



BEACON HILL ARCHITECTURAL COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

January 16, 2020

Commissioners Present: Joel Pierce, Miguel Rosales, P.T. Vineburgh

Staff Present: Nicholas Armata, Senior Preservation Planner

5:00 P.M. Commissioner Rosales called the public hearing to order.

I. DESIGN

APP # 20.692 BH: 60 Pinckney Street

Applicant: Sean P. Cryts

Proposed Work: At penthouse level, replace three, 18 light doors with wood, 9 over 9, windows.

The applicant provided the details to the proposal which consists of removing two existing French doors at the penthouse front façade and replacing the doors with windows that are in line with the architecture. The penthouse is not original to the structure, and the doors are a later installation.

The Commission reviewed the application and determined that the proposal as submitted is approvable. Staff requested that the windows are made smaller in order to fit better with the original fenestrations of the property, the Commission disagreed.

There was no public comment.

In conclusion, the application was approved as submitted.

P. Vineburgh motioned to approve the application, J. Pierce seconded the motion. The vote was 4-0 (MB, JP, MR, and PV).



APP # 20.695 BH 18 Phillips Street

Applicant: John Hecker

Proposed Work: At side façade, replace existing exterior surface mounted lighting with new LED lighting.

The applicant was returning to the Commission after there were some work modifications that were conflicting with the previous approval. The previously approved application approved several LED walkway lights that were to be installed on a retaining wall. It was later decided that the existing retaining wall would stay and the walkway lighting needed to now be installed using a simple flat plain light mounted on the wall of the structure.

The Commission discussed whether the lighting would be too bright and intrude on the neighboring property. The lighting was also very modern and did not fit the architecture of the district. It was determined that in order to understand how the lighting would affect the surrounding neighborhood, a mock up should be viewed, at night on site. The applicant agreed.

During public comment, the Civic association expressed concern over whether the lighting was too bright and out of character with the neighborhood. Other neighborhood members also expressed concern over the lighting trespassing on their property.

In conclusion, the application was remanded to a subcommittee consisting of Joel Pierce, Miguel Rosales and Matthew Blumenthal.

M. Rosales motioned to remand the application to a subcommittee, P. Vineburgh seconded the motion. The vote was 4-0 (MB, JP, MR, and PV).



APP # 20.702 BH 65 Beacon Street

Applicant: Tracey Urion

Proposed Work: at Beacon Street façade, remove existing signage and replace with updated signage with new logo. Install vinyl signage on windows.

The applicant provided details to the proposal which consists of replacing the existing signs at the Cambridge Trust Bank that would reflect the businesses updated branding. There will also be an update to the decals on the windows.

The Commission questioned whether the signage should be made from wood rather than the proposed metal. Additionally, there was the general consensus of the Commission that the sign should have a border around the edge, similar to the existing sign.

In conclusion, the Commission voted to approve your application with the provisos that the banner sign is made from wood, that it is installed using the existing holes in the façade through the mortar joints, that there is a gold banner around the blade sign and that the decals are gold color.

There was no objection from the public regarding this project.

P.T. Vineburgh motioned to approve the application, J. Pierce seconded the motion. The vote was 4-0 (MB, JP, MR, and PV).

- ii. **ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.



PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.

The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BeaconHillAC@boston.gov Thank you.

- APP # 20.740 BH** **35 Beacon Street:** At front façade level four, remove six existing storm windows and replace with new ProVia storms. Fabricate and install wood sills to replace the existing deteriorated sills in kind.
- APP # 20.753 BH** **109 Chestnut Street:** At garden level facing Chestnut Street, replace four, non-historic, 1 over 1, windows with four, 2 over 2, wood windows painted black forest green.
- APP # 20.786 BH** **69 Pinckney Street:** At front façade, level two, replace existing, non-historic, 2 over 2, wood windows with true divided light, 2 over 2, wood windows.
- APP # 20.777 BH** **87 Revere Street:** At rear façade, replace existing gutters with copper gutters. Install copper flashing.
- APP # 20.775 BH** **23 West Cedar Street:** At front façade, levels one through three and dormer level, replace eleven, 1 over 1 windows with two, 6 over 9, true divided light, wood windows (1st Fl), and nine, 6 over 6, true divided light, wood windows (2nd, 3rd and Dormer levels).

P.T. Vineburgh motioned to approve the applications M. Rosales seconded the motion. The vote was 4-0 (MB, JP, MR, and PV).

III. Ratification of Meeting Minutes from 12/19/2019

P.T. Vineburgh motioned to approve the minutes, J. Pierce seconded the motion. The vote was 4-0 (MB, JP, MR, and PV).

IV. Staff Updates

V. Adjourn – 5:55



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

M. Rosales motioned to adjourn, J. Pierce seconded the motion. The vote was 4-0 (MB, JP, MR, and PV)