



BEACON HILL ARCHITECTURAL COMMISSION

PUBLIC HEARING MINUTES

Boston City Hall, 1 City Hall Plaza Boston, MA, 02201
(held virtually via Zoom)

JULY 18, 2024

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

COMMISSIONERS ABSENT: Curtis Kemeny, Maurice Finegold, Ralph Jackson

STAFF PRESENT: Nicholas Armata, Senior Preservation Planner

A full recording of the hearing is available at Boston.gov/landmarks.

5:05 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. Members of the press, Dan Murphy of the Beacon Hill Times, made themselves known.

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

I. DESIGN REVIEW

APP # 240975 BH

TIME: 5:07

ADDRESS: 27 CHESTNUT STREET (Continued From 5-24 Hearing)

Applicant: Judith Selwyn

Proposed Work: Replace existing non-historic windows

Project Representatives: Judith Selwyn; Preservation Technologies.

Documents Presented: Existing conditions photographs, shop drawings of original proposal and two alternate proposals.

Discussion Topics (brief): Window divided lights, the pattern of the divided lights on the upper portion of the window, the history of the structure and the original window design, how each window operates and relates to the window configuration of the



structure, whether a true divided light could be created for the top portion of the window. The Commission ultimately requested staff to research whether a true divided light window was possible for this type of window opening.

Public Comment: The Beacon Hill Civic Association, Diana Coldern stated: We oppose this application as proposed. The shop drawings specify low-e glass, which is not permitted under Guideline D7, and Integral Light Technology (ILT) Grilles, not True Divided Light (TDL), as required by Guideline D5. For the doors, we encourage the applicant to replicate the multi-pane configuration shown in the June, 2024 photo, with True Divided Lights.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: AA, AG, MK, EF, SS) (N: AR) (ABSENT: CK, RJ, MF).

- *The lower portion of the windows are approved as submitted.*
- *The upper portion of the project was denied without prejudice; the Commission requested staff to research whether it was possible to develop a true divided light window in such a unique window opening.*

APP # 24.0970 BH

TIME: 5:59

ADDRESS: 40-42 MOUNT VERNON STREET 3B

Applicant: Harrison Levitsky

Proposed Work: 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.

Project Representatives: Harrison Levitsky

Documents Presented: Existing conditions photographs, shop drawings of windows, cut sheets of windows.

Commissioner comments and questions: The dimensions of the existing and proposed window components, the location of the windows/doors on the property, the Commission also discussed removing the low-e glass on the windows, whether the glass was double paned, whether the interior storm doors would remain or be replaced.

Public Comment: Diana with the Beacon Hill Civic Association opposed the proposal on the grounds that the glass was low-e glass.



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

- *That the windows will have no low-e glass.*

APP # 24.1141 BH

TIME: 6:11 PM

ADDRESS: 95 TREMONT STREET

Applicant: Kelly Thomas; Boston Parks Department

Proposed Work: Signing directing visitors to a stair free entryway on Tremont Place.

Project Representatives: Kelly Thomas; Boston Parks Department

Documents Presented: Existing conditions photographs, Shop drawings of signage.

Commissioner comments and questions: How would the signage be attached to the fence, the location of the alternate entry, the materials of the signage, the content of the signage, the shape of the signage.

Public Comment: Patricia Mendez of the Boston Disabilities Commission supported the project, Beacon Hill Civic Association stated; they do not oppose adding this additional signage to the burial ground even though Guideline I9 limits graphics to a single sign per business. they ask that the applicant provide more information about how the sign will attach to the railing as per Guidelines I5 and I7. They ask that the applicant provide more information on the material of the existing sign that the applicant intends to replicate and confirm that it will be a high quality material as per Guideline I6. We are concerned how the current sign is chipping. They would prefer the sign to replicate the shape of the existing sign with the triangle top and bottom.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATIONS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 0-0 (Y: AA, AG, MK, EF, SS, AR) (N: LIST NONE) (ABSENT: CK, RJ, MF).

APP # 24.1159 BH

TIME: 6:21 PM

ADDRESS: 2 CHESTNUT STREET

Applicant: Michael Sullivan

Proposed Work: Remove central chimney

This application was moved to administrative review to repair the chimney rather than replace it.



