



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

*Held virtually via Zoom*

**September 16, 2021**

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

**Commissioners Absent:** Wen Wen.

**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>

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**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.

## **VIOLATIONS**

**APP # 21.0072 BH**

**5:02 PM**

**ADDRESS: 25-27 PINCKNEY STREET**

Applicant: Nicole Wang

Proposed Work: The ratification of unapproved window boxes, camera and windows.

**Project Representative:** Nicole Wang

**Documents Presented:** Existing conditions photos.

**Discussion Topics:** The Commissioners discussed the violation and which guideline they violated. Additional details discussed include; the original architectural style, and the need for the changes made.

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

**M. MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. A. ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, AG, MM) (N: NONE).**

- That the Security light will be removed
- That the window boxes will be brought down to sill level



- That the windows installed without the approval of the Commission will be removed and replaced with windows that meet the standards of the district.

**APP # 21.0065 BH**

**5:20 PM**

**ADDRESS: 82 REVERE STREET**

Applicant: Jen Garran

Proposed Work: The ratification of unapproved service door, unapproved change in paint color of front door.

**PROJECT REPRESENTATIVE:** Jennifer Garran

**DOCUMENTS PRESENTED:** Existing conditions photographs

**Discussion Topics:** The reasoning for the changes, the existing conditions

**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 3-0-0 (Y: AA, AG, MM,) (N: NONE).**

- That the bead board on the header is removed. The service door may remain.
- That the front door will be returned to the originally approved color.

## DESIGN REVIEW

**APP # 22.0177 BH**

**5:45 PM**

**ADDRESS: 133 CHARLES STREET**

Applicant: Jeff Grady

Proposed Work: New store signage.

**PROJECT REPRESENTATIVE:** Jeff Grady

**DOCUMENTS PRESENTED:** Signage technical documents, existing conditions photos.

**DISCUSSION TOPICS:** The Commission discussed the location of the sign, the materials, and the style.

**PUBLIC COMMENT:** Members of the Civic Association supported the project.

**M.MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. A. GIVEN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, AG, MM) (N: NONE).**



- That the dimensions of the sign will be provided to staff for the record.

**APP # 22.0124 BH**

**5:47 PM**

**ADDRESS: 30 CHARLES STREET**

Applicant: Jennifer Gallagher

Proposed Work: New store signage

**Project Representative:** Jennifer Gallagher

**Documents Presented:** The Commission reviewed photographs of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commission discussed the material of the proposed sign and reusing the existing sign bracket.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended reusing the existing bracket.

**M. McNamara motioned to approve the application with provisos. A. Given seconded the motion. The vote was 3-0-0 (Y: AA, AG, MM) (N: None) (ABS: None).**

**Commissioner A. Richmond joined the meeting at 5:57 PM**

**APP # 22.0226 BH**

**5:57 PM**

**ADDRESS: 6 OTIS PLACE** *(Continued from 8/2021 Hearing)*

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.

**Project Representative:** Megan Morgan

**Documents Presented:** The Commission reviewed photographs of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commission discussed visibility of the proposed deck, and asked if a screened enclosure exists on the fifth floor, and if there is a light or weather station on the roof.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA)



commented that the deck will be visible and should be moved back twelve (12") inches. She also commented that there is a visible domed-structure in the rear yard.

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

- **Provisos that the rail will be pushed back 12 inches.**
- **The screened enclosure be removed.**
- **The globe on the pole be removed.**
- **The garden structure roof be removed within 2 years (9/16/2023).**

**The vote was 4-0-0 (Y: AA, AG, MM, AR) (N: None) (ABS: None).**

**APP # 22.0005 BH**

**6:08 PM**

**ADDRESS: 45 CHARLES STREET** (Continued from 7/2021 Hearing)

Applicant: Alicia Colston, GMR

Proposed Work: Replace twelve canopy-mounted fixtures with new LED fixtures. Install one new LED wall-mounted fixture.

**Project Representative:** Josh Waggoner

**Documents Presented:** The Commission reviewed photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commission asked if a mock-up of the proposed lighting has been created, and asked if there is a state statute that requires illumination for security at ATMs.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that the proposed lighting is too bright. Dr. Charles Andrew Czeisler commented that the proposed lighting is inappropriate and brighter than the existing gas streetlights.

**A. Richmond motioned to continue the application. There was no second.**

**M. McNamara motioned to deny the application. A. Allen seconded the motion.**

**A. Richmond asked to amend the motion to denial without prejudice. The amendment was accepted by M. McNamara and A. Allen. The vote was 4-0-0 (Y: AA, AG, MM, AR) (N: None) (ABS: None).**



**APP # 21.1068 BH**

**6:38 PM**

**ADDRESS: 46 BEACON STREET** (Continued from 6/2021 Hearing)

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:** No show.

**APP # 21.1072 BH**

**6:39 PM**

**ADDRESS: 39-41 MOUNT VERNON** (Continued from 7/2021 Hearing)

Applicant: Amy Revene

Proposed Work: Add six security gates to lower level windows to match existing windows with security gates.

