



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

**JUNE 20, 2024**

**COMMISSIONERS PRESENT:** Mark Kiefer, Arian Allen, Alice Richmond, Sandra Steele, Edward Fleck, and Maurice Finegold.

**COMMISSIONERS ABSENT:** Annette Given, Ralph Jackson and Curtis Kemeny.

**STAFF PRESENT:** Nicholas A. Armata, AICP

A full recording of the hearing is available at [Boston.gov/landmarks/](https://Boston.gov/landmarks/)

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**5:01 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 of the Beacon Hill Times made himself known.

Following this brief introduction he called the first Violation application.

**I. VIOLATION REVIEW**

**APP # 24.1004 BH**

**ADDRESS: 43 SOUTH RUSSELL STREET**

**5:03 PM**

Applicant: Karen Harrington; Church of the Advent

Proposed Work: Ratification of unapproved handrail.

**PROJECT REPRESENTATIVES:** Karen Harrington was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to ratify an unapproved handrail.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and context photographs of other handrails in Beacon Hill.

**DISCUSSION TOPICS:** Discussion topics included the intent of installing a handrail for guests who need assistance entering the building due to disabilities or age.



**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the material of the existing pipe railing, the method for installing the unapproved railing, the existing condition of the steps, an overview of handrails that have been installed and approved within Beacon Hill, the dimensions, materials, and designs of the existing handrail, the possibility of replacing the existing handrail with different design, the possibility of relocating the existing handrail, repairing the existing holes in the masonry, the configuration of the existing handrail on the building.

**PUBLIC COMMENT:** During the public comment period, Holland Ward, a representative of the Beacon Hill Civic Association, spoke on behalf of the organization, and supported the existing handrail.

**COMMISSIONER RICHMOND MOTIONED TO DISMISS THE VIOLATION AND THAT THE APPLICATION BE APPROVED WITH PROVISOS. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, EF, MK, AR, SS)(N: MF)(ABS: NONE).**

- *The applicant should work with staff to determine a more architecturally appropriate design.*

## II. DESIGN REVIEW

**APP # 24.1065 BH**

**ADDRESS: 77 REVERE STREET**

**5:25 PM**

Applicant: Mark Little, Abacus Builders

Proposed Work: Rebuild roofdeck.

**PROJECT REPRESENTATIVES:** Lua from Abacus Builders was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to rebuild a roof deck.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, existing and proposed roof plans, mockup photographs, and view photographs.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the visibility of the proposed work from a public way, the proposal to demolish the existing deck, the removal of the the flat rubber roof and replace with a new flat rubber roof, plans to install a new frame, plans to reinstall the existing black iron handrails, the dimensions and materials of the railings, the dimensions of



new iron railings, methods for installing a railing into the deck, whether the existing chimney around the deck will be raised, the plans for the chimney rebuild, the material of the bricks for the new chimney, an overview of code requirements, the material and dimensions of the headhouse, the proposed height of the new deck, the dimensions of the existing deck, whether the new deck rails will be set back from the roof line. The original approval of the deck was also discussed.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the approval for the existing deck, the existing roof plan, the visibility of the existing and proposed work from a public way, the roof deck mockup, the reinstallation of the new handrail, methods for detaching the existing railing and reinstalling the railing, the proposed dimensions of the railing, whether the railing could be setback.

**PUBLIC COMMENT:** During the public comment period, Holland Ward, a representative of the Beacon Hill Civic Association, spoke on behalf of the organization, and supported the proposed work.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, MK, AR, SS)(N: NONE)(ABS: NONE).**

**APP # 24.1091 BH**

**ADDRESS: 46 PINCKNEY STREET**

Applicant: Brigid Williams; Hickox Williams

Proposed Work: Remove existing woven wire security grates and install wrought iron security grilles to match layout of existing sash sets at three ground floor windows. New grills to be painted white to match windows.

