



**BEACON HILL ARCHITECTURAL DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

May 20, 2021

Commissioners Present: Arian Allen, Danielle Santos, P.T. Vineburgh, Martha McNamara, Alice Richmond

Commissioners Absent: *Wen Wen*

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

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

5:05 PM: Chair P. 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.

I. DESIGN REVIEW

APP # 21.0816 BH

TIME: 5:05 PM

ADDRESS: 46 W. CEDAR STREET

Applicant: David McMahan

Proposed Work: At rear of property, demolish ell and existing roof deck to reconstruct roof deck and el. Replace front dormer window, approve shoe scraper that are currently violations.

Project Representatives: David McMahan, Sean Cryts

Documents Presented: The Commissioners reviewed a presentation consisting of details and plans.

Discussion Topics: The Commission discussed the replacement of the front bay windows, and ensured that the existing fence and rear wall were to be retained.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested that the Commission request a mockup of the proposed rooftop addition.



M. McNamara motioned to approve the application with provisos. D. Santos seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

- **Rear wall and fence to remain**
- **Front dormer to be replaced with 2-over-2 wood sash windows**
- **Mockup of roofdeck to be constructed for staff review**

APP # 21.0949 BH

TIME: 5:19PM

ADDRESS: INTERSECTION OF BEACON & PARK STREET (Sidewalks)

Applicant: Zachary Wassmouth; Boston Public Works

Proposed Work: Install bump out and ADA accessible ramp at intersection of Park and Beacon Street. Replace brick sidewalk in front of Capitol building.

Project Representatives: Zachary Wassmouth; Boston Public Works

Documents Presented: The Commissioners reviewed a presentation consisting of details and photographs.

Discussion Topics: The Commission discussed the neighborhood context in relation to the proposed work, and confirmed that the applicant completed all necessary reviews with the Boston Transportation Department. The Commission expressed concern regarding the brick directly in front of the State House, to which the applicant stated that the brick must be ADA compliant.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended approving the application. Robert Whitney stated his support for the proposed work.

A. Richmond motioned to approve the application. M. McNamara seconded the motion, and amended the motion to add a proviso. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

- **If the State does not move forward with matching the existing brick, the applicant must return to the BHAC**

APP # 21.0950 BH

TIME: 5:45 PM

ADDRESS: 119 TREMONT STREET

Applicant: Don Mills; Mills Whittaker Architects

Proposed Work: Replace metal downspout brackets and supports with painted copper supports.

Project Representatives: Don Mills was the project representative.



Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commissioners expressed that they felt the existing profile was more appropriate for the building than the proposed alteration.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the BHCA had no objections to the proposed work.

P. Vineburgh motioned to approve the application. M. McNamara seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

APP # 21.0939 BH

TIME: 5:58 PM

ADDRESS: 42 IRVING STREET

Applicant: Nathaniel Walton

Proposed Work: Rebuild dormer sides to within 12" of existing width to ensure structural integrity, rebuild front wood paneling, clad rebuilt dormer sides with slate shingles, replace existing shutters and hardware (where necessary) with replacements in kind, new door entry light. (See Additional Work Items Under Administrative Review).

Project Representatives: Nathaniel Walton and Timothy Burke were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the proposed dormer expansion and felt it was inappropriate.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated her recommendation for denial of the application. Joseph Harter stated his opposition to the dormer expansion.

M. McNamara motioned to deny the proposed dormer, and remand the light fixture to staff. A. Allen seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

APP # 21.0951 BH

TIME: 6:17 PM

ADDRESS: 58 TEMPLE STREET

Applicant: Michael Maler

Proposed Work: Replace non-historic glazed glass with historically appropriate etched glass.

Project Representatives: Michael Maler was the project representative.



Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the scope of work and clarified details.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended denial of the application.

P. Vineburgh motioned to continue the application. M. McNamara seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

APP # 21.0838 BH

TIME: 6:27 PM

ADDRESS: 34 IRVING STREET

Applicant: Timothy Burke

Proposed Work: Remove roof deck to replace rubber roof. Replace roof deck in exact same location.

Project Representatives: Timothy Burke and Blaine McKee were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the previous approval received in 1997 for the proposed work, and had concerns about the visibility of the roof deck.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended the Commission deny the application without prejudice, and suggested a mockup be constructed. Richelle Gerwitz expressed her concern about the precedent this work may set.

M. McNamara motioned to approve the application with provisos. D. Santos seconded the motion. The vote was 4-1 (Y: PTV, MM, DS, AA) (N: AR)

- **Roof deck must be moved back 6 inches**
- **Rails to be rebuilt with black metal, remanded to staff**
- **Construct a mockup**

APP # 21.0952 BH

TIME: 6:49 PM

ADDRESS: 68 CHESTNUT STREET

Applicant: Sean Cryts; Historic Windows and Doors

Proposed Work: Replace two garden level casement windows.



Project Representatives: Sean Cryts was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the durability of the proposed replacement glass.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended denial of the application.

M. McNamara motioned to approve the application with provisos. A. Allen seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None)

- **Windows are to be restored rather than replaced**
- **Use glass described by applicant for extra security, remanded to staff**

APP # 21.0953 BH

TIME: 7:01 PM

ADDRESS: 28 PINCKNEY STREET

Applicant: Jeffrey Cohen

Proposed Work: Install small fixed panel above garage door, reduce height of garage door (as installed).

Project Representatives: Sander Rikleen was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of plans and drawings.

Discussion Topics: The Commission discussed the design of the garage door and the inconsistencies with the previously approved plans.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended denial of the application.

M. McNamara motioned to deny the application. P. Vineburgh amended the motion to require plans for approval to staff reflective of the actual approval before moving forward. A. Allen seconded the motion. The vote was 4-0-1 (Y: PTV, MM, DS, AA) (ABS: AR).

APP # 21.0954 BH

TIME: 7:12 PM

ADDRESS: 23 BRIMMER STREET

Applicant: Carol Krupa



The applicant did not appear.

APP # 21.0955 BH

TIME: 7:13 PM

ADDRESS: 97 MOUNT VERNON STREET

Applicant: Kristin Jenkins

Proposed Work: New store sign, paint door and surround black.

Project Representatives: Kristen Jenkins was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and photographs.

Discussion Topics: The Commission discussed the existing signage and the use of a lighter color palette.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) encouraged painting the door and surround off-white rather than black.

M. McNamara motioned to approve the application with provisos. P. Vineburgh seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None).

II. ADVISORY REVIEW

17 LOUISBURG SQUARE

Applicant: Alex Sassaroli; Steven Harris Architects LLP.

Proposed Work: Modify window openings on front façade.

III. ADMINISTRATIVE REVIEW/ APPROVAL

P. Vineburgh motioned to approve the administrative applications with provisos. A. Richmond seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None). The vote for 83 Mount Vernon Street and 85 Mount Vernon Street was 4-0 (Y: PTV, DS, AA, AR) (ABS: MM)

IV. Staff Updates

Staff thanked Commissioner Vineburgh and Santos for their service on the . Staff also introduced future Commissioner Annette

V. Adjourn – 7:51 PM



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

P. Vineburgh motioned to adjourn the hearing. M. McNamara seconded the motion. The vote was 5-0 (Y: PTV, MM, DS, AA, AR) (N: None).