



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Piemonte Room
Boston, MA, 02201

SEPTEMBER 17, 2020

COMMISSIONERS PRESENT: *Arian Allen, Miguel Rosales, Danielle Santos, Matthew Blumenthal, Alice Richmond, Wen Wen,*

STAFF PRESENT: Nicholas Armata, Senior Preservation Planner, Gabriella Amore, Preservation Assistant, Joseph Cornish Director of Design Review.

5:00 PM: Commissioner Allen called the public hearing to order.

I. DESIGN

**APP # 20.0189 BH 40 CHARLES STREET
APPROVED AS SUBMITTED 6-0 (AA, MB, AR₂, MR₁, DS, WW)**

Applicant: Bryn Robinson, Boston Sign Company, Inc.

Proposed Work: Install new storefront signage and window decals.

The applicant provided the details to the proposal which include the installation of new signage for a new store name “TESS.” The window decals would be vinyl and set in the corner of two windows. The hanging sign is a wood sign with pinset letters.

Commissioners discussed the application and agreed that the application meets the guidelines of the district for signage and recommended approval as submitted.

During public comment, BHCA did not object to any items on the application.

COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, WW).

RECORD OF VOTE ON APP #20.0189 BH
MOTION by: Rosales SECOND by: Richmond

AFFIRMATIVE: Allen*, Blumenthal* Richmond, Rosales*, Santos*, 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/beacon-hill-architectural-district>*

**APP # 20.0190 BH 88 MOUNT VERNON STREET
APPROVED WITH PROVISOS 6-0 (AA, MB₂, AR₁, MR, DS, WW)**

APPLICANT: Sean Cryts;

PROPOSED WORK: Replace four, 6 over 6, wood windows and two, 4 over 4 wood windows, for a total of five windows in unit 22 facing Willow Street, with new wood windows with the same pane configuration. Remove existing storm windows on these windows.

The applicant presented the details to the window restoration project and the need for the windows to be replaced. The windows and the parts were all from various time periods and reflected that in their construction. Several of the sashes had different dimensions and styles, the window jams varied but many were difficult to open. Some of the glass panes varied and age and design.

The Commissioners discussed this project and expressed the need to preserve historic windows whenever possible. Based on staff comments and the presentation, it was unclear as to the condition of the existing windows. Staff recommended that the commission remand the details to staff for a site visit to determine their condition.

During public comment, the Civic Association made the recommendation to have the windows reviewed by staff in person. In conclusion the application was approved with the provisos that the window condition is examined in person by staff

COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER BLUMENTHAL SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, WW).

RECORD OF VOTE ON APP #20.0190 BH

MOTION by: Rosales SECOND by: Blumenthal

AFFIRMATIVE: Allen*, Blumenthal* Richmond, Rosales*, Santos*, 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/beacon-hill-architectural-district>*



**APP # 20.0192 BH 66 CHESTNUT STREET
APPROVED WITH PROVISOS 6-0 (AA₂, MB, AR₁, MR, DS, WW)**

Applicant: Continental Builders

Proposed Work: At rear el, visible from Branch Street, Replace four, 4 over 4, wood windows, three 6 over 6 wood windows, three, 1 over 1 wood windows, one, 10 over 10 wood,

The applicant provided the details of the application that included replacing a number of windows at the rear of the structure visible from Branch Street. The windows were older and difficult to operate due to the shifting of the building over the years.

The Commissioners discussed this project and expressed the need to preserve historic windows whenever possible. Based on staff comments and the presentation, it was unclear as to the condition of the existing windows. Staff recommended that the commission remand the details to staff for a site visit to determine their condition.

During public comment, the Civic Association made the recommendation to have the windows reviewed by staff in person. In conclusion the application was approved with the provisos that the window condition is examined in person by staff.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION, COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, WW).

RECORD OF VOTE ON APP #20.0192 BH

MOTION by: Richmond SECOND by: Allen

AFFIRMATIVE: Allen*, Blumenthal* Richmond, Rosales*, Santos*, 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/beacon-hill-architectural-district>*



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.

