



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room  
Boston, MA, 02201

**OCTOBER 21, 2021**

**COMMISSIONERS PRESENT:** *Arian Allen, Annette Given, Alice Richmond, Martha McNamara, Wen Wen*

**STAFF PRESENT:** *Nicholas Armata, Senior Preservation Planner, Gabriela Amore Preservation Planner.*

**COMMISSIONERS ABSENT:** *None*

*A full recording of the hearing is available at:  
<https://www.boston.gov/historic-district/beacon-hill-architectural-district>*

**5:00 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.*

**I. VIOLATION**

**APP# 22.0264 BH 104 CHESTNUT STREET: 5:02 PM**

*Applicant: Andrew Gordon*

*Proposed Work: Ratification of unapproved hardware, installed into the water table granite.*

*Project Representative: Marc Lacasse*

*Documents Presented: Existing conditions photos.*

*Discussion Topics: When the hardware was installed, why it is considered a violation, who installed it and a path forward to correct the violation. Additional similar violations include HVAC vent and a plug.*

*Public Comment: The Beacon Hill Civic Association (BHCA) stated that the changes are inappropriate.*

**COMMISSIONER MCNAMARA MOTIONED TO DENY THE APPLICATION, A.GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, AG, MM, WW) (N: AR).**



**APP# 22.0444 BH 21 BRANCH STREET: 5:22PM**

Applicant: Eric Krotkov

Proposed Work: Screening around HVAC equipment that was installed without the approval of the Commission.

*Project Representative: Eric Krotkov*

*Documents Presented: Existing conditions photos, renderings of proposed, precedent photos.*

*Discussion Topics: Why the project was done without approval of the Commission, who installed the project, how to ratify the project, area precedent, materials for proposed screening, more suitable locations.*

*Public Comment: The Beacon Hill Civic Association (BHCA) stated that the changes are inappropriate and should not be approved.*

**COMMISSIONER MCNAMARA MOTIONED TO DENY THE APPLICATION, A.GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, and WW).**

**APP# 21.1068 BH 46 BEACON STREET\*:** (Continued from 6/2021 Hearing) 5:50pm

Applicant: John Flannery

Proposed Work: At rear façade, level two, replace two, 1 over 1, aluminum windows with two, 1 over 1 aluminum windows.

*Project Representative: John Flannery*

*Documents Presented: Existing conditions photos, mock up photos,*

*Discussion Topics: Profile of the storm windows, paint color*

*Public Comment: The Beacon Hill Civic Association (BHCA) stated that the changes are inappropriate because they are covering leaded glass, and should not be approved.*

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATION, A.GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, and WW).**

*\*Heard out of order*

**APP# 22.0452 BH 18 HANCOCK STREET**

Applicant: John Hall

Proposed Work: New fan vent through rear façade.

*Project Representative: John Hall, Barbara Chen*

*Documents Presented: Existing conditions photos, precedent photos,*

*Discussion Topics: Need for vents, why they were not applied for, alternate location*

*Public Comment: The Beacon Hill Civic Association (BHCA) stated that the changes are inappropriate and should not be approved.*



**COMMISSIONER MCNAMARA MOTIONED TO DENY THE APPLICATION, A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, and WW).**

- The façade should be restored to the original condition.

**APP #: 22.0326 BH 40 CHARLES STREET:**

Applicant: James Hill

Proposed Work: New Sign

*Project Representative: James Hill*

*Documents Presented: Existing conditions photos, shop drawings,*

*Discussion Topics: Hardware to be used, materials of the sign, location of the sign.*

*Public Comment: The Beacon Hill Civic Association (BHCA) recommended that the sign is made from wood.*

**COMMISSIONER WEN MOTIONED TO APPROVE THE APPLICATION W. PROVISOS, A.ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: AA, MM, WW) (AB: AG, AR).**

**APP# 22.0321 BH 78 BEACON STREET:**

Applicant: Brian McLean

Proposed Work: Repair red scalloped slate roof in kind. (See Additional Items under Administrative Review)

*Project Representative: Brian McLean*

*Documents Presented: Existing conditions photos, samples of product, need for replacement of slate rather than replacement*

*Discussion Topics: Need for replacement of slate rather than replacement, original design intentions*

*Public Comment: The Beacon Hill Civic Association (BHCA) supported project.*

**COMMISSIONER WEN MOTIONED TO APPROVE THE APPLICATION W. PROVISOS, A.ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: AA, AG, MM, WW) (AB: AG, AR).**



**APP# 22.0408 BH 71 MYRTLE STREET:**

Applicant: David Arrowmith

Proposed Work: Replace existing roof deck with new roof deck.

