



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

MARCH 21, 2024

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

COMMISSIONERS ABSENT: 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).

5:03 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. Dan Murphy from the Beacon Hill times made himself known.

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

I. DESIGN REVIEW

APP #24.0578 BH

ADDRESS: 35 BEACON STREET

Applicant: James Reichheld

Proposed Work: Replace three historic windows in unit number four.

PROJECT REPRESENTATIVES: James Reichheld and Rick Bertolami were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace historic windows.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the interior and exterior.

DISCUSSION TOPICS: Discussion topics included the existing condition of the muttons, sashes, meeting rail, sills, and glass, an overview of the proposal to replace



two front windows and restore the third original window, an overview of the deterioration for the existing windows, dimensions of the existing and proposed windows, difficulty opening and closing the existing windows, the material and dimensions of the existing and proposed windows, the costs associated with restoring the existing windows,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the material and dimensions of the proposed new windows, the findings of the site visit conducted by staff, whether the existing windows could be restored rather than be replaced, the condition of the two front windows,

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

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

Douglas Chope, a resident that lives near the property spoke in support of the proposed work.

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

- *That the window on the far right side of the front façade (in unit #4) will be retained and/or restored rather than replaced.*
- *That the two windows on the left side will be replaced with two all wood, double hung, 2 over 2, curved sash, double glazed windows with a dark spacer bar in between the two panes of glass. These two windows are also approved for the removal of the storm windows.*

APP # 24.0740 BH

ADDRESS: 37 CHARLES STREET

Applicant: Colin Daly

Proposed Work: Replace rear doors.

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 replace rear doors at 37 Charles Street.



DOCUMENTS PRESENTED: Documents presented included existing conditions photograph, proposed first floor plans, rendering of proposed replacement doors, rear door specification details, door and trim details.

DISCUSSION TOPICS: Discussion topics included an overview of the new Hummus business, the condition of the existing non functioning double back door, the proposed replacement doors, materials and approximate dimensions for the new door and windows, the proposed glass material, reasoning for installing windows in the new doors, new hardware details, security measures for the business, the opening direction of the existing and proposed doors

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: staff's recommendation, the window guidelines for the Beacon Hill Architectural District, the material and type of windows for the new doors, window specifications (through muntin bars on the window, door material, paint etc.), security measures, whether code requirements allow for doors to open into the facility, the opening direction of the existing and proposed doors, other egress entrances on the property, the type and material of the windows, door hardware specifications.

PUBLIC COMMENT: During the public comment period, Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the proposal.

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

- *That if the windows are made with insulated glass they must be designed with a dark spacer bar between the two panes of glass covering the gaskets of the window.*
- *The window glass will not have a low-e film.*
- *That the windows will be true divided lights.*
- *That the door hardware will brass rather than the proposed black.*
- *Updated show drawings of the door referencing the aforementioned details will be submitted to staff for final approval.*



APP # 24.0775 BH

ADDRESS: 70-72 MOUNT VERNON STREET

Applicant: Judith Selwyn

Proposed Work: Replace existing non-historic entry steps with granite steps. Provide minor brownstone repair adjoining steps.

PROJECT REPRESENTATIVES: Judith Selwyn was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to modify existing non-historic entry steps and repair brownstone steps.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the interior and exterior, section detail of the stairs, investigate report of the front entry steps and platform, images of other structures built by the same architect Richard Upjohn, photos of similar style brownstone facades in the City.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the building, the existing condition of the steps, the dimensions, material, and finish of the existing and proposed steps, an overview of previous alterations and changes done to the steps, properties in Beacon Hill with granite steps, the possible material of the original steps.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the proposal would retain the profile of the existing bluestone treads, the material and configuration of the original steps, whether there is evidence to indicate the material of the original steps, the deterioration of the existing steps, the proposed thermal finish for the replacement steps, alternative materials for the proposed steps.

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

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-1-1 (Y: AA, EF, AG, RJ, AR, SS)(N: MK)(ABS:MF).



APP # 24.0779 BH

ADDRESS: 151 CHARLES STREET

Applicant: Kristina Descoteaux

Proposed Work: Rebuild the first floor retail entrance with reduced window widths.

PROJECT REPRESENTATIVES: Kristina Descoteaux and Myoung Kim were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to rebuild a first floor entryway and reduce window size.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the interior and exterior, rendering of proposed changes to the front facade, section details for the proposed wood cornice, plan view and details, enlarged floor plans.

