



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

JANUARY 16, 2025

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

COMMISSIONERS ABSENT: Curtis Kemeny and Alice Richmond.

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](https://boston.gov/landmarks).

5:02 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 Design Review application.

I. DESIGN REVIEW

APP # 25.0497 BH

ADDRESS: 7 LOUISBURG SQUARE

Applicant: Alexander Sassaroli

Proposed Work: Relocate mail slot at the front door from side panel to door leaf. Repair masonry door surround and stain masonry surround to match existing lintels and sills.

PROJECT REPRESENTATIVES: Alexander Sassaroli was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, elevation drawings, and hardware details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commission's previous decisions, the proposed location of the



approved mail slot, and the proposed plans and material for the door surround, lintels, and sills.

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 6-0-0 (Y: AA, MF, EF, RJ, MK, SS)(N: NONE)(ABS: NONE).

COMMISSIONER GIVEN JOINED THE MEETING.

APP # 25.0526 BH

ADDRESS: 55-57 BRIMMER STREET

Applicant: Tracy Bradley

Proposed Work: Install a rolling hoist beam, three security cameras, and one doorbell for carriage house project.

PROJECT REPRESENTATIVES: Don Mills was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, elevation drawings, proposed site and roof plans, and security camera details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commissions previous decisions, the plans to install the rolling hoist beam, details regarding the proposed security camera and doorbell, and 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 JACKSON MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: AA, MF, EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

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

II. ADMINISTRATIVE REVIEW/ APPROVAL



APP # 25.0516 BH 86 BEACON STREET: Remove an existing skylight over an elevator shaft in order to replace the elevator hydraulic piston assembly and replace the skylight with a new copper and glass unit to match existing.

APP # 25.0495 BH 90 BEACON STREET: Replace five total sash sets and one double door set, all of which are not historic. Fourth floor: one door set, two “bowed” sash sets. Third floor: one sash set and two “bowed” sash sets. Fabricate new bowed sash sets in four openings keeping the original jambs, wood sills and brick moldings. The new sash sets will be mahogany, mortise & tenon, true divided light, glazed at the exterior, use clear glass, double hung and be painted semi-gloss black at the exterior. The new door set will swing out as currently exists, mahogany, true divided lights, use oil rubbed bronze or black in color hinges as the knuckles are visible from the exterior. New cremone bolts & hardware will be installed at the interior. None of the new windows will have low-e glass.

APP # 25.0524 BH 29 BRANCH STREET: Replace two non-historic casement sets at the side elevation of the Carriage House on Branch Street. One casement is a 6 by 6 “swing out”. One is a 8 by 8 “swing out”. The replacement casements will be 6 by 6 and 8 by 8 “swing out”. Mahogany, mortise & tenon, true divided lite & be painted semi-gloss black at the exterior. New casements will be using clear, non-low e glass.

APP # 25.0506 BH 107 CHESTNUT STREET: Restore a 4 lite cast iron window at the rear elevation. Remove all broken glass & replace this broken glass with 1/4” clear glass. Reglaze all glass openings & paint in the existing color: Essex Green. Front elevation three leaded glass window openings: HWD will fabricate & install three mahogany one lite wood storm windows at the exterior. The existing leaded glass panels are “swing in” casements. The new mahogany wood storms will have a thin stile on all four sides as not to obscure any leaded glass. Painted Essex Green in kind. Front elevation small one lite casements: Remove existing broken cast iron hinges & replace with solid brass in black finish: 3 1/2” x 3 1/2” square mortise hinges. Replace 1-2 rotted bottom sash rails with new mahogany & painted in kind: Essex Green.

APP # 25.0490 BH 4 DERNE STREET: Secure all guardrail connections by adding a new structure of galvanized bolts, secure all brackets support connections, hand scrape, repaint in kind.

APP # 25.0504 BH 9 HANCOCK STREET: Replace three total non-historic, 6 over 1, windows at the 5th floor front elevation at 9 Hancock Street. The existing windows are non operational & have considerable rot. The new 6 over 1 sash sets would be fabricated from all wood mortise & tenon. True divided light at top 6 lite sash, double hung and painted semi



gloss black, the exterior to match the existing exterior color. The existing aluminum storm windows will be removed. The existing jambs, brick moldings and wood sills to remain.

APP # 25.0527 BH 81 PHILLIPS STREET: Replace non-historic front door in kind.

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

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of December 19, 2024 public hearing minutes.

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

III. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, announced that Boston City Hall and the Jewelers Building (371-379 Washington St) are new Landmarks.

IV. ADJOURN – 5:46 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.