



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APRIL 18, 2024

COMMISSIONERS PRESENT: Mark Kiefer, Edward Fleck, Arian Allen, Annette Given, Alice Richmond, Sandra Steele, Ralph Jackson and Maurice Finegold.

COMMISSIONERS ABSENT: Curtis Kemeny.

STAFF PRESENT: Nicholas A. Armata, AICP, Sarah Lawton, Preservation Assistant

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

5:02 PM: 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. Member of the press, Dan Murphy from the Beacon Hill Times made themselves known.

Following this brief introduction he called the first Violation application.

I. VIOLATION

APP # 24.0878 BH

ADDRESS: 1 OTIS PLACE

Applicant: Patrick Guthrie and Michael Tryder

Proposed Work: Ratification of unapproved fire hose hookup.

PROJECT REPRESENTATIVES: Patrick Guthrie and Michael Tryder, were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to ratify an outstanding violation.

DOCUMENTS PRESENTED: Documents presented included existing conditions photographs of the exterior and interior, proposed west elevation, west elevation detail.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, an overview of the installation of the fire house hookup, code requirements, the proposal submitted to the Boston Fire Department before the Commission, the approved plans for the entire fire protection system including the location, whether the location of the existing equipment could be relocated, the Boston Fire Department's preferred location for the equipment.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposal that was approved by the Boston Fire Department, the applicant's discussion with the fire department, alternative locations for the equipment, whether there was an application submitted to ratify this violation, the context of the building, the visibility of the equipment from a public way, concerns with the location of the equipment on the front facade, the height requirements and minimums.

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the ratification of the fire house hookup and she offered requests and recommendations for the proposal.

COMMISSIONER KIEFER MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-1-0 (Y: AA, EF, MF, AG, RJ, MK, SS)(N: AR)(ABS: NONE).

- *That the applicant will confirm with the Boston Fire Department as to the nature and extent to which the alarm bell could be relocated to a less conspicuous location on the property.*
- *The applicant will affirm that determination with staff who will authorize the relocation.*

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

II. DESIGN REVIEW

APP # 24.0786 BH

ADDRESS: 65 BEACON STREET

Applicant: Edward Batton

Proposed Work: Removal of existing band sign and window decals. Install new blade sign.

PROJECT REPRESENTATIVES: Edward Batton, was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to remove an existing panel and replace it with a new



matching panel with a logo.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, mounting detail, color reference chart, front and side views of the new panel, proposed rendering,

DISCUSSION TOPICS: Discussion topics included an the existing conditions, an overview of the merge between Eastern Bank and Cambridge Trust Company, the dimensions, shapes, color, and material of new signage and lettering, the material of the existing signage, whether the new signage could utilize existing mounting hardware, the proposed mounting hardware, the new logo,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the district guidelines regarding signage and natural materials, the material and dimensions of the proposed and existing signage, the possibility of utilizing existing mounting hardware, material recommendations for the new signage and lettering.

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the proposal.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS:NONE).

- *That the sign will be made from wood and installed using existing holes within the masonry.*
- *Updated shop drawings reflecting this approval provisos are to be submitted to staff for final approval.*

APP # 24.0885 BH

ADDRESS: 70 CHARLES STREET

Applicant: Chris Erikson

Proposed Work: Install new blade sign.

PROJECT REPRESENTATIVES: Chris Erikson and Monika Pauli, were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install new painted wood hanging signs on existing metal sign brackets.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs, and shop drawings of the proposed sign.

DISCUSSION TOPICS: Discussion topics included the existing bracket, the proposal to install new signage on the existing bracket, the dimensions, material, color, and design of the new signage and lettering, the material and color of the other brackets and signage adjacent to the new signage.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the district guidelines regarding signage, the material and color of the existing hardware, the material of the new signage and lettering, the material and dimension of the hardware chain, whether the application references the hardware chain, the district guidelines of one projected sign per building and this buildings exception due to a number of businesses in the building.

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and requested that they submit hardware details to staff.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

- *That the sign will be installed onto the existing bracket using black hardware.*

APP # 24.0814 BH

ADDRESS: 76 REVERE STREET

Applicant: Vanessa Pinhancos

Proposed Work: New roof deck.

