



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201
(Held virtually via Zoom)

JANUARY 19, 2023

Commissioners Present: Arian Allen, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer, Alice Richmond, Wen Wen.

Commissioners Absent: None.

Staff Present: Nicholas Armata, AICP, Senior Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

5:00PM: Commissioner Kiefer 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. Members of the press Beacon Hill Times made themselves known. There were no elected officials present.

Following this brief introduction he called the first design review application.

I. DESIGN REVIEW

APP # 23.0344 BH

TIME: 5:06 PM

ADDRESS: 103 CHARLES STREET

APPLICANT: Jim Bellanca

PROPOSED WORK: New intercom.

Project Representatives: Jim Bellanca

Documents Presented: Existing conditions photos, plans for proposal

Discussion Topics (brief): The commissioners discussed different options for placement of the intercom to reduce visibility, and how the device will be attached to the facade.

Public Comment: BHCA recommended using the slimmer intercom model that fits within the wood doorway trim.



COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

- *That the intercom is to be placed on the wood panel or within the doorway trim. Applicant is to work with staff to find the best solution.*
- *If the intercom cannot be placed in either of these locations, the applicant is to return to the commission.*

APP # 23.0478 BH

TIME: 5:38 PM

ADDRESS: 60 JOY STREET

APPLICANT: Ken Crisafulli

PROPOSED WORK: Add CPA plaque to property mandated for receiving CPA funds from the City's taxpayers.

Project Representatives: Ken Crisafulli

Documents Presented: Existing conditions photos, plans for proposal.

Discussion Topics (brief): The commissioners discussed other possible locations for the plaque to reduce visibility. The Commission also discussed the plaque in relation to the district's guidelines.

Public Comment: BHCA opposed the application.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

- *That the placard is not precedent setting and is approved for installation because of its minimal visibility.*
- *That the placard is installed through the mortar joints of the facade, not the brick.*

APP # 23.0525 BH

CITY of BOSTON



ADDRESS: 73 PINCKNEY STREET

TIME: 6:09 PM

APPLICANT: Monika Pauli

PROPOSED WORK: At rear facade visible from Grove Square, replace existing low metal balcony railing w/ new code compliant black metal railing, reinforce balcony if required, Increase height of balcony door to existing stone lintel (*See Additional Items Under Administrative Review*)

Project Representatives: Richard Pignataro

Documents Presented: Existing conditions photos, plans for proposal,

Discussion Topics (brief): The commissioners discussed the age and visibility of changes. The existing (and historic) conditions that support that the door (and windows) are allowed to be enlarged.

Public Comment: BHCA supported the application.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

APP # 23.0526 BH

ADDRESS 83 MYRTLE STREET

TIME: 6:16 PM

APPLICANT: Christian Pettaway

PROPOSED WORK: Replace the existing front door. Replace the existing doorbell with a new ring doorbell concealed behind a brass plate.

Project Representatives: Brigid Williams

Documents Presented: Existing conditions photos, plans for proposal.

Discussion Topics (brief): The commissioners discussed the possibility of repairing the front door instead of replacing it. The age of the door was also discussed.

Public Comment: BHCA requested proof from a restoration specialist that the door is not historic or is beyond repair before it was replaced.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

- *That the applicant provide documentation demonstrating that the front door is beyond repair from a preservation specialist.*
- *That the doorbell is approved as submitted.*



APP # 23.0457 BH

ADDRESS 7 CHESTNUT STREET

TIME: 6:38 PM

APPLICANT: Mark Van Brocklin, Embarc Design

PROPOSED WORK: Replace all windows on the front facade. All with existing (historic) pane configuration. Windows will be double paned, compared to the existing single pane (non-historic) windows. Install new light at main entrance, new front door hardware, new service entry door and hardware, new roof deck, new HVAC equipment, new intercom (See *Additional Items Under Administrative Review*)

Project Representatives: Mark Van Brocklin, Embarc Design

Documents Presented: Existing conditions photos, plans for proposal, historic photos of the service level door, and a window survey.

Discussion Topics (brief): The commissioners discussed the location of the HVAC equipment, the visibility and significance of the service door, and the appropriateness of the proposed windows.

Public Comment: BHCA opposed replacement of the windows and the visibility of the HVAC equipment.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

- *That the service door is restored according to historic evidence*
- *That the HVAC equipment on the deck is not visible from a public way*
- *The windows will not have any sort of reflective or UV film and will have 3/4' muntin bars. The windows will also have black spacer bars concealing the gaskets throughout each window. Details remanded to staff.*
- *The door hardware, intercom, and pendant light are approved as submitted.*

II. ADVISORY REVIEW

TIME: 7:18 PM

ADDRESS 19 MYRTLE STREET

APPLICANT: Ken Crisafulli

PROPOSED WORK: Review and comment on window mock-up at rear of structure.

Discussion Topics (brief): The commissioners discussed the window placement and mentioned that they were approvable but they should be recessed within the window frame to match the existing conditions.



III. ADMINISTRATIVE REVIEW/ APPROVAL

TIME: 7:40 PM

APP # 23.0457 BH 7 CHESTNUT STREET: Patch and repair existing slate roof as needed (natural slate to match existing), patch, repair, and repaint wood trim, paint off-white: benjamin moore “dove wing”, repair copper gutters and downspouts, repair front oriel roof using historic materials. Restore, and paint existing window sills and headers as required, paint taupe/gray: benjamin moore “revere pewter.” Repair and repoint existing brick masonry and stone facades as required. Patch, repair, and repaint wood trim, paint off-white: Benjamin Moore “dove wing.” Clean, patch/repair, and paint decorative railing. Repair and repoint existing brick masonry and stone facades as required, restore front entry door, clean and repair front stone steps as needed, install shutters (See Additional Items Under Design Review)

APP # 23.0460 BH 22 CHESTNUT STREET: Replace and repair bricks and mortar on chimney

APP # 23.0527 BH 1 OTIS PLACE: Paint exterior painted features black per paint analysis, reinstall missing shutters, shutters painted black to match exterior painted surfaces (black), replace non-historic metal grates at basement level. Install new metal grates on remaining basement windows

APP # 23.0525 BH 73 PINCKNEY STREET: At rear facade, top level increase height of masonry opening to existing original stone lintel height on (3) window openings & install new custom wood true divided light double-hung windows. New brickmold to match existing (See Additional Items Under Design Review)

COMMISSIONER GIVEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).

IV. RATIFICATION OF 12-15-2022 PUBLIC HEARING MINUTES

TIME: 7:42 PM

COMMISSIONER ALLEN MOTIONED TO APPROVE THE 12-15-2022 HEARING MINUTES. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: AA, EF, AG, RJ, MK, AR) (N: NONE) (ABS: WW)

VII. ADJOURN – 7:44 PM

COMMISSIONER ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, RJ, MK, AR, WW) (N: NONE).