



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

MAY 15, 2025

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

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

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).

5:05 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. Dan Murphy from the Beacon Hill Times made himself known.

Following this brief introduction he called for a ratification of the public hearing minutes.

I. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of April 17, 2025 public hearing minutes.

COMMISSIONER STEELE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).



II. DESIGN REVIEW

APP # 25.0717 BH

ADDRESS: 121 MOUNT VERNON STREET

Applicant: Elizabeth Colt

Proposed Work: Install several security cameras on the facade of the property.

PROJECT REPRESENTATIVES: Beth Colt was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and product details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed locations for the new security cameras, the proposed material and dimensions of the new cameras, the visibility of the proposed locations, and the proposed method of installation.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition of the proposed two camera installations on the center of the River Street brick facade.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the two cameras facing River Street will be black in color and placed together on the pilaster, aligned with the the top of the adjacent street lamp.*
- *That the unapproved security cameras at the front of the property, installed on the tenant door frame will be removed.*
- *That the camera mounted on the front of the structure will be installed within the wood trim and white in color.*
- *The location of the camera proposed for the front left side of the building near the garden is approved as submitted.*
- *All cameras that are mounted on a brick surface are to be installed through the mortar joints of the building.*



APP # 25.0726 BH

ADDRESS: 116 MYRTLE STREET

Applicant: Sean Cryts; Historic Windows & Doors

Proposed Work: Install two new cameras and one intercom.

PROJECT REPRESENTATIVES: Sean Cryts was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed front elevations, proposed camera details, and proposed intercom system details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed locations for the new cameras, the proposed material, color, and dimensions of the new cameras, the visibility of the proposed work, the proposed method of installation for the proposed cameras and intercom system.

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 STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That only one (black colored) camera will be mounted on the 4th floor overhang, and that the Doorbird intercom system will be installed with a brass cover. The other cameras proposed for the façade are not approved.*

APP # 25.0792 BH

ADDRESS: 94 MOUNT VERNON STREET

Applicant: Mark Van Brocklin; EMBARC Design

Proposed Work: Remove front hatch and add roof deck.

PROJECT REPRESENTATIVES: Mark Van Brocklin, John Moran, and Gaetano Morello were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial map images, proposed site plans, and a site line diagram.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the feedback received during previous Commission meetings, the visibility of the proposed work, the visibility of the mock up, the proposed material and dimensions of the roof deck railing, the plans to remove the existing front hatch, the plans and dimensions for the proposed hatch and roof deck,



and an overview of the Commission's decisions regarding similar cases of roof decks and railings.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition to the upper roof deck as it is visible from a public way but spoke in appreciation of the applicant's efforts to minimize the visual impact.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *Approved in its currently revised form.*

APP # 25.0798 BH

ADDRESS: 141 REVERE STREET

Applicant: Barbara Lewis

Proposed Work: New light fixture.

PROJECT REPRESENTATIVES: Barbara Lewis was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed light fixture details and design.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed location of the new light fixture, and the proposed materials and dimensions of the proposed light fixture.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and requested that the fixture be installed into the mortar rather than the brick.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the "option 1" rectangular light fixture will be installed on both sides of the door, mounted through the mortar joints and centered over the small rectangular lights that flank the door.*



APP # 25.0799 BH

ADDRESS: 126 CHARLES STREET

Applicant: Ocean Otte

Proposed Work: New store sign.

PROJECT REPRESENTATIVES: Ocean Otte was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed signage design and details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed method of installation, and the proposed material, dimensions, and design of the new signage.

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

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

APP # 25.0828 BH

ADDRESS: 56 PINCKNEY STREET

Applicant: Jim Bordewick

Proposed Work: Modify existing rear greenhouse.

PROJECT REPRESENTATIVES: Bridget Williams was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, proposed floor and roof plans, and the proposed roof demolition plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of the proposed work, the proposed plans to remove the existing greenhouse roof and glazing, the proposed plans and materials for the new sloped roof, and windows details for proposed skylight.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, stated that the guidelines do not support alteration or replacement of original or historically significant materials or architectural details without evidence they are beyond repair.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, AG, MK, SS)(N: NONE)(ABS: RJ).

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0748 BH 68 BEACON STREET: Replace 11 total sash sets keeping the existing jambs, wood sills & brick moldings at second floor. Six total 8 over 8 windows are on Charles Street and five total 8 over 8's are on Beacon Street. Replace existing windows with new wood, true divided light, 8 over 8, double hung sash sets. The new windows would have a 15/16" interior profile width as we have done previously approved in this building. Windows to be painted semi-gloss black to match the existing color. No masonry work.

APP # 25.0782 BH 26 CHESTNUT STREET: Scrape, wire brush, prime and paint the two exterior hand rails on the steps leading to the front door, the iron bars over the two ground floor windows and the two first floor windows and the iron balcony above the two ground floor windows and below the two first floor windows. Paint, Benjamin Moore Historical Color 190, oil, semi gloss.

APP # 25.0756 BH 13 LOUISBURG SQUARE: In kind roof repair.

APP # 25.0840 BH 20 LOUISBURG SQUARE Install life/safety equipment, new intercom system, replace window under entry stairs, new security grates on garden level windows.

APP # 25.0784 BH 6 MOUNT VERNON SQUARE Replace and repaint fence at rear, similar to that recently approved at the rear of 10 Mount Vernon Square.

APP # 25.0759 BH 28-30 MOUNT VERNON STREET: Facade and chimney repointing using historic mortar type, color and tooling, step flashing replacement, repainting of shutters same color.

APP # 25.0789 BH 127 MOUNT VERNON STREET Proposed Work: Remove existing door with transom and replace in kind.

APP # 25.0829 BH 101 PINCKNEY STREET: Exterior restoration and painting of the front of the building to include windows, doors, and shutters. All needed window repair will be completed in mahogany to match existing. Shutters will be removed for painting off site. Paint will be Fine Paints of Europe in Black to match existing conditions.



APP # 25.0811 BH 1 PRIMUS AVENUE: Replace four storm windows.

APP # 25.0825 BH 103 REVERE STREET: Replace three, non-historic, 6 over 6 shed dormer windows. Replace with 6 over 6, wood, true divided light, double hung & painted semi-gloss black at the exterior to match the existing color. Replace six panel front entrance door at the front elevation in kind. Re-use the existing brass door knocker. New brass lockset & trim. New brass door kick and new low profile bronze(brass) threshold. The existing jamb, sidelights & transom that are believed to be original would not be replaced. Repaint semi gloss black. The trim and surround would remain the same color/ White Dove in kind.

APP # 25.0762 BH 8 WEST HILL PLACE: At front and façades: cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills as needed in kind. Prime and paint with Tammscoat waterproof paint to match the existing.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, stated that application 25.0840 BH, 25.0784 BH, and 25.0789 BH should be considered under the design review process.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

IV. ANNUAL VOTE FOR CHAIR & VICE CHAIR

ELECTION OF CHAIR & VICE-CHAIR.

DISCUSSION TOPICS: Commissioner Mark Kiefer was nominated as Chair of the Beacon Hill Architectural Commission. Commissioner Arian Allen was nominated as the Vice-Chair of the Beacon Hill Architectural Commission. A vote was taken to close the nominations for Chair and Vice Chair.

A SECRET BALLOT VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO IN FAVOR OF REAPPOINTING CHAIR KIEFER AND VICE-CHAIR ALLEN.

V. ADJOURN – 7:00 PM

COMMISSIONER KIEFER MOTIONED TO ADJOURN THE HEARING. COMMISSIONER STEELE SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN