



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

FEBRUARY 20, 2025

COMMISSIONERS PRESENT: *Arian Allen, Ralph Jackson, Mark Kiefer, Sandra Steele.*

COMMISSIONERS ABSENT: *Maurice Finegold, Edward Fleck, Annette Given, Curtis Kemeny and Alice Richmond.*

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).

5:00 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. Member of the press Dan Murphy from the Beacon Hill Times made himself known.

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

I. DESIGN REVIEW

APP # 25.0536 BH *(Withdrawn By Staff)*

ADDRESS: 35 BEACON STREET

~~Applicant: Mike Fay; Street & Company~~

~~Proposed Work: Install new intercom.~~

APP # 25.0562 BH

ADDRESS: 70 MOUNT VERNON STREET

Applicant: Sheila Burkus

Proposed Work: Install new handrail.

PROJECT REPRESENTATIVES: Sheila Burkus was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the step replacement project from 2024, accessibility requirements for handrails, the proposed height and material of the new handrails, details about the existing handrails at 72 Mt Vernon St, the method for installing the new handrails, and the distance between the front door and new handrails.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

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

- *That the rail end will extend slightly beyond the façade so that the user is able grasp the rail and that shop drawings are provided to staff for final approval.*

APP # 25.0589 BH

ADDRESS: 74 JOY STREET

Applicant: Eric Seitz; Beacon Hill Nursery School

Proposed Work: Install multiple security cameras.

PROJECT REPRESENTATIVES: Eric Seitz and Deb Sullivan were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and security camera drawings and specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on the tenants within the building, the proposed locations for the new security cameras, the product specifications for the new cameras, the proposed plan for mounting the new cameras, and the visibility of the proposed work.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, stated that the application was incomplete.

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

- *The Commission approved your second proposal of five cameras to be installed in total, to include: two in the front door vestibule, one in the left alley, one in the playground*



area next to the main entrance door, and one in the top left corner of the rear ell door (installed in the wood frame).

- Each camera installed on a masonry surface will be mounted into the mortar joints and not directly into the brick. In all instances, no conduits of any kind are to be visible in areas of the Commission's purview, in other words, visible from a public street or park.
- The two cameras in front of the property will be mounted in the vestibule, on either side of the lantern, but spaced evenly. Any holes will be patched and repainted to match the existing interior color.

APP # 25.0594 BH

ADDRESS: 53 CHARLES STREET

Applicant: Rachel Wentworth; Forty Winks

Proposed Work: New signage and window decals, repaint storefront HC-190 (black) in kind.

PROJECT REPRESENTATIVES: Rachel Wentworth and Phillip Ouellette were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed signage drawings and details, proposed window decal designs, hand drawn plans for window decals.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on the new retail business, the proposed material, design, and dimensions of the new signage and decals, the method of installation for the window decals and signage, and the details regarding the new signage hardware.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and offered recommendations for the project.

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

- That the blade sign letters will be made from wood, not the HDU material originally applied for.
- That the "Forty Winks" decal will only be applied to the storefront window once on the front panel. The remaining decals and window paint are not approved.
- The store hours are approved as submitted.



- *That the blade sign bracket will be installed where there appears to be holes from a previous bracket, below the second floor sills. The bracket is to be installed through the mortar joints, not the brick itself.*

APP # 25.0597 BH

ADDRESS: 11 IRVING STREET

Applicant: Christine Connolly

Proposed Work: New door and hardware.

PROJECT REPRESENTATIVES: Christine Connolly was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, door specifications, and hardware details.

DISCUSSION TOPICS: Discussion topics included an overview of the conditions, the material and dimensions of the existing and proposed hardware and door, whether the existing door could be repaired rather than replaced, and recommendations for appropriate paint colors for doors in Beacon Hill.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition of the proposed work.

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

- *That the new door will be painted white. If the applicant wishes to change the color a new application to the Commission will be required.*

APP # 25.0590 BH

ADDRESS: 90 CHESTNUT STREET

Applicant: Guy Grassi; Grassi Design Group

Proposed Work: Expand roof deck, removal of storm windows and restore windows.

