



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

February 17, 2022

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

5:01 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. VIOLATIONS

VIO # 21.068 BH 29 PINCKNEY STREET

5:02PM

Applicant: Alex Ehrlich

Proposed Work: Ratification of unapproved window replacement.

Project Representative: Chris Rapczynski, Sleeping Dog

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

Discussion Topics: Commissioners discussed the visibility of the top floor the importance of matching new windows to the historic ones on the level above.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that she would prefer the windows to be repaired rather than replaced.



COMMISSIONER M. MCNAMARA MOTIONED TO RATIFY THE VIOLATION WITH PROVISOS. A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, AR, MM, and WW).

- *The applicant must replace first floor windows with appropriate windows and match second floor windows with repairs in kind*
- *The applicant must replicate the trim present in 2010.*
- *The applicant must provide shop drawings prior to construction.*
- *Details remanded to Staff.*

VIO # 20.051 BH 24 PHILLIPS STREET

5:35PM

Applicant: Tom Trykowski; The Copley Group

Proposed Work: Ratification of unapproved Intercom system

Project Representative: David Silverman

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and photos of the surrounding area.

Discussion Topics: Commissioners discussed their desire to avoid setting a precedent for this type of intercom system. They requested different intercom options that would comply with the standards or that the existing intercom system be mounted flush against the wall.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) prefers a traditional intercom, perhaps flush mounted. She also dislikes the lighting.

COMMISSIONER M. MCNAMARA MOTIONED TO DENY THE VIOLATION CITING:

- *The applicant must remove the existing buzzer system and replace it with a new buzzer system that is approved.*
- *The applicant must repair any damage to the façade.*

COMMISSIONER A. RICHMOND OPPOSED THE MOTION. M. MCNAMARA AMENDED THE MOTION. A. RICHMOND REPEALED OPPOSITION. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, AR, MM, and WW).

- *The applicant must complete all work within 90 days.*



II. DESIGN REVIEW

APP # 22.0772 BH 103 CHARLES STREET

5:51PM

Applicant: Robert Thompson
Proposed Work: New signage

- *The applicant failed to appear.*

APP # 22.0554 BH 160 MT. VERNON STREET

5:52PM

Applicant: Elliot Olson
Proposed Work: New light fixture. At rear façade dormer level replace two, 2 over 2, wood, double hung windows in kind, replace two basement level windows at front façade.

Project Representative: Brigid Williams

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

Discussion Topics: Commissioners discussed their preference for the light to be flush mounted and recessed. They also discussed the placement of the spigot

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) prefers a traditional light fixture and approves of the windows.

COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE WITH PROVISOS. COMMISSIONER A. ALLEN SECTIONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, AR, MM, and WW).

- *The light fixture must be flush mounted and must be reviewed by staff.*
- *The spigot must be relocated to the proposed location with appropriate brick repair.*

APP # 22.0828 BH 50 BEACON STREET

6:04PM

Applicant: Emile Frey
Proposed Work: Replacement of select slate roofs and restoration of damaged/ missing slate. Replace in kind new guardrails to match existing. Select replacement of failing insulated glass units at windows. Replacement of roof mounted HVAC equipment with new in same locations and sizes. (See Additional Items Under Administrative Review).

Project Representative: Scott Winkler

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

Discussion Topics: Commissioners discussed preserving the molding and the slate. They also requested more documentation on elevations.



Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended approval on the condition that staff confirm the HVAC system is not visible.

COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER W. WEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, AR, MM, and WW).

- *The roof deck railings must be moved back if they can be seen from a public way, according to staff recommendations.*
- *Staff must review a mockup of the proposed repair to the water table.*
- *Slat must be approved by staff.*
- *The HVAC system must not be visible from a public way.*

III. ADMINISTRATIVE REVIEW/APPROVAL:

APP # 22.0635 BH	35 MOUNT VERNON STREET: Repoint the masonry/brick front facade of the building using historical mix
APP # 22.0828 BH	50 BEACON STREET: Replacement of gutters, downspouts, and metal flashings with new copper to match. Masonry restoration and repointing. Sealant replacement at window perimeters. Repainting of wood windows, doors, and trim, color to match existing. (See Additional Items Under Design Review).
APP # 22.0754 BH	45 PINCKNEY STREET: At front façade, floors 1 through 3, replace eight non-historic, wood, double hung 6 over 6 windows in kind. At front façade, dormer level, replace two, non-historic, wood, double hung, 2 over 2 windows in kind.
APP # 22.0798 BH	103 PINCKNEY STREET: Repair fire escape; reinforce fire escape, change square bolts, hand scrape and paint
APP # 22.0780 BH	60 TEMPLE STREET: New chimney cap, Repair front door: repair holes, sand and refinish to match existing. Iron bars on doors and windows: sand and repaint iron bars on the front door and two lower front windows to match existing

Public Comment: There was no public comment.

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

IV. RATIFICATION OF 1/20/2022 PUBLIC HEARING MINUTES



COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE MINUTES AS AMENDED. COMMISSIONER M. MCNAMARA SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: AA, AG, AR, and MM; A: WW).

VI. ADJOURNMENT: 6:55 PM

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