



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**OCTOBER 12, 2020**

**COMMISSIONERS PRESENT:** Arian Allen, Miguel Rosales, P.T. Vineburgh, Matthew Blumenthal, Alice Richmond, Wen Wen,

**STAFF PRESENT:** Nicholas Armata, Senior Preservation Planner, Gabriella Amore, Preservation Assistant

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

**I. DESIGN**

**APP # 21.0290 BH 30 Chestnut Street** (Requested to Appear at 9-2020 Hearing)

Applicant: Alex Slote

Proposed Work: Rebuild Chimney

The applicant failed to appear. No vote was taken.

**APP # 21.0291 BH\* 62 Chestnut Street**

**Applicant:** Frank McGuire

**Proposed Work:** At front façade level 1-3, replace five, 6 over 6, wood windows with five, six over six, wood windows. Two side lights at level 1 window to also be replaced in kind. At rear façade, replace all, 6 over 6 wood windows with 6 over 6 wood windows.

The applicant defended his request to replace the existing windows on the front of the property. It was thought that the windows were too far beyond repair and must be replaced with wood true divided light replicas

The Commission discussed the project and, questioned staff as to whether the windows could be replaced. It was the opinion of staff that the windows are repairable, and that if the applicant felt that they could not be repaired, he must present two letters from two separate window restoration specialists in order to approve them. CONT...



During public comment, the Civic Association had similar remarks; they felt that the windows could be repaired.

In conclusion, the application was approved with the provisos that at least two letters from window restoration specialists to be submitted to staff for final approval.

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, PV, WW).**

**RECORD OF VOTE ON 21.0291 BH**

MOTION by: Rosales; SECOND by: Richmond

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Rosales\*, Vineburgh\*, Wen\*

**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 # 21.0292 BH 99 Charles Street**

**APPROVED AS SUBMITTED 6-0-0 (AA, MB, AR, MR1, PV2, WW)**

Applicant: Bryn Robinson

Proposed Work: New storefront signage and window decals.

The application details involved new signage for a store on Charles Street. The signage includes a wood hanging sign, and a decal on the transom, upper level of the storefront.

The Commission reviewed the application and discussed the details. There were questions about the banner sign and whether it was a decal or pin set, drilled into the storefront. The applicant clarified that they were decals. The Commission also questioned whether the signage lettering would be metal or wood. They would be metal.

During public comment, the Civic Association supported the sign project.

In conclusion the application was approved as submitted. Cont...



**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER VINEBURGH SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, PV, and WW).**

**RECORD OF VOTE ON 21.0292 BH**

MOTION by: Rosales; SECOND by: Vineburgh

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Rosales\*, Vineburgh\*, Wen\*

**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 # 21.0293 BH 24 Garden Street**

**NO SHOW**

Applicant: Michael Thiim

Proposed Work: Replace front door and hardware

The applicant failed to appear. No vote was taken.

**APP # 21.0294 BH 33 Branch Street**

**APPROVED WITH PROVISOS 6-0-0 (AA, MB, AR, MR1, PV2, WW)**

Applicant: Marcel Malafia

Proposed Work: Replace front door hardware. Repaint front façade, trim, shutters and doors.

The applicant presented the details of the project which include repainting the brick façade, trim and shutters.

The Commission discussed the project and whether it was appropriate for the architecture. There was major concern that the colors were not appropriate for the architecture. Commissioner Blumenthal suggested that the trim match the trim seen around the carriage door entry. The rest of the Commission agreed. There was a question as to whether the doorbell would be changed. They would not on this application. The Commission saw no issue with the hardware proposed for the door.



During public comment the civic association stressed that this color scheme is a 1920s style color scheme and that it was a rare and fine example. The Civic Association requested for the colors to remain the same.

In conclusion the application was approved with the provisos that the brick façade color is to remain the same or similar, the trim and shutters are to be black and the door is to remain red, the transoms and sill color is to match the grey of the carriage door surround. A color is to be submitted to staff for final approval.

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER VINEBURGH SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, PV, and WW).**

**RECORD OF VOTE ON 21.0294 BH**

MOTION by:Rosales; SECOND by: Vineburgh

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Rosales\*, Vineburgh\*, Wen\*

**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 # 21.0295 BH 6 Louisberg Square**

Applicant: Will Ruhl; Ruhl Studio Architect

Proposed Work: Install EV charging station at street, Replace garden level door and recess, replace existing skylights, install HVAC units on roof, Replace front door frame and sidelights to match original. Replace all front windows at front façade. Dimensions, pane configuration, paint, and materials are to match existing (*See Additional Items under Administrative Review*).

The applicant presented the details of project which involve the complete rehabilitation of the row house at 6 Louisburg square. Items discussed which are in the purview of the Commission include, the HVAC equipment, which will be installed on the rear pitch of the roof and behind the chimney so as not to be visible from any public street, thus being exempt. The applicant worked with the Commission staff to devise a suitable location. Additional items discussed were the front façade windows; which will all be replaced because they are not original or



historic, and the front side lights surrounding the front door, which are to be stripped and preserved. The glass in the side lights are to be replaced. The front door will also be restored. The lower garden level front door, which is not original, is proposed to be replaced and pushed back so as to allow for a place for the user to unlock the door. A rooftop skylight, that projects out and visible from the street is proposed for removal and replaced with a skylight that is not visible from the street. Finally, the applicant was interested in installing a small raised granite block that would house a charging port for an electric vehicle.

