



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

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

**DECEMBER 16, 2021**

**COMMISSIONERS PRESENT:** *Arian Allen, Annette Given, Alice Richmond, Martha McNamara*

**STAFF PRESENT:** *Nicholas Armata, Senior Preservation Planner; and Joseph Cornish, Director of Design Review.*

**COMMISSIONERS ABSENT:** *Wen Wen*

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**5:02 PM:**

*Chair M. McNamara 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**

**VIO # 21.068 BH 29 PINCKNEY STREET**

**5:03PM**

Applicant: Alex Ehrlich

Proposed Work: Ratification of unapproved window replacement.

*The applicant failed to appear.*

**II. DESIGN REVIEW**

**APP # 22.0661 BH 77 CHESTNUT STREET**

**5:04PM**

Applicant: Eduardo Serrate

Proposed Work: Install new door handle, house number, pendant light, and intercom/keypad

Project Representative: Eduardo Serrate



Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: Commissioners discussed the size, location and function of the key pad. They also discussed the size of the address numbers and the appropriate of the light fixture and door hardware.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) spoke in support of the project with the exception of the key pad which she stated should be reduced in size.

**COMMISSIONER A. ALLEN MOTIONED TO CREATE A SUBCOMMITTEE TO CONTINUE THE REVIEW OF THE APPLICATION. M. MCNAMARA SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

- *The subcommittee will consist of A. Given, M. McNamara and A. Richmond.*

**APP # 22.0660 BH 28 PINCKNEY STREET**

**5:34PM**

Applicant: Sander A. Rikleen

Proposed Work: Alter garage door opening previously approved by the Commission

Project Representative: Sander Rikleen

Documents Presented: The Commissioners reviewed a presentation consisting of details and plans of two proposed options, and photos of the existing conditions.

Discussion Topics: Commissioners discussed address numbers and door opener that have been installed without the Commission's approval. They discussed the applicant's preference for "Option A."

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) spoke in support of "Option B" and requested that the door be closer to the street and that the window lights be true-divided.

**COMMISSIONER RICHMOND MOTIONED TO APPROVE OPTION A. FOLLOWING DISCUSSION AMONGST THE COMMISSIONERS COMMISSIONER WITHDREW HER MOTION. COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

- *Option B is approved and the door and transom are moved forward.*
- *The applicant must submit an application for the unapproved key fob and address numbers.*



**APP # 22.0658 BH 71 CHARLES STREET**

**6:06PM**

Applicant: Monika Pauli

Proposed Work: Replace the existing front door with an exact replica in mahogany with glass panels on top.

Project Representative: Melissa Fetter

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the fact that the existing door is an original feature of the building and the possibility of losing it if it is removed and stored. They also discussed the applicant's safety concerns.

Public Comment: Staff reported that letters in support of the application were received from: Jack Gurnon, Oliver Evans, Thomas M. Hotaling, Cynthia Reed, Sara Hunter, Julia Shivers, Caroline Evans, Sloane Merrill Gallery, Chandler Evans, Nancy Farese, Linda Cox, Nate Walton, Amanda Burton, Nancy Adams, John Burton, Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) suggested creating an interior foyer as an alternative to removing the door.

**COMMISSIONER MCNAMARA MOTIONED TO DENY THE APPLICATION.  
COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-1 (Y: AA, AG,  
MM) (N: AR).**



**APP # 22.0656 BH 38 PINCKNEY STREET**

**6:33PM**

Applicant: Monika Pauli

Proposed Work: Replace existing picket fence roof deck rail with wrought iron metal rail, replace lattice screen.

Project Representative: Monika Pauli

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the visibility of the railing and the fact that the existing deck was approved by the Commission. They discussed moving the railing back from the edge of the wall.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that there is no objection to the project because the deck is only visible from the public alley.

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS, COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-1 (Y: AA, AG, MM; N: AR).**

- That the railing be moved back six (6") inches from the wall.

**APP # 22.0637 BH 44 PHILLIPS STREET**

**6:58PM**

Applicant: Maria Correa

Proposed Work: Add addition and roof deck at roof level

Project Representatives: Maria Correa, Fernando Dalfier and Eric Zachrison

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the visibility of the headhouse and if it complied with zoning requirements.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that all zoning issues must be adhered to prior to the Commission's review.

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS, COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and MM).**

- The height of the headhouse is reduced by six (6") inches.



**APP # 22.0688 BH 11 IRVING STREET**

**7:13PM**

Applicant: Roy Harriman

Proposed Work: Relocate intercom to ratify the existing, unapproved buzzer.

Project Representative: Roy Harriman

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the dimensions and method of attachment of the intercom.

