



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

FEBRUARY 15, 2024

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

COMMISSIONERS ABSENT: *Curtis Kemeny, Mark Kiefer.*

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

A full recording of the hearing is available at Boston.gov/landmarks.

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. Members of the press Dan Murphy from the Beacon Hill Times made themselves known.

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

I. DESIGN REVIEW

APP # ~~23.1199~~ BH

ADDRESS: ~~83 MOUNT VERNON STREET~~

~~Applicant:~~

~~Proposed Work: Repaint front door and surround.~~

A representative for this project did not appear before the Commission.

APP # 24.0666 BH

ADDRESS: 37 CHARLES STREET

Proposed Work: New wall sign, hanging sign and operational hours decals.

PROJECT REPRESENTATIVES: Colin Daly, was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install new signage at 37 Charles St.



DOCUMENTS PRESENTED: Documents presented included existing condition images, signage specifications for Anton's Cleaners and the Hummus Shop, existing and proposed rendering photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the business and products sold, the lease agreement between the applicant and the current owners Anton's Cleaners, the details about the signage that split between the Anton's Cleaners and the applicant, the need for street visibility, the proposed material, color, and dimensions of the proposed signage, the existing hanging bracket, the signage color scheme of the Anton's cleaners, the removal of Anton's Cleaners signage city's recommendation regarding the material for signage.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the BHAC signage guidelines, whether the existing Anton's Cleaners signage will be removed, whether the proposed signage should match the existing color scheme for Anton's Cleaners, the proposed material and color of the signage, and the products sold at the business.

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 RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).

- *That both signs are made from wood.*
- *That the board sign is redesigned using a gold and black theme, matching the Anton's Cleaners style. The branding font of the business may be used. The dimensions of the sign shall match the dimensions of Anton's Cleaners board sign.*
- *That the hanging blade sign will be installed using the existing bracket, with all attachment hardware to be painted black.*
- *Updated drawings are to be submitted to staff for the record prior to final approval.*

APP # 24.0634 BH

ADDRESS: 43A JOY STREET

Proposed Work: Install small vent cover in existing soffit.

PROJECT REPRESENTATIVES: Liz Cahill and Nancy Maul were the project



representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install a small copper vent cover in an existing soffit.

DOCUMENTS PRESENTED: Documents presented included existing exterior and new vent existing conditions, the proposed reflected ceiling plan, the proposed vent cover detail.

DISCUSSION TOPICS: Discussion topics included the existing conditions, the code requirements for bathrooms and powder rooms, the plans to renovate the existing powder room to make it code compliant, the proposed material of the cover, the location of the proposed vent, the visibility of the cover and soffit from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the cover and soffit are visible from a public way, whether the cover is on a horizontal or vertical surface. Commissioners also commented that copper is the preferred material for the soffit cover.

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.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).

APP # 24.0618 BH
ADDRESS: 36 BEACON STREET

Proposed Work: Replace missing lights in coal chute cover with plastic option.

PROJECT REPRESENTATIVES: Jordan Driscoll was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to replace missing lights in a coal chute with plastic materials.

DOCUMENTS PRESENTED: Documents presented included existing condition images, view images of other chute covers in Beacon Hill,



DISCUSSION TOPICS: Discussion topics included the existing condition of the glass lights and coal chute cover, the historical significance of the coal chute, plans to restore the coal chute, the cost to repair the deteriorated and damaged glass lights, the material and dimensions of the chute cover, the number of glass lights that are in good condition, whether all the glass lights need to be replaced or only the unrepairable lights, recommendations from glass manufacturers.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the BHCA guidelines regarding traditional materials, whether there was an objection regarding the use of polycarbonate instead of glass, the historical significance and context of the coal chute cover, the visibility of the glass lights and chute from a public way, whether the coal chutes are still used within Beacon Hill, the dimensions and material of the existing chute cover, the proposed polycarbonate material to replace existing glass, whether there is an alternative material that's between glass and plastic, the method for sealing the lights within the chute, whether the glass lights could be custom made by a glass manufacturer, the location of the chute in regards to the property, the responsibility of homeowner to maintain the condition of the chute, staff recommendations.

