



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall
Boston, MA, 02201 (Held Online Only)

SEPTEMBER 15, 2022

COMMISSIONERS PRESENT: *Arian Allen, Annette Given, Edward Fleck, Ralph Jackson, Alice Richmond*

STAFF PRESENT: *Nicholas Armata, Senior Preservation Planner*

COMMISSIONERS ABSENT: *Wen Wen, Mark Kiefer*

A full recording of the hearing is available at:
<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

5:05 PM:

Vice Chair A. Allen called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing.

I. VIOLATIONS

APP # 23.0102 BH 97 CHARLES STREET

5:07PM

Applicant: *Robyn Kiernan*

Proposed Work: *Ratification of unapproved metal door trim, replace light fixture*

Project Representative: *Jillian Wahl, Blank Street presenting*

Documents Presented: *The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work*

Discussion Topics: *Commissioners discussed color of the proposed door trim and storefront as well as the appropriateness of the exterior light; the Commissioners also discussed the ratification of the violation of a metal door*

Public Comment: *Richelle Gewertz of the Beacon Hill Civic Association (BHCA) opposed the proposed light fixture*



COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5,0,2 (Y: AA, AG, EF, AR, and RJ)(ABSTAIN/ABSENT: MK WW)

- *Paint color approved (cedar path) AKA corporate green*
- *Design of light fixture remanded to staff*
- *Metal door frame is covered with wood trim and painted*

APP # 23.0108 BH 14 BEACON STREET

5:40PM

Applicant: Ann M. Sobolewski; 14 Beacon Street LLC
Proposed Work: Ratification of unapproved intercom

Project Representative: Ann Sobolewski presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work

Discussion Topics: The Commissioners discussed the size of the existing podium, the functionality and need for the intercom, and the reasoning for not installing the podium on the sidewalls of the entryway

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the location of the intercom system

COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED; COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5,0,2 (Y: AA, AG, EF, AR, and RJ) (ABSTAIN/ABSENT: MK WW)

APP # 22.1369 BH 114 MOUNT VERNON STREET

6:05PM

Applicant: Michael Sullivan

Proposed Work: Remove existing unapproved sconces and replace with pendant light

Project Representative: Michael Sullivan presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work, as well as a drawing of the light fixture and its positioning on the front of the property

Discussion Topics: The Commissioners discussed the color and material of the proposed light fixture, as well as how the original items were installed (violation)

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested a more traditional light fixture with warmer lighting

COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5,0,2 (Y: AA, AG, EF, AR, and RJ) (ABSTAIN/ABSENT: MK WW)



II. DESIGN REVIEW

APP # 23.0100 BH 97 CHARLES STREET

6:15PM

Applicant: Bryn Robinson; Boston Sign Company

Proposed Work: New signage

Project Representative: Jillian Wahl, Blank Street presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed signage

Discussion Topics: Commissioners discussed the appropriateness of the proposed signage, as well as the dimensions and materials

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the signage, but also requested wooden lettering on the blade sign

COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5,0,2 (Y: AA, AG, EF, AR, and RJ) (ABSTAIN/ABSENT: MK WW)

COMMISSIONER A. RICHMOND LEFT THE HEARING

APP # 22.1431 BH 19 CHARLES RIVER SQUARE

6:25PM

Applicant: Jon Wardwell

Proposed Work: Replace all original windows with like replacements

Project Representative: Marilyn Garrett and Joe Adams presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed their preference for restoration of the existing windows over replacement; staff also presented their findings during a site visit to the property

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported restoring the windows rather than replacing them

COMMISSIONER A. ALLEN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 3,1,3 (Y: AA, AG, EF, and RJ) (N: EF) (ABSTAIN/ABSENT: MK, AR, WW)



APP # 23.0176 BH 19 BRIMMER STREET

6:45PM

Applicant: Jon Wardwell

Proposed Work: At rear façade penthouse level, replace two vinyl casement windows and two picture windows with four wood, double hung 2 over 2, windows (same overall dimensions); Replace vinyl sliding door with wood sliding door (same dimensions); Replace vinyl siding with copper siding; remove one light and install four lights. At Front façade, remove four vinyl casement windows with six, wood double hung, 4 over 4, windows; replace vinyl siding with copper

Project Representative: Rachel Thurlow presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the style of the proposed light fixture and the proposed window configuration, as well as the history of the penthouse

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the windows have true divided light

COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS THE VOTE WAS 3,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- *Lighting details remanded to staff*
- *Show drawings for windows approved by staff*
- *True divided light to be used on sliding doors*

APP # 23.0186 BH 145 PINCKNEY STREET

7:06PM

Applicant: George Sennott

Proposed Work: Replace balcony railings with code compliant railings to match existing color scheme.

