



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

NOVEMBER 16, 2023

COMMISSIONERS PRESENT: Arian Allen, Mark Kiefer, Edward Fleck, Annette Given, Alice Richmond, Sandra Steele, Curtis Kemeny.

COMMISSIONERS ABSENT: Ralph Jackson and Maurice Finegold.

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 was present.

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

I. DESIGN REVIEW

APP # ~~24.0306~~ BH

ADDRESS: ~~45 BEACON STREET~~

Applicant: Caitlin Garrison; AMS

Proposed Work: ~~Replace wooden flag pole with a metal option.~~

- Withdrawn.

APP # 24.0387 BH

ADDRESS: 13-15 PINCKNEY STREET

Applicant: Chris Bushing

Proposed Work: Remove elevator head house skylight, replace with a flat rubber roof.

PROJECT REPRESENTATIVES: Chris Bushing was the project representative. They presented the proposed scope of work to the Commission, which included the removal of the glass and steel structure in the elevator headhouse and replacing it with a rubber membrane roof.



DOCUMENTS PRESENTED: Documents presented included existing condition images of the interior and exterior and image views from the public way.

DISCUSSION TOPICS: Discussion topics included an overview of alternative options instead of removal, the structure's existing condition, preserving the structure's profile, the elevator headhouse's material, and the cost of rebuilding and repairing the structure.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the integrity of the building and its condition, whether there is living space within the structure, the alternative options instead of removal, the architectural features of the building, the possibility of repairing and rebuilding the structure, the history of the original structure, and the cost to repair the structure. Commissioners expressed interest in exploring options that preserve the structure.

PUBLIC COMMENT: During the public comment period, Holland Ward, a Beacon Hill Civic Association representative, stated that the civic association recommends retaining the unique historic skylight and exploring the possibility of installing a new roof underneath the restored skylight.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, EF, AG, CK, MK, AR, SS) (N: NONE).

- Return to the commission with a letter or other documentation from their expert demonstrating the inability to salvage the existing skylight.
- Return to the commission with a drawing or other rendering representing this alternative option of a frame structure covered in copper that would otherwise retain the shape and dimensions of the existing skylight.



APP # 23.0808 BH

ADDRESS: 103 MYRTLE STREET

Applicant: Timothy Burke

Proposed Work: Modify existing roof deck

PROJECT REPRESENTATIVES: Timothy Burke was the project representative. They presented the proposed scope of work to the Commission, which included a presentation detailing the modification of an existing roof deck.

DOCUMENTS PRESENTED: Documents presented included existing condition images, front elevation renderings, and 3D architectural drawings/computer models.

DISCUSSION TOPICS: Discussion topics included an overview of three options to enclose an area between the deck and the roof using a fascia board, the paint color for the proposed work, the preferred option, and the existing and proposed railing.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the views of the roof deck and proposed work from a public way, whether the clapboards overlap or budded together.

PUBLIC COMMENT: During the public comment period, Holland Ward, a Beacon Hill Civic Association representative, spoke in support of the applicant's preferred option.

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

- Approved concerning Option A, a revised set of drawings will be submitted to staff indicating the preferred approved option.

APP # 24.00438 BH

ADDRESS: 20 DAVID MUGAR WAY

Applicant: Teresa Scott

Proposed Work: New door hardware

PROJECT REPRESENTATIVES: Teresa Scott was the project representative. They presented the proposed scope of work to the Commission, which included a presentation detailing the new door hardware installed at 20 David Mugar Way.

DOCUMENTS PRESENTED: Documents presented include existing condition



images.

DISCUSSION TOPICS: Discussion topics included their previous application for a door replacement, their reason for installing the existing keypad, their removal of the previous keylock, and the illumination of the existing keypad, and whether a brass cover over the component would be appropriate.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility of the installed keypad from a public way, whether the existing intercom system was functional, the position of the building from the sidewalk, the possibility of installing a brass plate or color over the keypad.

PUBLIC COMMENT: During the public comment period, Holland Ward, a Beacon Hill Civic Association representative, spoke in opposition to the proposed work, and the civic association recommended the traditional brass lock.

