



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room
Boston, MA, 02201

NOVEMBER 18, 2020

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

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

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

I. VIOLATIONS

APP # 21.0375 BH 4 OTIS PLACE

APPLICANT: Ty Gupta

PROPOSED WORK: Ratification of unapproved exterior work

The applicant presented the application that was submitted in response to the violations that were heard at the last hearing. Details that were reviewed are:

- Front windows
- Intake/exhaust vents at rear façade
- two security cameras
- Hand rail
- Security gates
- Front door entryway paint
- Life safety alarm bell & strobe
- Electric outlet at front entry
- Front door buzzer
- Rear penthouse windows
- Window flower boxes.

The applicant explained the reasoning for the errors made during the renovation process, a miscommunication in the process after a ZBA meeting, and agreed to



resolve them as soon as possible.

The Commission discussed the project; it was concerning that there were so many violations seeing that the applicant has appeared before the Commission several times in the recent past. Many of the work items were never even applied for and should be reversed. Items discussed include the materials of the rear vents, the appropriateness of the penthouse windows, the need and appropriate location of the security cameras, the materials of the windows in the front of the property that are aluminum clad, the appropriate color of the door well, how to resolve the electrical outlet, and the need for shop drawings of the rail and its new location.

During public comment; members of the Civic Association, Richelle Gerwitz and Martha McNamara, expressed deep concern for this project's direction and for the owner's lack of respect for the landmark district process.

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

- Motion to deny the four rear penthouse windows, they must be returned to the original configuration.
- The security camera needs to be removed, the door mounted one may stay,
- Shop drawings for the location and installation method of the railings must be submitted to staff.
- BFD life safety equipment requirements may stay as long as a letter can be provided stating it must be in their location.
- The front windows (all levels) aren't true divided or wood and need to be corrected. Shop drawings are to be submitted to staff.
- The sprinkler system connects are approved.
- The rear vents must be replaced with new vents that are appropriate materials and colors.
- The window boxes are approved.
- The window grates are approved but drawings must be reviewed.

M. ROSALES MOTIONED TO APPROVE THE APPLICATION, D. SANTOS SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).



RECORD OF VOTE ON 21.0375 BH

MOTION by: Rosales; SECOND by: Santos

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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 # 20.0520 BH 30 CHESTNUT STREET

APPROVED WITH PROVISOS 6-0-0 (AA, MB, AR₂, MR₁, DS, PV)

APPLICANT: Ty Gupta

PROPOSED WORK: Ratification of the removal of historic windows on the front, side and rear facade

The applicant was appearing before the Commission as a result of a stop work order that was issued by the Landmarks Commission after the windows on the property was removed without the approval of the Beacon Hill Architectural Commission. The applicant argued that the windows were not original and/or historic. The applicant was under the impression that because the windows were not original, they could be removed. Staff had attempted to arrange a time to review the windows on site but no meeting was confirmed.

The Commission discussed the issue at hand and expressed deep concern for the lack of respect for the purview of the Commission, and expressed frustration that this occurred. As a result, the Commission requested that all of the windows were reproduced with accurate configurations, including historic glass and weight and pulley systems. Storm windows may be installed for additional protection. Shop drawings should be submitted to staff for final approval.

During public comment, the Civic Association again expressed deep concern that the owner of the property did not respect the mission of BHAC and the neighborhood.

In conclusion, the application was approved with the provisos that all of the windows visible from the purview of the commission be replaced with historic replicas, including weight and pulley systems, historic glass and storm windows.

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

RECORD OF VOTE ON # 20.0520 BH

MOTION by: Rosales; SECOND by: Richmond

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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/beam-hill-architectural-district>*

II. DESIGN REVIEW

APP # 21.0290 BH 30 CHESTNUT STREET

APPROVED WITH PROVISOS 6-0-0 (AA, MB₁, AR₂, MR, DS, PV)

APPLICANT: Alex Slote

PROPOSED WORK: Rebuild the chimney

The applicant, David Freed of Choo Architects appeared before the commission as result of the request of Commission Rosales at a previous hearing when the application was under administrative review. The work consisted of rebuilding a chimney that was leaning and in danger of collapse.

