was 5-0-0 (AA, MB, AR, DS, and PV)



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