



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

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

**NOVEMBER 17, 2022**

**COMMISSIONERS PRESENT:** *Arian Allen, Edward Fleck, Annette Given, Mark Kiefer, Alice Richmond*

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

**COMMISSIONERS ABSENT:** *Wen Wen, Ralph Jackson*

A full recording of the hearing is available at:  
<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**5:03 PM:**

*Chair M. 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.*

**I. DESIGN REVIEW**

**APP # 23.0168 BH 94 BEACON STREET**

**5:06PM**

Applicant: Jason Brickman

Proposed Work: At rear façade install new stone garage door header. Install new light fixture above garage door.

*Missed time slot (see below)*

**APP # 23.0186 BH 145 PINCKNEY STREET**

**5:07PM**

Applicant: George Sennott, Eagle Restoration

Proposed Work: AReplace balcony railings with code compliant railings to match existing color scheme.

Project Representative: George Sennott



Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work, Also shown were the previous proposal documents and shop drawings showing how the rails would be attached to the façade (using existing attachment points).

Discussion Topics: The Commissioners discussed the placement and visibility of the railing, the attachment points, the spacing and height needed for the rails to meet modern safety codes.

Public Comment: Holland Ward of the Beacon Hill Civic Association (BHCA) supported the application due to safety code and structural concerns.

**COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)**

**APP # 23.0168 BH 94 BEACON STREET**

**5:14PM**

Applicant: Jason Brickman

Proposed Work: At rear façade install new stone garage door header. Install new light fixture above garage door.

Project Representative: Jason Brickman

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work, shop drawings of the fixtures were also presented.

Discussion Topics: The Commissioners discussed the dimensions and placement of the header. They also discussed the appropriateness of the proposed light fixture. A member of the public mentioned that the header was already installed, the Commission also discussed what the as-built height of the header and for staff to verify that the drawings are accurate based on the as-built.

Public Comment: Holland Ward of the Beacon Hill Civic Association (BHCA) requested shop drawings and supported the proposed header and light fixture style. Richelle Gerwitz mentioned that the header is already installed.

**COMMISSIONER E. FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)**

- *Staff to confirm dimensions of the header prior to installation*



**APP # 23.0356 BH 127 MOUNT VERNON STREET**

**5:32PM**

Applicant: Mike Morton, Architectural Window Corporation  
Proposed Work: Replace exterior door in kind.

The applicant failed to appear.

**APP # 23.0401 BH 19 BRIMMER STREET**

**5:34PM**

Applicant: Edward O'Connell  
Proposed Work: Reconfigure dormer trim to accommodate new copper gutter and reduce overhand.

Project Representative: Edward O'Connell

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work. The Commission also reviewed historic photos of the property.

Discussion Topics: The Commissioners discussed the historic profile, the age of the materials that exist at the time staff reviewed the project, the need to add gutters (water infiltration), and how the profile of the gutters would look on the façade.

Public Comment: Holland Ward of the Beacon Hill Civic Association (BHCA) opposed the application and requested additional drawings to clarify the scope of work.

**COMMISSIONER A. RICHMOND MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)**

- *Applicant to determine with copper fabricator if it is possible to fabricate a copper gutter, create an alternative profile of the gutter that resembles the existing molding, or reduce the size of the gutter*
- *Final design to be approved by staff prior to construction beginning*

**II. ADMINISTRATIVE REVIEW/APPROVAL:**

**APP # 23.0351 BH 8 PARK STREET:** Repair failing brownstone window sills and lintels (2 each) on first floor of the front facade. Repairs to be tinted to match existing. In addition, repair/replace leaking roof, brick mould, and flashing over a 5th floor bay window located on the north elevation of 8 Park St, above a private alley and only marginally visible from a public way. All materials and paint to be of like kind & quality.

**APP # 23.0378 BH 15 RIVER STREET:** Repair/Repoint brick mortar joints on the right facade, where there is evident water infiltration. Mortar to match the historic color, tooling, and mixture. Repoint rooftop chimneys; inspect remaining facade areas for leak repairs and spot repair/repoint evident voids and cracks where water is leaking inside.



**APP # 23.0380 BH 17 LOUISBURG SQUARE:** Replace exterior door in kind. Repainting front door with color matched paint. Install new EV charger at street, (Standard has previously been approved at 6 + 7 Louisburg Square.) Replace siding at head house with new standing seam copper siding. Selective repointing of front façade. Painting of flower boxes to match existing color. Repaint all exterior of windows, trim and shutters on front façade, remove brick pavers on sidewalk to install heating element. Existing brick to be reinstalled (*See Additional Items Under Design Review*)

Public Comment: There was no public comment.

**COMMISSIONER M. KIEFER MOTIONED TO APPROVE THE APPLICATIONS EN MASSE AS SUBMITTED. COMMISSIONER A. RICHMOND SECONDED THE MOTION. THE VOTE WAS 4:0:1 (Y: AA, AG, EF, AR, MK) (N: 0) (ABS: EF FOR 8 PARK STREET)**

### III. RATIFICATION OF OCTOBER 20, 2022 PUBLIC HEARING MINUTES

- *M. Kiefer made an amendment updating the minutes to reflect that application 23.0168 was denied without prejudice, rather than the stated “denied.”*

**COMMISSIONER A. GIVEN MOTIONED TO RATIFY THE SEPTEMBER 15 2022 HEARING MINUTES. COMMISSIONER M. KIEFER SECONDED THE MOTION. THE VOTE WAS 3:0:0 (Y: AA, AG, EF, AR, MK).**

### IV. STAFF UPDATES

*Staff mentioned the Commissioner portal training scheduled and the intercom subcommittee meeting.*

### V. ADJOURNMENT: 6:15PM

**COMMISSIONER A. ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. GIVEN SECONDED THE MOTION. THE VOTE WAS 5:0:0 (Y: AA, AG, EF, MK, and AR)**