



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING/MEETING MINUTES**

Boston City Hall, 1 City Hall Plaza Room 709  
Boston, MA, 02201 (ONLINE ONLY HEARING)

**APRIL 15, 2021**

**Commissioners Present:** *Arian Allen, Alice Richmond, Miguel Rosales, and PT Vineburgh.*

**Commissioners Absent:** *Danielle Santos and Wen Wen*

**Staff Present:** *Nicholas Armata, Joseph Cornish*

*A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)*

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**5:00 PM:** *Commissioner Vineburgh 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.*

*Following this brief introduction he called the first design review application.*

**1. DESIGN REVIEW**

**APP # 20.0695 BH 18 PHILLIPS STREET** (PREVIOUSLY HEARD ON 1-16-2020)

**APPLICANT:** *Vilna Shul*

**PROPOSED WORK:** *Work: New walkway lighting.*

**Project Representative:** *Susan Hurst and John Hecker*

**Documents Presented:** *Existing conditions photographs, plans for the proposed work, and a video of the operation of the light.*



**Discussion Topics (brief):**

- Brightness and duration of light.
- Appropriateness of fixture's design.
- Adding a shroud to dim the light and erect a new mock-up.

**Public Comment:** Robert Whitney stated that the lighting is too bright. Charlotte Thibodeau (Beacon Hill Civic Association) commented that the lighting is too bright. Diana Coldron asked if the junction box could be recessed.

**COMMISSIONER RICHMOND MOTIONED TO CONTINUE THE APPLICATION UNTIL A MOCK-UP WITH SHROUD DIMMING THE LIGHT IS ERECTED FOR REVIEW. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0**

**APP # 21.0636 BH 63 CHESTNUT STREET** (PREVIOUSLY HEARD ON 2-18-2020)

**APPLICANT:** Chris Novotny; Sleeping Dog Properties

**PROPOSED WORK:** Replace existing shutters with historic reproductions.

**NO SHOW**

**APP # 21.0640 BH 83 MOUNT VERENON STREET** (PREVIOUSLY HEARD ON 2-18-2021)

**Applicant:** Marc Beaulieu

**Proposed Work:** Replace all windows with windows with correct pane configuration, all wood and, new front door light fixture, new intercom system.

**Project Representatives:** David Freed

**Documents Presented:** Existing conditions photographs and plans for the proposed work.

**Discussion Topics:**

- Appropriateness of proposed windows.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) commented that there is no objection to the proposed windows. Martha MacNamara commented that the new windows should be six-over-six windows and that two-over-two windows are not appropriate. Don Mills



questioned the visibility of the windows from a public way.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION  
COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

**APP # 21.0815 BH 92 MOUNT VERNON STREET**

**APPLICANT:** Michael Touzjian; Pomeroy & Co. Inc.

**PROPOSED WORK:** Replace galvanized metal dormer sidewalls with standing seam copper side walls. Replace glass only on upper level picture window with insulated glass windows.

**Project Representatives:** Michael Touzjian

**Documents Presented:** Photos of existing conditions and plans for the proposed.

**Discussion Topics:**

- Appropriateness of the proposed cladding.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) asked to see shop drawings of the proposed work and had no objection to the copper cladding. Martha MacNamara commented that zinc coating on the cladding would be appropriate.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION.  
COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0**

**APP # 21.0817 38 WEST CEDAR STREET**

**APPLICANT:** Deb Thomas, Street and Company

**PROPOSED WORK:** Replace shutters with replicas.

**Project Representative:** Deb Thomas

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**



- Material and configuration of the new shutters.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) requested accurate shop drawings for each window and stated that a higher quality shutter should be used.

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER VINEBURGH SECONDED THE MOTION. THE VOTE WAS 4-0-0**

- The new shutters must be three-section shutters at the second story.

**APP # 21.0819 BH 57A CHESTNUT STREET**

**APPLICANT:** Harvard Musical Association

**PROPOSED WORK:** Replace three, east facing, and 8 over 8, wood dormer windows with three 8 over 8 aluminum clad simulated divided lights. And two, fourth floor, east facing, 6 over 6, wood windows with two, aluminum clad, simulated divided light, windows. Replace galvanized steel decorative soffit with fiberglass replica.

**Project Representative:** Lee Eiseman and J. B. Clancy

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- Material of the existing cornice, appropriateness of fiberglass, and the age of the fiberglass elements shown in the presentation at other locations outside the district.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) opposed the use of fiberglass expressing concern about its durability and the precedent its use in the district will create. Martha MacNamara questioned the long-term performance of fiberglass.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-1(RICHMOND)**



- Windows approved as submitted.
- Soffit and trim must be replaced in-kind with details remanded to staff.

