



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

*Held virtually via Zoom*

**OCTOBER 3, 2024**

**COMMISSIONERS PRESENT:** *Arian Allen, Edward Fleck, Ralph Jackson, Mark Kiefer, Sandra Steele.*

**COMMISSIONERS ABSENT:** *Maurice Finegold, Annette Given, Curtis Kemeny, Alice Richmond.*

**STAFF PRESENT:** *Nicholas A. Armata, Preservation Planner and Sarah Lawton, Preservation Assistant.*

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

---

**5:06 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. There were no members of the press present.

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

**I. DESIGN REVIEW**

**APP # 25.0205 BH**

**ADDRESS: 48 CHESTNUT STREET**

Applicant: William Binnie

Proposed Work: Install new return wall for garage enclosure.

**PROJECT REPRESENTATIVES:** Frank McGuire and Chris Rapczynski was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work, as well as mock up documents and material samples



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the existing and proposed materials and dimensions, the visibility of the proposed work from a public way, the impact of the new return wall on the abutting property, an overview of the property lines, the existing condition and location of the trees on site, the existing railings and installation method of new railing, the scale of the existing masonry, previous approvals from the Commission regarding deteriorated masonry, a summary of issue raised by abutters regarding lighting, whether this project required zoning relief and approval.

**PUBLIC COMMENT:** Mary Townsend, offered comments and questions regarding the proposed work.

Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in opposition to proposed work.

Elizabeth Townsend, offered comments regarding the proposed work.

Caroline Townsend, spoke in opposition to the proposed work.

K Townsend, spoke in opposition to the proposed work.

#### **COMMISSIONER STEELE LEFT THE MEETING.**

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, EF, RJ, MK)(N:NONE)(ABS: NONE).**

- *The return wall and additional height over the garage door are approved as submitted.*
- *The applicant shall work with staff to include the decorative metal fencing on the return wall to the extent that it will not interfere with the existing tree on site.*

The Chair announced that the Commission would next review Administrative Review/ Approval applications.

## **II. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 25.0127 BH 90 BEACON STREET:** In kind repairs to fire escape.

**APP # 25.0210 BH 65-67-69 CHARLES STREET:** Dismantle and reconstruct chimneys in kind using existing brick and matching historic mortar joints profile and tooling.



**APP # 25.0199 BH 48 CHESTNUT STREET:** Demo existing demising wall separating 48 and 46 Chestnut St. Reconstruct new CMU wall with full brick veneer on both sides to match existing brick and elevations.

**APP # 25.0142 BH 3 GOODWIN PLACE:** Cut and point the end wall and perform any other masonry repairs as required. If anything is to be replaced, it shall be replaced in kind with matching materials.

**APP # 25.0173 BH 20 LOUISBURG SQUARE:** Removal of existing brick pavers, installation of a hydronic sidewalk snowmelt system below and reinstallation of existing brick pavers and required sensors.

**APP # 25.0197 BH 74-76 MYRTLE STREET:** Repair chimneys and masonry at penthouse including replacing damaged brick in kind and cut and point open mortar joints to match existing. Replace roof with new EPDM roof with new copper flashings to match existing. Replace cladding on penthouses with new copper cladding.

**APP # 25.0207 BH 8 PARK STREET:** At front elevation, fifth floor, remove the loose brownstone material window surrounds and patch using a brownstone patching material such as Matrix by Conproco. All finish and detailing to match the existing. All the existing brownstone has an opaque coating, likely to cover old patches that did not match the existing. Remove the existing coating and recoat it with a breathable coating upon completion of the patching.

**APP # 25.0192 BH 17 PHILLIPS STREET:** Installation of an emergency electricity cut-off switch (as required under Boston Fire Code) on building exterior. This device will be installed using the parameters previously approved by the Commission.

**APP # 25.0196 BH 76 REVERE STREET:** Install google doorbell in front entryway. Install fire alarm and fire strobe.

**APP # 24.1171 BH 27 SOUTH RUSSELL STREET:** Exterior building envelope repairs and restoration, including removing and reinstalling the outermost exterior brick wythe, removing and restoring all windows within the purview of the Commission, removing and replacing in kind all cast stone window headers and window sills, and removing/replacing slate roofing in kind and low-sloped EPDM roofing, removing/restoring and reinstalling all wood shutters.

**APP # 25.0106 BH 2 SPRUCE STREET:** Restore all windows in kind.

**APP # 25.0211 BH 3 WALNUT STREET:** Restore fire escape in kind.

**APP # 25.0101 BH 70 WEST CEDAR STREET:** Repaint the front door and entryway to match existing.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, EF, RJ, MK)(N: NONE)(ABS: NONE).**

- *Commissioner Fleck recused himself from application # 25.0207 BH for 8 Park Street.*



#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

The ratification of meeting minutes for 8/15/24 .

**COMMISSIONER FLECK MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, EF, RJ, MK)(N: NONE)(ABS: NONE).**

#### **III. STAFF UPDATES**

There were no staff updates.

#### **IV. ADJOURN – 6:04 PM**

**COMMISSIONER ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER SECONDED KIEFER THE MOTION. A VOICE CALL VOTED WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**