



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

*Held virtually via Zoom*

**AUGUST 15, 2024**

**COMMISSIONERS PRESENT:** *Arian Allen, Maurice Finegold, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer.*

**COMMISSIONERS ABSENT:** *Curtis Kemeny, Alice Richmond, Sandra Steele.*

**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).

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**5:04 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. Members 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 # 25.0039 BH**

**ADDRESS: 27 SOUTH RUSSELL STREET**

Applicant: Eugene Gordon

Proposed Work: Ratification of unapproved door stain.

**PROJECT REPRESENTATIVES:** Gene Gordon was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions and the materials for the proposed work.



**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions, the materials for the proposed work, the differences between the existing and proposed coating, and the impact of the proposed coating on the original door.

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

Ren Jender, offered comments regarding the scaffolding on the property and other proposed improvements.

Robert Whitney, offered comments and questions regarding the proposed work.

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

- *Prior to the refinishing of the entire doors, that a test patch, a small test patch be done and approved in advance by Staff.*

**APP # 25.0061 BH**

**ADDRESS: 15 TEMPLE STREET**

Applicant: Bethany Odenice

Proposed Work: Ratification of unapproved intercom system.

**PROJECT REPRESENTATIVES:** Beth Odenice was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the proposed illumination, the materials and dimensions of all proposed work, manufacturer for the proposed intercom system, similar intercom systems located at 87 Beacon St, and whether the proposed intercom system fits within the existing panel.

**COMMISSIONER COMMENTS AND QUESTIONS:** The district guidelines regarding intercom systems, the existing conditions, the materials and dimensions of the existing and proposed system, the methods for installing the proposed intercom cover, details of similar intercom systems located at 87 Beacon St. and 15 Temple Street, and the architectural details of the existing panel.



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

Robert Whitney, spoke in opposition to the proposed work.

Sean Cryts, offered comments for the proposal.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the finished product, the box fit entirely within the recess of the existing recess panel.*
- *That it be recessed as far as possible to minimize the protrusion of the resulting box from the woodwork.*
- *That a shop drawing, demonstrating both the method of construction and the exact dimensions be submitted to staff for approval in advance of any construction.*

**COMMISSIONER KIEFER MOTIONED TO RATIFY THE VIOLATION. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the violation be dismissed contingent on the successful completion of the application, which is approved with the proviso that the box, when completed, fit entirely within the recessed panel.*
- *That the depth of the box be recessed as far as possible, such to minimize the protrusion from the woodwork.*

## II. DESIGN REVIEW

### **APP # 24.1197 BH**

#### **ADDRESS: 5 WEST CEDAR STREET**

Applicant: Patrick Guthrie

Proposed Work: change of paint color on the two-story bay window from flat black to off-white. to match the window sash and trim (See *Additional Items Under Administrative Review*).

**PROJECT REPRESENTATIVES:** Patrick Guthrie were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the materials for the proposed work, and historically appropriate paint colors.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions and historically appropriate paint colors in Beacon Hill.

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

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, RJ, MK)(N: NONE)(ABS: NONE).**

**APP # 24.1195 BH**

**ADDRESS: 101 CHESTNUT STREET**

Applicant: Linda Kane

Proposed Work: Change color of window trim to HC-176 Annapolis Gray Benjamin Moore.

**PROJECT REPRESENTATIVES:** Linda Kane was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the history and architectural details of the building, the materials for the proposed work, and historically appropriate paint colors for Beacon Hill.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of existing conditions, the materials for the proposed work, the existing window types, and plans for the proposed work.

**PUBLIC COMMENT:** Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**



**APP # 25.0095 BH**

**ADDRESS: 160 MOUNT VERNON STREET**

Applicant: Brigid Williams

Proposed Work: Install emergency electrical cut-off button.

**PROJECT REPRESENTATIVES:** Brigid Williams and Rich Murphy were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the materials and dimensions for the proposed work, code requirements from the Fire Department and ISD, and the visibility of the proposed work from the facade.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions, the materials and dimensions of the proposed work, electrical code requirements, the possibility of relocating the emergency electrical cut off button, whether the proposed work could be placed on the interior, and an overview of other proposed renovations on the property.

**PUBLIC COMMENT:** Robert Whitney, offered comments and recommendations for the proposal.

Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the box and placard be relocated to be centered upon the three header brick patch just below, and to the right of the existing proposed location, and that the placard have no white border, and that, finally, that to the maximum extent feasible within the code requirements.*
- *That the placard either reduced in size have less lettering or be of a more innocuous color, if feasible.*
- *That the final design in any case be submitted to staff before installation.*



**APP # 24.1187 BH**

**ADDRESS: 18 PHILLIPS STREET**

Applicant: Douglas Manley; Spencer Preservation

Proposed Work: Restoration of existing entry doors, facade windows, and alley door.

Replacement of concrete walks. Addition of handrailing and painting of existing handrails.

**PROJECT REPRESENTATIVES:** Doug Manley were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, an overview of the history of the building, the materials and dimensions for the proposed work, the visibility of the proposed work from the front facade and west alley, the plans for new hardware, railings, sidewalk and concrete walkway, plans to restore the existing windows and transom, and plans to repaint the existing doors, windows and railings.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions, the materials and dimensions for the proposed work, and the plans to restore and repair existing windows and fencing.

