



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

Held virtually via Zoom

August 19, 2021

Commissioners Present: Arian Allen, Annette Given, Martha McNamara, Alice Richmond and Wen Wen.

Commissioners Absent: None

Staff Present: Nicholas Armata, Senior Preservation Planner; Joseph Cornish, Director of Design Review.

A full recording of the hearing is available at:

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

5:02 PM: Chair M. McNamara called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing.

Following this brief introduction she called the first Design Review application.

DESIGN REVIEW

APP # 22.0192 BH

5:02 PM

ADDRESS: TREMONT STREET (GRANARY BURIAL GROUND ADJACENT)

Applicant: Paul Costa, Crown Castle Fiber LLC

Proposed Work: New cell antenna on existing pole.

Project Representative: Paul Costa

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work, as well as alternative options for the pole.

Discussion Topics: The Commissioners discussed the fact that this work was completed by the contractor without the districts approval, and indicated that the light post was an actual violation. Paint color was also discussed.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the light post is inappropriate.



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

APP # 22.0225 BH

5:12 PM

ADDRESS: 45 MOUNT VERNON STREET

Applicant: Michelle Carey; Payne Bouchier

Proposed Work: Relocate deck rail approved @ June '21 hearing.

Project Representative: Michelle Carey

Documents Presented: The Commissioners reviewed the site plan and elevations for the proposal as well as existing condition photographs.

Discussion Topics: The Commission discussed visibility and explained that the previous motion, where the deck rail would not be visible, wasn't possible. Instead, the applicant asked for the original motion, which was to push the rail back 12 inches.

Public Comment: Members of the Civic Association expressed concern about the visibility.

W. Wen motioned to approve the application with provisos. M. McNamara seconded the motion. The vote was 5-0-0 (Y: AA, AG, MM, AR, WW) (N: None).

- **Provisos that the rail will be pushed back 12 inches.**

ADDRESS: 6 OTIS PLACE

Applicant: Michelle Carey; Payne Bouchier

Proposed Work: Remove & reset existing upper deck and 4th floor front deck in-kind. Iron rail to be refurbished in the process, no revisions to existing footprint or configuration of deck (*See Additional Items Under Administrative Review*).

Project Representative: Michelle Carey

Documents Presented: The Commissioners reviewed the site plan and elevations for the proposal as well as existing condition photographs.

Discussion Topics: The Commission discussed visibility, and whether the roof deck was previously approved. Additionally, violations on the property for the out building were also questioned.

Public Comment: Members of the Civic Association expressed concern about the visibility and the additional structure at the lower level.



A. Richmond motioned to continue the application with provisos. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).

APP # 22.0012 BH

5:40 PM

ADDRESS: 144 CHARLES STREET (Remanded to Full Committee From 7/23 Subcommittee)

Applicant: David Hacin; Hacin & Associates

Proposed Work: Conversion of part of the property from parking to office use. Work to include; replacement of windows, addition of new windows, new light fixtures, remodel of lower level driveway, new signage master plan, new roof deck, masonry infill of several floor 1 and 2 openings, new storefront openings.

Project Representative: David Tabenken

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work, mock up images and material palettes were also reviewed.

Discussion Topics: The Commission discussed the appropriate façade clad materials, roof deck visibility, the preservation of historic features. Window design, walkway path surfaces, painting colors, and signage were also discussed.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) provided feedback on the proposal and expressed concern over the roof decks.

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

- That the covered pass walkway will be covered in broom finished concrete,
- That the 4th Floor deck rail will be screened with plants
- That the historic bell and Edison light will be restored
- That the signage plan is submitted for signage guidelines.

APP # 22.0227 BH

6:47 PM

ADDRESS: 62-66 CHARLES STREET

Applicant: Bryn Robinson, Boston Sign Co.

Proposed Work: New storefront signage.

Project Representative: William Beckeman

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed the material of the signage and the



time period that it will remain in place.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) spoke in support of the application.

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

- **The applicant return to the Commission in six months if an extension is necessary.**

APP # 22.0176 BH

6:57 PM

ADDRESS: 18 PHILLIPS STREET

Applicant: Boston Center for Jewish Culture (Vilna Shul)

Proposed Work: Removal of (3) existing exterior building mounted lights at the east alleyway and subsequent replacement with new LED lighting mounted to the building at 1'-3" above the ground surface.

Project Representatives: Lynne Spencer, John Hecker, Susan Hurst and Dalit Horn

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed the concerns raised in the past by abutters and the temperature of the light, and the design pattern of the installation of the proposed light fixtures.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the proposed strip lights are inappropriate.

A. Richmond motioned to approve the application with provisos. W. Wen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None) (ABS: None).

- **Proposed lights A3 and A4 are eliminated and if more light is necessary another H light can be considered provided that it minimally disturbs masonry with details remanded to staff for review and approval.**



APP # 22.0077 BH

7:21 PM

ADDRESS: 2 PHILLIPS STREET

Applicant: Elizabeth McGregor

Proposed Work: At garden level, replace one of the existing wood aluminum clad double hung basement windows with a wood aluminum clad casement window of the same overall size for egress.