**APP # 21.0682 BH 42 BEACON STREET**

**APPLICANT:** Dennis Michaels The Somerset Club

**PROPOSED WORK:** Replace all windows at front façade.

**Project Representative:** Frank McGuire and Sean Cryts

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- The appropriateness of replacement of the windows rather than repair.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) spoke in favor of replacing the windows. Martha MacNamara questioned the use of insulated glass.

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0**

**APP # 21.0821 BH 102 CHESTNUT STREET**

**APPLICANT:** David Doyno

**PROPOSED WORK:** Replace historic curved top windows at 3<sup>rd</sup> floor front. New front door hardware, new light, new keypad, new shutters, new roof deck, rebuild front stoop.

**Project Representative:** Frank McGuire and Sean Cryts

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- Clarification that the roof deck is not being reviewed as part of this application due to zoning.
- Issue of pilings and the effect settling has on the size and shape of the



- window openings.
- Appropriateness of the size and location of the proposed buzzer.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) spoke in favor of restoring the windows.

**COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0**

- Drawings of the new shutters must be submitted to staff for review and approval.

**APP # 21.0822 BH 123 CHARLES STREET**

**APPLICANT:** Bill Kuck, Sunshine Signs

**PROPOSED WORK:** New blade sign.

**Project Representative:** Megan Bradley

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- The material and location of the sign.
- The appropriateness of the bracket.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) questioned the proposed location of the sign and stated that it should be wood.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION. WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (RICHMOND)**

- The sign must be wood and located left of the storefront and right of the entry door.
- The bracket must be black wrought iron.



**APP # 21.0824 BH 24-26 HANCOCK STREET**

**APPLICANT:** Michael Fay, Street and Company

**PROPOSED WORK:** New handrail at both entryways.

**Project Representative:** Michael Fay

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- The history of railings at this location.
- The fabrication of the proposed railing.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) and Martha MacNamara commented that the railing should be simple in design. Ramsay Fritz spoke in favor of the proposed railing.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION. WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

- The railing must be simple in design with only two posts.

**APP # 21.0825 BH 18 GROVE STREET**

**APPLICANT:** Jacob Simmons, City Realty

**PROPOSED WORK:** Replace all front windows with 2 over 2, wood, double hung windows.

**Project Representative:** Justin Efron

**Documents Presented:** Photos of existing conditions and renderings of the proposed work.

**Discussion Topics:**

- The absence of shop drawings for the proposed new windows.

**Public Comment:** Charlotte Thibodeau (Beacon Hill Civic Association) spoke in



*favor of two-over-two windows.*

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION. WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

- *Shop drawings must be submitted to staff for review and approval.*

**APP # 21.0826 BH 147-149 CHARLES STREET**

**APPLICANT:** *Jacob Simmons, City Realty*

**PROPOSED WORK:** *Replace all front windows with 6 over 6 wood, double hung windows (149 Charles) and 8 over 8 (147 Charles). Replace doors.*

**Project Representative:** *Justin Efron*

**Documents Presented:** *Photos of existing conditions and renderings of the proposed work.*

**Discussion Topics:**

- *The absence of shop drawings for the proposed new windows.*

**Public Comment:** *Charlotte Thibodeau (Beacon Hill Civic Association) questioned the material of the proposed windows. Timothy McLaughlin spoke in favor of the project.*

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION. WITH PROVISOS. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

- *Shop drawings must be submitted to staff for review and approval.*

**APP # 21.0828 BH 112 PINCKNEY STREET**

**APPLICANT:** *Jason Hafler*

**PROPOSED WORK:** *New roof deck.*

**Project Representative:** *Frank McGuire*

**Documents Presented:** *Photos of existing conditions and renderings of the proposed work.*





**Discussion Topics:**

- *The visibility of the deck railing from public ways.*

**Public Comment:** *Charlotte Thibodeau (Beacon Hill Civic Association) and Martha MacNamara both stated that the railing should not be visible from a public way. Timothy McLaughlin, Elizabeth Daley and Ramsay Fretz spoke in favor of the project.*

**COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION. WITH PROVISOS. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

- *Deck railing must be relocated as not to be visible from a public way with details remanded to staff.*

