



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING/MEETING MINUTES**

Boston City Hall, 1 City Hall Plaza Room 709
Boston, MA, 02201 (ONLINE ONLY HEARING)

FEBRUARY 18, 2021

Commissioners Present: Arian Allen, Matthew Blumenthal, Alice Richmond, Miguel Rosales, PT Vineburgh, and Wen Wen.

Commissioners Absent: Danielle Santos

Staff Present: Nicholas Armata, Joseph Cornish

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

5:02 PM: Commissioner Vineburgh called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

Following this brief introduction he called the first design review application.

1. VIOLATION

APP # 21.0692 BH 11 IRVING STREET (5:09PM)

APPLICANT: Roy Harriman

PROPOSED WORK: Ratification of unapproved intercom with new intercom.

Project Representatives: Roy Harriman and David Sherf

Documents Presented: Existing conditions photographs, specs for proposed



Discussion Topics (brief):

- The history of the existing intercom.
- The time that has elapsed since the Commission last reviewed this violation.
- The appropriateness of making an opening in the masonry wall to install the proposed intercom.
- Finding another solution to locate the intercom inside or at the entry door.

Public Comment: Charlotte Thibodeau (Beacon Hill Civic Association) requested that the intercom be located inside the building. Christine Connolly (Unit Owner & Occupant of 11 Irving Street) discussed security issues related to the location of the existing intercom and requested it be located inside or to the right of the main entrance. Dona Leeming (Owner of Unit at 11 Irving Street) commented that a better solution must be found as people do not know how to use the existing intercom.

COMMISSIONER ROSALES MOTIONED TO DENY THE APPLICATION AND STATED THAT ANOTHER SOLUTION MUST BE FOUND THAT LOCATES THE INTERCOM AT THE DOOR. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-2-0

2. DESIGN REVIEW

APP # 21.0676 BH 62 CHESTNUT STREET (5:46PM)

APPLICANT: Joe Bocelli, Sleeping Dog Properties

PROPOSED WORK: Work: Replace wood shutters with replicas to match in color, style and material.

Project Representative: Frank McGuire

Documents Presented: Existing conditions photographs, specs for a representative shutter to be installed.

Discussion Topics (brief):

- There needs to be shop drawings for all proposed replacement shutters.
- Proposed shutter is not an in-kind replacement and inconsistent with the Commission's guidelines.

Public Comment: Charlotte Thibodeau (Beacon Hill Civic Association)



commented that the replacement shutters be in-kind and be made of an appropriate material, an appropriate style, and appropriate dimensions.

COMMISSIONER VINEBURGH MOTIONED TO CONTINUE THE APPLICATION UNTIL SHOP DRAWINGS OF ALL OF THE PROPOSED SHUTTERS ARE AVAILABLE FOR REVIEW. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 5-0-0

APP # 21.0677 BH 73 CHARLES STREET (5:54PM)

APPLICANT: Lindsey Perrelli

PROPOSED WORK: New store signage.

Project Representative: Joe Murphy

Documents Presented: existing conditions photos and a rendering of the proposed sign.

Discussion Topics:

- The material, location, and method of attachment of the sign.
- Is there any additional signage?

Public Comment: Charlotte Thibodeau (Beacon Hill Civic Association) recommended denial without prejudice due to lack of detailed information in the application. Martha MacNamara recommended a new application be submitted for the Commission's file that depicts the placement of the sign on the building's façade.

Commissioner Vineburgh motioned to approve the application with the proviso that final shop drawings that include the location of the sign are submitted to staff for review and approval. Commissioner Richmond seconded the motion. The vote was 5-0-0.

APP # 21.0678 BH 69 CHARLES STREET (6:05PM/8:01PM)

Applicant: Laura Cousineau

Proposed Work: New store signage.

Project Representatives: Laura Cousineau



Documents Presented: Existing conditions and a rendering of the proposed sign.

Discussion Topics:

- The material and color of the sign.
- The use of the existing bracket and the hardware to hang the sign.
- The color of the awning.

