



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

JANUARY 18, 2024

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

COMMISSIONERS ABSENT: *Curtis Kemeny, Sandra Steele*

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).

5:02 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. There were no members of the press present.

Following this brief introduction he called the first Violation application.

I. VIOLATION

APP # 24.0489 BH

ADDRESS: 53 GROVE STREET

Applicant: Lawrence O'Connor

Proposed Work: Ratification of unapproved windows at basement level.

PROJECT REPRESENTATIVES: Michael Taylor was the project representative. They presented the proposed scope of work to the Commission, which includes a proposal to ratify unapproved windows at the basement level of 53 Grove Street.

DOCUMENTS PRESENTED: Documents presented included existing condition images and proposed window details.

DISCUSSION TOPICS: Discussion topics included replacing the existing windows with windows similar to windows on 49 Grove Street and the proposed six over six



simulated divided light insulated glass windows. The applicant also discussed why this happened, related to a rat infestation.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the district standards for windows, the context behind architectural and historical appropriateness, specifications standards for muntin bars in the district, whether the proposed windows are six panes on the top and bottom, the pane configuration. The Commission offered window design and material recommendations that would comply with district standards.

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

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: AA, MF, EF, AG, RJ, MK, AR) (N:NONE)(ABS: CK, SS).

- *That the proposed windows be made of wood, half screens, true divided lights, no reflective coating, double hung sashes; both sashes shall be operable.*
- *The pane configuration will be six over three, with the top sash being 2/3 of the window opening and the lower sash is 1/3 of the window opening, precisely as the basement unit windows at 48 Grove Street are set up.*
- *The muntin bars shall be trapezoidal in shape and no larger than 7/8'*
- *If the windows are to be double glazed, there shall be a dark spacer bar in between the two panes of glass.*
- *Updated shop drawings are to be submitted to staff for final approval.*



II. DESIGN REVIEW

~~APP # 24.0494 BH~~

~~ADDRESS: 76 REVERE STREET~~

~~Applicant: Vanessa Pinhancos~~

~~Proposed Work: Change color of door from black to Codman Claret.~~

APP # 24.0620 BH

ADDRESS: 131 CHARLES STREET

Applicant: Tamara Neyra

Proposed Work: New store sign.

PROJECT REPRESENTATIVES: Tamara Neyra, 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 store sign.

DOCUMENTS PRESENTED: Documents presented included document an image showing the sign design.

DISCUSSION TOPICS: Discussion topics included the material and dimensions of the proposed signage, signage installation plan, and paint color of installation brackets and chains.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period, the following topics were discussed in greater detail: the method to attach the signage to the facade, the proposed materials for the signage, the paint color of the signage, bracket, and chains, an overview of the district guidelines concerning exterior signage, the context behind historical appropriateness and quality of workmanship. The Commission offered signage material recommendations that would be compliant with district standards.

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 KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 6-1-2 (Y: AA, MF, EF, AG, RJ, MK)(N:AR)(ABS: CK, SS).

- *That the drawings of the sign showing dimensions and materials is to be submitted to staff for the record.*
- *That the letters are painted on rather than applied.*



- *That the sign is hung from the existing bracket using black chain, rather than the proposed gold.*

APP # 24.0606 BH

ADDRESS: 88 CHESTNUT STREET

Applicant: Matthew Rider; Niche Architecture

Proposed Work: Change color of door from orange to black. Install new light fixtures.

PROJECT REPRESENTATIVES: Matthew Rider was the project representative. They presented the proposed scope of work to the Commission, which includes installing new light fixtures and painting an existing door black.

DOCUMENTS PRESENTED: Documents presented included existing condition images, exterior front elevations, street views from the front facade, and existing and proposed elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions of the door and light fixtures, the architectural style of the building, the paint color for the proposed light fixtures and door, contextual examples of historic lighting fixtures, dimensions of the recessed lighting fixtures, the location of lighting fixtures.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: a surface mount fixture, the architectural style of the building, whether there is an existing lighting fixture above the front entrance, whether the front door is an original, the original color of the front door, the proposed paint colors for the front door and lighting fixtures, the proposed materials for the fixtures, historically appropriate paint colors for Beacon Hill, the proposed location of the lighting fixtures, examples of appropriate light fixtures and surface mounted fixtures throughout the BHAC district.

PUBLIC COMMENT: During the public comment period, Diana Coldren a representative from the Beacon Hill Civic spoke in support of the proposed Black paint color for the front door. However, she spoke in opposition of the proposed location of the lighting fixtures and offered a recommendation.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y:AA, MF, EF, AG, RJ, MK, AR) (N:NONE)(ABS: CK, SS).



- That if the final color of the door is going to be the black option, the door surround must be repainted "Jewett White."
- That if another color is selected for the front door, a paint sample should be submitted to staff for final approval. Depending on the color, the black door surround could remain as is.
- That the new light fixture be located within the recess of the front entry and connected to the existing wiring in the ceiling of the entry. The fixture should be either a hanging pendant or surface mounted fixture. Details are to be submitted to staff for final approval.

