



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

MARCH 20, 2025

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

COMMISSIONERS ABSENT: Annette Given, Curtis Kemeny, Alice Richmond, and Sandra Steele.

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).

5:03 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. Also, Samantha Courage, a representative from District 8 Boston City Councilor Sharon Durkan's Office.

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

I. DESIGN REVIEW

APP # 25.0688 BH

ADDRESS: 101 CHESTNUT STREET

Applicant: Linda Kane

Proposed Work: Change all the dark forest green windows to Benjamin Moore high gloss historic black-HC 190.

PROJECT REPRESENTATIVES: Linda Kane was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and the proposed paint color.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the previous approval, the proposed paint colors, district guidelines regarding paint color, other properties in Beacon Hill with the proposed paint color, and whether the proposed change to paint colors was for historical or aesthetic reasons.

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

Richelle Gewertz, a representative from the Beacon Hill Civic Association, commented on historically appropriate paint colors from Historic New England.

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

- *That the trim be repainted with the previously approved Annapolis gray, or a repainting in kind of the existing dark green color with a paint swatch to be submitted to staff for final approval.*

APP # 25.0536 BH

ADDRESS: 35 BEACON STREET

Applicant: Mike Fay

Proposed Work: New intercom.

PROJECT REPRESENTATIVES: Mike Fay was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and intercom system details and cutsheets.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the existing and proposed location of the intercom system, product specifications for the new system, the existing and proposed material, and dimensions of the intercom system and cover box, the proposed mounting and installation method and whether a new opening would be needed for the new intercom system and whether the proposed system could be placed in the existing intercom opening.

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

Robert Whitney, offered comments regarding the proposed butterfly intercom



system and the proposed new opening in the facade.

COMMISSIONER FINEGOLD MOTIONED TO ACCEPT THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, MF, EF, RJ)(N: NONE)(RECUSE: MK).

- That the unit will be installed within the wood of the entry, centered and recessed as much as possible within a brass box.
- The existing unit will be removed and the space will be restored to its original condition. This includes the wood trim, stain, and masonry. All holes and abnormalities will be repaired. Photographs to document both the new intercom and restored location of old intercom are to be submitted to staff for verification.

APP # 25.0672 BH

ADDRESS: 94 MOUNT VERNON STREET

Applicant: Mark Van Brocklin

Proposed Work: New roof deck, paint new windows Off White (OC-23).

PROJECT REPRESENTATIVES: Mark Van Brocklin and John Moran were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial view photographs, existing and proposed site plans and elevation drawings, and a site line diagram.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commission's previous approvals, the existing and proposed paint colors, historically appropriate paint colors for the property, details about the architectural style and features of the building, the visibility of the proposed work, the revised mock-up and design for the roof deck, the proposed size, material, and location of the proposed deck, the material, and height for the existing deck railing.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, opposed the upper level roof deck and spoke in support of the proposed paint color substitution of a hatch and elimination of the head house.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, RJ, MK)(N: NONE)(ABS: NONE).

- That the upper the top roof deck be denied without prejudice. That the design and mockup be revised to mitigate the visibility of the roof deck from a public way. A new application is to be submitted for any revised roofdeck plans.



- *That the paint color be approved as submitted.*

APP #25.0674 BH

ADDRESS: 22 BEACON STREET

Applicant: Zeyad ElSherif

Proposed Work: New blade and band sign, new awning, new door pulls.

PROJECT REPRESENTATIVES: Zeyad ElSherif was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed floor plans and renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on the new coffee shop and its branding, the existing and proposed signage and hardware design, materials and dimensions, whether the proposed signage could be illuminated, the existing and proposed awning material and color, district guidelines regarding signage and materials, and the proposed method for installing new signage.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, opposed the blade sign and door hardware as proposed and spoke in support of the proposed band sign and the replacement awnings.

