



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201  
(held virtually via Zoom)

**JULY 20, 2023**

**COMMISSIONERS PRESENT:** *Arian Allen, Maurice Finegold, Edward Fleck, Annette Given, Ralph Jackson, Mark Kiefer, Alice Richmond*

**COMMISSIONERS ABSENT:** *Curtis Kemeny*

**STAFF PRESENT:** *Nicholas Armata, AICP*

A full recording of the hearing is available at [Boston.gov/landmarks](http://Boston.gov/landmarks)

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**5:01 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 (list) made themselves known.

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

**I. VIOLATIONS REVIEW**

**TIME: 05:04 PM**

**APP # 23.0940 BH**

**3 CHARLES RIVER SQUARE**

Applicant: Jim Mooney; Light Hill Property Mgmt.

Proposed Work: Ratification of unapproved video doorbell.

**Project Representatives:** Jim Mooney

**Documents Presented:** Existing conditions photos, proposed fix graphics.

**Discussion Topics (brief):** Visibility from areas in purview of the Commission, installation of a new cover, color of cover, positioning of the cover.

**Public Comment:** BHCA Supported the project.



**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-2-1 (Y: AA, MK, EF, AG, RJ) (N: MF, AR) (ABSENT: CK).**

- *That the unit is covered with a brass cover and that the edges of the cavity are cleaned, sanded and made not visible from areas in the purview of the Commission.*

**II. DESIGN REVIEW**

**TIME: 05:28 PM**

**APP # 23.1118 BH  
& 23.1149 BH**

**59 RIVER STREET**

Applicant: Rebecca Gladstone

Proposed Work: Repaint shutters from Essex Green to black & repaint front door black.

**Project Representatives:** *Rebecca Gladstone*

**Documents Presented:** *Existing conditions photos, proposed paint colors.*

**Discussion Topics (brief):** *Historic precedent, diversity of color in the area, color appropriateness for architectural style and time period.*

**Public Comment:** BHCA Supported the project.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATIONS AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-1-1 (Y: AA, EF, MF, AG, AR, RJ, ) (N: MK) (ABSENT: CK).**

**TIME: 05:45 PM**

**APP # 23.1140 BH**

**19 MYRTLE STREET (BEACON HOUSE)**

Applicant: Ken Crisafulli; Beacon House

Proposed Work: Replacement of existing (non-historic) aluminum windows and screens on floors three through eight. Color as selected by the Landmarks Commission from available samples to match existing color as deemed appropriate by the Commission. New windows will be located within existing masonry openings in the same location as the existing windows.

**Project Representatives:** *Ken Crisafulli; Beacon House.*

**Documents Presented:** *Existing conditions photos, proposed window cut sheets.*



**Discussion Topics (brief):** *Materials of windows, placement of windows in window openings, color selection for windows, colors of windows on other sides of the building, effects of sun on existing colors, date building was built, history of the use of aluminum clad windows.*

**Public Comment:** *BHCA did not support the project due to the materials of the windows.*

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- *That “Beacon Green” is the color selected for the window color.*

**TIME: 05:54 PM**

**APP # 23.1192 BH**

**12 DERNE STREET**

Applicant: Ian Fox; Twelve Derne, LLC

Proposed Work: Paint all window trim and front door black.

**Project Representatives:** *Jillian Sargent*

**Documents Presented:** *Existing conditions photos, proposed colors.*

**Discussion Topics (brief):** *Architectural style of the building, appropriateness of proposed colors, which elements are to be painted as part of this project, relation to other structures on the block.*

**Public Comment:** *BHCA supported the project.*

**COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION W/O PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- *The application was denied without prejudice and the applicant asked to explore alternative paint schemes appropriate to the architectural history of the building.*

**TIME: 06:19 PM**

**APP # 23.1193 BH**

**14-16 DERNE STREET**

Applicant: Ian Fox; Fourteen Sixteen Derne, LLC

Proposed Work: Paint all exterior door and window trims, bay windows, and dormers black.

**Project Representatives:** *Jillian Sargent*



**Documents Presented:** Existing conditions photos, proposed colors.

**Discussion Topics (brief):** Architectural style of the building, appropriateness of proposed colors, which elements are to be painted as part of the scope of this project, relation to other structures on the block, changes to the building over the years.

**Public Comment:** BHCA supported the project.

**COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- The application was denied without prejudice and the applicant asked to explore alternative paint schemes appropriate to the architectural history of the building.

**TIME: 06:27 PM**

**APP # 23.1195 BH**

**7 LOUISBURG SQUARE**

Applicant: Alex Sassaroli; Steven Harris Architects  
Proposed Work: New FD Alert systems, new security camera, door hardware, house number, new mail slot, new chimney pots (See Additional Items Under Administrative Review).

**Project Representatives:** Alex Sassaroli

**Documents Presented:** Existing conditions photos, cut sheets for proposed hardware, architectural drawings, manufacturer cut sheets of products proposed for installation.

**Discussion Topics (brief):** Age and conditions of hardware, visibility of items proposed for change, age and condition of existing chimney pots, positioning of fire alarm system, camera.