**Project Representatives:** Amy Revene and Nancy Sadecki

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

**Discussion Topics:** The Commissioners discussed three different options and the issue of safety and security for the occupants of the building.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the BHCA did not have time to review the latest options and defers to the Commission's determination.

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

- **Option B is implemented with all attachments made into the mortar joints.**

**APP # 22.0277 BH**

**6:57 PM**

**ADDRESS: 83 MOUNT VERNON STREET**

Applicant: Marc Beaulieu

Proposed Work: Replace existing pressure treated wood lattice roof deck guardrail with new steel guardrail painted black. Remove small section of roof to extend existing roof deck and guardrail to the party wall.

**Project Representatives:** Marc Beaulieu and David Freed.

**Documents Presented:** The Commissioners reviewed photographs of existing



conditions and plans of the proposed work.

**Discussion Topics:** The Commission discussed the visibility of the deck railing.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that the deck will be visible and should be moved back twelve (12") inches.

**A. Richmond motioned to approve the application. A. Richmond withdrew her motion following additional discussion amongst the Commissioners.**

**A. Allen motioned to approve the application with provisos. A. Richmond seconded the motion. The vote was 3-0-1 (Y: AA, AG, AR) (N: None) (ABS: McNamara). The rail will be pushed back 12 inches.**

**APP # 22.0326 BH**

**7:06 PM**

**ADDRESS: 40 CHARLES STREET**

Applicant: James Hill

Proposed Work: New sign.

**Project Representative:** No show.

**APP # 22.0292 BH**

**7:07 PM**

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

Applicant: David Hacin; Hacin & Associates

Proposed Work: At roof, install privacy fence, guardrail to the party wall.

**Project Representative:** Adam Hayes and David Tabenken

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

**Discussion Topics:** The Commission discussed the material of the fence, its visibility, and using potted plants instead. They also asked if the neighbors are in support of the project.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) spoke in opposition to the project because it is visible. Matthew Fronczke spoke in support of the project stating that it is consistent with other fencing in the district and necessary for the welfare of his family. Diana Coldren spoke in support of the project stating that it is necessary for safety and security. Renee Knilans spoke in opposition to the project because of its visibility.



**M. McNamara motioned to deny the application. A. Allen seconded the motion. The vote was 3-1-0 (Y: AA, AG, MM) (N: AR) (ABS: None).**

**APP # 22.0305 BH**

**7:42 PM**

**ADDRESS: 15 RIDGEWAY LANE**

Applicant: Darren Gladeau

Proposed Work: Removing from the rear patio, a non-original wood inswing 15-light door and wood outswing door and replacing with Pella Reserve Traditional wood/alum clad 15-light inswing door with Pella's historically accurate ILT grills.

**Project Representative:** Darren Gladeau

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

**Discussion Topics:** The Commissioners discussed the visibility of the door and the appropriateness of aluminum cladding and simulated divided lights.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that the door is visible and not appropriate.

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

- **The door must be wood with true divided lights.**

**I. ADMINISTRATIVE REVIEW/ APPROVAL**

**7:53 PM**

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

**APP # 22.0104 BH**

**35 BEACON STREET:** At front elevation second floor, replace two curved sash, two over two, wood windows with two, curved sash 2 over 2, double hung windows. Replace one, 2 over 2 straight sashes, wood window with a straight sash, 2 over 2, wood window.

**APP # 22.0028 BH**

**21 BEAVER PLACE:** Replace non-historic, front facing windows in kind with proper pane configuration.



- APP # 22.0028 BH** **24 BRIMMER STREET:** Temporarily remove existing stone steps at front door to repair failing piles below stair and re-install stone stairs in original location. Install new railing to replace original railing with same design.
- APP # 22.0201 BH** **52 GARDEN STREET:** Repair the building facade masonry to match existing using cement lime mix.
- APP # 22.0236 BH** **32 LIME STREET:** Add a copper cap to existing concrete cap at 5<sup>th</sup> floor parapet and sloping caps at the mansard roof.
- APP # 22.0213 BH** **109 MT. VERNON STREET:** Repoint masonry as needed. Scrape and repaint window trim in kind.
- APP # 22.0317 BH** **40 PHILLIPS STREET:** At front façade, top floor, replace three, non-historic, 2 over 2, wood windows with three, 2 over 2 wood, double hung windows.
- APP # 22.0104 BH** **45 PINCKNEY STREET:** Repoint masonry as needed. Scrape and repaint window trim in kind.
- APP # 22.0187 BH** **37 REVERE STREET:** At front elevation, fifth floor, replace ten, 1 over 1, aluminum double hung windows with ten, 1 over 1, wood double hung windows.

## RATIFICATION OF 8-19-2021 PUBLIC HEARING MINUTES

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

**II. STAFF UPDATES** Staff updated the Commission on the online application process.

**Adjourn – 7:56 PM**

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