



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

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

**May 19, 2022**

**COMMISSIONERS PRESENT:** *Arian Allen, Ed Fleck, Annette Given, Mark Kiefer, Ralph Jackson, and Alice Richmond.*

**STAFF PRESENT:** *Nicholas Armata, Senior Preservation Planner*

**COMMISSIONERS ABSENT:** *Wen Wen*

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 # 22.1153 BH 30 CHESTNUT STREET**

**5:08PM**

Applicant: Alex Slote; 30 Chestnut LLC

Proposed Work: Ratification of unapproved removal of non-historic penthouse

Project Representative: Thomas Curran, David Freed presenting

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

Discussion Topics: Commissioners discussed the visibility of the head house. They also discussed the status and details of the applicant's building permit and the purview of the Commission with regard to the head house.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended denial and requested that the penthouse be constructed to not be visible from a public way. Richellew Gewertz (BHCA) presented images regarding



the visibility of the penthouse. Abutting neighbor concerned about visibility of penthouse and asked for confirmation of construction timeline.

**COMMISSIONER A. RICHMOND MOTIONED TO DENY THE VIOLATION WITHOUT PREJUDICE. A. GIVEN SECONDED THE MOTION. THE VOTE WAS 2-4-1 (Y: AG, AR) (N: MK, AA, EF, RJ)**

- *The motion failed.*

**COMMISSIONER M. KIEFER MOTIONED TO RATIFY THE VIOLATION/APPROVE THE APPLICATION AS SUBMITTED. A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5-2-0 (Y: MK, EF, AG, RJ, MK) (N: AA, AR)**

- *Staff to confirm dimensions of headhouse comply with drawings.*

## II. DESIGN REVIEW

### APP # 22.1062 BH 11 ANDERSON STREET

6:35 PM

Applicant: Michael Ahern

Proposed Work: At front façade, replace existing glass in windows and replace with insulated glass. Replace basement level windows with like replacements, install metal security gates, repair basement door (*See Additional Items Under Administrative Review*)

Project Representatives: Michael Ahern presenting

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

Discussion Topics: Commissioners discussed the appropriateness of the windows.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested shop drawings and recommended restoring the windows and preserving the basement door.

**COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 6-1-1 (Y: AA, AG, MK, EF, MK, AR) (N: RJ)**

- *Provide updated shop drawings.*
- *Basement windows utilize true divided lights.*
- *Basement door to be restored rather than replaced.*



**APP # 22.1086 BH 19 MYRTLE STREET**

**6:44PM**

Applicant: Daniel Savage

Proposed Work: Remove/replace existing cell equipment.

Project Representative: Daniel Savage presenting.

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

Discussion Topics: The Commissioners confirmed the size of the proposed cell equipment, location and visibility was also discussed.

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 A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: AA, AG, RJ, MK, EF, and AR)**

**APP # 22.1110 BH 81 PHILLIPS STREET**

**6:54PM**

Applicant: Mark Williams, Andaz Construction Corporation

Proposed Work: new roof deck.

The applicant failed to appear.

**APP # 22.1001 BH 7 MOUNT VERNON PLACE**

**6:55PM**

Applicant: Adam Monroy; Zen Associates

Proposed Work: Install new steel planters.

Project Representative: Adam Monroy presenting.

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

Discussion Topics: Commissioners discussed to placement and size of the proposed planters. They also discussed the importance of any future irrigation installation not being visible from a public way.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) supports the updated design and placement of the planters.



**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: AA, AG, RJ, MK, EF, AR)**

- *Planters may not be attached or affixed to the building.*
- *No holes may be drilled into masonry for installation of planters or related irrigation .*
- *Details remanded to staff.*
- *Installation of an irrigation system must be submitted in a new application.*

**APP # 22.1174 BH 94 BEACON STREET**

**7:11PM**

Applicant: Dustin Nolan

Proposed Work: Replace front basement vinyl/aluminum windows with wood in-swing French casement (black) windows, increase size of existing window well with new granite curbing, replace existing garage door on Beaver Place, increase door width from 8' to 9'

Project Representative: Dustin Nolan presenting.

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

Discussion Topics: The Commissioners discussed the visibility and appropriateness of the garage. They also discussed the building's relationship to it's neighboring sister building.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommends approval of basement window changes but denial of the well.

**COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER R. JACKSON SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, AG, RJ, MK, EF, MK, AR)**

**APP # 22.1177 BH 11 LOUISBURG SQUARE**

**7:30PM**

Applicant: Robert Bass

Proposed Work: Install side vent terminal on chimney.

Project Representative: Monika Pauli presenting.

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

Discussion Topics: The Commissioners discussed other possibilities for the design of the terminal piece topping the chimney, visibility and need for the product.



Public Comment: Owner Robert Bass pointed out that the current chimney deigns is historic, and that he supports the Commission’s decisions. Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested relocation of the terminal to not be visible or for it to be painted to match the brick.

**COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: AA, AG, RJ, MK, EF, and AR)**

**APP # 22.1181 BH 70 CHARLES SQUARE**

**7:44PM**

Applicant: Kelly Smith  
Proposed Work: New signage.

The applicant failed to appear.

**APP # 22.1182 BH 25 CHARLES STREET**

**7:45PM**

Applicant: Brett Bentson; Utile, Inc.  
Proposed Work: New signage and window decals, new awning.