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

**COMMISSIONER ALLEN MOTIONED TO CONTINUE THE APPLICATION.
COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y:
ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA
STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).**

- *The Commission notes that the application be continued to allow the applicant time to find further information and provide samples to staff before the next hearing.*

APP # 24.0675 BH

ADDRESS: 68 BEACON STREET

Proposed Work: Replace existing window with vent.

PROJECT REPRESENTATIVES: Brigid Williams was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace the existing window with a ventilation system.



DOCUMENTS PRESENTED: Documents presented included existing condition images, map of viewpoints images, shop drawings of proposed ventilation systems, the existing and proposed window sections, existing and proposed window plans and elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed color and material of the vent grill, the code requirements regarding ventilation of kitchens, bathrooms, and laundry rooms, the material of the building, the number of existing vents, window styles throughout the building, method for removal of existing windows, method for ventilation system installation, examples of other vents installed in different areas of the building.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether other ventilation systems received approval from the BHAC, the different vent styles throughout the building, whether the masonry would be impacted by the removal of the existing window and installation of the vent.

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 and provisos.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISO. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).

- *The Commission felt that the proposal was appropriate given the location on a high floor, the size of the window, and the existing precedent on the building where other windows with the same dimensions have been installed.*
- *That the lowers are modeled after the existing lowers on the 8th floor.*
- *That a protective screen may be installed on the inside face of the lowers.*
- *That updated drawings be submitted to staff for final approval.*

APP # 24.0622 BH _____

ADDRESS: 23 SOUTH RUSSELL STREET _____

Applicant:

Proposed Work: Repaint all masonry sills, lintels and shutters black.

A representative for this project did not appear before the Commission.



APP # 24.0647 BH

ADDRESS: 33 BOWDOIN STREET

Proposed Work: New granite pavers and steps on side entrance. Stanstead granite steps with coordinating pavers.

PROJECT REPRESENTATIVES: Jacob Simmons was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install new granite paver and steps.

DOCUMENTS PRESENTED: Documents presented included existing condition images, drawings of the proposed brick walkway, sketch drawings of the walkway and steps.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the interior renovation, an overview of previous BHCA approvals for this project, another renovation project being conducted by a different owner, areas of the property that are owned by the applicant, the dimensions of the existing steps, door threshold and granite pavers, the dimensions of the proposed steps, the material of the proposed brick product, the applicant's intention to select granite products after reviewing color schemes and samples, the plans to construct a walkway and new granite curb to access the side door, accessibility of the walkway, an existing infiltration systems,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the submitted elevations, whether there was a step between the sidewalk and doorway, the proposed material for brick and granite, whether the applicant has a submitted a drainage and plumbing plan, paving configuration plans, the property lines. Commissioner expressed concern regarding having a brick passageway abutting granite.

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

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).



- *That the pathway will be designed using a granite runner with a brick inlay running in the same direction. Each step will be constructed using a solid granite piece as the edge of the step, extending the entire width of the sidewalk.*
- *That updated construction drawings that include dimensions of all parts of the walkway are to be submitted to staff for final approval.*
- *That the brick shall be the same brick the City uses for brick sidewalk repairs.*

APP # 24.0689 BH

ADDRESS: 20 LOUISBURG SQUARE

Proposed Work: Relocation of the lower exterior entry stair at 20 Louisburg Square. These stairs have been planned to align with a similar condition located at 18 Louisburg Square.

PROJECT REPRESENTATIVES: Kevin Tember was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to relocate the lower entry stair.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, plan diagram and exterior elevations at existing 20 Louisburg Square lower entry stair, images of lower entry stairs on the western and even numbered side of 20 Louisburg Square.

