



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

SEPTEMBER 19, 2024

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

COMMISSIONERS ABSENT: *Annette Given, 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.

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. Members of the press Dan Murphy made themselves known.

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

I. DESIGN REVIEW

APP # APP # 25.0116 BH

ADDRESS: 170 CHARLES STREET

Applicant: Agnes Hayes; Whitney Hotel

Proposed Work: Proposed Work: Install new planters.

- **THE APPLICANT DID NOT APPEAR.**

APP # 25.0064 BH

ADDRESS: 31 CHARLES STREET

Applicant: Applicant: Micaela Negreann

Proposed Work: New awnings.

5:10 PM

PROJECT REPRESENTATIVES: Melanie Sia the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing



conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics include an overview of the existing conditions, the existing and proposed materials, hardware, and awning graphics, the existing hardware, the proposed color and design of the awning graphic, whether the awning will retract, the scaling and placement of the proposed graphic, and the current configuration of the signage.

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

COMMISSIONER RICHMOND LEFT THE MEETING.

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

- *That the "benefits" branding be placed on the valance of the canopy and that the canopy will use the existing hardware. Updated drawings are to be submitted to staff for final approval.*

APP # 25.0146 BH

5:34 PM

ADDRESS: 30 WEST CEDAR STREET

Applicant: Norman Wellen

Proposed Work: Update existing dryer exhaust termination and hose bib.

PROJECT REPRESENTATIVES: Brian Clark was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the location of the existing vent, the proposed plans to install a new exhaust termination, the existing paint colors and materials, the visibility of the proposed work, and comments regarding the location of the proposed vent and window. Area precedent was also discussed.

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

COMMISSIONER RICHMOND JOINED THE MEETING.



COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y:AA, MF, EF, RJ, MK,)(N: NONE)(ABS: AR).

APP # 24.1174 BH

5:38 PM

ADDRESS: 97 CHESTNUT STREET

Applicant: Paul Sipe; Great American Fenestration

Proposed Work: Replace one historic window and 2 non-historic windows.

PROJECT REPRESENTATIVES: Paul Sipe was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions on the interior and exterior, similar windows at an abutting property, the dimensions and materials for the replacement windows, previous renovations and current issues with the existing windows, whether the historic window could be maintained and improve its energy efficiency, and details regarding the plans to replace all three windows with true divided light and insulated glass.

PUBLIC COMMENT: Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in opposition of the proposed work.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-1-0 (Y: AA, EF, RJ, MK, AR)(N: MF)(ABS: NONE).

- *That the single original window is restored rather than replaced. The remaining two windows are approved for replacement.*

COMMISSIONER KIEFER LEFT THE MEETING.

APP #25.0114 BH

6:16 PM

ADDRESS: 26 CHARLES STREET

Applicant: Babak Bina

Proposed Work: New signage, paint door and surround Heritage Red.

PROJECT REPRESENTATIVES: Babak Bina was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work, including signage dimensions.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed materials and dimensions, the proposed logo design, the existing hardware and method for installing signage, and plans to replace the exterior entryway and windows.

PUBLIC COMMENT: Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the proposal.

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

APP # 25.0212 BH

6:25 PM

ADDRESS: 204 CAMBRIDGE STREET

Applicant: William Loiacano; Seaside Graphics

Proposed Work: New signage.

PROJECT REPRESENTATIVES: Bill Loiacano and Thiago were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed location of the new signage, the project timeline, approvals and recommendations provided by other city agencies, the existing and proposed illumination and lighting, whether the proposed signage design and material needed to comply with the guidelines since the application process with the building department and planning department was started before the Historic Beacon Hill District expansion.

PUBLIC COMMENT: Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the proposal.

COMMISSIONER RICHMOND MOTIONED TO DENY WITHOUT PREJUDICE. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: EF, RJ, MF, AR)(N: AA)(ABS: NONE).

- *The Commission determined that the signage as proposed did not meet the district standards for the historic district due to its illumination and materials.*



APP # 25.0189 BH

7:00 PM

ADDRESS: 10 MOUNT VERNON SQUARE

Applicant: Michael Fay; Street & Company

Proposed Work: At rear of property, remove the existing wooden fence and gate, and replace with a similar wood style. Rebuild concrete parking ramp.

PROJECT REPRESENTATIVES: Michael Fay was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work, including material samples.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work from a public and private way, similar fencing at abutting properties, the existing and proposed materials, dimensions, and style, and an overview of the details and plans to replace the existing fence and concrete ramp.

