



BEACON HILL ARCHITECTURAL DISTRICT PUBLIC HEARING MINUTES

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

JUNE 15, 2023

COMMISSIONERS PRESENT: *Arian Allen, Maurice Finegold, Ed Fleck, Annette Given, Curtis Kemeny, Mark Kiefer, Alice Richmond.*

COMMISSIONERS ABSENT: *Ralph Jackson*

STAFF PRESENT: *Nicholas A. Armata, AICP*

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

Following this brief introduction he called the first violation application.

I. VIOLATION REVIEW

5:06 PM

APP#: 23.0629 BH

6 LOUISBURG SQUARE

Applicant: Sandra Jahnes; Ruhl Jahnes Architects
Proposed Work: Ratification of unapproved EV Charger port cover.

Project Representatives: Sandra Jahnes; Ruhl Jahnes Architects

Documents Presented: Existing conditions photos, previous approval, drawings for proposal.

Discussion Topics: Size of box, need for additional space, materials used, area precedent, timeline of events, visibility of areas within purview of the Commission.



Public Comment: The BHCA supported the project.

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

- That the “EV” cover option is selected.
- That written approval from the Louisburg Square Proprietors is submitted for the record.

II. DESIGN REVIEW

5:46 PM

APP # 23.0182 BH

19 BRIMMER STREET

Applicant: Rachel Thurlow

Proposed Work: New sliding glass door, previously approved during 9-2022 hearing.

Project Representatives: Rachel Thurlow

Documents Presented: Original proposal, new proposal, vantage points photos.

Discussion Topics: Original approval, visibility, materials, location of door, issues sourcing a multi-light door.

Public Comment: The Beacon Hill Civic Association supported the project.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, CK, MK, AG, AR) (N: NONE) (ABSENT: RJ).

APP # 23.0092 BH

34.5 BEACON STREET

6:00PM

Applicant: Jennifer Campbell; JCH Consulting, Inc.

Proposed Work: Install three bollards on Joy Street.

Project Representatives: Jennifer Campbell; JCH Consulting, Inc.

Documents Presented: Existing conditions photos, drawings of proposal, manufacturing cut sheets for bollards, site plan.

Discussion Topics: Need for bollards, number of bollards that are needed/applied for, condition of coal vault, materials for bollard, attachment points.



Public Comment: The Beacon Hill Civic Association supported the project.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER KEMENY SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, CK, MK, AG, AR) (N: NONE) (ABSENT: RJ).

- *That all other city agency approval will be sought prior to starting the project.*

APP # 23.0922 BH 125 CHARLES STREET

6:22 PM

Applicant: Cecilia Hermawan; Visco Style
Proposed Work: New signage.

Project Representatives: Cecilia Hermawan; Visco Style

Documents Presented: Existing conditions photos, drawings of proposal, renderings of proposed sign.

Discussion Topics: Need for blade sign, other Charles Street locations where multi-blade signs were installed, placement of sign, the sign guidelines and their applicability.

Public Comment: The Beacon Hill Civic Association did not support the project.

COMMISSIONER ALLEN MOTIONED TO DENY THE APPLICATION. COMMISSIONER KIEFER SECONDED THE MOTION. THE VOTE WAS 6-1-1 (Y: AA, EF, MF, CK, MK, AG) (N: AR) (ABSENT: RJ).

ALICE RICHMOND LEFT THE HEARING

APP # 23.0960 BH

86 CHESTNUT STREET

6:57 PM

Applicant: Thomas Egan
Proposed Work: New house numbers.

Project Representatives: Thomas Egan;

Documents Presented: Existing conditions photos, shop drawings of house numbers, renderings of placement for numbers.

Discussion Topics: Proposed style of numbers, proposed location.

Public Comment: The Beacon Hill Civic Association supported the project.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER KEMENY SECONDED THE MOTION. THE VOTE WAS 6-0-2 (Y: AA, EF, MF, CK, MK, AG) (N: NONE) (ABSENT: AR, RJ).

- *That the door number will be mounted in the center of the door rails.*

APP # 23.1053 BH

77 MYRTLE STREET

7:02 PM

Applicant: Charlie Reichenbach

Proposed Work: Repaint front door SW Royal Blue (See *Additional Items Under Administrative Review*).

Project Representatives: Charlie Reichenbach

Documents Presented: Existing conditions photos, color samples.

Discussion Topics: Appropriateness of colors for architecture/time period, changes made to the building over time, area precedent.