Project Representative: Brett Bentson presenting.  
Documents Presented: The Commissioners reviewed a presentation consisting of details, plans and elevations, and photos of existing conditions.

Discussion Topics: The Commissioners discussed the volume of signage. They also discussed the design of the window decal.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) supported the application and recommended making the blade sign out of wood.

**COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: AA, AG, RJ, MK, EF, MK, AR).**

- *Window decal design remanded to subcommittee consisting of Commissioners M Kiefer, E Fleck, and R Jackson. Applicant to return to Commission following subcommittee meeting and recommendation. The signage was approved as submitted.*

**III. ADMINISTRATIVE REVIEW/APPROVAL:**

**APP # 21.1062 BH 11 ANDERSON STREET:** Repaint front door ENJAMIN MOORE (HC-181) HERITAGE RED and sidelights (Black) in kind, replace gutters and downspout with copper version; Replace all storm windows (See Additional Items under Design Review)



**APP # 22.1174 BH 94 BEACON STREET:** Rehabilitate existing front first floor French casement windows to match existing (See Additional Items under Design Review)

**APP # 22.1149 BH 4 CHARLES RIVER SQUARE:** Repoint facade utilizing the appropriate mix of mortar to match the color, texture and thickness and profile in original construction and using mortar mixture stronger than 1 part cement to 2 parts lime to 7 to 9 parts sand (B5c). Paint window sash and trim to be in oil in kind and match existing sheen (semi-gloss BM Navajo White)

**APP # 22.1085 BH 37 GARDEN STREET:** Replacing five historic 1/1, wood, double hung windows

**APP # 22.1173 BH 30 IRVING STREET:** Paint front elevation windows, shutters and trim to match existing

**APP # 22.1165 BH 1 JOY STREET:** Repaint front doors in kind

**APP # 22.1177 BH 11 LOUISBURG SQUARE:** Replace existing roof slates with Vermont Unfading Purple and copper flashings, caps, valleys and gutter in kind. Replace front and rear copper downspouts in kind, Fabricate and install five (5) custom wood double hung windows per shop drawing to replace (5) existing failing windows at rear of fifth (top) floor, Repoint chimneys to match existing mortar color and texture per BHAC guidelines. Repair masonry corbel/gutter shelf at rear of property to match existing. Furnish and install chimney liners. (See Additional Items Under Design Review)

**APP # 22.1177 BH 7 MOUNT VERNON PLACE:** Replicate damaged horse hitching post exactly and reinstall in original location

**APP # 22.1077 BH 129 MOUNT VERNON STREET:** Repoint rooftop chimneys. Mortar to match existing; six parts sand, 1-2 parts Portland cement, 1-2 parts lime

**APP # 22.1169 BH 44 PINCKNEY STREET:** Perform masonry repairs at the rear elevation with materials to match existing, Inspect and repair fire escapes

**APP # 22.1161 BH 81 PINCKNEY STREET:** Remove existing roof deck, replace EPDM rubber roof. Roof deck will not be reinstalled under this application

**APP # 22.1111 BH 145 PINCKNEY STREET:** Remove courtyard bricks on private property to address leaking parking garage. Reset brick pavers upon completion

**APP # 22.1159 BH 40 REVERE STREET:** Re-point as needed to match existing. Inspect all headers and sills and repair as needed



**APP # 22.1150 BH 38-44 RIVER STREET:** Roof Line Limestone Railing - Rebuild two of the brick pillars to original design (spalled and stress cracked) using a brick to match the original. Reset the existing limestone bollards and railings to make secure, patch cracks in the railings using limestone mimic to match existing color and texture, grind & repoint 100% of the brick masonry joints on façade using a historical mortar mix, colored gray to match the existing, replace approx. 250 structurally cracked brick in kind on façade using a brick to match the original, remove dry-rot window trim and replace with new sapele trim matching the profile of the existing, finish with new sealant and black paint to match existing design, Scrape down fire-escape balconies and refinish with a black paint, Install new 3” round copper downspout to match existing on left side of façade, install new flashing on top of the storefront windows, scrape down window bays and refinish with a tan colored paint to match original

**APP # 22.1177 BH 58 TEMPLE STREET:** Repaint front door to match existing Page 4 of 4

**APP # 22.1130 BH 4 WALNUT STREET:** Replace garden level doorframe, rehang existing door

Public Comment: There was no public comment.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS.  
COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 6-0-1  
(Y: AA, AG, RJ, MK, EF, and AR)**

#### **IV. RATIFICATION OF 4/21/2022 PUBLIC HEARING MINUTES**

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE MINUTES AS SUBMITTED. COMMISSIONER A. RICHMOND SECONDED THE MOTION THE VOTE WAS 5-1-1 (Y: AA, AG, RJ, MK, EF) (AB: AR)**

#### **V. VOTE FOR NEXT COMMISSIONER CHAIR AND VICE CHAIR**

**NEW CHAIR MARK KIEFER  
NEW VICE CHAIR ARIAN ALLEN**

#### **VI. ADJOURNMENT: 8:15 PM**

**COMMISSIONER A. RICHMOND MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0 (Y: AA, AG, RJ, MK, EF, MK, and AR)**