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

APP # 24.0426 BH

ADDRESS: 46 BEACON STREET

Applicant: Guy Grassi; Guy Grassi Designs

Proposed Work: At front facade; New Intercom, new door hardware (lockset, kickplate), new light fixture, remove flag poles. At front and side facade parapet, repair, clean, repoint and reset balustrade system, replace wood balusters with new precast concrete balusters to match existing. Remove emergency beacon, install new sprinkler bell & sign flush bronze siamese fire department connection. At the (non-historic) door under the solarium infill with precast concrete faux stone infill, At the front facade basement level replace block infill w/ new black louvers. At roof; Remove elevator headhouse and center chimney (chimney at the edge of roof to remain), new stair head house, remove roof structures & skylights (refer to plans), new acoustic fencing, clad small headhouse in copper, new doors and windows at headhouse, new roof deck. At rear facade; new garage entry and new lintel, new service door (existing opening), rebuild green bay-like addition with a new profile and clad in standing seam copper, remove fire escape abutting 8 spruce court, new decks (right side, top level and second from top level) and corresponding windows, door, and new parapet wall. Remove fire escapes, Infill boarded window with brick, infill one existing window. At the rear near 8 Spruce, install new brick veneer where veneer was removed. At side facade; Install five new windows in the blank wall (existing stairway), remove fire escapes, three new decks, remove stucco clad wall and metal windows, replace with brick



parapet extension with new copper cap to match. Restore, repair, replace glass, copper clad steel skylight system, replace rotted fixed and double hung window systems (frame and sash) to match existing. Lower windows on side oriel windows, enlarge window on level three.

PROJECT REPRESENTATIVES: Guy Grassi, William Young, and Jim Keliher were the project representatives. They presented the proposed scope of work to the Commission, which includes proposed work on the roof, front, rear, and side facades of 46 Beacon Street.

DOCUMENTS PRESENTED: Documents presented included mezzanine/roof deck plans, floor plans, rendering images, existing condition images of the interior and exterior, side, rear, and front facade elevations, view images from Beacon Street, existing and proposed views of the front and east facade, site line diagrams, proposed view from Beacon Street unobstructed, historical alterations diagram East and North elevation, existing and proposed North elevations, existing and proposed views from Spruce Court.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the building and the changes made to the building over time and their significance, the property line, the ownership of Spruce Court, the visibility of all proposed exterior work from a public way, proposed light fixtures, existing condition and integrity of the building, the proposed conditions of the front facade, the occupancy, and historic use of the building, the applicant's proposals to restore and replace specific exterior features of the building including the windows at the front facade, the removal of the flag poles, the repairs to the front fence, the filling in of a non-historic doorway, the installation of life safety alarm equipment, masonry repairs, the proposal to develop parking area for building occupants, the proposed work for the parking area, the architectural style of the exterior, the materials for all proposed exterior work, brief mention of zoning work, the proposed roof deck and railing. Discussion topics also included an overview of all proposed scopes of work for the front facade, East facade, and rear facade.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the balustrade & iron work and whether they could be replicated, the possibility of restoring the front door and replacing the glass, the previous approval for the solarium repairs, the product details, installation methods and location of the proposed intercom system, the area behind the door on the front facade that goes toward the carriage way, the dimensions and material of the proposed railing and balustrade on the roof. On the rear facade, Commissioners proposed pushing the



fire escape back if the abutters need it and if they don't need it they'll remove it, the replacement of the rear door with a new door, the proposed changes to the sidewalk on Spruce Street, the conditions of the lintels, masonry and pipes. Commissioners also discussed all proposed changes to the front, rear, and side elevations. Lastly, the possibility of forming a subcommittee to discuss elements of this application. Commissioners also discussed why some new openings could be approved and why others were inappropriate.

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

Richelle Gewertz, a representative of the Beacon Hill Civic Association, spoke in support of the proposed restoration and offered comments regarding the proposed alterations on each elevation.

Dan Shiff, spoke in opposition of the proposed parking facility.

Michael Lampert, spoke in opposition of the proposed parking facility.

Charlotte Thibodeau, spoke in opposition of the proposed parking facility.

Liz Downing, spoke in opposition of the proposed parking facility.

Tyler Lewis, spoke in opposition of the proposed parking facility.

Kristin Greene, appreciated Commissioner Allen's comments about preserving the history and culture of buildings.

Martha Brest, spoke in opposition of the proposed parking facility.

Silvia Manent, offered comments regarding the significance of Beacon Hill on a local and international level and expressed concern over the impact of the proposed work on visibility from a public way.

Clare Rainbow, submitted a written comment to register their opposition of the proposed parking facility.

Martha McNamara, submitted a written comment to register their opposition of the proposed parking facility and any new openings in facades.



Tim Cook, submitted a written comment to register their opposition of the proposed parking facility.

Brendan Prindiville, submitted a written comment to register their opposition of the proposed parking facility.

Nicholas Downing, submitted a written comment to register their opposition of the proposed parking facility but support for the applicant's desire to restore 46 Beacon Street.

