



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

MAY 16, 2024

COMMISSIONERS PRESENT: Mark Kiefer, Arian Allen, Annette Given, Edward Fleck.
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).

5:06 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 # 24.0995 BH

ADDRESS: 80 BEACON STREET

Applicant: Mary English

Proposed Work: Ratification of unapproved paint color change.

PROJECT REPRESENTATIVES: Mary English 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 paint color change.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and an historically appropriate paint colors palette. Photos of the original color were also displayed.

DISCUSSION TOPICS: Discussion topics included an overview of the exterior paint project completed by Northern Lights, an overview of the history and architecture



of the property, the HBHD guidelines, the violation notice received, the yellow paint color on the property, the paint color swatch used during the paint restoration project, a summary of the site visit conducted by staff, historically appropriate paint colors for a early twentieth century Colonial Revival property, the cost of the exterior paint project by Northern Lights, who would be responsible for paying for the repainting, whether the violation paint color was too bright.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the contractor or Northern Lights went through the Design Review process, whether the new paint color “Lemonade” was too bright in comparison to the former paint color, an overview of the staff recommendations, historically appropriate paint colors for early twentieth century Colonial Revival style buildings, appropriate paint colors recommended by Historic New England, whether the existing paint color will fade to match the appropriate color of Andover Cream, whether the existing paint color will the paint fade quick, whether an alternative paint color could be used rather than waiting for the paint to fade, whether repainting the exterior to a different color would be a costly.

PUBLIC COMMENT: During the public comment period, Richelle Gewertz, a Beacon Hill Civic Association representative, spoke in support of the proposed paint color.

COMMISSIONER FLECK MOTIONED TO DISMISS THE VIOLATION AND RATIFY THE APPLICATION. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, AG, RJ, MF, MK, AR, SS)(N: NONE) (ABS: NONE).

APP # 24.0888 BH

ADDRESS: 147-149 CHARLES STREET

Applicant: Evanthia Nassios; 147 Charles Holdings

Proposed Work: Ratification of unapproved removal of party wall, roof, chimney, unapproved addition of mechanical headhouse visible from Charles Street, incorrect windows on upper level with 6 over 6 grid pattern, unapproved expansion of upper level windows, removal of non-historic awning and removal of decorative frieze.

PROJECT REPRESENTATIVES: Evanthia, Thomas Curran, and David Freed were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to ratify an unapproved removal of the party wall, roof, chimney, removal of non-historic awning and removal of decorative frieze.



DOCUMENTS PRESENTED: Documents presented included a 3D model of 147-149 Charles Street and the parapet wall and chimney, existing and proposed Charles Street elevations, original condition and current condition photographs, original condition photograph from the City of Boston archives, plan view and section of rebuilt chimney, transverse section through rebuilt chimney, approved drawings of fourth floor windows from 2021, fourth floor window elevation, section partial elevation of frieze, proposed roof plan drawing.

DISCUSSION TOPICS: Discussion topics included an overview of the previous approval from April 15, 2020, the request to have the approval remain in place so the project can continue, an overview of the work at the rear of the building that is not visible from a public way, an overview of the zoning laws and violations submitted to the Inspectional Services Department (ISD), discussion regarding the party wall, chimney repair, window replacements, the frieze and awning, an overview of the 3D model views of the parapet wall and chimney, whether the proposed work is visible from a public way, the proposal to rebuild the parapet and chimney, an overview of the existing conditions, the dimensions and material of the new parapet wall and chimney, details regarding the reconstruction of the wall and chimney, the dimensions of the original and proposed windows, whether the drawings submitted represent the original windows that were changed, whether window shop drawings were submitted, the difference between the existing and the original brick courses, the canopy removal, reconstructed the frieze based on the original condition photographs, and the dimensions and material of the frieze. Details about the unauthorized headhouse and the roofing material visibility 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 HBHD guidelines, the staff recommendations for this application, whether there was completed additional work that not approved, whether the original ISD permit received approval from the BHAC (ALT 1129064 as indicated in the presentation is a change of occupancy permit, not a building permit and did not have historic approval), which aspects of the storefront were submitted in the application, whether the window lintels are original not altered, whether the frieze was retained or disposed, whether there was a violation regarding other windows on the left of the building, which windows on the top floor were enlarged, whether the reconstructed chimney and parapet wall would limit the visibility of the headhouse, why the slate was replaced, the material of the roof before it was replaced, plans to restore the brick, whether old bricks would be used to restore the brick.