Project Representative: George Sennott presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the attachment of the railings to the balcony and the appropriateness of the design of the railings, whether the rails were part of the original design of the building, and the materials proposed. The Commissioners also discussed the existing mock-ups that were in place

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application due to the safety concerns

COMMISSIONER E. FLECK MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)



APP # 23.0209 BH 86 CHESTNUT STREET

7:34PM

Applicant: Tom Egan, Evolve Architects

Proposed Work: Replace non-original double doors with a single door

Project Representative: Tom Egan presenting.

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work, historic photos of the property were also presented

Discussion Topics: Commissioners discussed the relationship of the door to neighboring buildings, the historic configuration of the door, the previously denied requests from another applicant for the same property, the materials of the existing non-historic door

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) opposed the application and requested retaining the two door configuration. Diana Coldren, resident, emphasized the importance of the relationship to 88 Chestnut Street

COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- *Round door knob to be used (Option #2)*
- *Transom is square rather than a fan*
- *Light fixture to be approved by staff*
- *Overall appearance to mirror 88 Chestnut Street*
- *Applicant to submit a separate application for door color*

APP # 23.0186 BH 61 MOUNT VERNON STREET 8:02PM

Applicant: Tessa Atkinson

Proposed Work: Replace French doors in kind

Project Representative: Tessa Atkinson presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the extent of the damage to the door and the need for replacement versus repair, as well as previous attempts to repair the existing doors

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported the application. Staff received one letter supporting the application

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COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

APP # 23.0134 BH 68 PINCKNEY STREET 8:17PM

Applicant: Holly Fetter

Proposed Work: Paint existing front door Benjamin Moore Louisburg Green HC-113

The applicant failed to appear

APP # 23.0142 BH 135 MYRTLE STREET 8:18PM

Applicant: Gabriel Albisu, Verizon

Proposed Work: Install terminal cover

Project Representative: Gene (Verizon) presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the height of the proposed terminal cover, the labeling of the cover, the location, the need to remove old equipment, and the need to obtain permission by the property owners first

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the box be as unobtrusive as possible, should be installed in cooperation with individual homeowners and through mortar joints, and should be fabricated of a high quality material. Diana Coldren, resident, emphasized the importance of removing outdated equipment

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- *Staff to ensure appropriate location of terminal box*
- *Staff to ensure terminal box is installed through mortar joints, any damage from installation to be repaired, details to staff*
- *Old equipment to be removed before new equipment is installed*
- *Written permission from homeowner is required prior to work beginning*
- *Details remanded to staff*



APP # 23.0190 BH 53 BEACON STREET

8:18PM

Applicant: Gabriel Albisu, Verizon

Proposed Work: Install terminal cover

Project Representative: Gene (Verizon) presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the height of the proposed terminal cover, the labeling of the cover, the location, the need to remove old equipment, and the need to obtain permission by the property owners first

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the box be as unobtrusive as possible, should be installed in cooperation with individual homeowners and through mortar joints, and should be fabricated of a high quality material. Diana Coldren, resident, emphasized the importance of removing outdated equipment

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW).

- Staff to ensure appropriate location of terminal box
- Staff to ensure terminal box is installed through mortar joints, any damage from installation to be repaired, details to staff
- Old equipment to be removed before new equipment is installed
- Written permission from homeowner is required prior to work beginning
- Details remanded to staff

APP # 23.0202 BH 96 MOUNT VERNON STREET 8:18PM

Applicant: Gabriel Albisu, Verizon

Proposed Work: Install terminal cover

Project Representative: Gene (Verizon) presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the height of the proposed terminal cover, the labeling of the cover, the location, the need to remove old equipment, and the need to obtain permission by the property owners first

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the box be as unobtrusive as possible, should be installed in cooperation with individual homeowners and through mortar joints, and should be fabricated of a high quality material. Diana Coldren, resident, emphasized the importance of removing outdated equipment



COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- Staff to ensure appropriate location of terminal box
- Staff to ensure terminal box is installed through mortar joints, any damage from installation to be repaired, details to staff
- Old equipment to be removed before new equipment is installed
- Written permission from homeowner is required prior to work beginning
- Details remanded to staff

APP # 23.0210 BH 56 CHESTNUT STREET 8:18PM

Applicant: Gabriel Albisu, Verizon
Proposed Work: Install terminal cover

Project Representative: Gene (Verizon) presenting
Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work.