The Commission discussed this project and asked what type of brick and mortar will be used to rebuild the Chimney, the applicant indicated that the new brick would be hollow and that the mortar type and tooling could be submitted to staff for final approval.

During public comment the Civic Association expressed more concern for this project seeing that the last three applications are all from the same owner. The Civic Association also requested that this application not be approved until the other violations have been rectified.

In conclusion, the application was approved with the provisos that the brick sample and mortar sample are to be submitted to staff for final approval.

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**M. BLUMENTHAL MOTIONED TO APPROVE THE APPLICATION, A. RICHMOND
SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).**

RECORD OF VOTE ON # 21.0290 BH

MOTION by: Blumenthal; SECOND by: Richmond

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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 # 21.0293 BH 24 GARDEN STREET

Applicant: Michael Thiim

Proposed Work: Replace front door and hardware

The applicant provided the details of the project which consisted of replacing the non-historic door with a new door that was salvaged from an antique store. The door is wood with a rectangular transom light at the top. This door was meant to mimic the neighboring property that had one that was similar.

The Commission debated the door, and questioned why the door was selected, seeing that this property already had a transom light above the door. The Commission did not have any issue with the hardware and the paint color.

During public comment the Civic Association indicated that the style of door that is proposed is not appropriate for the architecture of the structure and suggested that a door with no transom window be selected.

In conclusion the application was approved with the provisos that a solid panel door can be approved and the details are to be submitted to staff for final approval.

**M. BLUMENTHAL MOTIONED TO APPROVE THE APPLICATION, D. SANTOS
SECONDED THE MOTION. THE VOTE WAS 5-1-0 (AA, MB, MR, DS, and PV) (AR)**

RECORD OF VOTE ON # 21.0293 BH

MOTION by: Blumenthal; SECOND by: Santos

AFFIRMATIVE: Allen, Blumenthal, Rosales, Santos, Vineburgh

NEGATIVE: Richmond

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APP # 21.0293 BH 126 CHARLES STREET

Applicant: Millicent Cutler

Proposed Work: New storefront signage

The applicant was applying for a new sign for their storefront which was a small hanging blade sign that will be hung using existing hardware equipment.

The Commission discussed the project and decided that the sign was appropriate size, shape and materials and saw no area of concern.

During public comment the Civic Association expressed concern for the materials and coloring of the signage and did not recommend approval.

In conclusion the application was approved as submitted.

**D. SANTOS MOTIONED TO APPROVE THE APPLICATION, A. ALLEN
SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).**

RECORD OF VOTE ON # 21.0293 BH

MOTION by: Blumenthal; SECOND by: Santos

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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 # 21.0376 BH 10 WALNUT STREET

Applicant: Steven Young

Proposed Work: Replace sidewalk bluestone slab with brick. Add granite curbing.

The applicant presented the details of the project which involve replacing the blue stone slabs in front of the property that were most likely installed around the 1930s. The applicant indicated that the stone is cracking, and a safety hazard. Their recommendation was to replace the slabs with wire cut brick similar to what is seen throughout Beacon Hill. Additionally, the space underneath the blue stone was hollow, creating additional challenges. Over the years, the stone have sunk as a result of cars driving over the sidewalk, for parking.

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The Commission acknowledged that the bluestone was in bad shape but the existing conditions could potentially be repaired to make safer.

During public comment, several members of the building as well as neighboring properties all expressed support for the project (Chris Ciotti, and Bob Hesslein). The Civic Association (Charlotte Thibedou, Martha McNamara, and Rob Whitney) requested for the blue stone to remain, regardless of the materials on the other sidewalks; the “quirkiness” was part of the charm of Beacon Hill. Another member of the public, Rosanne Foley the Executive Director of the Landmarks Commission indicated that the bluestone could be scored to make it safer. Additionally, these types of slabs can be found at selvedge shops throughout the region.

In conclusion the application was approved with the provisos that the not repairable blue stone be replaced in kind and that the remaining blue stone be reset in place.

A. ALLEN MOTIONED TO APPROVE THE APPLICATION, D. SANTOS SECONDED THE MOTION. THE VOTE WAS 5-0-0 (AA, MB, AR, DS, and PV). M. ROSALES DID NOT PARTICIPATE IN THIS REVIEW OR VOTE.

