



BEACON HILL ARCHITECTURAL COMMISSION

Public Hearing Minutes

Boston City Hall, Piemonte Room
Boston, MA, 02201

June 16, 2020

Commissioners Present: Arian Allen, Matthew Blumenthal, Alice Richmond, Miguel Rosales, Danielle Santos, P.T. Vineburgh, Wen Wen,

Staff Present: Nicholas Armata, Senior Preservation Planner, Gabriella Amore, Preservation Assistant, Mary Cirbus Preservation Planner

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

I. DESIGN

APP # 20.1066 BH 9 Temple Street

Applicant: Caroline Destefano

Proposed Work: At rear el, install HVAC condenser on existing deck.

Applicant, Caroline Destefano provided the details to her proposal which involves installing a condenser at the rear of the property on the roof deck of a rear ell behind the main structure. Staff visited the site and determined that the condenser will be minimally visible from Cambridge Street.

The Commissioners discussed the application and whether or not a screening would be appropriate to shield the view of the condensers from potential visibility from the street. Other options discussed were to paint the condenser or locate it to another location.

During public comment the neighborhood association mentioned that the condenser should not be visible from the street at all. A constituent from the Old West Church supported the project and encouraged the Commission to approve it. In conclusion, the application was approved with the provisos that the applicant work with staff to make the proposal as least visible as possible.

Commissioner Vineburgh motioned to approve the application, Commissioner Santos seconded the motion. The vote was 6-0-0 (AA, MB, MR, DS, PV, WW).



RECORD OF VOTE ON 20.1066 BH

MOTION by: Vineburgh; SECOND by: Santos

AFFIRMATIVE: Allen*, Blumenthal*, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None

**Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beam-hill-architectural-district>*

APP # 20.1067 BH 2 Park Street

CONTINUED: 6-0-0 (AA, MB, WW, MR1, DS, and PV2)

Applicant: Don Mills; Mills Whittaker Architects

Proposed Work: At rear façade replace angled brackets with vertical supports (See *Additional Items under Administrative review*).

The applicant provided the details of the project which involved supporting the existing fire escape from the rear of the structure, visible from the Granary Graveyard. The proposal involved extending support beams to the ground to relieve the existing bracket supports seen on the façade currently. The current supports are older, and no longer safe.

The Commission discussed the proposal and felt that the supports were too intrusive to the overall design of the property. They felt that additional options must be explored, and that the current proposal was not approvable.

During public comment, the Civic Association reaffirmed the Commission’s thoughts and felt that more options must be explored. In conclusion the application was continued.

Commissioner Rosales motioned to approve the application, Commissioner Vineburgh seconded the motion. The vote was 6-0-0 (AA, MB, MR, DS, PV, WW).

RECORD OF VOTE ON 20.1067 BH

MOTION by: Rosales; SECOND by: Vineburgh

AFFIRMATIVE: Allen*, Blumenthal*, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None

**Indicates vote which was counted towards the final decision based on participation. For more information, please refer to the enabling legislation online at <https://www.boston.gov/historic-district/beam-hill-architectural-district>*



APP # 18.1238 BH 14 Beacon Street (Previously Approved in May-2018)

Applicant: Megan O'Brien; Faros Properties

Proposed Work: Approval of an extension of original approval to replace all 1 over 1 wood sashes visible from public way in kind; replace existing 2 over 2 sheet metal windows on addition with 2 over 2 double hung aluminum sashes; remove and repair existing leaded glass windows on Beacon Street façade and install exterior storms; reproduce missing leaded glass windows to match existing; restore damage and missing wooden brick mold to match existing; repair windows on first story south elevation; restore metal-clad fire shutters; clean masonry with D/2 biological solution; repoint sections to match existing in materials, tooling and color.

The applicant provided the details to the work, which was originally approved in May of 2018. The approval had expired and the applicant was presenting the application again to extend the application for another two years. The proposal had not changed.

The Commissioner's reviewed the project and suggested that the work being completely was of superior quality and important to the preservation of the neighborhood.

During public comment, the Civic Association did not have any concern for the project. In conclusion the application was approved as submitted.

Commissioner Rosales motioned to approve the application, Commissioner Allen seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, WW).

RECORD OF VOTE ON 18.1283 BH

MOTION by: Rosales; SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None

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City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

APP # 20.1069 BH 112 Mt. Vernon Street

Applicant: Michael Black

Proposed Work: At front façade, level three (all), level two (far right window) replace four 6 over 6 wood windows in kind. At rear façade (visible from Cedar Lane Way) replace four, six over six, wood windows in kind.

The applicant did not appear. No vote was taken. Staff will follow up with the applicant.



APP # 20.1070 BH 2 Beaver Street

APPROVED WITH PROVISOS: 7-0-0 (AA, MB, AR, WW, MR₁, DS, and PV₂)

Applicant: Patricia Harris

Proposed Work: At Beaver Street façade, cut into brick privacy wall to install new entry door and light fixture. At Beaver Street elevation unbrick archway, remove existing metal gate from adjacent archway and install two (simulated) carriage house doors with transom. At Beaver Place elevation, remove two existing windows, unbrick adjacent existing window fenestration and install three identical windows in existing fenestrations

The applicant, Allen Mayer of Mayor Architects presented the details of their project that consisted of adding a door in a garden wall, reopening several bricked up windows and adding (simulated) garage doors in an archway that was bricked up. The applicant also provided details to a roof vent and several hardware elements for the doors. The projects will emphasis the Graham Gund Architecture but not alter it. The applicant also wished to install several security grates on the lower level windows.