Public Comment: The Beacon Hill Civic Association supported the project.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-2 (Y: AA, EF, MF, CK, MK, AG) (N: NONE) (ABSENT: AR, RJ).

CURTIS KEMENY LEFT THE HEARING

APP # 23.1028 BH

63 BRIMMER STREET

7:27 PM

Applicant: Tracy Bradley; Park Street School

Proposed Work: Construct a three-story infill addition in the courtyard, the upper level of which is partially visible from a public way (Beaver Street). This is a re-application of previously issued expired certificate #18.1076 BH.

Project Representatives: Don Mills

Documents Presented: Existing conditions photos, shop drawings of addition.

Discussion Topics: Reason for delay, need for renewal, visibility of proposal.

Public Comment: The Beacon Hill Civic Association supported the project.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: AA, EF, MF, MK, AG) (N: NONE) (ABSENT: CK, AR, RJ).

III. ADMINISTRATIVE REVIEW/ APPROVAL

7:37 PM

VIOLATION RATIFICATION COMPLIANT WITH GUIDELINES. RESOLUTIONS WERE PREVIOUSLY APPROVED AT OTHER PROPERTIES

APP#: 23.0953 BH 20 LOUISBURG SQUARE Proposed Work: Ratification of unapproved video doorbell.

REGULAR ADMINISTRATIVE REVIEW

APP # 23.0941 BH 84 BEACON STREET: At third and fourth floors, replace all 14 (non-historic) window sash total. The fourth floor windows will be 3 over 6, true divided lights, double hung, wood, with black spacer bar covering the window gaskets. The third floor windows will be 6 over 6, true divided lights, double hung, wood, with black spacer bar covering the window gaskets.

APP # 23.1020 BH 87 BEACON STREET: Re-point the brick and brownstone joints using type "O" mortar. Repair the brownstone defects with Conproco Matrix mortar. Paint the window trim and sills, door and alcove to match existing.

APP # 23.1005 BH 103 CHARLES STREET: Repoint north and east elevations in kind, repair and repaint window trim on these facades as needed, in kind.

APP # 23.0982 BH 41 CHESTNUT STREET: On all facades, cut and repoint brick using type "o" mortar.

APP # 23.1054 BH 9 HANCOCK STREET: Cut and repoint brick on all elevations. Repaint all window trim in kind, replace two stone sills and one stone lintel in kind located at front facade, level one and basement.

APP # 23.1037 BH 34 LIME STREET: Repoint front facade using type "o" mix.

APP # 23.0966 BH 7 LOUISBURG SQUARE: At rear elevation, replace brownstone lintels with precast stone to match historic color and shape.

APP # 23.1053 BH 77 MYRTLE STREET Replace existing storm windows (Coastal Industries Inc.), repair and repaint the existing windows & trim around the property as needed, in kind (*See Additional Items Under Design Review*).

APP # 23.1036 BH 78 REVERE STREET: Repoint front facade using type "O" mortar mix, repair brownstone lintels and sills in kind.

APP # 23.0854 BH 25 TEMPLE STREET: At front facade, replace all windows (non-historic) with 1 over 1, wood windows.



APP # 23.1050 BH 95 TREMONT STREET: Replace the stabilized stone-dust path on the northeast side of the Franklin monument with concrete pavers to match other paths on site.

APP # 23.1001 BH 14 WALNUT STREET: Repaint exterior facade, repaint exterior shutters and window casing, repair rotted window casing, repaint wrought iron railing along Mt. Vernon Street, repaint fire escape at building exterior, restrain front door and casing. All painting, staining, and repairs to match existing, historical colors.

APP # 23.0975 BH 3 WEST CEDAR STREET: Install new copper gutters and slate in kind.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW APPLICATIONS AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: AA, EF, MF, MK, AG) (N: NONE) (ABSENT: CK, AR, RJ).

IV. RATIFICATION OF MAY 20, 2023 MEETING MINUTES

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MEETING MINUTES AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: AA, EF, MF, MK, AG) (N: NONE) (ABSENT: CK, AR, RJ).

V. ANNUAL VOTE FOR CHAIR & VICE CHAIR

No vote was taken due to absent members. The vote will be attempted at the July Hearing.

VI. STAFF UPDATES

Staff mentioned a new slavery exhibit being held at Faneuil Hall. Staff also mentioned the need to fill vacancies for BSA nomination after Wen Wen's departure.

VII. ADJOURN – 7:47 PM

COMMISSIONER KIEFER MOTIONED TO ADJOURN THE HEARING. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: AA, EF, MF, MK, AG) (N: NONE) (ABSENT: CK, AR, RJ).