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



offered public comment:

Michael Cronin, a representative of the abutter at 151 Charles Street, submitted a written comment and spoke in opposition to the proposed work. .

Richelle Gewertz, a Beacon Hill Civic Association representative, spoke in support of the ratification of the violation and offered recommendations on behalf of the association.

Boston City Councilor; Sharon Durkan, offered public comment reminding the Commission, applicant and neighborhood how important historic preservation is for this Community.

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

- *The restoration of the upper level, right side, windows to their precise, original smaller dimensions and locations is approved. Historic brick (as defined below), laid in a bond pattern consistent with the rest of the facade, shall be used to reduce the size of the (currently larger) window openings to their original dimensions and locations.*
- *The replacement of the three upper level, right side, windows is approved with the following provisos: they shall be 3 over 3, all wood, double hung, employing true divided lights with no low-e film, the muntin bars shall be no larger than 7/8" and trapezoidal in shape, and there shall be a dark spacer bar placed between the two panes of glass should double glazing be used. Shop drawings are to be submitted to staff for final approval PRIOR to the commencement of work.*
- *Regarding the party/firewall, chimney and mechanical headhouse; the party/firewall and chimney shall be reconstructed in the precise, original dimensions, using historic brick (as defined below) and flashed and capped with real copper. Prior to the commencement of this work, a mockup of the proposed restoration of the party/firewall and chimney shall be set up to demonstrate their exact location and dimensions, as well as to establish the nature and extent of visibility from any area within the purview of the Commission of the unapproved mechanical headhouse once these elements are restored.*
- *For the purposes of this approval, historic brick shall mean the actual original brick removed from the architectural feature or location in question, or, if such original brick cannot be used, brick of a similar vintage harvested from another location on the*



property not visible from anywhere within the purview of the Commission, or if such brick cannot be harvested, a historically appropriate brick matching as closely as possible the size, color, shape, and texture of the original, and in any case a sample of the replacement brick shall be provided to staff for final approval prior to installation. If the mechanical headhouse cannot be screened, the applicant must return to the Commission to discuss next steps.

- The roof asphalt shingles shall be replaced with real slate shingles, with samples reviewed and approved by staff prior to installation.
- All of these violations shall remain in place until they have been corrected. Please correspond with Commission staff to coordinate a lift of the stop work order on the external work at the property. As a reminder, all exterior work visible from any Public Way (whether inside or outside of the district), requires prior review and approval by the Commission in accordance with Chapter 616 of the Acts of 1955 of the Massachusetts General Law, as amended.

II. DESIGN REVIEW

APP # 24.0979 BH

ADDRESS: 15 CHARLES STREET

Applicant: Cathleen Foster

Proposed Work: New signage.

PROJECT REPRESENTATIVES: Cathleen Foster was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal for new signage.

DOCUMENTS PRESENTED: Documents presented included proposed signage image/drawings and existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing signage, the material, dimensions, and colors of the proposed signage and lettering, whether the existing bracket will remain in existing location, whether the lettering on the signage is carved.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the signage is thicker by half an inch, whether the lettering is carved, whether this application is to replace the existing hanging signage, the dimensions of the proposed signage.



PUBLIC COMMENT: During the public comment period, Richelle Gewertz, a Beacon Hill Civic Association representative, spoke in support of the proposed work and offered a request on behalf of the association.

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

- *That the hardware used to attach the signage to the existing bracket will be black.*

APP # 24.0975 BH

ADDRESS: 27 CHESTNUT STREET

Applicant: Judith Selwyn; Preservation Technology Assoc, LLC

Proposed Work: Replace non-historic windows.

PROJECT REPRESENTATIVES: Judith Selwyn was the project representative. She presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace non-historic windows.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the interior and exterior, historic photo of original Robinson Chapel windows, and shop drawings of the replacement windows.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the building, the current and former owners and occupants of building, the building's conversion to condominiums, an overview of the original and existing windows, the existing window configurations, repairs made to the windows with epoxy materials, the deterioration and damage of the existing windows, the direction of the windows when opening, whether the existing windows are currently inoperable, the interior damage as a result of the damaged windows, the original metal windows, the material and dimensions of the proposed windows, applied grills.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the existing windows are true divided light, the dimensions of the existing and proposed windows, the Gothic Revival architectural style, applied mullion and grills, the uppermost portion of the windows, whether the applicant considered alternatives that would attempt to improve the architectural treatment of these window, the concerns regarding the vertical scaling of the window, the sketch submitted by Commissioner Jackson.