Discussion Topics: Commissioners discussed the height of the proposed terminal cover, the labeling of the cover, the location, the need to remove old equipment, and the need to obtain permission by the property owners first

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the box be as unobtrusive as possible, should be installed in cooperation with individual homeowners and through mortar joints, and should be fabricated of a high quality material. Diana Coldren, resident, emphasized the importance of removing outdated equipment

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- Staff to ensure appropriate location of terminal box
- Staff to ensure terminal box is installed through mortar joints, any damage from installation to be repaired, details to staff
- Old equipment to be removed before new equipment is installed
- Written permission from homeowner is required prior to work beginning
- Details remanded to staff

APP # 23.0212 BH 58 CHESTNUT STREET 8:18PM

Applicant: Gabriel Albisu, Verizon
Proposed Work: Install terminal cover

Project Representative: Gene (Verizon) presenting
Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work



Discussion Topics: Commissioners discussed the height of the proposed terminal cover, the labeling of the cover, the location, the need to remove old equipment, and the need to obtain permission by the property owners first

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) requested that the box be as unobtrusive as possible, should be installed in cooperation with individual homeowners and through mortar joints, and should be fabricated of a high quality material. Diana Coldren, resident, emphasized the importance of removing outdated equipment

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)

- Staff to ensure appropriate location of terminal box
- Staff to ensure terminal box is installed through mortar joints, any damage from installation to be repaired, details to staff
- Old equipment to be removed before new equipment is installed
- Written permission from homeowner is required prior to work beginning
- Details remanded to staff

APP # 23.0221 BH 34 BEACON STREET

8:45PM

Applicant: Amanda, Seadar Construction

Proposed Work: Install new flagpole supports.

Project Representative: Ryan Garrity presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the location and color of the proposed supports, the need, the structural stability of the supports, and area precedent

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) supported connecting the flagpole supports at mortar joints

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COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW).

- Supports must be located above the lintel
- Updated Drawings and Details are to be remanded to staff for final approval



III. ADVISORY REVIEW

131 CAMBRIDGE STREET

9:05PM

Proposed Work: New toolshed.

Project Representative: Mike Moehring presenting

Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions and plans for the proposed work

Discussion Topics: Commissioners discussed the color, location, general shape and size of the proposed shed. They also discussed the material and color of the cladding

IV. ADMINISTRATIVE REVIEW/APPROVAL:

APP # 23.0176 BH 19 BRIMMER STREET: Replace slate with like color and shape

APP # 23.0177 BH 29 BRIMMER STREET #2: At front façade, level two replace two, 2 over 2, wood, double hung, non-original windows, at rear façade, level two replace two, 2 over 2, wood, double hung, non-original windows

APP # 23.0204 BH 63 BRIMMER STREET: Cut, repoint, and selective resetting of brickwork on west facade of Park Street School where it will remain exposed after reconstruction of the adjacent residence

APP # 23.0044 BH 7 LOUISBURG SQUARE: replace slate with like color and shape

APP # 23.0166 BH 4 PHILLIPS STREET: Cut and repoint brick on rear façade

APP # 23.0160 BH 1 WALNUT STREET: Remove deteriorated slate and copper roofing and copper trim, flashing, gutters and downspouts. Install new roofing systems in-kind. Remove EPDM roofing and install new EPDM roofing system on high roof and at El. Re-install snow rail system. Install new copper roof on bay and above windows heads. Repair and repaint dormers in-kind. Install new copper siding on penthouse. Install two new skylights to replace existing. Install new hatch to replace existing

APP # 23.0206 BH 80 WEST CEDAR STREET: All window trim to be scraped, primed, caulked and painted with two coats to match existing. Replace trim where necessary in kind. One concrete lintel repair and two sills replacements on fourth floor. Two lintel repairs and three sill replacements on Third floor. Six lintel replacements and three sill replacements on Second floor. All to use lintel pattern on each floor too match existing

Public Comment: There was no public comment

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, EF, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)



V. RATIFICATION OF AUGUST 18, 2022 PUBLIC HEARING MINUTES

COMMISSIONER A. ALLEN MOTIONED TO APPROVE THE AUGUST 18, 2022 PUBLIC HEARING MINUTES AS SUBMITTED. COMMISSIONER R. JACKSON SECONDED THE MOTION. THE VOTE WAS 3,0,4 (Y: AA, AG, and RJ) (ABSTAIN/ABSENT: EF, MK, AR, WW)

VI. ADJOURNMENT: 10:08PM

COMMISSIONER A. GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER R. JACKSON SECONDED THE MOTION. THE VOTE WAS 4,0,3 (Y: AA, AG, and RJ) (ABSTAIN/ABSENT: MK, AR, WW)