



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

**NOVEMBER 21, 2024**

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

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

**STAFF PRESENT:** *Nicholas A. Armata, Preservation Planner and Sarah Lawton, Preservation Assistant.*

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

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**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. Member of the press Dan Murphy from the Beacon Hill Times made himself known.

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

**I. DESIGN REVIEW**

**APP # 25.0241 BH**

**ADDRESS: 210 CAMBRIDGE STREET**

Applicant: Ronald Brissette

Proposed Work: Replace damaged window.

**PROJECT REPRESENTATIVES:** Patty was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and window specifications.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the proposed dimensions and material of the replacement windows, dimensions of the existing window and frame, method for installing each window section, plans for additional signage.



**PUBLIC COMMENT:** Holland Ward a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

**COMMISSIONER RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, MK, AR)(N:NONE)(ABS: NONE).**

- *That the window will be installed as submitted, with a silver spacer bar in between the two panes of glass.*
- *That any additions to signage and so forth, would need to be further approved.*

**APP # 25.0405 BH**

**ADDRESS: 204 CAMBRIDGE STREET**

Applicant: William Loiacano

Proposed Work: New sign.

**PROJECT REPRESENTATIVES:** Bill Loiacano was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and signage details.

**DISCUSSION TOPICS:** Discussion topics included existing conditions, the material and dimensions for the proposed signage, the durability of high density polyurethane in comparison to wood, the proposed signage design and paint color, whether the proposed signage dimensions are suitable for wood, district guidelines regarding signage, examples of signage that are historically appropriate for the district, concerns regarding the cost of wood signage, the and have quality workmanship.

**PUBLIC COMMENT:** Holland Ward, a representative from the Beacon Hill Civic Association, offered recommendations for the proposed work.

Jerry Hinch, the landlord for 204 Cambridge St, spoke in support of the proposed work.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, MF, EF, MK)(N: NONE)(ABS: AR).**

- *That the sign will be made from either wood or metal.*
- *That the height of both of the signs are to be changed to 28 inches.*
- *Updated shop drawings are to be submitted to staff for final approval.*



**APP # 25.0366 BH**

**ADDRESS: 65 ANDERSON STREET**

Applicant: Pinckney Place Condominium

Proposed Work: New intercom system with brass cover.

**PROJECT REPRESENTATIVES:** Mike Solomon and Mike Fay were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and product cut sheet and specifications.

**DISCUSSION TOPICS:** Discussion topics included the current condition of the existing intercom system, the dimensions and material of the existing and proposed intercom system and cover, whether the intercom cover would be engraved, examples of other intercom systems approved by the Commission, the illumination of the proposed intercom system, a summary of the site visit conducted by staff, and the visibility of the proposed work.

**PUBLIC COMMENT:** Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, MK, AR)(N: NONE)(ABS: NONE).**

**APP # 25.0389 BH**

**ADDRESS: 122 CHARLES STREET**

Applicant: List

Proposed Work: Include description as noted on agenda

- **FAILURE TO APPEAR**

**APP # 25.0395 BH**

**ADDRESS: 121 MOUNT VERNON STREET**

Applicant: List

Proposed Work: Replace existing steel gate with new painted wood gate.

**PROJECT REPRESENTATIVES:** Paul Elias and Monika Pauli were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, design drawings, hardware specifications, and an approval letter from Historic New England.



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the proposed security measures, plans to replace the existing low iron gate with a wood gate, the proposed materials and dimensions of the new gate and hardware, and details regarding the proposed hardware.

**PUBLIC COMMENT:** Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

**COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MK, AR, MF, EF)(N:NONE)(ABS: NONE).**

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

## II. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 25.0349 BH 50 BEACON STREET #3:** Replace (16) large existing double hung wood windows with Boston Sash, Sash Replacement kits. Frames and exterior trim to remain in place. Insulate at sash pockets. Painted per approved historic black. All windows with new sashes are on the second floor of the building.

**APP # 25.0398 BH 5 BRIMMER STREET:** Cut, chip & point the first floor. Light repair on the entry staircase. Paint/coat to match the existing color.

**APP # 25.042 BH 3 BYRON STREET:** Repaint the front door and wood trim around the door, as well as the ground floor front windows, using existing paint color and finish. Repaint the iron work above the entrance, using existing paint color and finish.

**APP # 25.0394 BH 125 CHARLES STREET:** Grind 100% of the front wall; Cut to be done 3/4" deep uniformed; Pressure wash with restoration cleaner; Repoint 100% of the front wall; Repoint to be done with type N mortar; Caulk all the window trims; Remove the granite tile on the stair wall; Remove the handrails; Replace the broke granite cap; Reinstall the granite tile on the wall; Repoint the stair; Reinstall the handrails back.

**APP # 25.0332 BH 75 CHESTNUT STREET:** Remove and replace one 6 over 6 with one 6 over 6, wood window, double hung, true divided lite, black spacer to cover gasket. Existing layout to remain exterior painted to match existing front elevation-floor four.



**APP # 25.0323 BH 25 LIME STREET:** Remove existing metal cladding from the front bay. Install copper cladding in kind.

**APP # 25.0404 BH 94 MOUNT VERNON STREET:** At front facade, replace all windows. Windows are to be all wood, 6 over 6, true divided light, no low-e glass, double hung, with a dark spacer bar in between the panes of glass. Level one will be 6 over 6, level two is to be 6 over 9, level three and mansard level are to be two over two.

**APP # 25.0325 BH 36 PINCKNEY STREET:** Remove existing EPDM roofing, Install new EPDM roofing, Install copper flashing to the outside edge of the roof.

**APP # 25.0376 BH 42 PINCKNEY STREET:** Replace copper gutter and downspout in kind, repoint front facade brick in kind, using historic mortar mix, color and tooling, replace brownstone headers and sills in kind with cast stone, color to match existing, repair trim at the lower portion of oriel in kind. Repaint in kind (Soft gloss, linen white). Repair shutter in kind.

**APP # 25.0324 BH 48 PINCKNEY STREET:** Remove & replace one deteriorated bracket support with a new steel bracket support. Install the new bracket support and apply masonry to the bracket support at the base to ensure it is properly secure.

**APP # 25.0378 BH 93 PINCKNEY STREET:** Remove and replace all deteriorated square head bolts on the three fire escape balcony connections with new steel bolts and J-bolts for the grating floors. The entire fire escape will be re-secured, scraped, and painted.

**APP # 25.0339 BH 58 TEMPLE STREET:** Remove and replace two, 2 over 2 layout windows with, two double hung, 2 over 2, wood windows, true divided lite, black spacer to cover gasket. Existing layout to remain exterior painted to match existing front elevation, floor one.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MK, AR, MF, EF)(N:NONE)(ABS: NONE).**

### **III. ANNUAL VOTE FOR CHAIR AND VICE CHAIR**

The annual vote for Chair and Vice Chair has been postponed.



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

Ratification of the October 17, 2024 public hearing minutes.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: MK, AR, MF, EF)(N:NONE)(ABS: AA).**

#### **V. STAFF UPDATES**

Nicholas Armata, Senior Preservation Planner, offered updates regarding the Beacon Hill Commissioner handbook and new designated landmarks.

#### **VI. ADJOURN - 6:22 PM**

**COMMISSIONER ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FLECK SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**