PUBLIC COMMENT: During the public comment period, Richelle Gewertz, a Beacon Hill Civic Association representative, spoke in support of the proposed work and offered a request on behalf of the association.

COMMISSIONER FLECK MOTIONED TO CONTINUE THE APPLICATION.

COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0-1

(Y: AA, EF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE)(RECUSED: MF).

- *The applicant can provide revised drawings, in particular the suggestion provided by Commissioner Jackson.*
- *Applicant agreed to the continuance.*

APP # 24.0348 BH

ADDRESS: 54 PINCKNEY STREET

Applicant: Ian Masters, Sam Kachmar Architects

Proposed Work: New roof deck.

PROJECT REPRESENTATIVES: Sam Kachmar & Ian Masters were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install a new roof deck.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed public street view, roof mockup perspective photographs, existing and proposed street elevations, south to north section, existing and proposed patio elevation, and existing and proposed roof elevation.

DISCUSSION TOPICS: Discussion topics included a summary of the comments provided by neighbors of 54 Pinckney Street about the proposed roof deck, a summary of comments and recommendations provided by the Beacon Hill Civic Association, the visibility of the mock up from a public way, the distance of the roof deck from the sidewalk, the materials for the proposed roof deck, the visibility of the railing from a public way, the dimensions for the railing, the roof layout, whether the slope would be retained, the possibility of lowering the height of the railing.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the roof deck mockup was still in place, the height and visibility of the railing, how much of any of that slope of the roof would remain under the under the deck, the length of the roof plane, the sight lines, the possibility of reinstalling the mock up, the potential visibility from Anderson Street, the visibility of the deck through the vegetation on private property at 85 Mt. Vernon Street.



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

Written comments submitted to staff spoke in opposition to the proposed work from Amos Hostetter, a resident at 85 Mount Vernon Street.

Martha McNamara, a resident abutter, spoke in opposition of the proposed work and recommended that the Commission deny the application.

Richelle Gewertz, a Beacon Hill Civic Association representative, spoke in support of the proposed work and offered recommendations for the project on behalf of the association.

Charlotte Thibodeau, a neighborhood resident offered comments concerning the visibility of the proposed roof deck.

COMMISSIONER RICHMOND MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, EF, MF, AG, RJ, MK, AR, SS)(N: NONE)(ABS: NONE).

- *That the applicant reinstall the mock-up to determine visibility from vantage points within the purview of the Commission.*
- *The mockup should show the height, width and depth of the proposed roof deck, preferably with different color caution tape.*
- *That the drawing cross section shows the existing and new conditions.*

APP # 24.0976 BH

ADDRESS: 46 CHESTNUT STREET

Applicant: Marc Van Brocklin; Embarc Design

Proposed Work: Paint shutters deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, paint lintels and sills gray: Benjamin Moore “Ashley Gray, paint entry door, sidelites, transom, and entry portico off-white: Benjamin Moore “Classic Gray”. Paint door deep gray color to match Brattle Spruce, Benjamin Moore “Flint”, Install new decorative lantern pendant at entry door head, Replace eight historic double-hung windows in brick façade with new wood windows. Paint off-white: Benjamin Moore “Classic Gray”, replace three historic windows in the granite base with new wood windows, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint.” At mansard level, replace four non-historic windows in mansard dormers with new wood windows to match historic grid pattern, all wood, double hung, true divided lights with no low-e glass, paint off-white: Benjamin Moore “Classic Gray”, add decorative wood cornice above stepped brick cornice, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, extend sloped mansard roof and add copper flashing/cap at top of slate roof, new natural slate as needed to match existing, enlarge



two dormers (width to remain, lower sill) and add pediment detailing to top of dormers. At the rear facade, replace historic windows on Branch Street façade (six in wood oriel, two in brick) with new wood windows. Paint off-white: Benjamin Moore “Classic Gray”, replace garage door in enlarged opening with new wood garage door, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, widen opening ± 4 ” to the east to align with existing stone base. Re-set granite curb as needed, replace existing service door and transom in kind with new wood door and transom, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, At courtyard, rear and side facades, replace windows in new and modified openings with new wood windows, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint” New sills and lintels at all masonry openings, paint gray: Benjamin Moore “Ashley Gray”, remove all fire escapes, remove existing stairs connecting 3rd floor and 4th floor rear decks and 4th floor and roof deck, replace existing third and fourth floor rear deck railings with black metal rail, install roof deck with black metal railings and wood decking, install roof hatch. At the mansard level, install new windows and a pair of doors in modified openings. New standing seam metal roof, at wood-framed addition on top of brick ell, install new wood windows and doors in modified openings, re-side addition with wood panels and trim, paint windows, doors, cladding, and trim deep gray color to match Brattle Spruce: Benjamin Moore “Flint”. (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVES: Mark Van Brocklin and Fernando Dalfior were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the full restoration and renovation project.

