



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

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

**April 21, 2022**

**COMMISSIONERS PRESENT:** *Arian Allen, Ed Fleck, Annette Given, Mark Kiefer, and Wen Wen*

**STAFF PRESENT:** *Nicholas Armata, Senior Preservation Planner; and Kira Torrieri, Preservation Assistant*

**COMMISSIONERS ABSENT:** *Alice Richmond*

A full recording of the hearing is available at:

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

**5:00 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**

**VIO # 22.1029 BH 14-14A BEACON STREET**

**5:06PM**

Applicant: Ann Sobolewski; 14 Beacon Street LLC

Proposed Work: Ratification of unapproved video intercom system.

Project Representative: Ann Sobolewski presenting

Documents Presented: The Commissioners reviewed a presentation consisting of the existing conditions.

Discussion Topics: Commissioners discussed different possible locations for the intercom system and emphasized the inappropriateness of the current installation.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) recommended denial and requested that the replacement intercom system be smaller or that the current system be hidden.



**COMMISSIONER W. WEN MOTIONED TO APPROVE THE VIOLATION WITH PROVISOS. A. GIVEN SECONDED THE MOTION.**

**COMMISSIONER W. WEN MOTIONED TO DENY THE VIOLATION WITHOUT PREJUDICE. A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, EF, AG, MK, WW)**

- *Work with Staff to relocate the podium and intercom system to a sidewall*
- *Provide a brass box to house the intercom system.*

## II. DESIGN REVIEW

### **APP # 22.0992 BH 10 ½ BEACON STREET**

**5:37PM**

Applicant: Richard Thuma; Boston Athenaeum

Proposed Work: Modify glass in front entry doors previously approved by the Commission. Replacing existing interior lighted marquee sign, Add accessible entry and wayfinding signs, replace existing vertical flagpoles Replace existing bicycle storage rack with new bicycle storage racks, Remove existing side balustrades between building and main balustrade at three locations to improve safety of egress pathway and improve accessible entry pathway, Add up-lights at main entry to light entrance and light flag poles (*See Additional Items Under Administrative Review*)

Project Representatives: Leah Rosovsky, Richard Thuma, Ann Beha, Anna Ferrington, and Matt Zerkowitz presenting

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

Discussion Topics: Commissioners discussed the importance of preserving the balustrades and the visibility of the bike rack. They also emphasized the importance of accessibility in historic preservation and generally.

Public Comment: Chief Mariama White-Hammond, Boston City Hall Environment Department, applauded the applicant's attention to accessibility. Richelle Gewertz of the Beacon Hill Civic Association (BHCA) opposed the new door proposal, asked that the marquis sign remain wood, and requested that the balustrades remain as much as possible.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, EF, AG, MK, WW)**



**APP # 22.0772 BH 103 CHARLES STREET**

**6:43PM**

Applicant: Robert Thompson  
Proposed Work: New sign.

The Applicant failed to appear.

**APP # 22.0912 BH 18 REVERE STREET**

**6:44PM**

Applicant: Deborah Holt  
Proposed Work: Install new window security gates on four ground level windows.

Project Representative: Deborah Holt presenting.

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

Discussion Topics: The Commissioners the visibility and uniformity of the windows. They also discussed the appropriateness of the proposed window security gates and the method of attachment.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) encouraged the use of simple straight rods for bars and requested that the gates do not curve outwards at the bottom.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, EF, AG, MK, WW)**

- *Only the window nearest to Revere Street will curve outwards at the bottom.*
- *Applicant must submit final shop drawing to Staff before beginning construction.*

**APP # 22.1001 BH 1 RIVER STREET PLACE**

**7:18PM**

Applicant: Tim Burke  
Proposed Work: Install one steel bollard painted black to protect existing masonry.  
Install one new tree pit fence

Project Representative: Tim Burke presenting.

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

Discussion Topics: Commissioners discussed the importance of retaining the granite curb, the effectiveness of the new “No Trucks” sign, and the visibility from the area of purview of the Commission.



Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) suggested locating the bollard further out from the building to redirect traffic and avoid further damage to the façade of the building.

**COMMISSIONER W. WEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, EF, AG, MK, WW)**

### III. ADMINISTRATIVE REVIEW/APPROVAL:

**APP # 22.0992 BH 10 ½ BEACON STREET:** Repoint main balustrade and repair mismatched sandstone (brownstone) patches, patch existing sandstone (brownstone) facade at flagpoles and removed side balustrades, patch terrace pavers with similar materials at relocated tree wells (See Additional Items Under Design Review).

**APP # 22.0945 BH 58 BEACON STREET:** At the main door overhang - chip the hollow cement and refinish, recreating the details to match the existing in historic profile and material.

**APP # 22.0904 BH 92 BEACON STREET:** Replace three, 4 over 4, and one, 8 over 8, non-historic, wood, true divided light, double hung windows in unit 42.

**APP # 22.0949 BH 66 CHARLES STREET:** Extend the approval for the “Make Way for the Ducklings” window decals.

**APP # 22.0993 BH 26 CHESTNUT STREET:** Repair front door and shutters. (See Additional Items under Design Review).

**APP # 22.0938 BH 44 IRVING STREET:** Remove existing (non-historic) shutters and replace them with historic replicas, including historic hardware and shutter dogs. Repair any rotten trim in kind to match historic profile and material.

**APP # 22.1051 BH 108 MOUNT VERNON STREET:** Cut and point mortar joints, repair damaged brownstone headers and sills, scrape and paint bays and windows, color to match existing, replace copper flashings in kind, repair granite foundation, replace damaged bricks to match existing.

**APP # 22.1027 BH 8 PARK STREET PLACE:** At first floor, far left replace two, non-historic, 6 over 6, wood, double hung windows in kind.

**APP # 22.1025 BH 18 REVERE STREET:** At first floor, replace six, 1 over 1, aluminum windows with six, 1 over 1, wood, double hung windows.



Public Comment: There was no public comment.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS.  
COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: AA,  
MK, WW) (Abstain: EF, AG)**

#### **IV. RATIFICATION OF 3/17/2022 PUBLIC HEARING MINUTES**

**COMMISSIONER W. WEN MOTIONED TO APPROVE THE MINUTES AS SUBMITTED.  
COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: AA,  
AG, WW) (Abstain: EF, MK)**

#### **VI. ADJOURNMENT: 7:40 PM**

**COMMISSIONER A. GIVEN MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER E. FLECK SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA,  
EF, AG, MK, WW)**