



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

OCTOBER 17, 2024

COMMISSIONERS PRESENT: Maurice Finegold, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer.

COMMISSIONERS ABSENT: Arian Allen, Sandra Steele, Curtis Kemeny, Alice Richmond.

STAFF PRESENT: Nicholas A. Armata, Preservation Planner and Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at Boston.gov/landmarks.

5:02 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. Members of the press Dan Murphy from the Beacon Hill Times made themselves known. Following this brief introduction he called the first Violation application.

I. VIOLATION

APP # 25.0258 BH

ADDRESS: 77 CHARLES STREET

Applicant: Julianne Kiley

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

PROJECT REPRESENTATIVES: Julianne Kiley was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, plans and elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, approvals received from other city agencies, the stop work order issued, the original and current condition of the front facade, an overview of areas that had water damage, the original and proposed materials for the front facade, the previous



issues and changes made to the structural framing, plans to add illumination and signage, plans to restore the missing trim and molding details on the facade, plans to replace the existing vents, the materials, dimensions, and position of the existing electrical panel, an overview of the wiring electrical conduits, whether the existing electrical panel is functional.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in opposition to the proposed work.

Patricia Tully, offered comments regarding the position of the cast iron plate over the electrical box.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: MF, EF, RJ, MK, AG)(N: NONE)(ABS: NONE).

- *Return with a revised design that better reflects the original condition of the storefront, specifically the details with respect to the corner moldings at the windows, the cornices soffit, the location of the electrical panel, and the revised design for the replacement of the lighting.*
- *And further specification of the replacement vent and detailed profiles of all of the moldings and other trim work that is proposed.*
- *That the applicant works with staff to confirm and specify those details.*

APP # 25.0275 BH

ADDRESS: 10 JOY STREET

Applicant: Sean Cryts

Proposed Work: Ratification of unapproved Pilaster paint color change and unapproved tree guards.

PROJECT REPRESENTATIVES: Sean Cryts was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and historic photos.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the changes made during the 2021 renovation, details regarding the unapproved tree guard, the removal of the tree guard, historically appropriate paint colors for the building, proposed paint colors and materials for the Pilasters and tree guards.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative,



spoke in support of the proposed work.

COMMISSIONER KIEFER MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: MF, EF, RJ, MK, AG)(N: NONE)(ABS: NONE).

II. DESIGN REVIEW

APP #25.0135 BH

ADDRESS: 15 TEMPLE STREET

Applicant: Sean Cryts

Proposed Work: Replace all of the front elevation sash sets except the two basement & top non-original dormer windows. The first floor windows are currently two 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.

PROJECT REPRESENTATIVES: Sean Cryts was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, plans to replace all the windows at the front facade of 15 Temple, the differences in window pane configurations on the first, second and fourth floor, which existing windows were original or replacements, other window pane configurations at neighboring buildings, architectural features for Victorian style buildings, whether the windows should be replaced, and an overview of the proposed changes in pane configuration for the fourth floor.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in opposition to the proposed work.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y:EF, RJ, MK, AG)(N: MF)(ABS:NONE).

- *That the second level, left most window will be restored rather than replaced. Insulated glass may be installed in this window.*
- *With the exception of the fourth floor, right most window, the remaining windows on the structure are to be replaced with windows matching the existing grid pattern. The fourth floor, right most window is to be replaced with a 2 over 2 grid pattern.*
- *That final shop drawings will be supplied to staff prior to installation.*

APP # 25.0200 BH

ADDRESS: 8 PARK STREET

Applicant: Tim Burke

Proposed Work: New roof deck.

PROJECT REPRESENTATIVES: Timothy Burke was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions, existing and proposed elevations, view perspective images, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included a summary of comments and recommendations made during advisory review, an overview of the existing conditions, the visibility of the proposed work, details regarding the existing and proposed roof plans, the proposed height of the headhouse, the location of the chimneys, the materials and dimensions of the proposed railing, the visual impact of the proposed railing from public ways, dimensions of the railing setback, and an overview of the Commission's previous decisions and recommendations regarding railings and roof decks.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in opposition to the proposed work.

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



APP #25.0281 BH

ADDRESS: 77 MOUNT VERNON STREET

Applicant: Jeff Makholm

Proposed Work: Add handrail to front of property

PROJECT REPRESENTATIVES: Jeff Makholm was the project representative.

DOCUMENTS PRESENTED: Documents presented included proposed hand railing rendering and proposed handrail components. Existing conditions photos were also provided.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the history of the Club of Odd Volumes, the proposed railing design, the materials and dimensions of the proposed railing, other examples of railings at abutting properties, the method of installing the new railing, the location and length of the proposed railings, ADA requirements for railings, whether the proposed railing is in compliance with ADA guidelines, and recommendations to add an elbow joint.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative spoke in support of the proposed work.

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

- *That the posts will be installed to the left of the stone curbing, with the foundations fully covered by topsoil.*
- *That the "volute" option is selected for the endings of the rail.*
- *That the handrail will be constructed in accordance with ADA accessibility standards, specifically an elbow joint that positions the rail away from the vertical supports and towards the path of travel.*
- *Final, updated drawings are to be submitted to staff for approval.*

APP # 25.0241 BH

ADDRESS: 210 CAMBRIDGE STREET

Applicant: Ronald Brissette

Proposed Work: Replace storefront windows.

- **APPLICANT POSTPONED/APPLICANT DID NOT APPEAR.**



APP # 25.0116 BH

ADDRESS: 170 CHARLES STREET

Applicant: Agnes Hayes

Proposed Work: New planters.

- **APPLICANT POSTPONED/APPLICANT DID NOT APPEAR.**

APP # 25.0287 BH

ADDRESS: 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.