*Project Representative: David Arrowmith*

*Documents Presented: Existing conditions,*

*Discussion Topics: Need for ladder, location, visibility from street, work being performed on the deck, clarification on scope of work.*

*Public Comment: The Beacon Hill Civic Association (BHCA) did not support the project due to the visibility of the deck and ladder.*

**COMMISSIONER WEN MOTIONED TO DENY THE APPLICATION W/O PREDJUDICE, A.ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, and WW).**

- The applicant should seek a variance

**APP# 22.0441 BH 83 MOUNT VERNON STREET**

Applicant: Marc Beaulieu

Proposed Work: New handrail on deck on the peak of the roof.

*Project Representative: David Freed, Marc Beaulieu*

*Documents Presented: Existing conditions, Shop drawings, visibility study, and renderings*

*Discussion Topics: Type of work, visibility from the street and (public) alley, area examples, original use of existing platform.*

*Public Comment: The Beacon Hill Civic Association (BHCA) did not support the project due to the visibility of the deck.*

**THE APPLICATION WAS WITHDRAWN**



**APP# 22.0449 BH 21 BRIMMER STREET**

Applicant: Leslie Schneeberger

Proposed Work: New pergola, new handrail.

*Project Representative: Leslie Schneeberger*

*Documents Presented: Existing conditions, Shop drawings, and product cut sheets, and renderings, visibility study.*

*Discussion Topics: Type of work, visibility from the street, area examples, lighting, need for pergola, visibility from vantage points within the purview of the Commission.*

*Public Comment: The Beacon Hill Civic Association (BHCA) thought that the project needed to be scaled back. Regina Cockerall, a neighbor, asked about their emergency egress onto their property.*

**COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION W/ PROVISOS, COMMISSIONER WEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, & WW).**

- *That the handrail is a simpler black metal rail and pushed back slightly.*
- *That the pergola is eliminated.*

**APP# 22.0453 BH 10 HANCOCK STREET**

Applicant: Charles Czeisler

Proposed Work: New handrail on rear ell roofdeck.

*Project Representative: Charles Czeisler*

*Documents Presented: Existing conditions, Shop drawings,*

*Discussion Topics: Original approval, need for a rail, visibility from Ridgeway Lane and Cambridge Street, hardware used to attach to façade, a question regarding a violation on the property.*

*Public Comment: The Beacon Hill Civic Association (BHCA) did not support the project due to its visibility.*

**COMMISSIONER WEN MOTIONED TO APPROVE THE APPLICATION W/ PROVISOS, COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, AG, MM, & WW) (N: AR).**

- *That the applicant explores options to reduce visibility and report back to staff.*



## II. ADVISORY

### BEACON STREET CROSSINGS

Applicant: John Monacelli; City of Boston Transportation Dept.

Proposed Work: Modifications to street crossing, signals, center islands at Charles & Beacon Street and Beacon and Arlington Street.

The Commission provided feedback on the project in terms of caution plates and materials. Overall the project was supported. No vote was taken.

*\*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. 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# 22.0321 BH 78 BEACON STREET:** Repoint party wall in kind using same mortar tooling and color (See Additional Items Under Design Review).

**APP# 22.0454 BH 43 BOWDOIN STREET:** Restore existing front door, door surround, repaint to match existing, clean restore front steps.

**APP# 22.0387 BH 67 BRIMMER STREET:** Installation of snow melt system and copper gutters.

**APP# 22.0415 BH 68 CHESTNUT STREET:** Repoint and repair brick in kind.

**APP# 22.0426 BH 81 JOY STREET:** Restore existing front door, and storefront carpentry in kind.

**APP# 22.0347 BH 6 MOUNT VERNON PLACE:** Repoint brownstone and brick in kind.

**APP# 22.0420 BH 10 PINCKNEY STREET:** Replace storm windows in kind.

**APP# 22.0323 BH 20 WEST CEDAR STREET:** Install fire alarm bell, drain and FD Connection.

**APP# 22.0428 BH 10 WEST HILL PLACE:** Repair existing fence; Weld decorative ornament back to existing fence. Repaint to match.

**COMMISSIONER WEN MOTIONED TO APPROVE THE APPLICATIONS EN MASSE, COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, & WW).**

#### **IV. RATIFICATION OF 9/16/2021 PUBLIC HEARING MINUTES**

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE 9/16/2021 MEETING MINUTES, COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, AG, AR, MM) (AB: WW).**

#### **V. STAFF UPDATES**

#### **VI. ADJOURNMENT: 8:16 PM**

**COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING, COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM & WW)**