



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

OCTOBER 19, 2023

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

COMMISSIONERS ABSENT: *Sandra Steele and 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).

5:07 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 Beacon Hill Times, made himself known.

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

I. DESIGN REVIEW

APP # 24.0163 BH

ADDRESS: 14 WALNUT STREET

Applicant: Liam Sage; Holland Construction

Proposed Work: Add wood paneling on ceiling to match existing door and casing. Replace flush mount light with 4" larger one. Replace existing security camera. Remove the existing doorbell buzzer. Remove faux paint, restore to original stone.

PROJECT REPRESENTATIVES: Liam Sage with Holland Construction was the project representative. They presented the proposed scope of work to the Commission, which included an overview of the application for the front entry of 14 Walnut Street.

DOCUMENTS PRESENTED: Documents presented include existing condition images, architectural drawing of proposed wood ceiling panel, reference photos of proposed new doorbell, reference photos and specifications of proposed new flush



mount light, historic images of the site from the 1920s and 1930s.

DISCUSSION TOPICS: Discussion topics included the material of the wood, the proposed ceiling panel, the proposed ring doorbell and its dimensions, the product details for the proposed flush mount light (similar to what is there now), and the proposed paint removal from the existing stone that surrounds the entry doors.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the history of the house, the removal of the existing doorbell and security camera, the proposed ring doorbell's location and brass cover, the existing condition of the ceiling panel, whether there was a material that was historically or architecturally significant underneath the plasterboard ceiling, the masonry surrounding the entry, the process of removing and repainting the existing stone in the entry. The door's vintage, location and architectural style was also debated.

PUBLIC COMMENT: During the public comment period, Holland Ward from Beacon Hill Civic Association spoke in support of the proposed work. But, he did oppose the addition of wood paneling to the ceiling, unless evidence of original features were presented as per guideline A 3.

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

- *Upon the removal of the plasterboard ceiling that the staff be allowed to inspect what lies underneath and that final approval for the ceiling element of the application be made at the discretion of staff.*

APP # 24.0254 BH

ADDRESS: 20 LOUISBURG SQUARE

Applicant: Kevin ten Brinke

Proposed Work: At rear facade, reconfigure non-historic dormer new service entry door and light fixture and front facade (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVES: Kevin Tamarin, the Principal Architect at Design Group was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed changes to the rear dormer.

DOCUMENTS PRESENTED: Documents presented include existing interior and exterior condition images, existing rear elevation and proposed rear elevations, and



product details for the new window.

DISCUSSION TOPICS: Discussion topics included the existing rear metal clad dormer, the proposal to replace the existing window, product details for the new window, and the age of the existing dormer and window details, which was determined to not be of historic significance. Staff noted that the ring (video) doorbell will not be reviewed, due to it not being advertised to the public, but that a resolution of the violation was already approved by previous property owners. The existing owners may use this approval.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the existing dormer and window from a public way and the material of the new window. The door and light fixture at the front of the property were determined to be exempt due to the lack of visibility from the street.

PUBLIC COMMENT: There was no public comment.

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

APP # 24.0366 BH

ADDRESS: 161 MOUNT VERNON STREET (ADJACENT):

Applicant: ExteNet; Keenan Brinn

Proposed Work: Replace existing street light with “pendant style” light.

PROJECT REPRESENTATIVES: Keenan Brinn with Apple Ethernet system, was the project representative. They presented the proposed scope of work to the Commission, which includes a new pole design for a previously approved street pole.

DOCUMENTS PRESENTED: Documents presented include a vicinity and aerial photograph, existing and proposed elevation drawings, equipment detail drawings, existing condition images.

DISCUSSION TOPICS: Discussion topics include the product details and location of the new pole, antenna and equipment details, the timeline for this project's completion, the previous approval and design, as well as the color of both the existing, previous approved, and the current proposal.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: the previous proposal that was approved by the commission in April, the paint color and dimensions of the existing and new pole, the new pole location.

PUBLIC COMMENT: During the public comment period, Holland Ward from Beacon Hill Civic Association spoke in support of the proposed work.

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

APP # 24.0306 BH

ADDRESS: 45 BEACON STREET

Applicant: Caitlin Garrison; AMS

Proposed Work: Replace wooden flag poles with metal option.

- The applicant did not appear.

The Chair announced that the Commission would next review the Advisory Review item.