**PROJECT REPRESENTATIVES:** Brigid Williams was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to remove an existing security grate and install a new iron grills on ground floor windows.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and proposed window grates drawings and details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, methods for installing new grills, method for the installation of the existing grills, material of the windows.



**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the method for installing the existing and new grills, the existing muntin pattern, the existing and proposed paint color for the grills, the visibility of the proposed work from a public wa, and other area examples of such a build.

**PUBLIC COMMENT:** During the public comment period, Holland Ward, a representative of the Beacon Hill Civic Association, spoke on behalf of the organization, supported the proposed work, and offered recommendations.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, MK, AR, SS)(N: NONE)(ABS: NONE).**

~~**APP # 24.1087 BH 160 MOUNT VERNON STREET**~~ *(Determined to be Exempt)*

~~Applicant: Brigid Williams; Hiekox Williams~~

~~Proposed Work: Repair roof and walls; add 4.5 s.f. roof over existing open alcove; adjust slope of roof, raising south end by 16"; no change to footprint.~~

~~**APP #24.0970 BH 40 42 MOUNT VERNON STREET**~~ *(Withdrawn by Staff)*

~~Applicant: Harrison Levitsky~~

~~Proposed Work: In unit 3B, replace three, 1 over 1 windows with three, 1 over 1, wood, double hung windows with no low e glass. Replace two double doors in kind.~~

**APP # 24.1083 BH**

**ADDRESS: 46 CHESTNUT STREET**

Applicant: Mark Van Brocklin

Proposed Work: Restore and replace windows in existing masonry openings. New windows in new masonry openings. New exterior downlights, new roof deck with black metal railings. New copper-clad head house.

**PROJECT REPRESENTATIVES:** Mark Van Brocklin was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposals to restore and replace windows in existing masonry openings, install new windows in new masonry openings, install new exterior downlights, build a new roof deck with black metal railings, and build a new copper-clad head house.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, aerial view image, existing and proposed front, rear, and side elevations, previously approved and proposed rear elevation main, proposed



materials palette, proposed exterior downlight details, site context photographs, mockup photographs, site line drawings.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, plans to restore and replace windows and existing locations, the number of new windows in the new masonry openings, the number existing masonry openings and windows, which windows were restorable or historic, new exterior lighting, plans for the new roof deck and headhouse, the visibility of the proposed work from a public way, window configurations, a summary of the feedback from the Beacon Hill Civic Association, the proposed material and finish for the exterior lighting, and the existing railing on the roof.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of previous decisions made by the Commission, the proposed exterior lighting, the visibility of the proposed work from a public way, whether there was an existing railing on the roof, window configurations, whether the storm windows will be insulated glass.

**PUBLIC COMMENT:** During the public comment period, Holland Ward, a representative of the Beacon Hill Civic Association, spoke on behalf of the organization, and offered comments in opposition to the proposed work.

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

- *That the proposed alteration of the dormers on the front mansard that the two over-two configuration of the windows be retained*
- *The proposed light fixtures above the garage door have the recessed lights installed so that none of the light source is visible*

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

### III. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 24.1074 BH 50 BRIMMER STREET:** Repoint brick and front and rear of the property. Mortar to match existing (historic) in color and dimensions.

**APP # 24.1071 BH 29A CHESTNUT STREET:** At front facade replace four existing glass panes believed to be from the mid 1800's that are cracked/broken. These windows will be



carefully removed & on site we will cut new period correct glass. Remove the existing broken glass, clean the existing glass rabbets & set in new glass. Then glaze the exterior glass openings in oil based glazing, prime & paint to match: semi-gloss black. The side/east elevation have replacement windows with insulated glass units, the proposal would be to keep the existing sash as they are in good condition and replace the failed IG units in kind: black 1/4" air spacer & clear glass. The South facing facade inside the garden has what we believe to be an early 1900's leaded glass wall that is in great condition proposed to replace one small piece of glass that is broken with early 1900's glass (slight refraction) and imperfections. This is a service project to existing sash that has broken glass or failed insulated glass units. All the exterior will be painted in kind and glazed to match the existing.