PUBLIC COMMENT: Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the proposal.

COMMISSIONER JACKSON LEFT THE MEETING.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, EF, MF, AR)(N: NONE)(ABS: NONE).

APP # 25.0200 BH

ADDRESS: 8 PARK STREET

Applicant: Tim Burke; Timothy Burke Architecture

Proposed Work: New roof deck and head house.

- **THIS APPLICATION WAS CONTINUED DUE TO A LACK OF QUORUM. THE APPLICANT AGREED TO CONTINUE THE APPLICATION TO THE OCTOBER HEARING.**

APP # 25.0205 BH

ADDRESS: 48 CHESTNUT STREET

Applicant: William Binnie

Proposed Work: Install new return wall for garage enclosure.



PROJECT REPRESENTATIVES: Frank McGuire and Chris Rapczynski were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the plans to replicate and replace the existing headers, framework and beams for the garage, the visibility of the proposed work, the materials and dimensions for the proposed work, the height of the existing garage wall, the impact of the new return wall on the abutting properties.

PUBLIC COMMENT: Mary Townsend, offered comments regarding the proposal and the history of 48 Chestnut Street.

Caroline Townsend, offered comments and concerns regarding the proposed work.

Diana Coldren, a representative from the Beacon Hill Civic Association, spoke in opposition to proposed work.

**COMMISSIONER ALLEN MOTIONED TO CONTINUE THE APPLICATION.
COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y:
AA, AR, EF, MF)(N:NONE)(ABS: NONE).**

COMMISSIONER FINEGOLD LEFT THE MEETING.

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0127 BH 90 BEACON STREET: In kind repairs to fire escape.

APP # 25.0210 BH 65-67-69 CHARLES STREET: Dismantle and reconstruct chimneys in kind using existing brick and matching historic mortar joints profile and tooling.

APP # 25.0199 BH 48 CHESTNUT STREET: Demo existing demising wall separating 48 and 46 Chestnut St. Reconstruct new CMU wall with full brick veneer on both sides to match existing brick and elevations.



APP # 25.0142 BH 3 GOODWIN PLACE: Cut and point the end wall and perform any other masonry repairs as required. If anything is to be replaced, it shall be replaced in kind with matching materials.

APP # 25.0173 BH 20 LOUISBURG SQUARE: Removal of existing brick pavers, installation of a hydronic sidewalk snowmelt system below and reinstallation of existing brick pavers and required sensors.

APP # 25.0197 BH 74-76 MYRTLE STREET: Repair chimneys and masonry at penthouse including replacing damaged brick in kind and cut and point open mortar joints to match existing. Replace roof with new EPDM roof with new copper flashings to match existing. Replace cladding on penthouses with new copper cladding.

APP # 25.0207 BH 8 PARK STREET: At front elevation, fifth floor, remove the loose brownstone material window surrounds and patch using a brownstone patching material such as Matrix by Conproco. All finish and detailing to match the existing. All the existing brownstone has an opaque coating, likely to cover old patches that did not match the existing. Remove the existing coating and recoat it with a breathable coating upon completion of the patching.

APP # 25.0192 BH 17 PHILLIPS STREET: Installation of an emergency electricity cut-off switch (as required under Boston Fire Code) on building exterior. This device will be installed using the parameters previously approved by the Commission.

APP # 24.1171 BH 27 SOUTH RUSSELL STREET: Exterior building envelope repairs and restoration, including removing and reinstalling the outermost exterior brick wythe, removing and restoring all windows within the purview of the Commission, removing and replacing in kind all cast stone window headers and window sills, and removing/replacing slate roofing in kind and low-sloped EPDM roofing, removing/restoring and reinstalling all wood shutters.

APP # 25.0106 BH 2 SPRUCE STREET: Restore all windows in kind.

APP # 25.0211 BH 3 WALNUT STREET: Restore fire escape in kind.

APP # 25.0101 BH 70 WEST CEDAR STREET: Repaint the front door and entryway to match existing.

The Administrative Review was postponed due to a lack of quorum.

IV. RATIFICATION OF HEARING/ MEETING MINUTES



The ratification of hearing/ meeting minutes for 8/15/24 was postponed due to a lack of quorum.

III. STAFF UPDATES

Nicholas Armata, Preservation Planner, announced the new Office of Historic Preservation Director and mentioned that next Thursday there will be a Beacon Hill Meet & Greet event.

IV. ADJOURN – 7:54 PM

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