APP # 24.1141 BH

TIME: 6:22 PM

ADDRESS: 55 BRIMMER STREET

Applicant: Don Mills

Proposed Work: Installation of a rotating black steel hoist on the roof deck of the one-story reconstructed back garage.

Project Representatives: Don Mills; Mills Whitaker Architects.

Documents Presented: Existing conditions photographs, shop drawings of proposal, manufacturing literature of proposed educational tool.

Commissioner comments and questions: Visibility from areas within the purview of the Commission. The Commission also questioned the material and dimensions of the arm, asking if it could be made smaller, The Commission asked if it could be made temporary and moved to a location that would be out of view to an area outside the purview of the Commission.

Public Comment: The Civic Association, Diana Coldren stated; They opposed installation of the hoist as Guideline A9 requires equipment to be installed in such a manner that they are not visible from a public way. As an alternative, a hoist may be appropriately rebuilt on the Chestnut Street façade as it existed in that location historically.

COMMISSIONER FLECK MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0 (Y: AA, AG, MK, EF, SS, AR) (N: LIST NONE) (ABSENT: CK, RJ, MF).

APP # 24.1141 BH

TIME: 6:50 PM

ADDRESS: 54 PINCKNEY STREET

Applicant: Ian Masters, Sam Kachmar Architects

Proposed Work: New Roof Deck.

Project Representatives: Ian Masters, Sam Kachmar, Sarah Reilly, Per Ostman

Documents Presented: Existing conditions photographs, Shop drawings of roof deck, mock-up photos, renderings of mock up.

Commissioner comments and questions: The Commission asked about the visibility from Anderson Street, The visibility from Mt. Vernon Street and the Alley off of Pinckney



Street which is considered within the purview of the Commission. The Commission asked the applicant to explore removing a portion of the deck to reduce the visibility, The Commission also asked about the challenges the applicant faced setting up another mock-up after the original was removed due to a storm.

Public Comment: The Civic Association, Diana Coldren stated; This matter was initially before the Committee and the Commission in May. The lack of a mock-up was noted at that time. They believe this application remains materially incomplete, and request the applicant satisfy Guideline C5 by constructing an on-site, physical mock-up so that visibility from applicable public ways can be assessed. Planned construction is not imminent, they additionally request the Commission defer review of this application until the late fall/winter so that the required mock-up can be constructed, and visibility of the mock up can be assessed without the current full foliage of the existing trees. Preservation standards often consider trees and foliage as temporary/inadequate screening mechanisms because their effectiveness can diminish over time due to environmental factors or intentional changes to the landscape.

The following members of the public spoke in opposition to the project; Martha McNamara, Amos Hostetter, Jim Bordewick, Renee Knilans. Additional comments were submitted in writing to the Commission, both in support of and in opposition of. Staff entered the comments into the record, and mentioned they could be reviewed by the public by request.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, MK, SS, AR) (N: LIST NONE) (ABSENT: CK, EF, RJ, MF).

- *The applicant should explore removing a portion of the deck to reduce visibility.*

8:06: The Chair announced that the Commission would next review Administrative Review/ Approval applications.

II. ADMINISTRATIVE REVIEW/ APPROVAL

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, MK, SS, AR) (N: LIST NONE) (ABSENT: CK, EF, RJ, MF).

- *APP# 24.1135 BH 27 Brimmer Street, is approved with the provisos that the deck extensions is not visible from areas within the purview of the Commission.*



IV. RATIFICATION OF JUNE 20, 2024 HEARING MINUTES

COMMISSIONER KIEFER MOTIONED TO APPROVE THE JUNE 20, 2024 HEARING MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, MK, SS, AR) (N: LIST NONE) (ABSENT: CK, EF, RJ, MF, ABSTAIN: AG).

III. STAFF UPDATES

During staff updates, staff discussed the following items; District Expansion was enacted, staff was having conversations with the CVS redevelopment team. Finally staff mentioned the three new Boston Landmarks; North Market, Downtown, South Market, Downtown, and Apollos Field House in Charlestown.

IV. ADJOURN – 8:06 PM

COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER KIEFER SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, MK, SS, AR) (N: LIST NONE) (ABSENT: CK, EF, RJ, MF).