



**BEACON HILL ARCHITECTURAL DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**July 15, 2021**

**Commissioners Present:** Arian Allen, Annette Given, Martha McNamara, Alice Richmond and Wen Wen.

**Commissioners Absent:** None

**Staff Present:** Nicholas Armata, Senior Preservation Planner; Joseph Cornish, Director of Design Review.

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

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**5:01 PM:** Acting Chair M. McNamara called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing.

Following this brief introduction she called the first Design Review application.

**DESIGN REVIEW**

**APP # 21.0302 BH**

**5:03 PM**

**ADDRESS: 57 MYRTLE STREET**

Applicant: 57 Myrtle Condominium Trust

Proposed Work: Review of bay painting color.

**Project Representative:** Terri Sacco

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commissioners discussed the fact that this work was completed by the contractor without the property owner's approval, and questioned if the contractor will be required to remove the paint.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the original paint color should remain.



**M. McNamara motioned to approve the application with provisos. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

**APP # 22.0005 BH**

**5:12 PM**

**ADDRESS: 45 CHARLES STREET**

Applicant: Alicia Colston, GMR

Proposed Work: Replace twelve canopy-mounted fixtures with new LED fixtures. Install one new LED wall-mounted fixture.

**Project Representative:** Josh Waggoner

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commissioners discussed the location of the light fixtures, method of attachment, design of the fixtures, and the brightness.

**Public Comment:** Charles Andrew Czeisler expressed concern about the color temperature of the lights and its potential danger to humans. He also expressed concern that the proposed lighting will clash with the existing gas lights. Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that there are two light fixtures nearby and recommended denying the application.

**M. McNamara motioned to continue the application. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **The applicant is to return to the Commission with more information including a rendering of the front façade showing the proposed lighting. In addition, if this lighting is required by code the applicant should seek a variance due to the fact the property is located within the Beacon Hill Architectural District.**

**APP # 22.0007 BH**

**5:31 PM**

**ADDRESS: 8 PARK STREET**

Applicant: Meredith Waites

Proposed Work: New exhaust at rear of property.

**Project Representatives:** Ed Fleck and Paul Rufo

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the vent, the



possibility of relocating it, and its color.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the BHCA has no objection to the project and suggested painting it to blend in with its location.

**A. Richmond motioned to approve the application with provisos. M. McNamara seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **The applicant must consult with staff on an appropriate color to paint the vent, with final details remanded to staff.**

**APP # 22.0006 BH**

**5:40 PM**

**ADDRESS: 88 CHARLES STREET**

Applicant: Greta Belsole

Proposed Work: New blade sign installed using existing hardware.

**Project Representative:** Greta Belsole

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commission discussed the method for attaching the sign to the bracket.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) questioned the proposed method for attaching the sign to the existing bracket.

**M. McNamara motioned to approve the application with provisos. W. Wen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **The applicant work with staff to identify a simpler method for attaching the sign to the existing bracket with final details remanded to staff.**

**APP # 22.0008 BH**

**5:51 PM**

**ADDRESS: 138 CHARLES STREET**

Applicant: Bryn Robinson, Boston Sign Co.

- **Proposed Work:** New hanging sign, new pan sign, new window etching.

**Project Representative:** Bryn Robinson

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.



**Discussion Topics:** Commissioner Given recused herself. The Commission discussed the material, size and method of attachment of the signs. They also asked if the store hours will be etched into the glass.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) supported the blade sign and stated that the band sign should be black with gold leaf lettering. She also commented that there is an existing paint color violation at the property.

**M. McNamara motioned to approve the application with provisos. W. Wen seconded the motion. The vote was 4-0-1 (Y: AA, MM, AR, WW) (N: None) (RECUSED: AG).**

- **The blade sign is approved as submitted, the band sign is denied, and the final details of the temporary window decals are remanded to staff.**

**APP # 22.0009 BH**

**6:07 PM**

**ADDRESS: 87 PINCKNEY STREET**

Applicant: Edward O'Connell, O'Connell Design Build LTD

Proposed Work: Replace existing deck and rail.

**Project Representatives:** Edward O'Connell and John Brazilian.

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** Commissioner Richmond questioned the Commission's review of this deck as a new deck. Commissioners also discussed the existence of unapproved light fixtures at this location and reducing the visibility of the deck by moving it back one foot.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that the application should be denied. She also spoke on her own behalf as a resident of Myrtle Street stating that this is an opportunity to correct a precedent in the area of visible decks. She also commented that the existing light fixtures are not appropriate for the district. Diana Coldron expressed concern about reversing a prior approval of the Commission.