Suzie Tapson, submitted a written comment to register their opposition of the proposed parking facility.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y:AA, EF, MK, AR, SS)(N: NONE)(ABSTAIN: AG).

FRONT FACADE

- The flag poles are approved for removal.
- The windows on level one and two are approved for restoration. The windows at the top three levels, understood to be vinyl, are approved for replacement with one over one, double hung, wood windows with a dark spacer bar in between the glass to match the color of the sash. Shop drawings are to be submitted to staff for final approval.
- The blocked up windows at the basement level, right side are approved for replacement with wood louvers. Shop drawings are to be submitted to staff for final approval.
- Due to their deteriorated condition, the basement level windows, left of the main entrance, are approved for replacement in kind using one over one, wood windows with a spacer bar between the two panes of glass that match the sash color.
- The wood balusters are approved for replacement with cast stone options, of which a mock up must be reviewed by staff for final approval.
- The intercom is approved with the condition that drawings are submitted to staff showing the attachment methods and positioning to the left of the main entrance door.
- The steel door facing Beacon Street is approved for removal and replacement with cast stone, where all life safety equipment (strobe, bell, fire hose connections, fire department placard are all to be placed).



- The glass (currently plexiglass) will be removed from the front door and replaced on the inside of the gate. The non-historic house number on the left door will be removed.
- The front fence is approved for restoration, including the replacement of any broken or missing finials.

ROOF

- The approval of the removal of elevator shaft and central chimneys (as indicated on the plans submitted with the application) is approved citing their lack of contribution to the historic character of the structure.
- The roof decks and their rails are to be reviewed and approved by staff at a later date. The applicant is to coordinate a time to review and approve mock-ups demonstrating visibility.
- The headhouse adjustments were determined to be not visible from areas within the purview of the Commission.
- The acoustic fence is approved as submitted.
- All mechanical equipment (HVAC, telecommunication, etc.) will be installed so as to not be visible from anywhere within the Commissions purview. Any deviations from this parameter will require the applicant to reappear before the Commission for approval.

SIDE ELEVATION

- The proposed removal of the early to mid-twentieth century “Bauhaus Style” addition is denied for removal, instead it shall be restored and integrated into the design. The removal was denied due to the fact that it is representative of the historic evolution of the property over time, and thus contributing to its “layered” character. Updated shop drawings are required to reflect this change in the proposed design.
- The proposed windows facing 45 Beacon Street on the blank wall to the right of the solarium, understood to be a deliberate architectural feature are denied, citing the guideline A7, that restricts new openings in historic facades.
- The solarium repairs are approved using the methods previously approved by the Commission under another application. Details are to be supplied to the applicant by Commission Staff.
- The lowering of the two windows on the copper oriel are approved as submitted, citing the existing conditions as a later, non-historic, insensitive treatment.
- The deck to the left of the oriel is approved provided the rail is pushed back behind the oriel thus making the deck out of sight from areas within the purview of the Commission. These details are to be verified by staff for final approval. The



corresponding windows and doors shall not be visible from the street and thus exempt from BHAC review.

- The windows on the narrow stairwell at the right, rear of the side elevation are approved due to their location, minimal visibility from areas within the purview of the Commission, and are proposed on a utilitarian, non-contributing section of the side elevation, that does not contribute to the architecture of the structure.
- With the exception of the level two windows, solarium windows, and the stained glass window at level two, all other windows on the side elevation, understood to be vinyl, are approved for replacement with one over one, double hung, wood windows with a dark spacer bar in between the glass to match the color of the sash. Shop drawings are to be submitted to staff for final approval.
- The deck and patio at the rear are determined to be not visible from the purview of the Commission and thus exempt. Updated shop drawings reflecting the retention of the “Bauhaus” passageway are to be submitted to staff for final approval.

REAR ELEVATION

- The two decks at the rear upper levels are approved citing their minimal visibility and with the understanding that they are not obstructing any views of the sky from areas within the purview of the Commission.
- The rear service door is approved as submitted.
- The garage door is denied without prejudice, citing a concern about appropriateness and visibility from areas within the purview of the Commission by several members of the Commission. A denial without prejudice means that you may reapply for the change using the discussion points at the hearing. Due to the impact this proposed door will have on the surrounding buildings, the applicant is encouraged to reach out to abutters affected by this proposal prior to returning to the Commission.
- The alteration of the green bay at the rear left side of the back elevation is approved as submitted due to the non-contributing nature of its existing design and minimized visibility.
- The alteration of the fire escape abutting 8 Spruce Court is approved as submitted.
- The removal of the fire escapes at the upper levels are approved as submitted.
- The service door hardware is approved as submitted.
- The infill of the window and replacement of brick veneer between 46 Beacon Street and 8 Spruce Court is approved as submitted.
- Several new windows were applied for at the rear of the property, all were determined to be outside of the purview of the Commission as proposed on plans submitted with the application and thus exempt from Commission review.



