



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

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

**DECEMBER 17, 2020**

**COMMISSIONERS PRESENT:** *Arian Allen, Alice Richmond, Wen Wen*

**COMMISSIONERS ABSENT:** *Matthew Blumenthal, Miguel Rosales, Danielle Santos, PT Vineburgh*

**STAFF PRESENT:** *Nicholas Armata, Gabriela Amore*

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

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**5:02 PM:** *Commissioner Allen 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. There were no members of the press present.*

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

## **1. DESIGN**

**APP # 21.0469 BH 22 Beacon Street:**

*Applicant: John Nucci; Suffolk University*

*Proposed Work: Replace storefront awnings Hill Avenue.*

**PROJECT REPRESENTATIVES:** *John Nucci, Andre Vega, Denise Lang*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, Renderings and shop drawings of proposal*



## DISCUSSION TOPICS

- *Material of canopies*
- *Existing conditions*
- *Hardware*
- *Installation methods*

## PUBLIC COMMENT

- *No public comment*

**Commissioner Richmond motioned to approve the application as submitted. Commissioner Wen seconded the motion. The vote was 3-0-0**

### **APP # 21.0470 BH 7 Byron Street:**

Applicant: David and Amanda Currey

Proposed Work: Restore or Replace and repaint existing front door, install new door hardware, install security panel, install life-safety bell and strobe and fire hose connection. (See Additional Items under Administrative Review).

**PROJECT REPRESENTATIVES:** *Frank McGuire*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, Renderings and shop drawings of proposal, MFG cut sheets*

## DISCUSSION TOPICS

- *Paint color*
- *Installation methods*
- *Location of hardware on facade*
- *Existing conditions*
- *Hardware*
- *Condition of existing door*

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## PUBLIC COMMENT

- *Charlotte Thibodeau, Beacon Hill Civic Association: No objection to proposed hardware, preserve the door if possible, prefer smaller intercom panel be installed, unclear if windows are true divided lites*

### **Commissioner Wen motioned to approve the application with the following provisos.**

- *That the alarm bell is approved as submitted, and that there will be no strobe installed,*
- *The door is to be restored and painted to match existing conditions.*
- *That the buzzer is to be installed on right side of door so as not to be visible from the purview of the Commission.*
- *If the door is not repairable, a letter from a door restoration specialist must be submitted to staff for approval.*

### **Commissioner Richmond seconded the motion. The vote was 3-0-0**

#### **APP # 21.0471 BH 104 Mount Vernon Street:**

Applicant: Elliott Olson; Hickox Willams Architects

Proposed Work: Add window wells at front façade.

**PROJECT REPRESENTATIVES:** *Elliot Olson, Brigid Williams*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, Renderings and shop drawings of proposal, MFG cut sheets for windows*

#### **DISCUSSION TOPICS**

- *Need for window wells*
- *Historic precedent*
- *Water infiltration*
- *Types of granite (new vs recycled)*
- *Window specs*
- *Elevations*

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## PUBLIC COMMENT

- *Charlotte Thibodeau- Recommend denial, no new masonry openings should be made. Also wondered about city approval re: ADA. Lip on wells would bring up an issue with ADA. How old were the windows that were in there. If windows had held up this long, they're probably repairable*
- *Martha McNamara- Granite should be approved by staff*

**Commissioner Richmond motioned to approve the application with the following provisos.**

- *That the granite sample is submitted to staff for final approval.*

**Commissioner Allen seconded the motion. The vote was 3-0-0**

**APP # 21.0472 BH 77 Chestnut Street:**

Applicant: Eduardo Serrate; Hacin + Associates

Proposed Work: Replace penthouse windows and doors; replace fiber board on elevator head house.

**PROJECT REPRESENTATIVES:** *Eduardo Serrate; Hacin + Associates*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, Renderings and shop drawings of proposal*

## DISCUSSION TOPICS

- *Clad material*
- *Use of chimney*
- *Visibility from public way*
- *History of project*
- *Rail on existing deck*

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## PUBLIC COMMENT

- Charlotte Thibodeau- *Why was the vinyl ever allowed to begin with?*
- Ted Schwartzburg- *Any info about what will happen with rest of vinyl cladding that's outside the commission's purview?*
- Martha McNamara- *Brick cladding is the right solution, also the commission shouldn't deliberate on the cost.*

### **Commissioner Richmond motioned to approve the application with the following provisos;**

- *That the chimney is clad in real brick. Details are to be submitted to staff for final approval.*

### **Commissioner Allen seconded the motion. The vote was 3-0-0**

#### **APP # 21.0473 BH 62 Chestnut Street:**

Applicant: Joe Boccelli

Proposed Work: At rear façade, modify fire escape, add new opening of rear garden wall+, repaint wood surfaces and trim colors, new skylights, new rear second level windows and doors.