Public Comment: Charlotte Thibodeau and Richelle Gerwertz (Beacon Hill Civic Association) commented that the sign hardware should be black, the awning should not have a scalloped edge, and that there is currently unapproved signage at this business. Martha MacNamara expressed concern about unapproved signage.

COMMISSIONER ROSALES MOTIONED APPROVE THE APPLICATION WITH THE PROVISOS THAT THE SIGN AND AWNING ARE THE SAME COLOR BLACK, THE AWNING WILL NOT HAVE A SCALLOPED EDGE, AND THE HARDWARE CONNECTING THE SIGN TO THE BRACKET WILL BE BLACK. COMMISSIONER VINEBURGH SECONDED THE MOTION. THE VOTE WAS 5-0-0.

APP # 21.0679 BH 40 PHILLIPS STREET (6:15PM)

APPLICANT: Jaime Morin

PROPOSED WORK: Replace twelve, wood, 1 over 1 windows with twelve, Fibrex, 1 over 1, windows.

Project Representatives: Jaime Morin

Documents Presented: Photos of existing conditions.

Discussion Topics:

- Appropriateness of Fibrex as a material for windows.
- Lack of any shop drawings being submitted with the application.

Public Comment: Charlotte Thibodeau (Beacon Hill Civic Association) recommended denial without prejudice due to lack of detailed information in



the application and the inappropriateness of Fibrex.

COMMISSIONER ROSALES MOTIONED TO DENY THE APPLICATION BECAUSE ONLY WOOD WINDOWS ARE CONSISTANT WITH THE COMMISSION'S GUIDELINES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0

APP # 21.0680 BH 83 MOUNT VERNON STREET

APPLICANT: Marc Beaulieu

PROPOSED WORK: New door hardware and repaint front door Heritage Red HC-181, new front light fixture, new intercom (See Additional Items under Administrative Review).

Project Representative: David Freed

Documents Presented: Photos of existing conditions and renderings of the proposed work.

Discussion Topics:

- Visibility of the proposed work from Mount Vernon Street and the rear public alley.
- The need for mock-ups of all proposed work.
- The current access to the existing deck.
- The size and location of the proposed entry light fixture.
- The location of the proposed intercom.
- The jamb material of the proposed replacement windows.

Public Comment: Charlotte Thibodeau (Beacon Hill Civic Association) requested accurate shop drawings for the proposed replacement windows, denial of the shutters, denial of new openings in the sandstone door surround for the installation of the proposed intercom, denial of the proposed light fixture which is too large, denial of painting the door which should be refinished instead, replicating the original door hardware, and denying the dormer stairs and decks which are all visible. Amos Hostetter (85 Mount Vernon Street) requested that the Commission strictly enforce all the standards that apply to this project. Don Mills commented that the drawings for the proposed windows are incorrect, asked if the window frames will be repainted,



stated that the proposed intercom is incorrect, stated that the views of the proposed work from 85 Mount Vernon Street is appropriate, and stated that the proposed drawings make it difficult to determine the existing conditions from the proposed work. Martha MacNamara stated that the application is incomplete, the existing upper deck is not code compliant, the proposed shed dormers and stairs will be visible, and that the proposed fourth-floor deck is visible. She also questioned the project's compliance with zoning and suggested that the developer for this project has a history of violations in the district.

COMMISSIONER VINEBURGH MOTIONED TO CONTINUE THE APPLICATION AND APPOINTED A SUBCOMMITTEE CONSISTING OF COMMISSIONERS VINEBURGH, ROSALES AND RICHMOND TO REVIEW MOCK-UPS OF ALL PROPOSED ADDITIONS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0-0

APP # 21.0681 BH 78 MOUNT VERNON STREET

APPLICANT: Dana Nielson

PROPOSED WORK: New dormers at rear façade, new oriel.

Project Representative: Frank McGuire

Documents Presented: Photos of existing conditions and renderings of the proposed work.

Discussion Topics:

- The visibility of the proposed work from a public way.

Public Comment: Richelle Gerwertz (Beacon Hill Civic Association) had no objection due to the fact the visibility of the proposed work is minimal.

COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER BLUMENTHAL SECONDED THE MOTION. THE VOTE WAS 4-0-0



APP # 21.0682 BH 27 BRIMMER STREETS

APPLICANT: Peter White

PROPOSED WORK: Replace roof deck, remove and rebuild head house in a new location, new guardrails, and new skylight.

Project Representative: Peter White

Documents Presented: Photos of existing conditions and renderings of the proposed work.

Discussion Topics:

- The visibility of the proposed work, especially from upper Mount Vernon Street and the Esplanade.
- The need for a mock-up of all proposed work.
- The large scale of the project.

Public Comment: Richelle Gerwertz (Beacon Hill Civic Association) commented that all mock-ups were visible, and asked if the existing deck was approved by the Commission.

COMMISSIONER VINEBURGH MOTIONED TO CONTINUE THE APPLICATION STATING THAT A MOCK UP OF ALL PROPOSED ROOF TOP ADDITIONS MUST BE ERECTED AND REVIEWED BY THE COMMISSION. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0

APP # 21.0683 BH 66 BEACON STREET (7:57PM)

APPLICANT: James Fay

PROPOSED WORK: Replace roof deck, remove and rebuild head house in a new location, new guardrails, and new skylight.

Project Representative: James Fay

Documents Presented: Photos of existing conditions and paint color chips of the proposed door color.

Discussion Topics:

- The appropriateness of high gloss paint on doors in the district.



Public Comment: Richelle Gerwertz (Beacon Hill Civic Association) had no objection to the project.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0

II. ADMINISTRATIVE REVIEW/APPROVAL:

- APP # 21.0684 BH** **33 BEACON STREET:** Spot repair slate roof in kind.
- APP # 21.0685 BH** **78 BEACON STREET:** Repoint brick façade and chimney in kind.
- APP # 21.0686 BH** **63 CHESTNUT STREET:** Install five storm windows on front façade. Two windows on the third floor, and three on the second floor.
- APP # 21.0687 BH** **24-26 HANCOCK STREET:** Repaint front door in kind (black). Clean front stoop, repaint in kind.
- APP # 21.0680 BH** **83 MOUNT VERNON STREET** At front façade, replace all front windows which are currently vinyl; windows will be 6 over 6 wood true divided lights, except on the second floor which will be 6 over 9 wood true divided lights. Install new shutters on front façade, painted black, Repair front dormers in kind, repaint BM-Black Forest Green, Repair bow roof and entry canopy with new standing seam copper, repoint chimney and reset chimney pots, repoint all masonry on facades visible from the street, reset front walkway pavers, repaint garden fence BM Black, repair and repaint side lights; color BM Monterey White HC-127, restore front door. New fifth floor dormer and deck not visible from a public street. (See Additional Items Under Design Review).
- APP # 21.0688 BH** **57 MYRTLE STREET:** Repoint masonry façade in kind using type "N" Mortar in ¾" deep cut joints.
- APP # 21.0689 BH** **35 REVERE STREET:** At front façade, replace one aluminum clad, 1 over 1 window with one, wood, 1 over 1 window.
- APP # 21.0690 BH** **19 WEST CEDAR STREET:** Repaint fire escape, replace hardware in kind.
- APP # 21.0691 BH** **47 WEST CEDAR STREET:** Replace several bricks on chimney. Mortar and brick to match historic bricks/mortar.



COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS WITH THE EXCEPTION OF APP # 21.0680 BH WHICH IS CONTINUED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0.

II. RATIFICATION OF 12/17/2020 PUBLIC HEARING MINUTES

COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE MEETING MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0.

III. STAFF UPDATES (8:11PM)

STAFF REPORTED THAT COMMISSIONER HANDBOOKS ARE COMPLETE AND THE DIGITAL COPIES WILL BE DISTRIBUTED SOON.

IV. ADJOURNMENT: 8:12 PM

COMMISSIONER VINEBURGH MOTIONED TO ADJOURN MEETING COMMISSIONER BLUMENTHAL SECONDED THE MOTION. THE VOTE WAS 4-0-0.