**M. McNamara motioned to continue the application. W. Wen seconded the motion. The vote was 4-0-1 (Y: AA, AG, MM, WW) (N: None) (ABS: AR).**

- **The deck railing must be metal and moved one foot closer to the building away from Myrtle Street, and the HVAC unit is moved closer to the building.**



**APP # 22.0010 BH**

**6:29 PM**

**ADDRESS: 35 SOUTH RUSSELL STREET**

Applicant: Michael Blutt, Blutt Architects

Proposed Work: Install new entry door.

**Project Representative:** Michael Blutt

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commission discussed the appropriateness of the hardware and the existing hose bib.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that more information is needed to review this application.

**M. McNamara motioned to approve the application with provisos. W. Wen seconded the motion. The vote was 5-0 (Y: AA, AG, MM) (N: None).**

- **The door remains its existing color, final details of door hardware are remanded to staff, and the existing hose bib is to be concealed with final details remanded to staff.**

**APP # 22.0011 BH**

**6:43 PM**

**ADDRESS: 1 Otis Place**

Applicant: Patrick Guthrie, AIA

Proposed Work: New roof deck with glass guardrails, new conical skylight, remove brick infill on second floor and replace with window. Install new window in brick wall at third floor.

Replace all 64 windows on property with historic profile and pane configuration. New windows will be wood, true divided light, double hung. Paint window trim and cornice trim with flat black color (SW699) which is currently grey. Replace door on Mount Vernon Street, install new door hardware. New front door (Otis Place) hardware (*See Additional Items under Administrative Review*).

**Project Representative:** Patrick Guthrie

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriateness of the proposed paint color of the windows and asked if a paint analysis has been completed. They also expressed concern about the visibility of the roof deck, replacing rather than repairing the windows, and the design of the proposed garden door.



**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that the deck is too visible and should not be approved, new openings in the masonry should not be approved, historic brick should be salvaged, existing hardware should be reused, and the proposed skylight should not be visible.

**M. McNamara motioned to approve the application with provisos. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **The roof deck is denied, the windows must be restored and painted gray, the proposed second story window is denied, the garden level door is approved, and the skylight is remanded to a sub-committee consisting of Commissioners Given, McNamara and Richmond.**

**APP # 21.1129BH**

**7:13 PM**

**ADDRESS: 73 BEACON STREET**

Applicant: Marc Beaulieu; Beacon Place Properties

Proposed Work: Enlarge existing opening in rear garden wall for new gate, ~~new roof deck at rear ell. New garden level garage with first floor roof deck, new copper clad three-story bay addition. Install reconfigured existing fourth floor rear dormer and roof deck with stairs to deck above dormer~~ (Crossed off items determined to be exempt) (See Additional Items under Administrative Review).

**Project Representatives:** David Freed and Marc Beaulieu

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commission discussed the appropriateness of the proposed masonry opening and its visibility from a public way.

**Public Comment:** Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) stated that proposed masonry opening is against the Commission's guidelines and would set a precedent for future projects.

**M. McNamara motioned to deny the application without prejudice. A. Allen seconded the motion. The vote was 4-0-1 (Y: AA, AG, MM, WW) (N: None) (ABS: AR)**



**APP # 22.0012 BH**

**7:24 PM**

**ADDRESS: 144 CHARLES STREET**

Applicant: David Hacin, Hacin and Associates

Proposed Work: Conversion of part of the property from parking to mixed-use space. Work items include the repair and replacement of select existing storefront windows and entrances in kind, new recessed storefront entrances to match existing, paint wood storefront windows and entrances black. Define locations for new retail signage and consistent placement of blade signage, Remove existing gooseneck sign lighting over one retail storefront. New wall mounted sconces at garage and building lobby entrances for indirect lighting of flaking brick piers, new brick and concrete paving at covered passage, new finish stucco ceiling at covered passage, new wall mounted sconces at covered passage, Modified egress doors at covered passage. Existing door opening at 1<sup>st</sup> floor on west facade to be infilled with matching masonry, existing windows on west and south facades to be replaced as needed with translucent glass to match, modified opening at the 4<sup>th</sup> floor roof deck on the south façade, new 4<sup>th</sup> floor roof deck with planters and guardrail, not visible from a public way, 8' tall vertical wood screen wall at west side, new roof deck at upper roof with perimeter planters and guard rail, modified mechanical screen enclosures with vertical standing seam zinc cladding expanded to accommodate new mechanical equipment, green screen wire mesh façade system for growth of existing vines on west façade facing Annie Fields Garden. (See Additional Items under Administrative Review).