Public Comment: Richelle Gerwertz of the Beacon Hill Civic Association (BHCA) commented that a slimmer intercom should be used. Christine Connolly spoke in support of moving the intercom inside. Donna Leman and David Sherf spoke in support of approving the application as submitted.

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and MM).**

- The intercom is mounted to the right and into mortar joints.

**APP # 22.00683 BH 14 BEACON STREET**

**7:36PM**

Applicant: Richard Thuma

Proposed Work: New rooftop equipment, ratification of standpipe violation.

Project Representatives: Richard Thuma and Leah Rosovsky

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the visibility of the mock-up from Beacon Street, painting it to blend into its surroundings, and adding a screen wall to conceal it.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) expressed concern about the visibility of the equipment and painting it to blend into its surroundings.

**COMMISSIONER RICHMOND MOTIONED TO REMAND THE APPLICATION TO A SUBCOMMITTEE COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, MM)**



- The equipment is painted to blend into its surrounding with a subcommittee consisting of M. McNamara, A. Given and A. Richmond to determine if the painting is appropriate or if additional screening is necessary.

**APP # 22.00686 BH 8 SPRUCE COURT**

**8:18PM**

Applicant: Frank McGuire

Proposed Work: Replace all historic windows visible from a public street, restore iron work elements including cowbell doorbell, safety grates, remove exterior egress access, repair stucco on exterior.

Project Representatives: Frank McGuire

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the visibility of the project, the scope of work, and the significance of the ornamental grates.

Public Comment: Richelle Gerwertz of the Beacon Hill Civic Association (BHCA) suggested using a light fixture similar in style to the entry light fixture at the Gropius House in Lincoln, MA, and approved removing the upper story ironwork.

**COMMISSIONER MCNAMARA MOTIONED TO CONTINUE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and MM).**

- Ornamental top of grates must be retained.

**III. ADMINISTRATIVE REVIEW/APPROVAL:**

- APP # 22.0555 BH**      **35 BEACON STREET:** Install tree guard in the design that the Commission approves
- APP # 22.0545 BH**      **41 BEACON STREET:** Replace a non-historic, 6 over 6, wood dormer window with a 6 over 6, true divided light, wood window
- APP # 22.0515 BH**      **49 BEACON STREET:** Replace mansard roof trim on the left of the roof in kind
- APP # 22.0565 BH**      **54A CEDAR STREET:** Repoint brick at entrance of courtyard. Mortar type and tooling to match historic
- APP # 22.0553 BH**      **96 CHESTNUT STREET:** At front façade basement level, replace one, fixed, six light (non-historic) wood window in kind.
- APP # 22.0636 BH**      **77 CHESTNUT STREET:** Install new groundwater recharge well access cover



- APP # 22.0649 BH**      **10 HANCOCK STREET:** Seal and repaint window trim on exterior to match existing; color is Navajo White
- APP # 22.0492 BH**      **17 HANCOCK STREET:** Repaint front steps in kind BM 70 Light Gray
- APP # 22.0577 BH**      **21 HANCOCK STREET:** Spot repoint front and rear of property Mortar type and tooling to match historic specifications
- APP # 22.0620 BH**      **36 HANCOCK STREET:** At level seven, replace two, 2 over 2, wood (non-historic) windows and two, 1 over 1, (non-historic) wood windows, true divided light with same pane configuration and window material
- APP # 22.0659 BH**      **74 JOY STREET:** Repair brickwork at Civic Association entry point as the result of a violation. Harvest brick from a location on the façade that is not within the purview of the Commission
- APP # 22.0556 BH**      **81 PHILLIPS STREET:** At front façade, level 1, replace two non-original, 6/6, wood windows with 6 over 6, wood windows, true divided light, At front façade, level one, replace one, non-historic, 4 over 4, wood window with a 4 over 4, wood, true divided light window
- APP # 22.0650 BH**      **20 PINCKNEY STREET:** New brass door sweep.
- APP # 22.0593 BH**      **25 TEMPLE STREET:** Repair cornice in kind.
- APP # 22.0604 BH**      **135 MYRTLE STREET:** Restore all front façade windows
- APP # 22.0598 BH**      **7 WALNUT STREET:** Fire escape repair; replace damaged and Square Bolts, secure, hand scrape and paint black.

Public Comment: Patricia Tully asked if damaged masonry at 74 Joy Street will be restored.

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE APPLICATIONS, COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

#### **IV. RATIFICATION OF 10/21/2021 and 11/18/2021 PUBLIC HEARING MINUTES**

**COMMISSIONER MCNAMARA MOTIONED TO APPROVE THE MINUTES AS AMENDED, COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**



**VI. ADJOURNMENT: 9:08 PM**

**COMMISSIONER MCNAMARA MOTIONED TO ADJOURN THE HEARING, COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**