DOCUMENTS PRESENTED: Documents presented included a site location and map, existing condition photographs of the interior and exterior, existing and proposed front, rear, and side elevations, site line diagram, perspective view images of the rear and side facades, existing and proposed exterior changes for all facades, pedimented dormer in mansard roof at 41 Chestnut Street, painted wood paneled bays, orioles, and additions at 57 & 58 Beacon Street, and visibility of rear and side elevation renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the location of the property, the replacement and restoration of the windows that can be restored, the proposed paint colors for the windows, plans to enlarge the dormers and add pediment details on top of the dormer windows, the plans to replace the existing windows with new wood windows, an overview of the plans to add a decorative wood cornice and paint gray, to add a copper gutter, to replace the shutters and paint gray, to repair and restore and repaint the window sills gray, an overview of the changes on the rear facade, plans to replace existing windows with new wood windows in an off-white paint color, plans to replace the garage door in enlarged opening with a new wood garage, proposed changes to the side and rear elevations including the resizing and relocation of several windows at the rear facade.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: architectural features of the property, which areas of the building were original, which areas of the property are visible from a public way, the existing and proposed roof plans, the effect of raising of mansard, whether the windows could be restored rather than replaced, the preference to retain historic windows in good condition, concerns regarding the height of the mansard, the reconfiguration and enlarging of the windows, the location and position of the windows on the mansard, the removal of the fire escape, the retention of the placard on the rear service door.

PUBLIC COMMENT: Richelle Gewertz, a Beacon Hill Civic Association representative, offered comments and recommendations for the project on behalf of the association.

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

- *The Commission granted approval to the following elements of your application with specific conditions:*
- *The door and trim color painting were approved as submitted.*
- *The lantern design received approval as submitted.*
- *Removal of the fire balconies and metal stairs at the rear of the property was approved as submitted.*
- *Expansion and replacement of the garage door with a new wood panel door were approved, pending submission of door details for final approval by staff. The decision to expand the door was influenced by evidence suggesting its original size was larger, based on the condition of the surrounding brick and granite water table base, and the de minimis visual impact of the change.*
- *Replacement of the service door was approved with the stipulation that the historic "service entrance" placard be retained and reinstalled on the new door.*
- *Recladding of the structure of the uppermost level of the ell, referred to as a "belvedere," in wood paneling was approved as submitted, along with the reconfiguration of the existing doors and windows on the west elevation of this structure to three windows as submitted.*
- *Replacement in kind of the railings on the rear ell was approved as submitted.*
- *The lintels and sills for the entire property are to be surveyed for the existing material and color. Depending on the results of that survey, the Commission will determine a path forward for the painting/replacement of the sills/lintels at a future date.*



- Restoration, instead of replacement, of the windows identified by staff and indicated on the submitted drawings as outlined in green on both the front and rear of the property was approved.
- The remaining windows not approved for restoration will be reviewed at a follow-up hearing.
- Cladding of the main structure rear penthouse wall in standing seam copper was approved.
- Replacement of far-right windows in the main structure penthouse with wood French doors with true divided lights was approved, pending submission of details for final approval by staff. The Commission denied the following items without prejudice:
- Enlargement and/or relocation of windows on the rear ell and rear of the main building.
- Construction of a roof deck on the upper level of the main structure and corresponding headhouse.
- Enlargement of the mansard roof.
- Alterations to the front dormer windows, deemed unsuitable for the building's architecture and historical context. The Commission emphasized that the irregularity in location and size of windows on the rear facade and rear ell reflect to an important degree the architectural history of the building as it evolved over time, cautioning against changes that would obscure or erase this narrative and homogenize the facades visible from Branch Street. The Commission requested the installation of mockups to assess further the visibility and likely visual impact of the proposed changes to the mansard as well as the proposed roofdeck and headhouse on the upper level of the main structure. While the front mansard is not original to the building and the Commission acknowledged that it does not represent a particularly successful example of such an addition, it has nevertheless become an integral part of its historical narrative. The Commission is open to modifications to this feature but suggests exploring designs that maintain its current height, provide a more sensitive treatment of the fenestration that still respects its original architectural intentions, and otherwise align more harmoniously with the building's historic character and surroundings. Neighborhood examples are recommended for guidance in making minor adjustments. Apart from the design review, the following items were administratively approved:
- Repair and repointing of front facade brick masonry, granite base, and stoop using historic mixture, tooling, and profile. Restoration of existing granite steps and water table is preferred over replacement.
- Infilling and tooth-in brick to match existing where obsolete exhaust grills are located and to be removed.
- Replacement of shutters and installation of new shutter hardware.