Project Representatives: Elizabeth McGregor and Frank Dill

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commission discussed the historic significance of the building, and questioned the use of the window as an egress and the appropriateness of the proposed new window.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) expressed concern about removing the existing window and enlarging the window opening.

W. Wen motioned to approve the application with provisos. M. McNamara seconded the motion. The vote was 4-1 (Y: AA, AG, MM, WW) (N: AR) (ABS: None).

- **The window must be a wood, one-over-one window that fills the existing window opening.**

APP # 22.0134 BH

7:57 PM

ADDRESS: 42 IRVING STREET

Applicant: Nathaniel Walton

Proposed Work: New basement wood door, replace existing roof and dormer clad in asphalt shingles in-kind.

Project Representative: Nathaniel Walton

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed reusing the existing hardware and using slate for the sidewalls of the dormers.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) asked if the existing door could be repaired.



A. Allen motioned to approve the application with provisos. M. McNamara seconded the motion. The vote was 4-0-1 (Y: AA, MM, AR, WW) (N: None) (ABS: AG).

- **The existing door hardware is reused with final details submitted to staff.**

APP # 22.0155 BH

8:04 PM

ADDRESS: 107-109 CHESTNUT STREET

Applicant: Deborah Thomas: Street & Company

Proposed Work: Install five chimney pots on chimney base to replace broken and cracked pots. (See Additional Items Under Administrative Review).

Project Representatives: Deborah Thomas

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed the number of pots proposed for replacement and the appropriateness of having a consistent design for all of the pots.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended maintaining the variation of chimney pot design as part of the building's history.

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

- **The two west pots are replaced in-kind; metal vent is replaced in-kind; the missing pot is replaced with a new pot to match the two taller pots.**

APP # 22.0154BH

8:16 PM

ADDRESS: 150 MOUNT VERNON STREET

Applicant: Simon Boyd

Proposed Work: Relocate door knocker.

Project Representatives: Simon Boyd

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commission questioned why its prior decision is being challenged. They also discussed the historic evidence submitted by the applicant showing the door knocker at the location presented in the application.



Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) expressed concern that there is not enough space to relocate the door knocker to the proposed position on the door.

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

- **The application is approved as presented with shop drawings submitted to staff for final review and approval.**

APP # 22.0147 BH

8:35 PM

ADDRESS: 88 PINCKNEY STREET

Applicant: Garrett Goodridge

Proposed Work: Remove existing, small mailbox slot located in panel below left sidelight and infilled. New, larger mailbox slot to be installed vertically in panel below left sidelight to resemble condition at 32 Cedar Lane way. Replace existing double-hung windows (Units 1-3) at fourth floor -- North, front-facing façade (See Additional Items Under Administrative Review).

Project Representatives: Garrett Goodridge, Brigid Williams and Jon Renn

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed restoring the windows rather than replacement. They also discussed the appropriateness of the location of the mailbox slot and removal of the security camera.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that the windows must be restored and that the mailbox slot be replaced in-kind.

W. Wen motioned to approve the application with provisos. A. Richmond seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).

- **The windows must be restored unless the applicant presents documentation for a window restoration specialist that they cannot be restored; and the existing mailbox slot is maintained.**

COMMISSIONER W. WEN LEFT THE HEARING

APP # 22.0179 BH

9:02 PM

CITY of BOSTON

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ADDRESS: 87 PINCKNEY STREET

Applicant: Edward O'Connell

Proposed Work: New hand rail.

Project Representative: Edward O'Connell

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed the material and color of the railing, and its method of attachment.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) spoke in support of approving the application with design details remanded to staff for final review and approval.

M. McNamara motioned to approve the application. A. Allen seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None).

APP # 22.0169 BH

9:06 PM

ADDRESS: 112 REVERE STREET

Applicant: Peter Jang

Proposed Work: New store signage.

Project Representative: Peter Jang

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the location of the sign on Charles Street, and questioned the material of the sign and bracket.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended that the application be denied without prejudice stating that it was inconsistent with zoning and the Commission's guidelines.

A. Richmond motioned to approve the application with provisos. M. McNamara seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None).

- **The bracket must be black wrought iron and installed into the mortar joints of the wall, and the sign material must be wood.**



APP # 22.0156 BH

9:21 PM

ADDRESS: 68 CHESTNUT STREET

Applicant: Sean Cryts

Proposed Work: Replace two garden level casement windows.

Project Representative: Sean Cryts

Documents Presented: The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

Discussion Topics: The Commissioners discussed restoration of the windows rather than replacement. Staff reported its opinion that window “A” could be restored while window “B” was deteriorated beyond repair.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that all windows should be restored.

M. McNamara motioned to approve the application with provisos. A. Allen seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None).

- **Window “A” must be restored and window “B” be replaced as presented.**

I. ADMINISTRATIVE REVIEW/ APPROVAL

II. M. McNamara motioned to approve the administrative applications with provisos. A. Allen seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None).

All applications are approved with the exception of APP #22.0011 BH 6 Otis Place, which was continued.

