



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

DECEMBER 19, 2024

COMMISSIONERS PRESENT: *Arian Allen, Maurice Finegold, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer, Alice Richmond, Sandra Steele.*

COMMISSIONERS ABSENT: *Curtis Kemeny.*

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

A full recording of the hearing is available at 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. Member of the press Dan Murphy from the Beacon Hill Times made themselves known.

Following this brief introduction he called the first Violation application.

COMMISSIONER FINEGOLD JOINED THE MEETING.

I. VIOLATION

APP # 25.0422 BH (VIO.24.0903)

ADDRESS: 71 MOUNT VERNON STREET

Applicant: *Evanthia Nassios*

Proposed Work: *Ratification of unapproved removal & reconstruction of front walkway.*

PROJECT REPRESENTATIVES: *Evanthia Nassios was the project representative.*

DOCUMENTS PRESENTED: *Documents presented included photographs of the previous and current conditions.*

DISCUSSION TOPICS: *Discussion topics included the previous condition of the*



front walkway, its current condition, district guidelines regarding walkways, historically appropriate materials for walkways in the district, the removal of the bluestone slab slate, whether the bluestone slab slate was salvaged or discarded, and details regarding the installed brick paving.

PUBLIC COMMENT: Richelle Gerwetz, a representative from the Beacon Hill Civic Association, opposed the ratification of this violation.

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

- *That the application to ratify the replacement with brick be denied*
- *Concerning the violation, a remedial action order specifies the work to be completed under the supervision and with the prior approval of staff within ninety days of receipt of the determination letter.*

APP # 25.0444 BH (VIO.24.0903)

ADDRESS: 94 CHARLES STREET

Applicant: William Hearty

Proposed Work: Ratification of unapproved signage change.

PROJECT REPRESENTATIVES: William Hearty and Amanda were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photographs of the previous and current conditions.

DISCUSSION TOPICS: Discussion topics included the design, material, and dimensions of the previous and current signage, district guidelines regarding signage, reasons for installing the unapproved signage, the existing condition of the signage brackets and frame, and whether the use of applied letters was considered for the new signage.

PUBLIC COMMENT: Richelle Gerwetz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

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



APP # 25.0475 BH (VIO.24.0893)

ADDRESS: 222 CAMBRIDGE STREET

Applicant: Sean McGlone; Serrato Signs

Proposed Work: Ratification of unapproved window signage

PROJECT REPRESENTATIVES: Sean McGlone was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, elevation drawings, signage specifications, and mounting details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the method for installing the unapproved signage, an overview of the City Signage Code and district guidelines regarding window signage, the difference between interior signage and interior decals, the material and dimensions of the existing signage, the current percentage of window area the signage is covering, and the purview of the Commission concerning interior window signage.

PUBLIC COMMENT: Richelle Gerwetz, a representative from the Beacon Hill Civic Association, offered no comments. .

COMMISSIONER KIEFER MOTIONED TO DISMISS THE APPLICATION AND A CERTIFICATE OF EXEMPTION ISSUED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, MF, EF, AG, RJ, MK, AR, SS)(N:NONE)(ABS: NONE).

- *That the application be dismissed and that the applicant be issued a certificate of exemption for the signage.*

II. DESIGN REVIEW

APP # 25.0403 BH

ADDRESS: 90 CHESTNUT STREET

Applicant: Guy Grassi; Grassi Designs.

Proposed Work: New Roof Deck & Trellis, Replace original windows on rear oriel visible from River Street. *(See Additional Items Under Administrative Review).*

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed floor and roof plans, building section and elevation drawings, window type elevation drawings, and hardware specifications.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the current condition of the original windows, the dimensions and materials of the existing and proposed windows and deck railing, specifications details regarding the proposed new windows, the plans for the proposed roof deck extension and additions, the existing and proposed location of the mechanical equipment, and the proposed plans for the new skylight.

PUBLIC COMMENT: Scott Paton, submitted written public comments and spoke in opposition to the proposed work.

Richelle Gerwetz, a representative from the Beacon Hill Civic Association, spoke in opposition to replacing the existing windows, roof deck extension, and trellis addition and in support of replacing the existing roof deck.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, MF, EF, RJ, MK, AR, SS)(N:NONE)(ABS: AG).