Note that additional items were approved administratively during the November 16, 2023 public hearing. Any items not listed in this letter or the administrative review items will require a new application for approval prior to construction.

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0426 BH 46 BEACON STREET: All Facades; re-point all facades in kind (dimension, color, tooling, bond) using type O mortar mix, rebuild select sections of brick reusing historic brick and bond, clean all facades using type 1 cleaning. Replace all 1 over 1, vinyl window frames with new wood, double hung, 1 over 1 with an interior spacer bar that matches the color of the frame and half screens (refer to pans for window locations). All mechanical equipment (HVAC, etc.) is to be installed so as not to be visible from any areas within the purview of the BHAC Commission. Replace all gutters with copper gutters. **Front Facade.** At front and side facade install new Harvey industries tru-channel storm windows on historic windows at first level front, patch, repair, and repoint, spalled brownstone cornice systems as required with colored patch ("mimic system"). At front and side facades level two; restore inswing french windows, transom, frames, repair or replace brick mold and sills as needed using historic profile material, and color, at front and side facade, restore, repair, repaint, cast iron french balcony systems. At front and side facades restore, repair, repaint cast iron french balcony systems. At front and side facade, level one, restore double hung 1/1 sash, frame, Repair or replace brick mold, sills as required in historic profile, color, and material, restore, repair, repaint the iron fence system. At main entry; restore, repair, repaint door frame, arched transom and decorative iron grates. At main entry restore, repair, entry trim, cornice, columns. At the basement level front facade, replace rotted windows with new windows to match existing in color, material (1 over 1, wood, double hung with spacer bars matching the color of the sash. **Side facade,** Restore stained glass window at side of bay, restore, repair copper cornice and cladding on the solarium. At the rear roof, install a new copper gutter (right side, top level). Replace copper cladding in the bay window in kind. **Rear facade,** Remove storm windows at large stained glass windows, restore leaded windows and replace storms. Remove chain link/barbed wire fence, remove. Corbelled brick and copper cornice to remain, repair in kind as required.



APP # 24.0386 BH 86 CHARLES STREET: At bay window, repair wood rot and repaint. All work will match the original color and profile/dimensions.

APP # 24.0416 BH 41-43 JOY STREET: Repair wood and Repaint trim around the windows in kind. Trim profiles to match historic. Color is Rudlet Peach.

APP # 24.0290 BH 2 PHILLIPS STREET: In kind fire escape repairs.

APP # 24.0353 BH 5 LOUISBURG SQUARE: Replace masonry sills and lintels in kind, same size, shape, pigment and material.

APP # 24.0426 BH 20 LOUISBURG SQUARE: Install EV outlet in sidewalk.

APP # 24.0303 BH 87 MYRTLE STREET: Repair downspout leading underground in kind.

APP # 24.0384 BH 76 PINCKNEY STREET: Cut and repoint two existing chimneys that are shared between 76 and 78 Pinckney Street, matching historic tooling, and mortar mix. Inspect and repair flashings as needed. Wash and apply sealant after curing period, install 3 inch copper drip edge along rake on brick wall on the Louisburg Square side of the home.

APP # 24.0370 BH 78 PINCKNEY STREET: Cut and repoint two existing chimneys that are shared between 76 and 78 Pinckney Street, matching historic tooling, and mortar mix. Inspect and repair flashings as needed. Wash and apply sealant after curing period, install 3 inch copper drip edge along rake on brick wall on the Louisburg Square side of the home.

APP # 24.0293 BH 58 WEST CEDAR STREET: Repaint bay window, window frames, entryway, shutters in kind. Repoint Revere Street facade.

COMMISSIONER KIEFER MOTIONED TO DECISION THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0(Y: AA, EF, MK, AR)(N:NONE).

III. RATIFICATION OF OCTOBER 16, 2023 PUBLIC HEARING MINUTES

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, EF, MK, AR)(N:NONE).



IV. STAFF UPDATES

- Nicholas A. Armata, AICP, introduced new Beacon Hill Architectural Commissioner Sandy Steele and provided Boston Landmark Commission updates.

V. ADJOURN – 9:36 PM

COMMISSIONER KIEFER MOTIONED TO ADJOURN. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, EF, MK, AR) (N:NONE).