



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

Boston City Hall Boston, MA, 02201
(Held virtually via Zoom)

DECEMBER 15, 2022

Commissioners Present: Arian Allen, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer, Alice Richmond.

Commissioners Absent: Wen Wen

Staff Present: Nicholas Armata, AICP; Senior Preservation Planner

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

4:03PM: Commissioner Kiefer 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. Members of the press Beacon Hill Times made themselves known. There were no elected officials present.

Following this brief introduction he called the first violation application.

I. VIOLATION HEARING

APP # 23.0435 BH

TIME: 5:06 PM

ADDRESS: 107 CHESTNUT STREET #2

APPLICANT: Eugene Clapp

PROPOSED WORK: Ratification of unapproved floodlights

Project Representatives: Eugene Clapp, Monika Pauli

Documents Presented: Existing conditions photos, plans for proposal

Discussion Topics (brief): Visibility of light from areas within the purview of the Commission, the light source direction, a solution to the visibility (a copper box around the fixture).

Public Comment: BHCA supported the project with the provisos that the light is covered with a copper box should it be visible after the new fence is installed.



COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).

- *That if the light fixture is visible from anywhere within the Commissions purview it will be covered in a copper box.*

II. DESIGN REVIEW

APP # 23.0435 BH

TIME: 5:06 PM

ADDRESS: 107 CHESTNUT STREET #2

APPLICANT: Eugene Clapp

PROPOSED WORK: Install new trellis

Project Representatives: Eugene Clapp, Monika Pauli

Documents Presented: Existing conditions photos, plans for proposal

Discussion Topics (brief): Visibility of light from areas within the purview of the Commission, the light source direction, a solution to the visibility (a copper box around the fixture), height of the fence vs. the height of the neighbors fence.

Public Comment: BHCA supported the project with the provisos that the light is covered with a copper box should it be visible after the new fence is installed.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).

- *That the fence is constructed at the same height as the neighboring fence. Updated drawings are to be submitted to staff for final approval.*
- *That a copper box will be constructed around the floodlights to obstruct it from view should it have any visibility in areas within the purview of the Commission after the fence is installed.*
- *The applicant is responsible for notifying staff should this be the case.*

APP # 23.0344 BH

ADDRESS: 103 CHARLES STREET (Removed by Staff)

APPLICANT: Jim Bellanca

PROPOSED WORK: New Intercom



APP # 23.0381 BH

ADDRESS: 5 WEST CEDAR STREET

TIME: 5:31 PM

APPLICANT: Patrick Guthrie; Design Associations Inc.

PROPOSED WORK: Replace front door hardware, paint the front door Hague Blue, repaint front entry Wimborne White, repaint windows black, move kitchen door light fixture, replace plastic dryer vent with a copper model, replace downspout conductors (2) with new copper downspout conductors with new design (See Additional Items Under Administrative Review).

Project Representatives: Patrick Guthrie

Documents Presented: Existing conditions photos, plans for proposal, paint analysis, cut sheets for hardware.

Discussion Topics (brief): Appropriateness of proposed door hardware, mortar samples and their location, location of dryer vent in relation to neighbor's alley, paint scheme and precedent.

Public Comment: BHCA recommended approval with provisos with recommended changes to the door knob, door hardware (house number).

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).

APP # 23.0425 BH

ADDRESS 51 HANCOCK STREET

TIME: 6:04 PM

APPLICANT: Tim Burke

PROPOSED WORK: Request for an extension of the previously granted approval of the roof deck.

Project Representatives: Tim Burke

Documents Presented: Existing conditions photos, plans for proposal.

Discussion Topics (brief): Location and position of hatch, visibility, previous approvals.

Public Comment: BHCA recommended approval based on two previous approvals for the same project. .

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).



III. ADMINISTRATIVE REVIEW/ APPROVAL

TIME: 6:12 PM

APP # 23.0442 BH 107 CHESTNUT STREET: At the rear second and third floor, replace six, 8 over 8, wood sash sets, reuse existing frames, brick mold and sills. Repaint black forest green.

APP # 23.0409 BH 88 MOUNT VERNON STREET: Grind and repoint brick front, top 25 ft high by 35 ft wide of side elevation (Willow street) starting back from front corner and all inside courtyard. Use a recommended mix of five parts sand, two parts lime and one part type 1 & 2 Portland cement. Repair lintels and sills in courtyard area as needed in kind.

APP # 23.0392 BH 89 MOUNT VERNON STREET: Remove and replace slate roof due to interior leaks and deteriorating slate, replace all copper gutters, downspouts and fittings, due to gutters being pitched the wrong way, Repointing top courses of brick, demo and rebuild chimney due to significant leaning.

APP # 23.0382 BH 83 MYRTLE STREET: ~~Replace basement level six lite, wood window with replica~~ (Withdrawn by Applicant)

APP # 23.0441 BH 54 TEMPLE STREET: At front façade level one, replace one, 2 over 2, wood, non-historic window with a 2 over 2, wood, double hung window using the existing frame.

APP # 23.0381 BH 5 WEST CEDAR STREET #708: Replace the three-tab asphalt shingle roof with slate, all flashings copper, replace the metal skylight with a new copper skylight with the same profiles, glass size, dimensions, and exposure above the finished roof, replace all copper gutters with new gutters with “Boston” profile, replace 3" copper downspouts with new 3" copper, round downspouts, restore 18 windows, replace aluminum rake flashing with copper flashing. (See Additional Items Under Design Review)

APP # 23.0443 BH 10 WEST CEDAR STREET: At front façade, replace all the front elevation sash sets. Level one are two, 2 over 2, and one, 6 over 6 windows, Level two are two, 9 over 6, Level three are two, 6 over 6 windows and dormer level, are two, 4 over 4, and two, 6 over 6 windows. All new sash sets will be constructed using the original frames, brick molding and wood sills. All new sash sets to be wood and double hung, true divided light and painted Tri-Corn black at exterior. All sash rails will match an original lower number West Cedar Street muntin design, 3/4" Muntin and 3/16" exterior wood stem.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).

IV. RATIFICATION OF 11-17-2022 PUBLIC HEARING MINUTES

TIME: 6:13 PM

COMMISSIONER GIVEN MOTIONED TO APPROVE THE 11-17-2022 HEARING MINUTES. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).

V. REVIEW AND APPROVAL OF 12-12-2022 INTERCOM SUBCOMMITTEE RESULTS

There were no changes recommended that are different from the existing procedures. A public handout guide will be created at a later date. No vote was taken.

VI. STAFF UPDATES

Happy New Year!

VII. ADJOURN – 6:39 PM

COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, EF, AG, RJ, MK, AR,) (N: NONE) (ABSENT: WW).