



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

July 21, 2022

COMMISSIONERS PRESENT: *Arian Allen, Ed Fleck, Ralph Jackson, Mark Kiefer, Alice Richmond*

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

COMMISSIONERS ABSENT: *Wen Wen, Annette Given*

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

5:03 PM:

Chair M. 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.

I. DESIGN REVIEW

APP # 22.0444 BH 21 BRANCH STREET

5:04PM

Applicant: Tim Burke

Proposed Work: New location of condensers.

Project Representative: Tim Burke presenting.

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 proposed condensers and screen, the mock-up, effect of foliage on shielding the condenser

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) approved of the location of the condensers. Kerry Swords, neighbor, expressed concern about access to the condensers for maintenance.



COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.)

- *Screen used to conceal condensers must not be visible.*

APP # 22.1182 BH 25 CHARLES STREET

5:21PM

Applicant: Brett Bentson; Utile, Inc.

Proposed Work: New signage and window decals, new awning.

Project Representative: Kelly Smith presenting.

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

Discussion Topics: There was no discussion.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested detailed drawings be submitted and preferred a wooden blade sign.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER R. JACKSON SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.)

APP # 22.1096 BH 44 PHILLIPS STREET

5:27PM

Applicant: Maria Correa

Proposed Work: Rebuild transom light, rebuild garden level openings.

Project Representative: Fernando Dalfior and Eric Zachrison presenting.

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

Discussion Topics: Commissioners discussed their preference for horizontal vs. vertical symmetry.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) supported the 12-light transom design and asked about the proposed paint color.

COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.)

- *12-light transom design is approved.*



APP # 22.1068 BH 141 CAMBRIDGE STREET

5:50PM

Applicant: Michael Maler presenting.
Proposed Work: Install mailbox.

Project Representative: Michael Maler presenting.

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

Discussion Topics: The Commissioners discussed their preference of a simple mailbox design. They also discussed the possibility of attaching the mailbox to a stained wooden post, visibility and installation methods were also used.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested further information on how the mailbox would be attached and favored the simpler mailbox design.

COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 3:0:2 (Y: AA, RJ, AND AR.) (N: NONE) (RECUSED/ABSENT: MK, EF, WW, AG)

- *That the simpler model will be installed (Option #1)*
- *The mailbox will be installed on a wood post, stained a dark color and submitted to staff for final approval.*
- *The mailbox and post will be installed so that it is parallel to the property's wall, with the front facing away.*
- *Details remanded to staff for final approval*

APP # 22.1359 BH 81 PINCKNEY STREET

6:01PM

Applicant: David Long presenting.
Proposed Work: New deck rails at rear of the property.

Project Representative: David Long presenting.

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

Discussion Topics: The Commissioners discussed the unique circumstances of the project. They also explained their preference for the black metal railing, also discussed was the transparency (rather than the latticework privacy fence that exists today) would be an improvement to the deck.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) approved of the project due to its unique location.

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER R. JACKSON SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).



APP # 22.1369 BH 114 MOUNT VERNON STREET

6:09PM

Applicant: Michael Sullivan presenting.

Proposed Work: Remove existing unapproved sconces and replace with pendant light.

The applicant failed to appear.

APP # 22.1359 BH 71 MOUNT VERNON STREET

6:11PM

Applicant: David Freed presenting.

Proposed Work: Replace all windows with like windows (2 over 2) for most of front façade, (1 over 1 for front bay), rebuild rear deck in kind (with condenser placed in same location), Remove rear shed roof and re-build rear half of roof to be flat for new roof deck and elevator overrun and concealed roof drains. Access to roof deck through bulkhead with operable glass roof hatch, Rebuild rear fifth floor facade to be coplanar with face of wall below. Replace brick veneer with slate tiles; Re-build the existing balcony on front bay in kind (See Additional Items under Administrative Review).

Project Representative: David Freed presenting.

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 windows and the design of the roof. They also explained that the existing windows are not original and discussed the proposed materials for the bay window, also discussed was the inconsequential visibility from the public alley, the type of cladding that should be used for the rear upper level, the existing brick design at the rear of the property, and the visibility of the upper level roof deck from all points within the purview of the Commission.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) opposes the flattening of the roof and the change of the brick veneer to slate; she also requested information on the history of the addition and expressed concern about visibility of the roof deck.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).

- *That the front portion of the roof, including the dormers will not be removed, rebuilt, or reconstructed*
- *That the front balcony French-style doors will be replaced with a replica, but will function as a single door. Details are to be remanded to staff for final approval*



- That the rear upper level will be clad in standing seam (real) copper, while maintaining the "lip" of brick as-is.
- The front balcony metal rail will be restored and reused
- That the garden level windows in front will remain as a 3 over 3, wood, true divided light, double hung windows.
- That the top level rear roof deck is approved because it is not visible from Mt. Vernon Street, Joy. or Walnut Streets.
- The front skylight is exempt because it is not visible from areas within the purview of the Commission and is existing.