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed floor and roof plans, and elevation and section drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, the Commission's previous decisions, an overview of the plans to remove and restore the existing windows on the rear, the plans to remove an existing headhouse, the visibility of the proposed work, the material and dimensions of the existing and proposed handrails, the location of the HVAC equipment on the roof, and the impact of the proposed work on neighboring properties.

PUBLIC COMMENT: Scott Paton, submitted a written comment and spoke in opposition to the proposed work.

Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work.

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

- *That the location of the front rail of the roofdeck (Chestnut Street side) is to be moved backward (toward the rear of the building) one foot from the proposed location.*
- *The proposed window restoration/storm removal is approved as submitted.*

COMMISSIONER JACKSON LEFT THE MEETING.

APP # 25.0600 BH

ADDRESS: 56 BEACON STREET

Applicant: Guy Grassi; Grassi Designs

Proposed Work: New front garden and garden fence, new elevator headhouse, new pergola at second floor deck, two new window openings at north (rear) facade, replace garage doors, replace rear service entrance door, relocate AC units, remove hatch, new metal grills at rear ell panels. Replace all windows with historically appropriate grill patterns, sash style, true divided lights, double hung, with no low-e glass as indicated on the application (See *Additional Items Under Administrative Review*).

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed floor and roof plans, window details, and elevation and section drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the alterations made to the rear elevation, the configuration and materials for the existing and proposed windows, details about the proposed landscaping plans, the plans to remove and replace the existing garage doors, the plans and specifications for the new elevator headhouse, the plans and



details for the new floor deck, the existing and proposed locations for the HVAC equipment, and the visibility of the proposed work.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, opposed in part and did not oppose parts of this application.

COMMISSIONER KIEFER MOTIONED TO DENY IN PART AND APPROVE THE APPLICATION IN PART, WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MK, SS)(N: NONE)(ABS: NONE).

- *That the application be denied with respect to the proposed front garden, denied with respect to the elevator head house and approved in all other respects, as submitted. Refer to the approval letter for complete details.*

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0600 BH 56 BEACON STREET: Repair/paint front facade wood dentil cornice and eave trim, repair all front stone lintels and sills with colored mortar ("Mimic"), E) Repair copper rain leader, repair shutters in kind and provide new hardware to match historic, replace wood decking at front decorative balcony to match existing, repair/paint front balcony, repair/paint front door system in kind, repair/repoint chimney in kind - rebuild top 36", remove/restore roof deck railing system in kind in same location. Repoint all brick facades in kind using historic tooling, mortar mix and color. Repair historic skylight in kind. Repair slate roof as needed, in kind. (See Additional Items Under Design Review).

APP # 25.0595 BH 80 BEACON STREET: We will be cutting and pointing 100% of the rear and sides of the building. Recaulking window trim and painting trim and bay windows to match existing.

APP # 25.0559 BH 14 OTIS PLACE: Replace the slate roof in kind with sq. 20" X RW Mottled Green & Purple slate 3/4"-1", replace copper flashing in kind.

APP #25.0598 BH 91 MOUNT VERNON STREET: Restoration of windows at front as required, painting of sash, lintel repairs to match existing, and replacement of front shutters in kind.

APP # 25.0575 BH 17 WEST CEDAR STREET: Replace five total, non-historic, 6 over 6, sash sets. Two total on the front first floor, three total on the front third floor. The new sash sets will be constructed using the existing original jambs, brick moldings. The existing



aluminum storm windows will be removed. The new sash will be all wood, true divided lite, double hung, and be using clear glass. The muntin interior profile width would be: 13/16" and the exterior wood stem to be: 3/16" and glazed at the exterior. All the new 5 sash sets would be painted semi gloss black at the exterior to match the existing color.

APP # 25.0578 BH 99 WEST CEDAR STREET: Repair window lintel stone in kind. Repair bricks close to the fire escape in kind.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MK, SS)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of January 16, 2025 public hearing minutes.

COMMISSIONER STEELE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MK, SS)(N: NONE)(ABS: NONE).

III. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, announced that Elizabeth Sherva will join the Office of Historic Preservation as the new Deputy Director for the Boston Landmarks Commission.

IV. ADJOURN – 7:42 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.