APP # 22.0079 BH 25 BEAVER PLACE: Replacement of existing insulated glass panes that are failing for second floor casement windows. Existing sashes and hardware will be restored and reused, along with fresh paint of identical color.

APP # 22.0228 BH 7-9 CHARLES STREET: Replace existing mansard slate, replace with (stone) slates matching existing slates in color size and shape. Remove existing gutters and downspouts and replace with copper. Scrape sand, prime and paint existing windows and trim to match existing, Ben Moore, HC 164 Puritan Gray.

APP # 22.0091 BH 54 CHESTNUT STREET: Fire escape repairs and repainting.



APP #: 22.0162 BH 82 CHESTNUT STREET: Paint fire escapes in kind. Scrape, prime and paint trim on all three sides of building; front retail, Windows and Doors in kind. Prep and Prime Stucco all three sides of building.

APP #: 22.0137 BH 62-66 CHESTNUT STREET: Clean, scrape and repaint all exterior wooden surfaces. This includes all trim and sills surrounding windows and doorways. Paint will be a match to existing color.

APP # 22.0155 BH 107-109 CHESTNUT STREET: Repair chipped masonry on chimney in spalled areas. Install wire lathe. Apply new stucco coating. (See *Additional Items Under Design Review*).

APP # 22.0168 BH 28 GARDEN STREET: Replace all front facing (non-historic) windows. All windows on floors one and three will be wood, 6 over 6, double hung, true divided light. Floor two will be 6 over 9 double hung wood true divided lights.

APP # 22.0199 BH 9 HANCOCK STREET: Replace three total (non-historic) 6 over 1 windows at the parlor level (1st floor, top of stairs) at the front elevation. Windows will be 6 over 1 light, double hung, true divided light sash sets in original frames. Original frames, brick molding and wood sills are in good condition and will remain.

APP # 22.0200 BH 50 JOY STREET: Repair building facade masonry to match existing using cement lime mix.

APP # 22.0153 BH 31 MOUNT VERNON STREET: Exterior masonry repair to mitigate water damage, covering approximately the northeastern most 10' of brickwork up to the 3rd floor window sill (rightmost along Hancock Street, see attachment). Existing mortar will be repointed and water sealed, as will the 3rd floor sill. New mortar will be color-matched, as will replacement brownstone if any is needed.

APP # 21.1072 BH 39-41 MOUNT VERNON STREET: Cut and point one side of chimney and opposite wall at penthouse balcony. Replace approx. 10 bricks and apply clear sealer. Coat previously coated wall to match. All repairs to match existing.

APP # 22.0229 BH 72 MYRTLE STREET: Cut and repoint mortar joints at party wall.

APP # 22.0153 BH 79 MYRTLE STREET: Replace all existing (non-historic) 6 over 1 windows at the front elevation, fifth (top) floor unit 5. Windows will be 6 over 1 lites, wood, double hung sash sets in existing frames.

APP # 22.0226 BH 6 OTIS PLACE: Spot re-pointing and brick repair as needed on the façade. Replace eight front-facing windows with 4th floor center door and flanking



fixed side lites (all equally sized as per current configuration). Replacing 10 rear-facing windows as per current configuration) (*See Additional Items under Design Review*).

APP #: 22.0162 BH 10 OTIS PLACE: Replace 6 total 6/6 wood windows at the front elevation, fourth floor, unit 4A.

APP # 22.0147 BH 88 PINCKNEY STREET: Repair existing painted wood treads / risers at entry paint to match existing (Benjamin Moore Black "HC-190" / semi-gloss sheen), Repair existing fourth floor dormer (existing roofing and trim are exhibiting significant deterioration): material replacement in-kind and paint to match existing. Replace existing downspout with copper and replace associated cast iron boot in-kind (*See Additional Items Under Design Review*).

APP # 22.0230 BH 112 REVERE STREET: Replace chain link fence to match neighboring property.

APP # 22.0231 BH 33 RIVER STREET: Repoint front elevation 100% matching existing mortar mix in color and aggregate. Scrape, prime and paint to match existing second floor front bay including windows BM076.

APP # 22.0074 BH 38 WEST CEDAR STREET: Cut out joints and repoint brick masonry rear of building, repair concrete chimney cap, replace angle irons over eight windows, and replace windows sills for 8 windows, caulk windows, prime and paint, repair joints on front pavement. All work to match existing.

APP # 22.0165 BH 39 WEST CEDAR STREET: Replace two total front elevation and 2 total rear elevation top floor dormer windows. New 6 over 6 true divided light, mahogany wood double hung sash sets.

APP # 22.0210 BH 56 WEST CEDAR STREET: Repair water table granite in kind.

RATIFICATION OF 7-15-21 PUBLIC HEARING MINUTES

M. McNamara motioned to approve the minutes. A. Allen seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None) (ABS: None).

III. STAFF UPDATES Staff reported that virtual commissioner training will be scheduled in the coming weeks.



City of Boston
Environment



City of Boston
Mayor Kim Janey

Adjourn – 9:36 PM

M. McNamara motioned to adjourn the hearing. A. Allen seconded the motion. The vote was 4-0 (Y: AA, AG, MM, AR) (N: None).