II. ADVISORY REVIEW

ADDRESS: 46 BEACON STREET

Proposed Work: Proposed new garage entryway facing Spruce Court, New windows facing 45 Beacon Street, alter, reconstruct and reclad several areas on the side and rear elevations, multiple new roof decks.

PROJECT REPRESENTATIVES: William Young, Guy Grassi, Kyle Coughlin were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposed renovations and restorations to the building.

DOCUMENTS PRESENTED: Documents presented include existing condition images, basement plan, floor plans, rear elevation renderings, the site plan.

DISCUSSION TOPICS: Discussion topics include an overview of the architectural style and history of building, the existing condition of the building, the new overhead door location facing spruce court, replacing existing doors, installing new ventilation for a future garage, restoring windows on the basement level, removal and restoration of an existing fire balcony, new addition of a brick sidewalk.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: the visibility of the proposed garage from a public way, details regarding the existing condition and proposed condition of the garage and windows. The Commission mentioned that nothing discussed is binding until a formal application is submitted. The Commission also discussed the challenge with new openings based on the standards for the district.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0325 BH 29 ANDERSON STREET: In kind fire escape repairs.

APP # 24.0326 BH 31 ANDERSON STREET: In kind fire escape repairs.

APP # 24.0327 BH 35 ANDERSON STREET: In kind fire escape repairs.

APP # 24.0328 BH 37 ANDERSON STREET: In kind fire escape repairs.

APP # 24.0122 BH 40 BEACON STREET: Install copper chimney cap.

APP # 24.0342 BH 29 BRIMMER STREET: In kind fire escape repairs.

APP # 24.0346 BH 48 CHESTNUT STREET: Restore all front and rear window frames and sash, restore fire balconies, clean and repoint front facade, repaint rear elevation in kind, restore palladian window and entry door assembly in kind, replace garage door and rear access door in kind, restore ironwork at rear wall in kind, refurbish front entry door hardware, repoint and reset existing granite steps, restore existing handrails, replace existing shutters in kind (See Additional Items Under Design Review).

APP # 24.0262 BH 32 GROVE STREET: Restore front door.

APP # 24.0214 BH 57 HANCOCK STREET: On the first floor, restore all existing historic windows within the purview of the Commission. Windows are 2 over 2, wood true divided lights with a rectangular muntin bar. At all remaining levels, replace (non-historic) windows in kind with all wood, true divided lights, double hung, 2 over 2, with a dark spacer bar between the glass to match the frame. The muntin bars will match the historic rectangular profile of the historic windows seen at level one. Note that several windows at the mansard levels have a unique triangular shape, these replacement windows will be replaced with windows matching the dimensions of the existing windows.

APP # 24.0254 BH 20 LOUISBURG SQUARE: Reset front granite steps, using existing granite (See Additional Items Under Design Review).

APP # 24.0258 BH 61 MOUNT VERNON STREET: At front facade, unit 3, restore all three sash sets. Two are bowed and one is flat. We will fully restore with new chains, pulleys & weights. Remove all the glass except for one or two pieces we saw that will be saved & reused that have seeding & refraction. The restored sash will have period glass



integrated into insulated glass units that will be set into the restored windows. The restored windows will also be painted "Briarwood" semi-gloss at the exterior to match the rest of the building except those newer windows on the top floor.

APP # 24.0290 BH 2 PHILLIPS STREET: Fire escape repair.

APP # 24.0336 BH 1 PINCKNEY STREET: Replace three total 8 over 12 windows on the first floor at 1 Pinckney Street. 1 window is at the front/Pinckney Street & two windows are on Joy Street, all first floor. The existing windows are simulated divided light, jamb liners. The new sash sets will be keeping the existing jambs, wood sills & exterior facing boards. The new sash sets will be mahogany, mortise & tenon, solid block wood. True divided light, 3/4" muntin/divider design to match the second floor sash more accurately. The new sash sets will be using clear glass, oil based glazed & painted semi-gloss black at the exterior. New sash will be true track & eliminate the side white plastic tracks. No clapboard or exterior millwork to be removed. New sash will be double hung.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, MF, RJ, MK, EF, AG, AR) (N: NONE).

IV. RATIFICATION OF SEPTEMBER 14, 2023 PUBLIC HEARING MINUTES

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, MF, RJ, MK, EF, AG, AR) (N: NONE).

IV. STAFF UPDATES

- Commemoration Commission Participation.

V. ADJOURN – 7:15 PM