



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APRIL 17, 2025

COMMISSIONERS PRESENT: *Arian Allen, Annette Given, Mark Kiefer, and Sandra Steele.*

COMMISSIONERS ABSENT: *Curtis Kemeny, Alice Richmond, Maurice Finegold, Edward Fleck, Ralph Jackson.*

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).

5:01 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. Dan Murphy from the Beacon Hill Times was present.

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

I. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of March 20, 2025 public hearing minutes.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: AA, MK, SS)(N: NONE)(RECUSED: AG).

- *That the public notes on 22 Beacon Street be corrected to “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.”*
- *That M. Kiefer’s abstention of a vote on 35 Beacon Street be changed to a “recusal” of vote.*



II. DESIGN REVIEW

APP # 25.0740 BH

ADDRESS: 170 CHARLES STREET

Applicant: Kristina Descoteaux; Egeria Real Estate

Proposed Work: Replace outdoor planters, update seating.

PROJECT REPRESENTATIVES: Kristina Descoteaux was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed site plan, and product details for the proposed planters and furniture.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the property lines, the dimensions, material, and color of the existing and proposed planters and furniture, whether the planters and seating will be within the property line, and which components were located within the purview of the Commission.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work but suggested that they were outside of the purview of the Commission.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, MK, SS)(N: NONE)(ABS: NONE).

- *That all furniture within the private vestibule will remain there, and not on the public realm. The planters are approved for the public/private realm boundary.*

APP # 25.0755 BH

ADDRESS: 77 CHARLES STREET

Applicant: Patrick Hickox; Hickox Williams

Proposed Work: New sign spot lights and residential entry lighting. Modify blade sign.

PROJECT REPRESENTATIVES: Patrick Hickox and Julianne Kiley were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, the proposed lighting specifications, proposed elevation drawings.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the unapproved changes made at the front facade and their future fixes (under a new application), the material and design of the proposed signage, the proposed restoration of the transom, and plans and details for the three proposed lighting options. Article 11 details and requirements were also discussed.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of part of the proposed work, specifically the addition to the sign, but did not support the lighting.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, MK, SS)(N: NONE)(ABS: NONE).

- *That the sign, with addition, is compliant with Article 11, the City's sign code.*
- *That the sign in respect to the font and color match the existing signage.*
- *That the "3402" light fixture with a "raw brass" finish be installed at the residential entrance.*
- *That the spotlights for the sign are installed as close as possible to the blade sign, near the frieze. The black-clad spotlight option was approved so as to blend into the future restored storefront. The location should be submitted and approved by staff before installation.*

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0748 BH 68 BEACON STREET UNIT 2E: At second floor, right corner; replace six total windows on Charles Street, and five on Beacon Street in kind. Replace with 8 over 8, double hung, wood windows with no low-e glass and a dark spacer between the two panes of glass. The muntin bars are to be 15/16" profile consistent with previous windows approved at this property. The existing jambs, wood sills & brick moldings will be retained. All windows would be painted semi-gloss black to match the existing color. No masonry work.

APP # 25.0681 BH 73 CHARLES STREET: Masonry repair to the rear elevation to include spot cut repoint failing mortar joints, remove and replace eleven stone headers in kind with historic color and design, remove and replace six stone sills with historic color and design, paint headers in kind, replacing window caulking, paint windows and doors in kind.



APP # 25.0710 BH 26 CHESTNUT STREET: Scrape and repaint, sand, prime and paint the exterior of the front door in kind using Ben Moore semi-gloss black; HC 190.

APP # 25.0695 BH 70 CHESTNUT STREET: Install 20oz. copper gutter to match existing. Install copper flashing to brick walls.

APP # 25.0680 BH 32 GROVE STREET #8: At front facade, level two, replace five, non-historic, 1 over 1, double hung, wood windows with no low-e glass and a dark spacer bar in between the two panes of glass. Brick moulds remain in the historic profile and material. Prime and paint trim in kind.

APP # 25.0750 BH 20 LOUISBURG SQUARE: Restore shutters, repaint Amish Green (Historic Colors of America). Repaint windows and trim Jewett White. Restore shutters, repaint Amish Green (Historic Colors of America). Repaint windows and trim Jewett White. Spot repair masonry in kind with historic brick, mortar mix and tooling.

APP # 25.0713 BH 19 MYRTLE STREET: Cut and dispose of masonry bulged in four locations. Install new galvanized angles, prep and paint existing steel with primer at all exposed locations. Rebuild inner and outer wythes of brick around steel beams and columns. Cut and repoint 100% masonry joints. Replace a total of 250 bricks, wash masonry after completion of repairs. Bricks and mortar to color match existing.

APP # 25.0752 BH 7-8 PARK STREET: Perform full repointing of the brick and stone, miscellaneous masonry repairs, minor brownstone patching and coating on the remainder of the facade, new paint on the metal balconies and railings, miscellaneous repair of the ironwork, recaulking of the windows, replacement of the deteriorated copper roof and wood soffit on the second-floor balcony roof in kind, replacement of the 2x wood decking on second and fourth-floor balconies All work to match historic conditions.

APP # 25.0741 BH 71 RIVER STREET: Sand, spot prime and paint the existing black door at 71 River Street (rear address of 78 Charles Street). New paint to match existing; Benjamin Moore HC-190 Black, semi gloss.

APP # 25.0551 BH 68 WEST CEDAR STREET: Replace leaking asphalt shingle roof at front and dormers with Slate. Replace back dormer under deck with rubber. Rebuild the head house in copper.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, MK, SS)(N: NONE)(ABS: NONE).



IV. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, offered updates on new landmarks and the upcoming designation vote for Old North Church and Campus.

V. ADJOURN – 6:12 PM

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