PROJECT REPRESENTATIVES: Nick Pinhancos was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to construct a new roof deck on the back half of the roof.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, view photos and mock-up installation and proposed roof plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work from a public way, the visibility of the mock up, the dimensions, material, and location of the proposed deck.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the Commission's jurisdiction regarding work that is visible from a public way, the visibility of the proposed work from a public way, the location of the building on Beacon Hill, the location of the deck on the roof, whether the railing has been included in the application,

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

- *The rail was approved with only slight visibility above the roof from a small section of the far sidewalk that does not impact the overall design and character of the historic structure. The visibility only blocks views of the sky slightly, and is determined to be de minimis and within the parameters of approval.*
- *Further, the rail is to be constructed using a simple black metal railing that is traditionally approved in the district when views of rails are determined to be appropriate. That rail is a simple black metal railing. The Commission requested for you to report to staff should additional information be required.*

APP # 24.0886 BH

ADDRESS: 20 CHESTNUT STREET

Applicant: Brian Charville

Proposed Work: Replace existing deteriorating wooden exterior stair at rear of property (on Spruce Place - Private Way) with new metal stair.

PROJECT REPRESENTATIVES: Monika Pauli was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace an existing wooden exterior stair with a new metal stair.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, location map, view images of the existing stairs from a public way, existing exterior wood stair drawing, proposed exterior metal stair drawings, existing and proposed elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing condition of the wooden exterior stair, the private way in the rear of 20 Chestnut



Street, the intent behind the request for a metal staircase to discourage the rat population on Beacon Hill, the design of the new metal exterior stair, the visibility of the existing and new stairs from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the existing and proposed exterior stairs from a public way, the dimensions and material of the existing and proposed stairs.

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N:NONE)(ABS:NONE).

APP # 24.0889 BH

ADDRESS: 2 LOUISBURG SQUARE

Applicant: Scott Simonsen

Proposed Work: Relocate and install new HVAC equipment.

PROJECT REPRESENTATIVES: Scott Simonsen was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to relocate and install new HVAC equipment.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the front and rear elevations, the rooftop plan, existing and proposed HVAC locations, sight line evaluations, mock up of proposed condensers.

DISCUSSION TOPICS: Discussion topics included an overview of the project's scope of work, the dimensions of the platform and the condensers, the visibility, height difference, and location of the existing and proposed HVAC system.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing skylight, the location and height of the proposed and existing HVAC system, the height of the mock up, whether the location or configuration of the condensers changed after the application was submitted, the visibility of the existing and proposed HVAC system from a public way.



PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, offered recommendations on behalf of the BHCA.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

- *That the maximum height of the new equipment, including the platform and any other mounting hardware be no higher than or otherwise no more visible than the existing equipment, with the final specifications of said design to be supplied and confirmed with by staff in advance of installation.*

APP # 24.0874 BH

ADDRESS: 9 SPRUCE COURT

Applicant: Tony King & Nick Landry

Proposed Work: Renovation of property to include new window dimensions.

PROJECT REPRESENTATIVES: Tony King & Nick Landry were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to renovate and include new window dimensions.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, location map, north, south, east, and west existing and proposed elevations, site plans, existing and proposed 3D view images, proposed level one and two floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the project to convert an existing six unit rental building into a single family building, a summary of the discussion within Advisory Review, the existing elevations, an overview of the existing windows and their details, the proposal to remove two existing windows, the proposal; to add a new retaining wall and railing, an existing egress stair, the visibility of the proposed work from a public way, a planter proposal, whether there was any brick work taking place. The roof deck and main door entry addition were removed from the proposal due to zoning needs. This work is out of the purview of the Commission.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the proposed work from a public way, the proposal for a new railing, the dimensions and configuration of the new windows, the removal of the



door, the new openings.

PUBLIC COMMENT: During the public comment period, Diana Coldren, a representative from the Beacon Hill Civic Association, opposed and supported some of the proposed work and offered recommendations on behalf of the BHCA.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0* (Y: AA, EF, MF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the windows be of 6 over 6 rather than 8 over 8 configuration, that they'd be all wood windows, that they use true divided lights.*
- *That the muntin thickness be no larger than 7/8 inch, that a dark spacer bar and no low-E glass be used.*
- *That the westernmost window on the south facade be retained*
- *That the shop drawings and final construction documents be submitted to staff for approval prior to any construction.*

**Alice Richmond recused herself from the deliberation due to a conflict of interest.*

Following this brief introduction he called the Administrative Review applications.

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0864 BH 48 BEACON STREET: Restore all five windows at 48 Beacon Street at the 10th floor Two are on Beacon Street (South Elevation), three on Spruce Street: one north elevation, two on the west elevation. Work involves removing the existing sashes, removing all the existing glass which are failed insulated glass units. New glass units would be fabricated and installed. The new units would be clear glass. Set in the new glass and glaze in oil based glazing at the exterior. This would then be painted semi-gloss black at the exterior. New pulleys, brass chain & new mahogany parting beads as needed. The new sash will all be made to be double hung.