**II. ADMINISTRATIVE REVIEW/APPROVAL:**

<b>APP # 21.0829 BH</b>	<b>4 ACORN STREET:</b> Repair roof in kind.
<b>APP # 21.0830 BH</b>	<b>50 BEACON STREET:</b> Repoint facades.
<b>APP # 21.0831 BH</b>	<b>55 BEACON STREET:</b> Repoint façade, Repaint Doric columns, Balustrade, cornice, pilasters, windows and frames, wrought iron balconies, front door. All colors to match existing *
<b>APP # 21.0832 BH</b>	<b>73 BEACON STREET:</b> Remove all windows to be restored. Spot repoint façade with one part cement, two parts lime. Clean all masonry.
<b>APP # 21.0833 BH</b>	<b>95 BEACON STREET:</b> Paint windows and soffit to match existing
<b>APP # 21.0834 BH</b>	<b>141 CAMBRIDGE STREET/ 14-16 LYNDE STREET:</b> Restore 20 wood windows, repair sills & lintels in kind, spot repoint all facades as needed.
<b>APP # 21.0835 BH</b>	<b>147-149 CHARLES STREET:</b> Spot repoint brick, repair lintels and sills with like materials and dimensions.
<b>APP # 21.0836 BH</b>	<b>28 CHESTNUT STREET:</b> Masonry repairs to north façade.
<b>APP # 21.0819 BH</b>	<b>57A CHESTNUT STREET:</b> Replace slate roof in kind. (See <i>Additional Items Under Design Review</i> )
<b>APP # 21.0837 BH</b>	<b>77 CHESTNUT STREET:</b> At third level, replace two, non-original, 6 light, wood casement windows with two, 6 light wood casement windows.
<b>APP # 21.0821 BH</b>	<b>102 CHESTNUT STREET</b> Rebuild chimney in the same dimensions as seen today. (See <i>Additional Items Under Design Review</i> )



- APP # 21.0825 BH** **18 GROVE STREET:** In kind replacement of storefront window. Repaint door and wood trim to match existing (See *Additional Items Under Design Review*).
- APP # 21.0838 BH** **34 HANCOCK STREET:** Replace aluminum clad windows and doors in kind.
- APP # 21.0839 BH** **42 IRVING STREET:** At levels 1.2.3 replace two (per floor) and dormer level (one window) for a total of seven. replace 6 over 6. wood windows with 6 over 6 wood windows. All windows date to the 1990s.
- APP # 21.0840 BH** **18 LOUISBURG SQUARE:** New “radiant heat” system under sidewalk, new port for electric vehicle charging station. Port is similar to that approved at the other side of Louisburg Square.
- APP # 21.0841 BH** **57 MYRTLE STREET:** All facades: repoint masonry with type “N” mortar.
- APP # 21.0842 BH** **15 RIVER STREET:** At Charles Street façade, level 3, unit 304, replace all wood, 6 over 6, replacement windows with wood, 6 over 6 windows.
- APP # 21.0843 BH** **19 SOUTH RUSSELL STREET:** Repair front door lintel and masonry as needed.
- APP # 21.0844 BH** **48 WEST CEDAR STREET:** Repair and replace eight window sills and eight window lintels to match historic profile and color. Paint to match existing.
- APP # 21.0827 BH** **60 WEST CEDAR STREET** Proposed Work: Replicate and replace all shutters and brick mold to match historic design Repaint BM Soft Glass Black.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS WITH THE EXCEPTION OF APP # 21.0838 BH 34 HANCOCK STREET AND APP # 21.0840 18 LOUISBURGH SQUARE WHICH ARE CONTINUED. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 4-0-0.**

### **III. RATIFICATION OF 3/18/2021 PUBLIC HEARING MINUTES**

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE MEETING MINUTES. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0-0.**



#### IV. ADVISORY REVIEW

##### ADVISORY #1

##### 42 IRVING STREET

Applicant: Nate Walton

Proposed Work: Reconstruct dormer.

##### **Discussion Topics:**

- *Reasons why dormer needs to be enlarged.*
- *Guidelines that usually do not allow enlargement of dormers.*

##### ADVISORY #2

##### BEACON STREET

Applicant: City of Boston

Proposed Work: New brick sidewalk @ Statehouse, new caution plate & ramp on the west corner of Park Street and Beacon Street.

##### **Discussion Topics:**

- *Impact project will have on traffic flow.*
- *Impact that project will have on existing paving in front of State House.*

#### V. STAFF UPDATES

**THERE WERE NO STAFF UPDATES.**

#### VI. ADJOURNMENT: 9:15 PM

**COMMISSIONER VINEBURGH MOTIONED TO ADJOURN MEETING  
COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0.**