RECORD OF VOTE ON # 21.0376 BH

MOTION by: Allen SECOND by: Santos

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 # 21.0377 BH 20 WEST CEDAR STREET

Applicant: Garret Goodrich; Hickox William Architects

Proposed Work: Repaint front door and trim; replace door hardware, new house number, new pendant light fixture. Replace glass glazing in side lights with frosted glass. At rear façade, replace 2 windows (See Additional Items Under Administrative Review)

The applicant provided the details of the application which consists of repainting the front door, replacing the hardware, and replacing the pendant light fixture. The door side lights are being proposed for replacement with frosted glass. Additionally, there were two windows that are being proposed for replacement and expansion; which are only slightly visible from the street (the purview of the Commission).

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The Commission discussed the project and decided that because the portions of the window that are visible from the street are not changing, and that they are not original, they may be enlarged and replaced. The Commission stressed that the frosted glass is not approvable, as it is described in the guidelines and thus would not be approved. The door hardware, light fixture and paint were all approvable and acceptable. The doorbell was not approvable and needed to reflect the guidelines better (brass face, small, non-illuminated).

During public comment the Civic Association’s comments reflected the same sentiment of the Commission.

In conclusion the application was approved with the provisos that the side lights surrounding the front door is denied, the remaining elements are approved with the provisos that the doorbell shop drawings are submitted to staff for final approval. The paint is to be approved as BM White.

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

RECORD OF VOTE ON # 21.0377 BH

MOTION by: Vineburgh SECOND by: Rosales

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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 # 21.0378 BH 22 IRVING STREET

Applicant: Liz Murphy

Proposed Work: Replace four, 2 over 2, wood windows with four, 2 over 2, aluminum clad windows

The applicant presented the details of the project, who was presenting to the Commission because it was brought to her attention that the windows that were installed in her property were not appropriate for the architecture of the building. The windows were aluminum clad and had a reflective coating. The applicant indicated that she wanted to make the project right. She originally requested for the property owner above her who had also replaced their windows but (seemingly) did not seek out approval from the Commission or the building department.

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The Commission understood the situation but maintained that had the contractor for the project applied for the correct permits, this problem would not have occurred. The Commission stated that while they appreciate the applicant's honesty, but they are in a position where they must be consistent with their rulings and reject the windows for more appropriate windows.

During public comment, the Civic Association expressed similar sentiment. In conclusion, the application was approved with the provisos that the windows are replaced with historically appropriate windows, the details of which should be remanded to staff for final approval.

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

RECORD OF VOTE ON # 21.0378 BH

MOTION by: Vineburgh SECOND by: Rosales

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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/beam-hill-architectural-district>*

APP # 21.0379 BH 104 MOUNT VERNON STREET

Applicant: Elliot Olson; Hickox Williams Architects

Proposed Work: Replace two basement level windows in kind

The applicant presented the existing conditions of the application. It was discovered while performing the work on the façade that was previously approved by the Commission that the window wood was rotted as a result of water runoff from the street. It seems that either the home settled more or the sidewalk rose slightly over the years. They now wished to replace the windows in kind.

The Commission discussed the project and whether the windows could be salvaged. The Commission questioned if the glass on the windows was historic (they were) and if they could be used in the new windows (Yes). The applicant did not provide any letters from window restoration specialists that stated the windows could not be restored.

During public comment the Civic Association requested for the windows to be restored rather than replaced.

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In conclusion the application was approved with the provisos that two letters from two separate window restoration specialists be obtained stating that the windows could not be restored. If they could not, shop drawings are to be submitted to staff for final approval.

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

RECORD OF VOTE ON # 21.0379 BH

MOTION by: Vineburgh SECONDED by: Rosales

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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 # 21.0380 BH 63 MOUNT VERNON STREET REMOVED AT REQUEST OF APPLICANT

Applicant: BPG Mount Vernon Street

Proposed Work: ~~Install Bronze memorial plaque on front facade~~

APP # 21.0381 BH 55 WEST CEDAR STREET

APPROVED WITH PROVISOS 6-0-0 (AA, MB, AR, MR, DS₂, PV₁)

Applicant: Chris Bunker

Proposed Work: At front façade, replace all windows. Paint basement level window grates, repaint front and rear door and trim in kind.