The Commission reviewed the applications that were added to the agenda under administrative review. It was discussed that 30 Chestnut Street should be pulled by Commissioner Rosales in order to verify the work is in accordance with the standards of the district. Staff informed the Commission that 75 Chestnut Street will have double hung windows rather than the proposed single hung.

IN CONCLUSION, THE APPLICATIONS WERE APPROVED AS SUBMITTED 6-0 (AA₁, MB, AR, MR₂, DS, WW).

EXCEPT THE FOLLOWING:

APP # 20.0193 BH 75 CHESTNUT STREET: At front and side façade level four, replace five, wood 6 over 6, wood windows with five, 6 over 6 wood, single hung windows.

(Approved as double hung windows).

APP # 20.0199 BH 30 CHESTNUT STREET: Rebuilt Chimney in kind. *(Request to appear at October Hearing).*



ALL OTHERS APPROVED AS SUBMITTED. COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATIONS. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, WW).

RECORD OF VOTE ON ADMIN ITEMS

MOTION by: Allen SECOND by: Rosales

AFFIRMATIVE: Allen*, Blumenthal* Richmond, Rosales*, Santos*, 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 # 20.0195 BH 65 ANDERSON STREET: Repoint brownstone lintels and columns.

APP # 20.0196 BH 68 BEACON STREET: At side façade, remove brick in order to access internal plumbing. Once completed, Rebuild brick wall using existing bricks and match mortar joints.

APP # 20.0197 BH 23 BRIMMER STREET #3: At front façade level 3, replace 2 non-historic 2 over 2 wood windows with like replacements. At rear façade level 3, replace 1, non-historic, 2 over 2, wood window with like replacements.

APP # 20.0198 BH 78 CHARLES STREET: At front façade repaint door and surround and windows to match existing BM HC-36 Hepple white Ivory.

APP # 20.0199 BH 30 CHESTNUT STREET: Rebuilt Chimney in kind.

APP # 20.0193 BH 75 CHESTNUT STREET: At front and side façade level four, replace five, wood 6 over 6, wood windows with five, 6 over 6 wood, single hung windows.

APP # 20.0200 BH 82 CHESTNUT STREET: At Chestnut Street side level three, replace non-historic 6 over 1 wood windows in kind and at Chestnut Street Façade, replace one 10 over 1 wood windows at Charles Street façade level four, replace five, wood, 6 over 6, wood windows with five, 6 over 6 wood, windows.

APP # 20.0201 BH 42-44 GARDEN STREET: Grind and repoint masonry in kind, spot repointing as necessary, rebuilding portion of brick wall on second level that is currently failing, replace one window sill in kind, replace window trim in kind, restore front entry lintel.

APP # 20.0202 BH 60 JOY STREET: At front façade masonry repointing, repair spalled brick. Repair deteriorated stone elements, sand and repair metal lintels in kind.

APP # 20.0203 BH 58 PINCKNEY STREET: At rear façade, level two replace non-original 24-light arched window and one center transom window in kind, at front façade level two, replace one, 6 over 6, non-historic, wood window in kind.

APP # 20.0203 BH 69 PINCKNEY STREET: At front façade level 4 and 5, replace 6 non-historic 2 over 2 wood windows with like replacements.

APP # 20.0204 BH 34 RIVER STREET: At front façade cut and repoint façade in kind.

APP # 20.0205 BH 41 SOUTH RUSSELL STREET: Repair or replace headers and sills, repoint brick to match existing.



III. ADVISORY REVIEW

9 ANDERSON STREET

APPLICANT: Jon Marcus

PROPOSED WORK: Replace existing front door.

The Commissioner discussed a proposal to replace an existing door. No vote was taken.

I. RATIFICATION OF THE MEETING MINUTES FROM 8/20/2020

No vote was taken. Commissioner Rosales requested for staff to verify that the approval notes listed for a property is verified as accurate.

II. STAFF UPDATES

III. ADJOURN – 5:46 PM

COMMISSIONER ALLEN MOTIONED TO ADJOURN THE HEARING, COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS THE VOTE WAS 6-0-0 (AA, MB, AR, MR, DS, WW).



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

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