The Commission discussed the project and discussed the appropriateness of the alterations. There was some discussion on the design of the front doors, and local area precedent, the hardware for the doors, including handles, keypad and light fixtures. The Commission did not feel that the security gates on the lower level windows were appropriate, and decided that they would not be approved.

During public comment, the Civic Association expressed concern over rejecting the security gates, but overall felt that the project was sensitive to the character of the neighborhood and the architecture of the structure. The Civic Association also questioned the appropriateness of the new doorway according to the guidelines. In conclusion the application was approved with the provisos that updated drawings of the installed new door hardware are forwarded to staff for final approval. The window gates on the lower level were also denied.

Commissioner Rosales motioned to approve the application, Commissioner Vineburgh seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, WW).



RECORD OF VOTE ON 20.1070 BH

MOTION by: Rosales; SECOND by: Vineburgh

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None

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APP # 20.1071 BH 131 Cambridge Street

APPROVED AS SUBMITTED: 7-0-0 (AA2, MB, AR, WW, MR1, DS, and PV)

Applicant: Doug Manley; Spencer, Sullivan and Vogt

Proposed Work: repaint and restore the wood and metal elements of the façade in kind, including existing windows.

The applicant provided the details to the project at 131 Cambridge Street, which was the Old West Church. The project was funded by the Community Preservation Act and involved restoring many of the wood and metal elements of the church. A paint analysis had previously been conducted by a previous contractor, and the paint colors were selected based on that analysis.

The Commission reviewed the proposal and praised the applicant for putting forth such a project to protect one of the most important structures in the City. During public comment, comments were only in support of the project. In conclusion, the project was approved as submitted.

Commissioner Rosales motioned to approve the application, Commissioner Allen seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, WW).

RECORD OF VOTE ON 20.1071 BH

MOTION by: Rosales; SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None

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APP # 20.1072 BH 112 Charles Street

Applicant: Dartagnan Brown; Embarc Studios

Proposed Work: At front façade, repair and repaint level one front shutters in kind, replace door hardware and intercom system, repaint front steps, door, and surrounds, install metal grills at front garden level windows, re-clad headhouse, on levels 1, 3 and 4 replace non-historic 1 over 1, wood windows in kind, rebuild roof deck, (*See Additional Items under Administrative Review*).

The applicant provided the details of the project which involved restoring several windows, installing new door hardware and intercom system and removing a violation at the roof of the structure, which is a satellite dish. The windows were proposed to be one over one window, but the applicants were open to discuss this option.

The Commission discussed the project and whether single one over one windows were appropriate for the structure. Martha McNamara indicated that there was photographic evidence from a house beautiful article from the 1920s that supported evidence that the windows were 6 over 6. This was done in a renovation of the property after Charles Street was widened and the front façade of the structure was removed and then rebuilt.

During public comment, the civic association supported the project. In conclusion the application was approved with the following provisos.

- that the satellite dish is removed
- and the windows (other than the second floor) are to be installed as 6 over 6 true divided light windows.
- Additional items were approved under the administrative review portion of the agenda.

Commissioner Vineburgh motioned to approve the application, Commissioner Allen seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, WW).

RECORD OF VOTE ON 20.1072 BH

MOTION by: Vineburgh; SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal*, Richmond, Rosales*, Santos*, Vineburgh*, Wen

NEGATIVE: None



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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.

Commissioner Rosales motioned to approve the application, Commissioner Richmond seconded the motion. The vote was 7-0-0 (AA*, MB*, AR, MR*, DS*, PV*, WW).

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APP # 20.1122 BH **101 Charles Street:** At front façade level 3, replace three, 1 over 1, wood windows in kind.



APP # 20.1068 BH **10 Charles River Square** : At front façade, repaint black door in kind with a black satin finish.

APP # 20.1072 BH **112 Charles Street**: Repair and repaint front façade in kind, restore existing second floor windows including purple window panes, Repair and restore copper gutters as needed (*See Additional Items under Design Review*).

APP # 20.1067 BH **2 Park Street**: At rear façade, replace rusted bolts and 5 damaged steps on fire escape as indicated on application (*See Additional Items under Design Review*).

III. Ratification of Meeting Minutes from 5/21/2020

Rosales motioned to approve the minutes, Richmond seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, and WW).

IV. VOTE TO REAPPOINT CHAIR and VICE CHAIR

After a secret ballot, according to the bylaws of the district, Commissioner Vineburgh was voted as the new Chair; Commissioner Allen is the new vice chair.

IV. Staff Updates

V. Adjourn – 7:27 PM

Richmond motioned to adjourn the hearing. Allen seconded the motion. The vote was 7-0-0 (AA, MB, AR, MR, DS, PV, and WW).

BEACON HILL ARCHITECTURAL COMMISSION

Members: MO: Arian Allen, BHCA: Vacancy, HNE: Miguel Rosales,
BSA: Danielle Santos, GBREB: P.T. Vineburgh,
Alternates: MO: Alice Richmond, BHCA Matthew Blumenthal,
HNE: Vacancy, BSA: Wen Wen, GBREB: Vacancy