



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall
Boston, MA, 02201 (Held Online Only)

March 17, 2022

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

STAFF PRESENT: *Nicholas Armata, Senior Preservation Planner; and Kira Torrieri, Preservation Assistant*

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:

Vice Chair A. Allen 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. VIOLATIONS

VIO # 21.0915 BH 39 CHARLES STREET

5:02PM

Applicant: Courtney Woodin; Vineyard Vines

Proposed Work: Ratification of unapproved window replacement.

Project Representative: Courtney Woodin; Vineyard Vines

Documents Presented: The Commissioners reviewed a presentation consisting of the existing conditions.

Discussion Topics: Commissioners discussed the appropriateness of the paint color on the front façade.

Public Comment: Regina Cockerill of the Beacon Hill Civic Association (BHCA) cited the inappropriate lighting, paint color, and wood paneling. She requested denial of the application and restoration of the historic conditions of the building.



COMMISSIONER A. RICHMOND MOTIONED TO RATIFY THE VIOLATION WITH PROVISOS. W. WEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and WW).

- *Composite materials must be removed and replaced with appropriate wood and trim.*
- *Storefront will be rebuilt to emulate the façade at 37 Charles Street.*
- *Color returned to original.*
- *Details remanded to Staff.*

II. DESIGN REVIEW

APP # 22.0827 BH 39 CHARLES STREET

5:15PM

Applicant: Phillip Naffah

Proposed Work: New signage.

Project Representative: Courtney Woodin; Vineyard Vines

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of existing conditions.

Discussion Topics: Commissioners discussed the material, size, color, and placement of the proposed sign. They also discussed the relationship of the building to its sister building and the importance of maintaining this relationship/

Public Comment: Regina Cockerill of the Beacon Hill Civic Association (BHCA) was concerned about the attachment of the sign to the façade and the material of the sign. She also expressed opposition for excessive signage and wished to avoid setting a precedent for the sign materials proposed in the application.

COMMISSIONER W. WEN MOTIONED TO APPROVE WITH PROVISOS. COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and WW).

- *Violations at property must be corrected before work can begin. The façade must be repaired as needed as part of the correction.*
- *Signage must be made of wood.*
- *Dimensions and placement of signage to match that of sister building 'Anton's Cleaners' sign.*
- *Details remanded to Staff.*



APP # 22.0879 BH 60 TEMPLE STREET

5:40PM

Applicant: David Govonlu

Proposed Work: New roof deck.

Project Representative: David Govonlu

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans and elevations, and photos of existing conditions.

Discussion Topics: Commissioners discussed the visibility of the deck rail.

Public Comment: Four local residents wrote in support of the project including Diana Cauldron, Kathy and Nat Sims, and Eric Shigley. Regina Cockerill of the Beacon Hill Civic Association (BHCA) requested that the deck railing be pulled back so it is not visible and recommends denial and construction of a new mockup. Jim Wells, resident of 36 Irving Street, spoke in support of the project and of the BHCA's recommendation to pull back the railing.

COMMISSIONER A. ALLEN MOTIONED TO APPROVE WITH PROVISOS.

COMMISSIONER W. WEN SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: AA, AG, WW) (N: AR)

- *The roof deck railings must be setback one additional foot.*
- *Details remanded to Staff.*

APP # 22.0912 BH 25 CHARLES STREET

5:57PM

Applicant: Brett Bentson; Utile, Inc.

Proposed Work: Replace 1 door on Branch Street, new hardware, scrape and repaint existing doors and replace hardware on doors facing Chestnut Street and Charles Street.

Project Representative: Brett Bentson; Utile, Inc.

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans and elevations, and photos of existing conditions.

Discussion Topics: The Commissioners discussed the appropriateness of the door hardware, placement of the card reader, and placement and size of the handicap button.

Public Comment: Regina Cockerill of the Beacon Hill Civic Association (BHCA) spoke in support of the door replacement but requested use of more traditional hardware and relocation of the card reader to inside.