**Project Representative:** Dylan Forester

**Documents Presented:** The Commissioners reviewed photographs of existing conditions and plans of the proposed work.

**Discussion Topics:** The Commission discussed forming a subcommittee to work with the applicant and return to the full Commission for final review.

**Public Comment:** There was no public comment.

**M. McNamara motioned to remand the application to a subcommittee to work with the applicant and return to the full Commission for final review. A. Richmond seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **The subcommittee consists of Commissioners McNamara, Richmond and Wen.**



**I. ADMINISTRATIVE REVIEW/ APPROVAL**

**7:29 PM**

**M. McNamara motioned to approve the administrative applications with provisos. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**

- **All applications are approved with the exception of APP #22.0011 BH 1 Otis Place.**

<b>APP # 22.0013 BH</b>	<b>34 BEACON STREET:</b> Replace snow guards, spot repointing masonry. Change rooftop material from TPO to copper on south slope roof and dormers.
<b>APP # 21.1129 BH</b>	<b>73 BEACON STREET:</b> Repaint roof deck guardrails, repaint ornamental metal work above garden wall, repoint and clean rear building wall and rear garden wall, restore three existing wood windows at rear of the property. (See <i>Additional Items under Design Review</i> )
<b>APP # 22.0012 BH</b>	<b>144 CHARLES STREET:</b> Masonry repairs on all facades as indicated on structural report, Charles Street curb and sidewalk replacement in kind in accordance with district guidelines (See <i>Additional Items under Design Review</i> ).
<b>APP # 22.0014 BH</b>	<b>1 CHESTNUT STREET:</b> Replace bottom treads to match existing granite. Repair entrance surround to match historic (existing) design and color.
<b>APP # 22.0015 BH</b>	<b>23 CHESTNUT STREET:</b> Restore all front facing windows.
<b>APP # 21.1127 BH</b>	<b>45 MOUNT VERNON STREET:</b> At front façade; level three, replace three, wood, 6 over 6, double hung, true divided light windows, with historically appropriate replicas. New windows will have approx. 60% historic glass.
<b>APP # 21.1128 BH</b>	<b>97 MOUNT VERNON STREET:</b> At Mount Vernon Street facade, level one, replace two, 2 over 2, wood, double hung, and true divided light windows and one, 6 over 6, wood, true divided light windows with historic replicas. At West Cedar Street facade, level 1, replace five, 6 over 6, wood, double hung, and true divided light windows with historic replicas. All windows will replace sash only.
<b>APP # 22.0011 BH</b>	<b>1 OTIS PLACE:</b> Remove oil vents, patch cavity with brick harvested from other portions of the building (not visible from street), Reconstruct cast stone steps to their original dimensions and design, Replace wood security screen with metal to match existing. Security gate to be installed into the mortar joints, not the brick itself. Patch, repair front wood door facing Otis Place. (See <i>Additional Items under Design Review</i> ).





**APP # 22.0004 BH** **88 PINCKNEY STREET:** Repair existing double-hung window at front fourth floor, at rear façade, levels one through four, replace all existing (non-historic) double-hung, 2 over 2, wood windows with replicas that match material, color, dimensions, and pane configuration. (~~See Additional Items under Design Review~~)

## RATIFICATION OF 6-17-21 PUBLIC HEARING MINUTES

**M. McNamara motioned to approve the minutes. A. Allen seconded the motion. The vote was 4-0-1 (Y: AA, AG, MM, WW) (N: None) (ABS: AR).**

### **ANNUAL MEETING: VOTE TO ELECT CHAIR AND VICE-CHAIR**

**Staff reported the following election results:**

Chair: Martha McNamara

Vice-Chair: Arian Allen

**II. STAFF UPDATES** There were no staff updates

**III. Adjourn – 7:38 PM**

**M. McNamara motioned to adjourn the hearing. A. Allen seconded the motion. The vote was 5-0 (Y: AA, AG, MM, AR, WW) (N: None).**