The two proposed roof decks, while at the rear of the property, are within the purview of the Commission due to the public alley directly behind 71 Mount Vernon Street. The Commission felt that the proposed changes did not affect the original architecture of the structure, and recognize that the visibility from this vantage point is de minimis due to the low traffic, low visibility, and seemingly-inaccessibility of this alley.

Construction documents are to be submitted to staff for final approval.

APP # 22.1428 BH 7 LOUISBURG SQUARE 6:59PM

Applicant: Monas Bonnot, Sea Dar Construction presenting.

Proposed Work: Replace front dormer windows and rear el windows/Juliet balconies. Enlarge one window at rear el. (See Additional Items Under Administrative Review).

Project Representative: Alexander Sassaroli presenting.

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 proposed windows and the changes to the Juliet balcony.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested detailed shop drawings.

COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).

- The Commission noted the low visibility of the rear of the property (roof, windows, etc) as part of the reasoning for the approval.

II. ADVISORY REVIEW:



86 CHESTNUT STREET

9:33PM

Proposed Work: Replace front door

Project Representative: Evolve Architects presenting.

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

Discussion Topics: Commissioners requested historic evidence to support the proposed change.

III. ADMINISTRATIVE REVIEW/APPROVAL:

APP # 22.1434 BH 35 BOWDOIN STREET: Replace asphalt shingle roof in kind.

APP # 22.1374 BH 5 CHESTNUT STREET: Repaint front bay in kind.

APP # 22.1311 BH 13 CHESTNUT STREET/50 MOUNT VERNON STREET: Paint with exterior latex paint in existing colors all window and door trim (Benjamin Moore House Paint Custom Mix 21102A 0Y-1X10 BK20 RTI X8 GY1816 high gloss), doors and shutters (BM Essex Green High Gloss) and iron work (BM Black High Gloss) on 13 Chestnut facade of property and (b) prep and paint with exterior latex paint in existing colors all window and door trim, and gutters and balustrade (BM Custom Mix 21102A 0Y-1X10 BK20 RTI X8 GY1816 high gloss) and shutters, doors and downspouts (BM Black high gloss) on 50 Mt Vernon facade of the property. All shutters shall be removed for painting offsite and subsequently re-installed.

APP # 22.1295 BH 19 GARDEN STREET: Repoint partition wall in kind.

APP # 22.1393 BH 22 HANCOCK STREET: Remove old fire escape, cut and repoint, remove and install new lintels. Type O mortar will be used.

APP # 22.1428 BH 7 LOUISBURG SQUARE: Install small EV port in sidewalk in front of property, rebuild sidewalk to install ice melt system no visible changes (See Additional Items Under Design Review).

APP # 22.1320 BH 20 LOUISBURG SQUARE: Replace the front copper roof with 20oz. red copper. We will be removing and reinstalling the existing snow guards in the same location.

APP # 22.1292 BH 39-41 MOUNT VERNON STREET: Cut and repoint all masonry joints. Re-pointing along with replacing any spalled or broken bricks, matching existing bricks.

APP # 22.1419 BH 71 MOUNT VERNON STREET: Restore front door and sidelights, spot repoint masonry, clean masonry (See Additional Items Under Design Review).



APP # 22.1352 BH 85 MOUNT VERNON STREET: Remove and replace the front gutter in kind. Replace rotted wood window sills to match existing in dimensions and color. Remove and replace badly spalled brick at fountain wall in courtyard, brick and mortar to match existing.

APP # 22.1336 BH 19 MYRTLE STREET: Masonry Restoration of the North (Alleyway); Cut and repoint masonry and stone joints, replace damaged brick, rebuild outer wythe damaged masonry, remove replace deteriorated steel lintels, clean masonry and stone, sealant replacement, all in kind to match existing adjacent construction.

APP # 22.1406 BH 133 MYRTLE STREET: Repaint first floor windows and bay in kind with BM black on muntins and BM Corinthian on bay.

APP # 22.1409 BH 5 WEST CEDAR STREET: Remove and replacing lintels, remove/reset brick wythe, inserting helical ties, re-grouting, repointing, repairing/replacing trim and repainting (all work to match existing).

Public Comment: There was no public comment.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS.
COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).**

IV. RATIFICATION OF MAY 19, 2022 AND JUNE 16, 2022 PUBLIC HEARING MINUTES

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS.
COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).**

V. ADJOURNMENT: 7:36PM

**COMMISSIONER A. ALLEN MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5:0 (Y: AA, EF, RJ, MK, and AR.) (ABSENT: AG, and WW).**