- *The Commission requested that all elements proposed for the roof of the structure, visible from Chestnut Street, be significantly reduced or, if possible, completely eliminated from areas within the Commission's purview.*
- *Regarding the proposed rear bay window replacements visible from a public way, the applicant shall explore the feasibility of restoring the windows rather than replacing them, potentially incorporating insulated glass.*

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0445 BH 80 BEACON STREET: Replace broken stone headers at the 3rd and 4th floors in kind.

APP # 25.0458 BH 2 BYRON STREET: Scrape and paint, Replace missing J bolts, hold the grating floors, replace all bolts of the old treads, modify all the platforms, removing those from the corners of the wall, and also modify the stairs from the first platform below.

APP # 25.0389 BH 122 CHARLES STREET: Reinstall (previously approved) blade sign at new store location.



APP # 25.0474 BH 30 CHESTNUT STREET: Replace 27 non-historic windows at 30 Chestnut Street. 17 on the front elevation & 10 at the rear elevation. Replacement windows are to be made from wood, true divided lite, double hung, 13/16" interior profile width, 3/16" exterior wood stem & glazed, no low-e glass. The front elevation flat facade windows will be painted semi-gloss black in kind. Second & Third floor bay will be a custom beige to match the existing. The rear elevation will be painted Essex Green in kind to the existing.

APP # 25.0403 BH 90 CHESTNUT STREET: Restore all front facing windows, repaint front windows and doors in kind, Repoint/seal existing glass blocks in existing concrete panels, Replace intercom violation with brass covered doorbird doorbell (*See Additional Items Under Design Review*).

APP # 25.0460 BH 9 HANCOCK STREET: Replace two total first floor front elevation, 6 over 1 sash sets keeping the existing jambs and wood sills. The existing broken aluminum storm window will be removed. Replace with two new, wood, 6 over 1, true divided lite, with no low-e glass, double hung sash sets which will be glazed at the exterior and painted semi-gloss black to match the current color. No brick moldings or masonry will be removed.

APP # 25.0407 BH 21 IRVING STREET: Stabilize masonry wall and cornice.

APP # 25.0441 BH 4 LIME STREET: Removal, restoration and re-installation of 17 historic street-facing windows; removal restoration and re-installation of (2) street-facing doors and one pane transom window. Included is the purchase and installation of 17 Historic storm panels MASONRY RESTORATION; Repair and repoint the original brick facade as is necessary due to loose mortar as well as evidence of water infiltration/cracking. All care will be taken to match the historic appearance of mortar in color and texture. Additionally, we propose the replacement (and repair where possible) of the precast lintels and sills, while targeting the preservation of material and detail selection to match the original condition.

APP # 25.0479 BH 116 MYRTLE STREET: Restore all front elevation windows. Two windows at grade level/sidewalk will have the black spray paint removed from the existing glass & painted semi-gloss black. 1st, 2nd & 3rd floor windows are believed to be original. Broken glass panes to be replaced with period correct glass, reglazed & painted semi-gloss black. 4th floor windows to be painted semi-gloss black. 10 new black thin sightline aluminum storm windows installed at the exterior of the 1st, 2nd & 3rd floor. Applied at existing blind stops. The front entrance door. Lockset hardware to be restored along with the house numbers. New unlacquered brass mail slot to be placed in the door. Door to be



repainted at the exterior in the existing color. Beadboard door below grade to be painted semi-gloss black and new house numbers to match the main door in unlacquered brass.

APP # 25.0461 BH 89 REVERE STREET: Replace all eleven, non-historic windows at the front elevation. First floor, two windows, second, third and fourth floors: three each. Replace the 11 windows with new wood, true divided lite, double hung windows with no low-e glass. The new sash will have a 13/16” interior profile width, 3/16” exterior wood stem & glazed *(See Additional Work Under Design Review)*.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: AA, MF, EF, AG, RJ, MK, AR, SS)(N:NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of the November 21, 2024 public hearing minutes and the December 3, 2024 business meeting minutes.

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

IV. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, presented notable accomplishments of the Boston Landmarks Commission from 2024.

V. ADJOURN – 7:07 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.