COMMISSIONER A. RICHMOND MOTIONED TO APPROVE WITH PROVISOS. COMMISSIONER W. WEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, MM, WW).

- *The Charles Street door must have horizontal pullbars.*
- *The handicap button must be smaller and moved to the right of the door.*
- *The light on the card reader must be covered.*

APP # 22.0913 BH 35 BOWDOIN STREET

6:17PM

Applicant: Jan Steenbrugge; 33-35 Bowdoin Street LLC

Proposed Work: Switch previously approved real slate roof (not yet installed) and replace with synthetic slate.

Project Representative: Erin Doherty and Doug Kelleher presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans and elevations, and photos of existing conditions.

Discussion Topics: Commissioners discussed their preference for real slate over synthetic slate and weighed the benefits of each option.

Public Comment: Regina Cockerill of the Beacon Hill Civic Association (BHCA) recommended denial and requested the applicant use real slate as opposed to synthetic.

COMMISSIONER A. RICHMOND MOTIONED TO DENY WITHOUT PREJUDICE. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, MM, and WW).

- *Roof areas under the jurisdiction of the Commission must be clad in real slate as opposed to synthetic.*

APP # 22.0921 BH 24 BEACON STREET

6:45PM

Applicant: Keenan Brinn, ExtenNet Systems, Inc.

Proposed Work: Install cell facility on light pole.

Project Representative: Keenan Brinn

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans and elevations, and photos of existing conditions.

Discussion Topics: Commissioners discussed other options for locations of the cell facility.



Public Comment: Regina Cockerill of the Beacon Hill Civic Association (BHCA) spoke in opposition to the project and proposed moving the cell facility across the street instead so it is not in the historic district.

COMMISSIONER A. RICHMOND MOTIONED TO DENY WITHOUT PREJUDICE. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: AA, AG, WW) (A: AR).

- *Cell facility should be relocated.*

III. ADMINISTRATIVE REVIEW/APPROVAL:

APP # 22.0701 BH 81 BEACON STREET: At penthouse level, remove thirty-two (32) wood, 6 over 6, double hung windows and replace in kind. Existing windows have been determined to be unrepairable.

APP # 22.0870 BH 5 CHARLES RIVER SQUARE: Install new storm windows at front of building; Pro Via coal black.

APP # 22.0895 BH 18 IRVING STREET: Replace flashing around two chimneys.

APP # 22.0950 BH 34 IRVING STREET: New copper gutter at edge of mansard, replace slate mansard in kind.

APP # 22.0910 BH 43 MOUNT VERNON STREET: Repair brick masonry in kind using the historically correct mortar mix and tooling, replace wood brick mold in kind in the correct profile style, and replace several deteriorated stone lintels and sills in kind.

APP # 22.0893 BH 55 MOUNT VERNON STREET: Repair and repaint shutters to match existing. Replace select shutters as needed. Restore brownstone belt course and window lintels in kind.

APP # 22.0825 BH 3 MYRTLE STREET: At front elevation, floor 3, replace three, non- historic 2 over 2 wood windows in kind.

APP # 22.0566 BH 69 PINCKNEY STREET: Replace all bar grading floors on fire escape, replace all bolt connections adding one supporting brackets, small bar grading floor replacement on the neighbor deck connecting to platform.



APP # 22.0845 BH 1 ROLLINS PLACE: Removal of existing Verizon equipment (Cable & Terminals) from the exterior brick wall at 1 Rollins Place. Terminals and Cable will be removed through the conduit coming from the ground below. Repair masonry to its original condition.

APP # 22.0906 BH 39 WEST CEDAR STREET: Replace existing garden level door in kind, paint to match existing.

Public Comment: There was no public comment.

COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATIONS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and WW).

IV. RATIFICATION OF 2/17/2022 PUBLIC HEARING MINUTES

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE MINUTES AS AMENDED. COMMISSIONER W. WEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR).

VI. ADJOURNMENT: 7:08 PM

COMMISSIONER A. RICHMOND MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and WW).