The Commission discussed the project and had several comments and concerns with the initial proposal. First, there was the question as to whether the windows on the property were original; it was decided that they were not due to the metal tracks and other features that identified them as non-historic. What are historic are the side lights, which the Commission preferred to have restored rather than replaced. The applicant agreed to do this. Regarding the door, the commission did not feel it was possible to do this because the sister building did not have this feature and thus could not be approved. The door itself should not have window panels in it, and should be rebuilt as a paneled door. The Commission spent the majority of the time focused on the electric vehicle charging port. While the Commission did not see issue with such a feature, there was some concern that the structure would clutter up the street and look out of place. Further; it was brought to the attention of the Commission that any adjustments to the street scape in Louisburg Square needed the approval of the Louisburg Square neighborhood association. The Commission requested that a letter from the neighborhood association should accompany any final documents submitted to staff for final approval.

During public comment, the Civic Association expressed concern over the proposed garden level door, and the charging port, which they preferred a flush mount, similar to water meter covers. The Commission agreed.

In conclusion, the application was approved with the following provisos;

- That the garden level door is to remain in its current location.
- That the garden level door is reconstructed in the same style that exists today, painted black to match the sister structure next door.
- That the window replacements are approved as submitted.



- That the existing front door is approved for restoration, painted red, and includes the restoration of the two window sidelights.
- That the HVAC condensers are installed at the rear of the structure and not visible from ANY public street, park or significant view shed.
- That the skylight is installed flush and not visible from any significant view shed street or park.
- That the electric vehicle is installed as a flush mount, similar to those seen on the sidewalk for gas and water access.
- A letter from the Louisburg Square Neighborhood Group stating that they support the installation of the electric vehicle charging port.
- That the front door is painted red as applied.
- Updated construction documents are to be submitted to staff for final approval.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, PV, and WW).**

**RECORD OF VOTE ON 21.0295 BH**

MOTION by: Vineburgh; SECOND by: Rosales

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Rosales\*, Vineburgh\*, Wen\*

**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 # 21.0296 BH 55 Pinckney Street**

Applicant: Harry Nielen; Alfa Masonry

Proposed Work: Rebuild Chimney

The applicant failed to appear. No vote was taken.





**II. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

▶ *Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.*

▶ **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** *The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.*

▶ *If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.*

**APP # 21.0297 BH 9 Anderson Street** *Replace front door and surround and transom in kind. (Reviewed under advisory 8-2020)*

**APP # 21.0298 BH 9-45 Bowdoin Street** *Temporarily remove several granite curbing in order to work on water main below the street. Once completed, curbing will be reinstalled in same location and condition.*

**APP # 21.0299 BH\* 121 Charles Street** *Cut and repoint brick on front and rear. Repair deteriorated lintels and sills.*



**APP # 21.0300 BH 10 Charles River Square** At front façade, floor 1-3 replace five 6 over 6 wood windows, with five 6 over 6 wood windows. All will be double hung and true divided lights.

**APP # 21.0295 BH 6 Louisberg Square** Spot repoint façade, reconstruct both chimney’s to match existing design and materials, replace non-original windows at front façade.

Dimensions, pane configuration, paint, and materials are to match existing. Repair metal rail at ridge of roof. (See Additional Items Design Review).

**APP # 21.0302 BH 57 Myrtle Street** At front and rear façade, repoint brick in kind. Scrape and repoint window trim, repaint fire escape, repaint bay windows.

**APP # 21.0303 BH 79 Revere Street** At front and side façade, replace 5 storm windows and screens in kind.

**APP # 21.0304 BH 52 Temple Street** At front façade garden level, replace wood surrounding windows. Wood will match existing in style and color.

**APP # 21.0305 BH 54 Temple Street** At front façade, repaint door vestibule in kind.

**APP # 21.0306 BH 91 West Cedar Street** At front façade, level two, replace two 6 over 6, aluminum windows with two, 6 over 6 wood windows.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE ADMINISTRATIVE APPLICATIONS, COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-0-0 (AA, MB, AR, PV, and WW).**

**RECORD OF VOTE ON ADMINISTRATIVE APPLICATIONS**

MOTION by: Vineburgh; SECOND by: Richmond

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Vineburgh\*, Wen\*

**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>*

**III. RATIFICATION OF THE MEETING MINUTES FROM 9-17-2020**





**VINEBURGH MOTIONED TO APPROVE THE MINUTES RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-0-0 (AA, MB, AR, PV, and WW).**

**RECORD OF VOTE ON 9-17-2020 MEETING MINUTES**

MOTION by: VINEBURGH; SECOND by: RICHMOND

**AFFIRMATIVE:** Allen\*, Blumenthal\*, Richmond, Vineburgh\*, Wen\*

**NEGATIVE:** None.

**IV. STAFF UPDATES**

**V. ADJOURN – 6:30 PM**

**COMMISSIONER VINEBURGH MOTIONED TO ADJOURN THE HEARING, COMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (AA, MB, AR, PV, and WW).**

**BEACON HILL ARCHITECTURAL COMMISSION**

**MEMBERS:** MO: Arian Allen, BHCA: Vacancy, HNE: Miguel Rosales,  
BSA: Danielle Santos, GBREB: P.T. Vineburgh,

**ALTERNATES:** MO: Alice Richmond, BHCA Matthew Blumenthal,  
HNE: Vacancy, BSA: Wen Wen, GBREB: Vacancy