APP # 24.0887 BH 63-64 BEACON STREET: Replace nine existing deteriorated 6 over 6, wood, double hung window sash and balances behind existing metal storm windows on the fifth floor of 63/64 Beacon Street and paint to match existing paint color. Replacement sash kit is BROSCO authentic divided light single pane, wood sash, double hung with 5/8 inch wood muntin. The windows will not have a low-e coating. Also repair glazing compound on French doors at 64 Beacon Street 5th floor and paint to match existing color.



APP # 24.0802 BH 95 BEACON STREET: Install flashing above window of Unit 8 with weep holes to stop entry of water into the unit. Brickwork to be constructed to match existing.

APP # 24.0837 BH 23 BRIMMER STREET: Repaint existing wood windows, wood trim and cornices in existing color. Replace gutter in-kind with new gutter to match original profile. Repair broken and missing slates with new slate to match existing. Repaint front railing and recoat stairs to match existing.

APP # 24.0830 BH 44 BRIMMER STREET: Replace existing mansard slate in kind, replace flat roof, replace copper gutters and downspouts in kind, replace copper flashings in kind, existing roof deck handrail to remain in place during construction, rebuild three existing chimneys in kind reusing existing brick wherever possible, match new brick and mortar to match existing, reinstall existing chimney pots or replace in kind. Replace bay window roof and curved gutter to match existing. Repair roof dormers matching existing materials and profiles, paint color to match existing.

APP # 24.0846 BH 21 CHESTNUT STREET: At front elevation, replace seven sash sets. First floor has two 6 over 6. Second floor has three 6 over 6, and two 2 over 2 in kind. The existing windows are not historic. The new sash sets will keep the existing wood sills, jambs & brick moldings. The new sash will be wood, true divided lites, double hung using original mouth blown period correct glass at all seven window openings. This glass will have original seeding, liquid marks & slight air bubbles. The new sash sets will all be oil based glazed at the exterior & be painted semi-gloss black to match the existing. All existing aluminum storm windows to be removed upon installation of new sash.

APP # 24.0810 BH 65 CHESTNUT STREET: Replace slate roof in kind.

APP # 24.0793 BH 35 HANCOCK STREET: At rear, level two, unit two, remove and replace two, 1 over 1, vinyl windows with two, 1 over 1, wood windows sash and balance only, painted to match existing.

APP # 24.0836 BH 10 LOUISBURG SQUARE: Repair service entry in kind, paint BM Black Forest Green and reinstall with existing door hardware. Remove shutters and paint BM Black Forest Green, and reinstall. Repaint the front door BM Black Forest Green, Paint the windows, and door trim BM Navajo White. Repaint the front iron work in BM Black, Cut and repaint the front steps.

APP # 24.0838 BH 74 MOUNT VERNON STREET: Paint existing wood oriole, door, windows, trim and shutters in color to match existing.



APP # 24.0800 BH 82 MOUNT VERNON STREET: Replace copper gutter to front roof area and copper belting above gutter. Install slate to match existing. Install copper step flashing and counter flashing.

APP # 24.0808 BH 148 MOUNT VERNON STREET: Repaint the two exterior doors facing Mt. Vernon St using Fine Paints of Europe, High Gloss Black.

APP # 24.0735 BH 1 OTIS PLACE: Remove third and fourth floor fire balconies at the front of the property.

APP # 24.0790 BH 31 SOUTH RUSSELL STREET: New copper flashing and gutters.

APP # 24.0884 BH 1 WALNUT STREET: Repaint bay window in kind.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y:AA,EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

- *21 Chestnut Street was removed from the vote, due to an error in the advertised work.*

IV. CONVERSATION REGARDING OUTDOOR DINING FURNITURE

Outdoor dining is starting soon. Will be receiving some applications for outdoor dining street furniture for items that are in a public way.

V. RATIFICATION OF HEARING/MEETING MINUTES

Ratification of March 21, 2024 public hearing minutes and March 29, 2024 public subcommittee meeting minutes.

COMMISSIONER FLECK MOTIONED TO APPROVE THE MINUTES. COMMISSIONER KIEFER SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

VI. STAFF UPDATES

Nicholas A. Armata, Preservation Planner, provided an update on the Commissioner handbook, new landmarks designations, and announced the new Chief of the Environment, Energy and Open Space Cabinet Brian Swett.

VII. ADJOURN - 7:58



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

**COMMISSIONER FINEGOLD MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER GIVEN SECONDED THE MOTION. A VOICE VOTE WAS CALLED
AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.**