The applicant provided the details of the project which consisted of replacing all of the windows on the front façade in kind. The windows are currently one over one and not historic.

The Commission discussed the proposal and thought the idea was fine, but shop drawings for the windows need to be submitted to staff for final approval. The door transom was not being replaced. The painting was acceptable as proposed.

During public comment, the civic association questioned whether the windows were at one point two over two, which should be looked into.

In conclusion, the application was approved with the provisos that shop drawings be submitted to staff for final approval.

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P. VINEBURGH MOTIONED TO APPROVE THE APPLICATION, D. SANTOS. SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).

RECORD OF VOTE ON # 21.0381 BH

MOTION by: Vineburgh SECOND by: Santos

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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/beam-hill-architectural-district>*

APP # 21.0382 BH 3 SENTRY HILL PLACE Determined to Be Exempt

Applicant: Gerry DiPierro

Proposed Work: ~~Repaint front door in kind, replace door hardware, replace light fixture in kind~~

APP # 21.0383 BH 74 BEACON STREET

APPROVED WITH PROVISOS 6-0-0 (AA, MB, AR₂, MR₁, DS, PV)

Applicant: Mike Carey; KMC Builders

Proposed Work: Remove existing roof deck and rail, repair rooftop pool leak, reinstall roof deck in kind

The applicant presented details of the project which mainly consisted of a project that is not visible from the street. The rooftop pool on the top roof deck was leaking and needed to be sealed after the roof decking was removed. To do this, the rail on the deck needed to be temporarily removed. The applicant provided previously approved letters that proved that the deck was in fact approved but the location of the rail that was approved was unclear.

The Commission discussed the project and at the request of staff questioned as to whether the deck railing was installed properly. The rail was extremely visible from multiple vantage points in the Public Garden and several points on Beacon Street all in the purview of the Commission.

During public comment the Civic Association also expressed concern over the visibility of the existing rail.

In conclusion the application was approved with the provisos that staff verifies that the existing hand rail was approved.

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M. ROSALES MOTIONED TO APPROVE THE APPLICATION, A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).

RECORD OF VOTE ON # 21.0383 BH

MOTION by: Rosales SECOND by: Richmond

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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/beam-hill-architectural-district>*

APP # 21.0384 BH 45-47 MOUNT VERNON STREET

Applicant: Caroline Kung

Proposed Work: Remove existing shutters, construct and install new shutters to match historic shutter

The applicant, Caroline Kung represented the two buildings condominium board. The two buildings were actually combined to create a larger building. The existing shutters were in disrepair and needed to be replaced using the same design and paint color. The applicant requested that the shutters on both facades be installed and painted in the same color to reflect a cohesive style reflecting the new interior configuration of the buildings. The applicant indicated that the existing shutters could not be repaired in their current condition.

The Commission reviewed the proposal and asked why the existing ones could not be repaired. They also questioned if some components of the shutters could be reused, the applicant agreed. The Commission also debated whether the shutters should be painted to match each other on the buildings. It was decided that this was fine.

During public comment the Civic Association requested that the shutters be repaired rather than replaced, and that the colors remain the same.

In conclusion, the application was approved with the provisos that the new shutters use as many of the existing shutter parts as possible and that the colors are approved as submitted.

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M. ROSALES MOTIONED TO APPROVE THE APPLICATION, A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, and PV).

RECORD OF VOTE ON # 21.0384 BH

MOTION by: Rosales SECONDED by: Richmond

AFFIRMATIVE: Allen, Blumenthal, Richmond, Rosales, 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>*

III. RATIFICATION OF THE MEETING MINUTES FROM OCTOBER 15, 2020

P. VINEBURGH MOTIONED TO APPROVE THE MINUTES ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0 (AA, MB, AR, MR, DS, PV).

IV. STAFF UPDATES

V. ADJOURN –9:00 PM

P. VINEBURGH MOTIONED TO ADJOURN THE HEARING, ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0 (AA, MB, AR, MR, DS, PV).



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

Meeting minutes are a general summary of the events of the hearing. A complete recording of this hearing is available on [Boston.gov/landmarks](https://www.boston.gov/landmarks).

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