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

- *That the blade sign will be made from all metal and installed on a simple metal bracket (similar to those seen on the Charles Street Meeting House) that will be applied to the sign band, rather than the proposed column. The bracket shall be installed on the same plane as the applied letter signage. The blade sign itself will be attached to black metal chains so that it meets the following requirements of the City Sign Code:*
- *The bottom of the sign is at least ten feet from grade and its top is no higher than whichever of the following is lowest: twenty-five feet above grade; the top of the sills of the first level of windows above the first story.*
- *The applied letters will be made from metal.*
- *None of the signs shall have any illumination.*
- *The awning is approved as submitted.*
- *The door pulls are denied without prejudice. The applicant is asked to submit revised designs using more historically appropriate hardware and materials. Specifically, hardware made in brass and using historically appropriate designs. Details are to be submitted to staff for final review.*



- That shop drawings of the blade sign and bracket showing materials, dimensions and installation methods will be submitted to staff for final approval.

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

APP # 25.0677 BH

ADDRESS: 155-159 CHARLES STREET

Applicant: Alex Zee

Proposed Work: Construct new six story mixed-use building.

PROJECT REPRESENTATIVES: Eric Robinson, Ruthie Kuhlman, and Alex Zee were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial maps, street elevations, proposed material palettes, brick details, and existing and proposed site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the current ownership of the property and property lines, a summary of community feedback, details regarding the current streetscape of Charles Street, plans for the proposed use of commercial space on the ground floor and four stories of residential, the proposed material, design, and size of the new building, the proposed location of mechanical equipment, and recommendations for the proposed overall design, new openings, and brick wall.

PUBLIC COMMENT: There were no public comments.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0647 BH 78 CHARLES STREET: Repair and repaint the existing sign using same lettering and design and rehang the same sign. Paint: Ben. Moore HC-190 semi gloss black and Ben Moore OC-151 semi gloss white.

APP # 25.0675 BH 51 CHESTNUT STREET: Repoint chimney mortar to match existing, Replace damaged trim in kind as needed, repaint to match existing color and finish. Install new copper gutter and downspout to match existing.



APP # 25.0651 BH 68 CHESTNUT STREET: Restore three first floor, rear bay French door sets and three total four lite transoms from the existing bay. Strip all paint from the exterior & interior. Remove glazing from all glass openings. All original wood that is in restorable condition we would epoxy & sand. New mahogany sash parts will be fabricated as needed with the same profile that exists currently. All cracked or stained glass would be replaced with period correct early 1900's glass in each glass opening. Reglaze all exterior glass openings. Paint the exterior in kind to the existing color. New mahogany painted boards as needed for the exterior bay frame: 7/8" x 4 1/2" x heights. New unlacquered brass hinges on each French door set. No work to the existing copper roof to be done.

APP # 25.0656 BH 5 LOUISBURG SQUARE: Installation of FDC sign, FDC, 2" drain, and strobe at front facade.

APP # 25.0626 BH 10 LOUISBURG SQUARE: Replace six non-historic, 8 over 8, sash sets at the rear elevation top shed dormer at 10 Louisburg Square. Replace with new 8 over 8, mahogany, mortise & tenon, true divided lite, double hung sash sets with a 13/16" interior mahogany profile width, using clear glass. Glazed at exterior & painted in kind to existing color. No exterior boards, wood sills, slate or gutters will be touched.

APP # 25.0640 BH 85 MOUNT VERNON STREET: Repoint foundation wall at driveway courtyard. Mortar to match existing. Replace bricks as needed using matching bricks.

APP # 25.0601 BH 1 STRONG PLACE: At front facade, replace six, non-historic, 6 over 6, wood, true divided lights, double hung, no low-e glass in kind.

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

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of February 20, 2025 public hearing minutes.

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

IV. STAFF UPDATES



Nicholas Armata, Senior Preservation Planner, noted that virtual hearings have been extended until 2027.

V. ADJOURN – 8:10 PM

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