**PROJECT REPRESENTATIVES:** *Frank McGuire*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, Renderings and shop drawings of proposal*

#### **DISCUSSION TOPICS**

- *Visibility of new door at rear*
- *Need for new door*
- *Fire code*
- *Commission purview*
- *Paint color*
- *Visibility of skylights*

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## PUBLIC COMMENT

- Charlotte Thibodeau- Unclear if skylights are visible, just one elevation and no cross sections make this confusing, pretty vague

### **Commissioner Richmond motioned to approve the application with the following provisos;**

- That the rear door is denied.
- The windows may be replaced with like replacements that have the same dimensions, pane configuration and materials.
- That the rear roof deck rail is a simple black metal rail.
- That the skylights are not visible from the street to be confirmed by staff.
- That the trim color will be a Benjamin Moore Historic Series (or brand with similar quality) white or cream.
- The remaining work items on the application are approved as submitted.

### **Commissioner Allen seconded the motion. The vote was 3-0-0**

#### **APP # 21.0474 BH 51 Hancock Street:**

Applicant: Tim Burke

Proposed Work: Install a new roof deck previously approved in 2015.

**PROJECT REPRESENTATIVES:** Tim Burke

**DOCUMENTS PRESENTED:** Existing conditions photographs, Renderings and shop drawings of proposal, previous approval

## DISCUSSION TOPICS

- Visibility of proposed deck
- Previous approval
- Reasoning deck was never built
- Size of deck

## PUBLIC COMMENT

- Charlotte Thibodeau: Mockup appears to be visible from a public way, should be moved back behind chimney

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**Commissioner Allen motioned to approve the application as submitted**

**Commissioner Richmond seconded the motion. The vote was 3-0-0**

**APP # 21.0475 BH 69 Hancock Street:**

Applicant: Lisa Jessogne

Proposed Work: Install shutters to front façade.

**NO SHOW, NO VOTE**

**APP # 21.0476 BH 1 Spruce Street:**

Applicant: Michelle Kerry

Proposed Work: Replace trellis, replace 4<sup>th</sup> floor shutters, repair fence.

**PROJECT REPRESENTATIVES:** *Michelle Kerry, Megan Morgan*

**DOCUMENTS PRESENTED:** *Existing conditions photographs, shop drawings of proposal*

**DISCUSSION TOPICS**

- *Need*
- *Reparability of shutters*
- *Reusing materials*
- *Location of window*
- *History of project*
- *Operability*

**PUBLIC COMMENT**

- *Martha McNamara: 2 openings with shutters you're going to repair? Just top floor or both?*

**Commissioner Wen motioned to approve the application with the following provisos;**

- That the applicant explores repairing the shutters before replacing them. The applicant should report back to Commission staff for final approval.

**Commissioner Allen seconded the motion. The vote was 3-0-0**



## II. ADVISORY REVIEW

### NO VOTE

#### 11 Irving Street:

Applicant: Christine Connolly

Proposed Work: Install security gate at front door

## III. ADMINISTRATIVE REVIEW

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](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 21.0470 BH 7 Byron Street:** Replace second floor vinyl windows with 6 over 6 wood true divided light windows. Restore garage transom window, restore carriage house door. (See Additional Items under Design Review).

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**APP # 21.0476 BH 28 Chestnut Street:** Repair, repoint chimney

**APP # 21.0477 BH 63 Chestnut Street:** Sanding and repainting front door in kind (Black).

**APP # 21.0478 BH 70 Chestnut Street:** Replace three rear, 3<sup>rd</sup> floor, 8 over 8, non-historic, wood windows with 8 over 8, true divided light, wood windows.

**APP # 21.0479 BH 14-16 Lynde Street:** Replace gutters, rear windows at 1970s stairwell addition; repoint chimney, parapet, lintels and sills.

**Commissioner Wen motioned to approve all of the applications as submitted. Commissioner Allen seconded the motion. The vote was 3-0-0**

## **2. RATIFICATION OF 11/21/2020 PUBLIC HEARING MINUTES**

**Commissioner Richmond motioned to approve the minutes as submitted. Commissioner Allen seconded the motion. The vote was 3-0-0**

## **3. STAFF UPDATES**

*Staff indicated that Commissioner training is being developed.*

## **4. Adjourn – 5:30 PM**

**Commissioner Richmond motioned to adjourn the hearing. Commissioner Wen seconded the motion. The vote was 3-0-0.**