PROJECT REPRESENTATIVES: Guy Grassi were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions, existing and proposed site plans and elevations, mechanical details, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing condition photographs, visibility of the proposed work, the dimensions and materials of the existing and proposed gates, the mechanical and operational details for the existing and proposed gate, the material, dimensions, and location of the gate control box, the plans to construct and relocate a brick pier, the height of the granite and brick pier, plans to remove an area of the existing garden wall, plans to modify the paving and continue the brick paving to the garage door, an overview of the preservation restriction agreement between the owners and Historic New England, and areas of the property covered within the terms of the private agreement. Resetting the pavers in their existing location and layout was also discussed.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in support of the proposed work but spoke in opposition to the removal of the iron gate.

Carissa Demore, Historic New England representative, under the terms of the agreement seek the approval for HNE before changes and use. HNE has not been provided any approvals. The proposal is negative to the historic fabric.

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



- *That the gate be retained and restored rather than replaced with the proposed revised design.*
- *That the guardstone adjacent to the rightmost pier be retained.*
- *That the swing arms and mechanical equipment for the opening of the gate be located such as to minimize their visibility from the public way, and specifically that the arms be located at the same height as the upper rail of the gate*
- *That the electronic gate controller box that will be located inside at the end of the curve section of the wall be painted black or otherwise made to reduce its visibility to the maximum extent possible*
- *That the paving stone, and that a shop drawing of the final design, location and dimensions be supplied to staff before installation.*
- *That to the extent not otherwise indicated in detail in the plans that each of the paving stones and brick pavers in the driveway be reset in their exact original locations*

APP # 25.0290 BH

ADDRESS: 2 BYRON STREET

Applicant: Derrick Tyler

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*).

PROJECT REPRESENTATIVES: Derrick Tyler was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, proposed hardware details and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed hardware materials and dimensions, the visibility of the proposed work, the existing and proposed ceiling height, proposed changes to the rear gutter and downspout, the proposed paint color, materials, and dimensions for two rear doors, plans and details regarding the existing and new shutters on the first floor, plans for two new Juliet balconies on the second floor and third floor, the plans to install a new intercom panel, and the proposed material and location of the proposed intercom.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in support of the proposed work but spoke in opposition to the balcony additions and shutters on the 1st floor window.



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

- *The rear balconies were denied without prejudice, however the Commission indicated that you may reapply for these balconies after further mitigating their visibility from River Street.*
- *The intercom system was also denied due to the proposed location. The Commission felt that, in this instance, the intercom system should not be installed on the front façade. Instead, it should be flush mounted somewhere within the door surround.*
- *The first floor shutters are approved but as single shutters (rather than the proposed double hinged option) on both sides, which is more historically appropriate for a Colonial Revival structure of this vintage. The shutters should follow the scale seen on the existing shutters on the upper levels of 2 Byron Street.*
- *The remaining elements of the proposal, including the door hardware and height increase of the upper floor of the rear wall are approved as submitted.*

APP # 25.0306 BH

ADDRESS: 34 MYRTLE STREET

Applicant: Maura Schwitter

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

PROJECT REPRESENTATIVES: Maura Schwitter were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the location of the proposed HVAC, details regarding the mechanicals for the HVAC equipment, the visibility of the proposed work, the proposed material and dimensions of the proposed HVAC, whether the proposed equipment could match the existing brick color, whether the equipment could be painted. The Commissioners purview in the public park were also discussed.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in support of the proposed work.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 4-0-0-1 (Y: MF, EF, AG, MK)(N: NONE)(ABS: NONE)(RECUSED: RJ).



- *That either a dark metal cover will be placed over the unit, or it will be painted a dark color. Details are to be submitted to staff for final approval.*

APP # 25.0168 BH

ADDRESS: 94 MOUNT VERNON STREET

Applicant: Mark Van Brocklin

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*)

PROJECT REPRESENTATIVES: Mark Van Brocklin was the project representative.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed paint color for the entry door, examples of historically appropriate paint colors, the existing and proposed material and location of the mail slot, the proposed changes to the keyed deadbolt hardware, address numbers, and pendant light, details regarding the proposed light fixture, visibility of the proposed work, the plans to restore the existing door and replace hardware, plans to and replace the screen on top of garden wall, the existing height of the garden wall, the details regarding the proposed decorative metal railing, an overview of the plans to replace windows.

PUBLIC COMMENT: Diana Coldren, a Beacon Hill Civic Association representative, spoke in support of the proposed work.

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

- *That the replacement of the screening fence atop the rear garden wall made of wood rather than metal, and that it use a lattice type design similar to the examples that were discussed in the hearing and finished with some kind of dark finish, with the final details of both the design, the finish, and the color to be approved by staff. Shop drawings for the design of the fence are to be submitted to staff for final approval.*
- *The remaining work items on this application are approved as submitted.*



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

III. ADMINISTRATIVE REVIEW/ APPROVAL

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

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

IV. ANNUAL CHAIR/VICE CHAIR VOTE

The vote for the Chair and Vice Chair was postponed.

V. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of the September 19, 2024, October 3, 2024 public hearings & September 18 public subcommittee meeting minutes.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE 9/18/2024, 9/19/24, 10/3/24 MINUTES. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: MF, EF, AG, RJ, MK)(N: NONE)(ABS: NONE).

VI. STAFF UPDATES

Nicholas Armata, Preservation Planner, offered updates on the Beacon Hill Commissioner Handbooks.

VII. ADJOURN - 10:00 pm

COMMISSIONER AG MOTIONED TO ADJOURN THE HEARING. COMMISSIONER EF SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.