- Repair, as needed, of copper downspouts and flashing.
- Restoration and painting of existing window sills and headers.
- Restoration of window grilles at sidewalk level, with the grill over the egress casement window to be hinged. Note that enlargement of this window is not approved.
- Restoration and painting of the entry door, sidelites, transom, and entry portico.
- Cleaning, patching/repairing, and painting of decorative railing and boot-scraper at the front facade, painted black.
- Restoration of door hardware: handleset, door knocker, mail slot, and house numbers.
- Installation of a new "doorbird" door buzzer in brass finish.
- Addition of copper gutter and flashing/cap at the top of the slate roof at the mansard level.
- Re-setting of granite curb as needed.

Denied without prejudice the balance of the application so that the applicant will be allowed to install mock ups indicating the proposed heightening of the mansard on the front and rear facades, the roof deck railings to be proposed at the front, rear, and West side facades, revise the proposal to the fenestration on the front mansard and the rear portion of the building not included in the motion with the guidance that the enlargement of and reconfiguration of the windows was deemed to be inappropriate.

III. ADMINISTRATIVE REVIEW

APP # 24.0950 BH 13 BYRON STREET: Repaint deck railing black.

APP # 24.0925 BH 19 CHARLES RIVER SQUARE: Restore all single glazed windows. Repaint to match existing. Remove all storm windows and replace them in kind.

APP # 24.0976 BH 46 CHESTNUT STREET: At front facade, repair and repoint existing brick masonry and granite base and stoop as required using historic mixture, tooling, and profile. Infill and tooth-in brick to match existing where obsolete exhaust grilles are located and to be removed, replace shutters and install new shutter hardware. Repair as needed copper downspout and flashing, repair, restore, and paint existing window sills and headers as required, restore window grilles at sidewalk level, grill at egress casement window to be hinged, restore and paint entry door, sidelites, transom, and entry portico. Clean, patch/repair, and paint decorative railing and boot-scraper at front façade, paint black. Restore door hardware: handleset, door knocker, mail slot, and house numbers, new "doorbird" door buzzer in brass finish, at mansard level, add copper gutter, add copper flashing/cap at top of slate roof. Re-set granite curb as needed, repair and repaint window grill (See Additional Items Under Design Review).

APP # 24.0957 BH 15 REVERE STREET: Repair broken concrete surrounding entryway in kind.



APP # 24.0964 BH 59 RIVER STREET: Re-point brick as required with an approved mortar mix and color to match the existing one-part cement, two-part lime, and seven to nine-part sand. Clean masonry with water and gentle detergent.

APP # 24.0846 BH 21 WEST CEDAR STREET: Replace seven total sash sets at front elevation. First floor has two total 6 over 6 windows. Second floor has three 6 over 6 and two total 2 over 2. The existing windows are non-historic. The new sash sets will keep the existing wood sills, jambs & brick moldings. The new sash will be fabricated from wood, and true divided lite, double hung, with no low-e glass and painted semi-gloss black to match the existing. All existing aluminum storm windows to be removed upon installation of new sash.

APP # 24.0908 BH 72 WEST CEDAR STREET: At level three and dormer level, replace five, 2 over 2, non-historic windows with five, 2 over 2, wood, double hung, true divided light, no low-e glass, with a dark spacer bar in-between the panes of glass.

APP # 24.0950 BH 13 BYRON STREET: Repaint railing.

COMMISSIONER GIVEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: AA, MF, AG, RJ, MK, AR, EF)(N: NONE)(ABS: NONE).

IV. ANNUAL VOTE FOR CHAIR/VICE CHAIR

The annual vote for Chair and Vice Chair was postponed until the June Beacon Hill hearing.

V. RATIFICATION OF 4/18/2024 PUBLIC HEARING MINUTES

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

- *Revise the minutes to reflect that a Commissioner recused themselves from 9 Spruce Ct they did not abstain.*

VI. STAFF UPDATES

VII. ADJOURN – 10:09 PM

COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER KIEFER SECONDED THE MOTION. A VOICE CALL WAS TAKEN AND ALL COMMISSIONERS VOTED IN FAVOR.