



## NOTICE OF PUBLIC HEARING

The **BEACON HILL ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE:** OCTOBER 17, 2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/97864393307](https://zoom.us/j/97864393307)

**REVISED**

9:32 am, Oct 08, 2024

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 616 of the Acts of 1955 of the Massachusetts General Law as amended. Applications are available by request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to our [Zoom Hearing](#) or calling 1 (929) 205-6099 and entering meeting id # 978 6439 3307. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATION HEARING

**APP # 25.0258 BH**

**77 CHARLES STREET**

Applicant: Julianne Kiley  
Proposed Work: Ratification of unapproved rebuilding of existing storefront, repaint in kind

**APP # 25.0275 BH**

**10 JOY STREET**

Applicant: Sean Cryts  
Proposed Work: Ratification of unapproved Pilaster paint color change and unapproved tree guards

### II. DESIGN REVIEW HEARING

**APP # 25.0135 BH**

**15 TEMPLE STREET**

Applicant: Sean Cryts; Historic Windows & Doors.  
Proposed Work: Replace all of the front elevation sash sets except the two basement & top non-original dormer windows. The first floor are



currently 2 total bowed 2 over 2, Second floor bowed facade: two total bowed 6 over 6. Second floor bay: 1 total 6 over 6, two total 4 over 4. Third floor flat facade: one total 2 over 2. Third floor bowed facade: two total bowed 2 over 2. Fourth floor flat facade: 1 total 1 over 1\* change to 2 over 2. Fourth floor bowed facade: two total 2 over 2. The fourth floor has one 1 over 1 and HWD would propose to change this to a 2 over 2 instead to match the other two 2 over 2's on this floor. The new sash would be fabricated from wood. New sash sets will all be double hung and true divided light. Glazed at exterior & painted in kind to the existing exterior color. The new sash will be using clear glass, no tint. All new bowed double hung windows will be fabricated for the bowed facade

**APP #25.0200 BH**

**8 PARK STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: New roof deck

**APP # 25.0281 BH**

**77 MOUNT VERNON STREET**

Applicant: Jeff Makhholm  
Proposed Work: Add handrail to front of property

**APP # 25.0241 BH**

**210 CAMBRIDGE STREET**

Applicant: Ronald Brissette  
Proposed Work: Replace storefront windows

**APP # 25.0116 BH**

**170 CHARLES STREET**

Applicant: Agnes Hayes; The Whitney Hotel  
Proposed Work: New planters

**APP # 25.0287 BH**

**45 BEACON STREET**

Applicant: Guy Grassi  
Proposed Work: Replace existing gate, reset pavers in driveway, remove small portion of garden wall at rear of property

**APP # 25.0287 BH**

**2 BYRON STREET**



Applicant: Derrick Tyler; Sleeping Dog Properties  
Proposed Work: New door hardware, install two new balconies at rear, new shutters at front of property. Repaint door Hale Navy. Increase ceiling height on 3rd floor approximately 20". We propose to extend the rear facade 20", but to salvage and reuse bricks and mortar to look uniformed on the rear of the building (*See Additional Items Under Administrative Review*)

**APP # 25.0306 BH**

**34 MYRTLE STREET**

Applicant: Maura Schwitter  
Proposed Work: New HVAC equipment at rear of the property visible from Myrtle Street Playground

**APP # 25.0168 BH**

**94 MOUNT VERNON STREET**

Applicant: Mark Van Brocklin; Embarc Design  
Proposed Work: Repaint entry surround. Paint Gray: Benjamin Moore HC-87 "Ashley Gray" Replace mail slot in existing location; replace keyed deadbolt hardware; replace address numbers. New pendant light, At rear garden wall facing Acorn Street, replace window with 4-lite wood casement window, new rear door hardware, new wall mounted lantern, replace screen on top of garden wall with new decorative metal railing (*See Additional Items Under Administrative Review*)