DISCUSSION TOPICS: Discussion topics included an overview of the plan to renovate the lower entry stair to create more room at the lower landing, the proposal to relocate the existing steps toward Louisburg Square, the dimensions of the entryway, and plans to replicate neighboring lower entryways.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposal to match the entryway at 18 Louisburg Square, the dimensions of the stairs and entryway.

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 ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).

- *That the top step of the service entry is aligned with the first step of the front stoop.*
- *That updated shop drawings be submitted to staff for final approval.*



The vice chair announced that the Commission would next review Advisory Review items.

II. ADVISORY REVIEW

APP # 24.0690 BH

ADDRESS: 8 PARK STREET

Proposed Work: Addition of roof deck.

PROJECT REPRESENTATIVES: Tim Burke was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install a new roof deck and other renovations on the sixth floor of 8 Park Street.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, the proposed and existing roof plan, the sixth floor floor plan, the proposed front elevation.

DISCUSSION TOPICS: Discussion topics included an overview of egress requirement and zoning relief, the roof deck and railing mock up, the dimensions of the proposed roof deck and railing, the proposed material and dimensions of the railing, whether there was a parapet wall on the roof, the visibility of the proposed work from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: access points onto the roof deck, location of the mock up in the submitted plans, the dimensions of the proposed roof deck, the visibility of the roof deck from a public way, whether the roof deck and railing could be pushed back further to minimize visibility,

PUBLIC COMMENT: There were no public comments.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0618 BH 36 BEACON STREET: Repair brownstone and repaint to match existing; replace copper gutter, apron, and flashing to match existing; reconstruct missing sections of fascia and soffit; replace missing slate.



APP # 24.0688 BH 48 BEACON STREET: Add pickets to existing balcony rail to make it code-compliant.

APP # 24.0642 BH 27-29 BEAVER PLACE: Replace decking in kind, repaint railings in kind.

APP # 24.0671 BH 25 BRIMMER STREET: Emergency repointing of the Front facade to address an occurring leak. Waterproof the bay window. Refinish lintels and sills as needed in kind.

APP # 24.0621 BH 2 LOUISBURG SQUARE: Restore all windows.

APP # 24.0687 BH 45 MOUNT VERNON STREET: Replacement of brickmould at Mt Vernon St-facing windows, 2nd & 3rd floor. Match existing profile, dimensions and paint. New brickmould in sapele or red merante.

APP # 24.0646 BH 16 PINCKNEY STREET: Repoint the front facade with mortar to match the original as close as possible. Mortar: Six parts sand, one-two parts Portland cement, two-three parts lime.

APP # 24.0663 BH 1 RIVER STREET PLACE: Repoint bottom three feet of wall and insert through wall flashing.

APP # 24.0668 BH 9 WILLOW STREET: Replace one south facing arched window wall at the penthouse level, keeping the exterior moldings, casements, arched trim, apron & flashing. The new sash will be true divided light, using clear glass, exterior glazing on glass openings & painted Briarwood semi-gloss to match the existing exterior color. Top sections are four set pieces, ends are three lites & middles are four lites. Bottom section two, eight lite set pieces on the ends and two operational eight lite swing out casements. This will all be fabricated in kind to existing. All arches on the top section will be templated to existing arch. Muntin design: 3/16" exterior wood stem & 3/4" interior width in kind to existing. Jamb, flashing & slate to remain at exterior.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF DECEMBER 21, 2023 & JANUARY 18, 2024 PUBLIC HEARING MINUTES



Ratification of December 21, 2023 & January 18, 2024 Public Hearing Minutes.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ARIAN ALLEN, EDWARD FLECK, ANNETTE GIVEN, ALICE RICHMOND, SANDRA STEELE, RALPH JACKSON, MAURICE FINEGOLD)(N: NONE)(ABS: NONE).**

IV. STAFF UPDATES

Nick Armata, Preservation Planner, offered comments regarding new landmarks, study reports, and an event hosted by the Office of Historic Preservations to discuss the office Vision. Additionally, Nick mentioned that he will be coordinating with the Beacon Hill Civic Association to visit a Coffee Hour

V. ADJOURN – 7:15 PM

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