DISCUSSION TOPICS: Discussion topics included the existing conditions on the interior and exterior, an overview of the emergency structural work done to repair the foundation, the proposal to reduce the front window size and rebuild the storefront, the evaluation and findings of site conducted by a structural engineer, whether the existing windows and storefront are original, the dimensions and material of the windows, the methods for encasing the columns.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the safety requirements, location and material of the existing beam and pane, whether there is enough dimension between the exterior wall and the column to put the glass or brick to encase the column.

PUBLIC COMMENT: During the public comment period, Holland Ward, a representative from the Beacon Hill Civic Association, offered recommendations for the proposed work.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, MF, EF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

The Chair announced that the Commission would next review Administrative Review item(s).



II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0780 BH 25 BRIMMER STREET: At rear façade: cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills as needed in kind.

APP # 24.0611 BH 91 BEACON STREET: At floors one and two, front facade and side facade, replace eight, 2 over 2, wood, curved sash (non-historic) windows with 2 over 2, wood, curved sash, with a dark spacer bar between the glass.

APP # 24.0772 BH 92 BEACON STREET: Scrape, priming and repainting of exterior windows, fence and window grates on all three sides of building to match existing. Cleaning and repairing the masonry keystone over the front door.

APP # 24.0695 BH 34 CHARLES STREET: Change the shade of blue to a dark navy color on the awning and signage previously approved.

APP # 24.0774 BH 75 CHARLES STREET: Replace three windows at the 75 Charles Street Cupola. Two total 4 over 4 windows and one total six over six in the center. Existing windows are non-historic. Replacements will be two total 4 over 4 and one total 6 over 6. The new windows will be true divided lite, double hung, using clear glass and be painted semi-gloss black at the exterior to match the existing. Existing storm windows to be removed. All exterior millwork (facing boards) and sills to remain. New windows will use a 3/4" interior muntin profile & width. Exterior muntin will be 3/16" & oil based glazed at all exterior glass openings.

APP # 24.0752 BH 21 PINCKNEY STREET: Chimney repoint.

APP # 24.0754 BH 63 PINCKNEY STREET: Replace all the exterior rotted wood at the rear elevation top floor dormer; fabricate new exterior facing boards & new wood sills in kind with 5/4 solid block, replace all the rotted wood on wood storms: 4 boards: 2 ends, 2 middle. 1 lower (below sill) & new wood sill, painted in kind to existing: Ben Moore, Linen White semi-gloss. All flashing, slate, windows & roofing will remain.

APP # 24.0764 BH 83 PINCKNEY STREET: Rebuild front masonry facade in kind using existing and new brick. Windows on garden level, one and two will be restored, other windows will be replaced with 6 over 6 all wood true divided light windows.

APP # 24.0755 BH 87 PINCKNEY STREET: At front elevation, replace eight sash sets at the front elevation (six bowed and two flat). Third floor: three total. Second floor: three total. First floor: two total. The new sash sets would be keeping the existing brick moldings and jambs. The new sash will be true divided lite, double hung, using clear glass and be



painted semi-gloss black at the exterior to match the existing color. Six new bowed sash will be templated at residence to existing masonry to accurately achieve the existing bow. The sash (wood) will be bowed and glass will be flat due to the existing slight degree of bow. All sash will be oil based glazed at the exterior.

APP # 24.0763 BH 95 TREMONT STREET (GRANARY BURIAL GROUND): Repair of Northeast Free-Standing Brick Wall in Granary Burying Ground. This project addresses decaying masonry on the northeast free-standing brick wall in Granary Burying Ground. The work consists of repointing of the wall and coping stones, rebuilding of small, above-ground areas of the wall, installation of a granite drainage bed directly behind the wall outside the side, and repainting of the metal railings. Existing headstones will be reset in kind.

APP # 24.0726 BH 38 WEST CEDAR STREET: Repaint all windows in kind, repair glazing and wood trim to match historic profile.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, MF, EF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of February 15, 2024 Public Hearing Minutes.

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

III. STAFF UPDATES

Nicholas A. Armata, Beacon Hill Planner, provided updates regarding the Beacon Hill district expansion, the 9 Spruce Court Advisory Committee, the Commissioner handbook and a reminder to read staff comments and application documents and materials.

IV. ADJOURN – 7:30 PM

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