**II. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your



building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED**

**BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

► If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 25.0287 BH 2 BYRON STREET:** Repair existing windows, sanded smooth, replace glass with double glazing glass painted gloss black, replace all brick mold to match existing profile, painted gloss black, Scrape, paint existing shutters, painted gloss black, restore existing lantern, repointing of existing brick at the top of the building. Mortar to match existing, Scrape, repaint front corbel and trim gloss black, scrape, repaint existing front metal railing gloss black, New Door Bird door entry buzzer to left of main entry, emergency shutoff button to be brushed brass to match board approved shutoff button. New fire alarm strobe for the front entry adjacent to main entry, new alarm annunciator for building adjacent to main entry. Rear: Replace rear window seen from River Street to be repaired, sanded smooth, replace glass with double glazing glass, painted gloss black, Misc. repointing as needed on the rear of the building (See Additional Items Under Design Review)

**APP # 25.0232 BH 56 BEACON STREET:** Install two “Option 1” tree guards

**APP # 25.0228 BH 68 BEACON STREET:** Repair masonry at window wells at sidewalk level; Repoint interior of wells 100%, Secure metal grates

**APP # 25.0194 BH 10 JOY STREET:** Replace two total 6 over 6 windows at the 3rd floor on the Pinckney Street elevation of 10 Joy Street. Dutchmans will be done in the existing jambs with mahogany & above panel details. The new sash will be



fabricated from South American mahogany, mortise & tenon & pegged. The new windows will be using clear glass & be true divided light. Exterior will be glazed & painted the existing color on the home which is Essex Green. The 2 new 6/6 sash sets will be double hung

**APP # 25.0168 BH 94 MOUNT VERNON STREET:** Patch and repair as needed existing slate, roof. Restore and repair existing copper gutters and downspouts, as required, repair and repoint existing brick masonry facade. Repair and repaint existing shutters and hardware. Missing shutter to be replicated to match existing. Paint Black, Patch and repair brownstone sills and lintels. Paint Benjamin Moore HC-69 “Whitall Brown”, Clean and repair as needed existing granite stoop and granite base., Clean and re-paint boot scraper, Repair and restore existing window grilles at basement level, Scrape, clean, Restore and stain existing front door. Patch and repair wood trim, sidelites, and panels at entry sides and ceiling, Patch and repair as needed leaded-glass sidelights and fanlight, Restore existing eagle plaque and door handle/thumb latch, Install new “DoorBird” entry buzzer. Mount inside panel within entry surround, Repair as needed and paint stoop handrails. At rear garden wall repair and repoint existing brick garden wall, scrape and paint black metal grille at windows, Replace window with 4-lite wood casement window. Replace brick mold and window trim. Paint black, Patch and paint black existing garden door and trim, Replace screen on top of garden wall with new decorative metal railing. Paint black. At rear el, patch and repair as needed existing slate roof, Restore and repair existing copper gutters and downspouts, as required. Repair and repoint existing brick masonry facade, Patch and repair brownstone sills and lintels. Paint Benjamin Moore HC-69 “Whitall Brown”. (*See Additional Items Under Design Review*).

**APP # 25.0293 BH 89 REVERE STREET:** Repaint the door in Ben Moore's Essex Green and the side walls would be in Ben Moore Simply White

**APP # 25.0294 BH 17 WEST CEDAR STREET:** Install handrail

### III. RATIFICATION OF SEPTEMBER 19, 2024 & OCTOBER 3, 2024 PUBLIC HEARING MINUTES

### IV. ANNUAL VOTE FOR CHAIR / VICE CHAIR



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

## V. STAFF UPDATES

## VI. PROJECTED ADJOURNMENT: 8:45 PM

**DATE POSTED: 10-7-2024**

### **BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Maurice Finegold, Ralph Jackson, Mark Kiefer, Sandra Steele  
Alternates: Edward Fleck, Annette Given, Curtis Kemeny, Alice Richmond, Vacancy*

*Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/*