**PUBLIC COMMENT:** Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**

**APP # 24.0975 BH**

**ADDRESS: 27 CHESTNUT STREET**

Applicant: Francis McGuire & Sheila Burkus

Proposed Work: Replace pointed arched windows.

**PROJECT REPRESENTATIVES:** Sheila Burkus & Frank McGuire were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the history of the building and its architectural details, the previous and



current owners, the materials and dimensions of the existing and proposed work, plans to replace all existing windows, the configuration of the existing windows, and whether the existing windows are operable.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions, the visibility of the proposed work, the existing window type and configuration, the materials and dimensions of the existing and proposed windows, details regarding Gothic style windows, the historical significance of Gothic windows, and details and plans for the proposed work.

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

**COMMISSIONER KIEFER MOTIONED TO REMAND THE APPLICATION TO A SUBCOMMITTEE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: AA, EF, AG, RJ, MK)(N: NONE)(ABS: MF).**

- *That the subcommittee will consist of Commissioners Given, Commissioner Jackson, and Commissioner Kiefer.*

**APP # 25.0090 BH**

**ADDRESS: 54 PINCKNEY STREET**

Applicant: Ian Masters; Sam Kachmar Architects.

Proposed Work: New roof deck.

**PROJECT REPRESENTATIVES:** Sam Kachmar and Ian Masters were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions, the materials and dimensions of the proposed work, the proposed railing design, the visibility of the proposed work, the existing roof deck footprint, plans to reduce the visibility, a summary of recommendations provided by the Commission at previous meetings.

**COMMISSIONER COMMENTS AND QUESTIONS:** An overview of the existing conditions, the materials, dimensions and visibility of all proposed work and the plans and details for the proposed deck and railings.

**PUBLIC COMMENT:** Twenty - Nine written comments were submitted in



opposition to the proposed work.

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

Martha McNamara, spoke in opposition to the proposed work.

Jim Bordewick, spoke in opposition to the proposed work.

Additional comments may be reviewed by request. Please contact district staff.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the northerly termination of the westerly rail be moved back to be located at the center of the chimney from where it is now.*
- *That a final plan be submitted to staff prior to any construction.*

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

### III. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 25.0010 BH 37 BEACON STREET:** Replace four total 8 over 8 sash sets at the 5th floor, Walnut Street elevation. The existing windows are non-historic. Keep the existing jambs & exterior brick moldings & fabricate new mahogany solid block sash sets. The new sash will be true divided light, double hung and use clear glass. The exterior will be glazed at each glass opening & be painted in kind to the existing exterior color. Fabricate new interior window stops and solid brass sash locks on each sash.

**APP # 25.0002 BH 68 BEACON STREET:** Replace seven sash sets; All seven new sash sets are on the River Street elevation below grade. All seven window openings are below the existing sidewalk mounted steel grilles. The existing windows are a mixture of missing sash, vents & mixed non-original windows in the basement areas. All seven existing openings are believed to have been 4 over 4 lite, double hung windows. The new sash sets will be true divided lite, double hung and 4 over 4 pane configuration. The new sash will be fabricated from South American mahogany, mortise & tenon construction and using clear glass. All the exterior glass openings will be glazed, primed & multiple coats of finish paint: Semi-gloss black to match the rest of the building. Existing jambs & brick moldings to remain.





**APP # 25.0003 BH 81 BEACON STREET:** Repoint front facade 100%, mortar to match existing. Mortar Mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

**APP # 25.0073 BH 74 CHESTNUT STREET:** Repoint chimney and facade in kind.

**APP # 25.0047 BH 13 LOUISBURG SQUARE:** Install EV Charging Port, previously approved at other properties on the street.

**APP # 24.1186 BH 15 TEMPLE STREET:** Repoint front facade - using mortar mix in ratio of ;1 Portland, 2 lime, 7 sand, repairs to brownstone - using Comproco Matrix, Restoration of front entrance.

**APP # 24.1199BH 15 TEMPLE STREET:** Replace deteriorated square head bolts with new steel bolts, add J-bolts, remove rotten cement, secure bracket supports with new cement, fabricate and install 5 bracket supports, scrape off old paint and rust, repaint fire escape.

**APP # 25.0082 BH: 2 WEST CEDAR STREET:** Repoint front and rear facade facades. Repair building brickwork at rear.

**APP # 24.1197 BH: 5 WEST CEDAR STREET:** Replace all extant triple-track, black aluminum storm windows with off-white, Allied Window Inc. HOL-B, removable lower panel storm windows (*See Additional Items Under Design Review*).

**APP # 25.0021 BH 22 WEST CEDAR STREET:** Repoint exterior side of garden walls in alley, Repoint interior courtyard garden walls; mortar to match original as close as possible. Mortar Mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**

- *Commissioner Kiefer recused himself with respect to 37 Beacon Street.*

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

Ratification of July 18, 2024 public hearing minutes.

**COMMISSIONER FLECK MOTIONED TO APPROVE THE MINUTES. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).**

#### **IV. STAFF UPDATES**



Nicholas Armata, Preservation Planner, provided an update on Commissioner handbooks and new pending landmarks.

**V. ADJOURN – 8:25 PM**

**COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FLECK SECONDED THE MOTION. ALL COMMISSIONERS PRESENT VOTED IN FAVOR OF ADJOURNMENT.**