**APP # 24.0910 BH 68 CHESTNUT STREET:** At front entryway, repair paneling and molding in kind. Repaint lead detail and windows and door trim in kind, repaint the door in kind, restore existing hardware.

**APP # 24.1041 BH 37 HANCOCK STREET:** Repair trim on oriel in kind, replace existing storms in kind.

**APP #24.1026 BH 8 MOUNT VERNON PLACE:** Replace existing intercoms at front and rear door with new intercom system which meets the district standards for intercom systems.

**APP # 24.1036 BH 74 MYRTLE STREET:** Re-secure all loose areas on the fire escape with new steel bolts. Clean & remove deteriorated cement from bracket supports. Reapply masonry to bracket supports to properly secure. Scrape off old paint & rust from all 4 fire escape balconies. Apply black paint to all 4 fire escape balconies.

**APP # 24.1081 BH 38 PINCKNEY STREET:** Install new copper flashing, repair/replace deteriorating wood moldings in kind. Paint to match existing, clean/repair masonry as needed.

**APP # 24.1080 BH 41 PINCKNEY STREET:** At second floor oriel, remove & restore the existing windows fully strip, all existing glazing removed. Glass will be saved if possible on all glass openings. New insulated glass units will be fabricated with older glass at the exterior or glass units & all glass openings. The existing sash will be planned for the meeting rails to meet again at the center line as well as integrate black weather stripping as the bay has dropped a bit over the years. Sash will be re-glazed at all glass openings and router cuts to suit new glass. Existing sash depth of: 1 3/4" will remain. New mahogany parting beads will be fabricated and installed. All sash will be painted semi-gloss black paint at exterior. New sash parts may be needed. Mahogany, solid block & routed to existing profile to match. Mortise & tenons will be fixed, glued & pegged to solidify the existing sash.

**APP # 24.1084 BH 41 PINCKNEY STREET:** Restore existing two story bay and dormers in kind.



**APP # 24.1046 BH 127 PINCKNEY STREET:** Temporarily remove shutters on property due to safety issues.

**APP # 24.1059 BH 77 REVERE STREET:** Replace two (non-historic) top floor (4th) windows with two new mahogany, true divided lite sash sets keeping the existing jambs, wood sills & brick moldings. The new sash sets would be fabricated from wood, mortise & tenon, solid block wood. The windows will be double hung and true divided lite & using clear (no low-e) glass. The sash will be glazed at the exterior & painted semi-gloss black to match the existing color at the exterior.

**APP # 24.0966 BH 2 ROLLINS PLACE:** New (copper) edge metal on Eaves. Strip-in edge metal. Install new copper reglets on both chimneys. Install new (copper) parapet.

**APP # 24.1056 BH 21 WEST CEDAR STREET:** Remove eight historic windows on the property, delead and repaint in kind. Reinstall windows.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, MK, AR, SS)(N: NONE)(ABS: NONE).**

#### **IV. ANNUAL VOTE FOR CHAIR & VICE CHAIR**

The annual vote was postponed until another meeting due to members absent.

#### **V. RATIFICATION OF HEARING/MEETING MINUTES**

Ratification of 5/16/20204 public hearing minutes.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: AA, MF, EF, MK, AR, SS)(N: NONE)(ABS: NONE).**

#### **VI. STAFF UPDATES**

Nicholas A. Armata, Preservation Planner, provided an update on the Historic Beacon Hill District expansion.

#### **VII. ADJOURN – 6:41 PM**

**COMMISSIONER FINEGOLD MOTIONED TO ADJOURN THE HEARING. COMMISSIONER STEELE SECONDED THE MOTION. ALL COMMISSIONERS PRESENT VOTED IN FAVOR TO ADJOURN.**