APP # 24.0512 BH

ADDRESS: 48 BEACON STREET

Applicant: Allison Curran

Proposed Work: Add new window at side facade.

PROJECT REPRESENTATIVES: Allison Curran was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the project to install a new window at the side facade.

DOCUMENTS PRESENTED: Documents presented included existing condition images and historical images of 48 Beacon St.

DISCUSSION TOPICS: Discussion topics included the overview of the history of the building, historic architectural features of the front and side elevations, existing windows on the side elevations, architectural design for proposed windows, alignment of the proposed windows alongside existing windows, the number of stories, and materials for proposed windows.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the number of existing and new windows, the location and orientation of the new windows, and new masonry openings.

PUBLIC COMMENT: During the public comment period, the following participants spoke:

- Anna Simpson spoke in support of the proposed work.
- Sarah Rodriguez spoke in support of the proposed work.
- Diana Coldren, a representative from the Beacon Hill Civic spoke in opposition of the proposed work.



- Amelia Landberg spoke in support of the proposed work.
- Kimberly Schoemake spoke in support of the proposed work.
- Greg spoke in support of the proposed work.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: AA, MF, EF, AG, RJ, MK, AR)(N: NONE)(ABS: CK, SS).

APP # 24.0554 BH

ADDRESS: 36 BEACON STREET

Applicant: Jordan Driscoll

Proposed Work: ~~Repair coal chute cover and surrounding sidewalk.~~

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

APP # 24.0577 BH

ADDRESS: 9 SPRUCE PLACE

Applicant: Anthony King

Proposed Work: Relocate existing door to side facade.

PROJECT REPRESENTATIVES: Nick Landry was the project representative. Also present representing the project was Anthony King. They presented the proposed scope of work to the Commission, which includes relocating an existing door to the side facade.

DOCUMENTS PRESENTED: Documents presented included renderings of existing conditions, existing and proposed north and east elevations, and existing and proposed views.

DISCUSSION TOPICS: Discussion topics included the reason for relocating the door, the existing and new location of the door, feedback received from the Beacon Hill Civic Association, method for infilling the existing door, brick removal from the courtyard facade, method for cutting a new door opening and installing a new landing, landscaping grades, visibility of the existing and new proposed door from a public way, paint color and material of the existing and proposed door, the existing stairwell and landing on the side facade, materials for railing. The applicant also discussed a legal agreement with the owners of Spruce Place requiring the owners of the property to relocate the door off of Spruce Place due to it being an illegal door that was not authorized to use the right-of-way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater



detail: the legal agreement that requires the existing door to be relocated, visibility of the existing and new door, the location of the new door, materials, and design for the railing on the side facade, proposed door hardware and material, whether the brick could be replaced in-kind.

PUBLIC COMMENT: During the public comment period, the following participants spoke:

Deb Pasculano, offered comments regarding the legal agreement between the new property and former property owners.

Linda offered comments regarding the railing, the location of the proposed door, and vehicle and foot traffic.

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

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-3 (Y: AA, MF, EF, AG, RJ, MK) (N: NONE) (ABS: CK, SS, AR).

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0602 BH 81 BEACON STREET: At penthouse level, replace 18 total windows. Front elevation: seven total 6 over 6 wood, true divided lights. Rear elevation: three total 6 over 6 and eight total 4 over 4 wood, true divided lights. The existing aluminum storm windows to be removed upon installation. The new sash would be fabricated with mortise and tenon construction. New sash will be true divided lite and double hung. Exterior will be oil based glazing & painted in kind to the existing color to match the building. The new sash will be using clear glass. The Muntin Design would be a 3/16" exterior wood stem and a 3/4" interior muntin profile at the interior. The existing windows have extensive rot & many are non-operational. No masonry, wood sills or brick moldings would be removed. The copper flashing at the rear elevation is to remain.



APP # 24.0593 BH 13-15 PINCKNEY STREET: Replace existing skylight with a copper replacement at the recommendation of the Commission during the 11-2023 hearing.

APP # 24.0568 BH 7 SMITH COURT: Replace existing video doorbell (violation) with doorbell that meets the standards of the district.

COMMISSIONER KIEFER MOTIONED TO DECISION APPROVE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: AA, AR, MF, EF, AG, RJ, MK)(N: NONE) (ABS: CK, SS).

IV. RATIFICATION OF HEARING MEETING MINUTES

Ratification of December 21, 2023 public hearing minutes postponed until the February 15, 2024 hearing.

IV. STAFF UPDATES

Nicholas A. Armata, AICP, informed the Commission that the quarterly newsletter for the Office of Historic Preservation was released.

V. ADJOURN – 8:30 PM

COMMISSIONER KIEFER MOTIONED TO ADJOURN THE HEARING. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: AA, AR, MF, EF, AG, RJ, MK) (N: NONE) (ABS: CK, SS).