**Public Comment:** BHCA supported the project.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- That the existing door knocker will be retained and restored unless it can be proven that it is not visible from areas within the purview of the Commission. Note that obstruction due to vegetation will not be considered.
- That the security grates are installed through the mortar joints.



- That the security camera is installed so that it is not visible from areas within the purview of the Commission.
- That the existing metal chimney pots are to be retained either in their existing location or that they are relocated to shafts that are no longer in use on the same chimney.
- The new proposed chimney pots are to be of a more conical design, similar to adjacent properties. Details are to be submitted to staff for final approval.

**TIME: 07:00 PM**

**APP # 23.1204 BH**

**83 MYRTLE STREET**

Applicant: Brigid Williams; Hickox Williams  
Proposed Work: New lantern pendant light.

**Project Representatives:** Brigid Williams

**Documents Presented:** Existing conditions photos, cut sheets for proposed lamp.

**Discussion Topics (brief):** Materials, style, size and positioning of light on property.

**Public Comment:** BHCA supported the project.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- That the brass will be lacquered brass, details are to be submitted to staff for final approval.

**TIME: 07:03 PM**

**APP # 23.1202 BH**

**10 WALNUT STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Install three new bollards.

**Project Representatives:** Tim Burke

**Documents Presented:** Existing conditions photos, cut sheets for proposed bollards, renderings of the proposed bollards.

**Discussion Topics (brief):** Need for bollards, details of previously approved changes, materials of the bollard, positioning of bollards, materials and condition of the existing sidewalk, details about the previously approved curbing.



**Public Comment:** BHCA supported the project

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- That approval from the Public Improvement Commission is obtained prior to commencing the approved work.

**TIME: 07:12 PM**

**APP # 23.0900 BH**

**103 MYRTLE STREET**

Applicant: Sean Cryts; Historic Windows & Doors

Proposed Work: Replace all original 6 over 6 windows on front facade.

**Project Representatives:** Sean Cryts

**Documents Presented:** Existing conditions photos of historic windows, shop drawings for proposed replacement windows.

**Discussion Topics (brief):** Age and condition of the existing windows, location of the windows, condition of the rear windows (outside of the purview of the commission) need for replacement, dimensions of the existing and proposed window components.

**Public Comment:** BHCA did not support the project and recommended restoration of the windows.

**COMMISSIONER ALLEN MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

The Commission denied the application without prejudice, requesting that the applicant more thoroughly demonstrate the necessity of replacing the windows rather than restoring them. Citing the following district standards:

A1. Original or historically significant materials and/or architectural features shall be maintained and repaired whenever possible rather than replaced.

D1. Original or historic elements including existing openings, sash, glass, lintels, sills, shutter hardware, frames, surrounds and brick molds shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style. No changes in dimensions shall be made to jambs or sashes.



*The Commission requested that the applicant take one or more windows on the front facade apart to more thoroughly verify their condition. In consultation with Staff, demonstrate whether or to what extent they can be restored rather than replaced. Finally, the Commission requested that staff verify both the condition and the size of the windows on the rear facade to see whether to what extent they might be salvaged and repurposed to the front facade in order to preserve historic fabric.*

**III. ADMINISTRATIVE REVIEW/ APPROVAL**

**TIME: 07:42 PM**

**VIOLATION RATIFICATION COMPLIANT WITH DISTRICT STANDARDS.  
RESOLUTIONS WERE PREVIOUSLY APPROVED AT OTHER PROPERTIES.**

**APP # 23.1184 BH 21 BRANCH STREET:** Ratification of unapproved video doorbell unit. Unit will be recessed into the doorway with a brass plate covering all of the unit except the button and camera.

**REGULAR ADMINISTRATIVE REVIEW**

**APP # 23.1198 BH 65 ANDERSON STREET:** Replace five 27 over 20 lights, single hung, arched top sash sets one, 15 over 15, double hung sash set, one 27 lite set piece, one, 12 by 12, French door set in the same masonry opening, one 8 over 8 double hung sash set. All new sash sets and doors will be fabricated from Mahogany, true divided light, oil based glazed and painted semi-gloss black, the color exterior to match the existing color. The muntin width will change from the current 1 1/4" that would not have been original to a 3/4" interior muntin width & 3/16" exterior wood stem. New door set will match the existing design which will be 12 by 12 lite "swing in" and a change to a 3/4" muntin width. Sash rails will match a more original reveal on top, meeting rails, sides & bottom stiles. Sash will be using clear glass. No frames, jambs, wood sills or masonry will be altered.

**APP # 23.1084 BH 89 CHARLES STREET:** Selective roof slate repairs, carpentry repairs at dormer windows; including trim and paint, remove and repair existing shutters including paint. Replace copper gutter with new copper gutter, copper flashings. Repair brick seat under gutter if req. All work to match existing/ all materials to replace in kind.

**APP # 23.1205 BH 139 CHARLES STREET:** Paint existing painted areas in kind, to include door, decorative panels around door area, storefront cornice, transom and display window of 139A Charles St. Paint existing painted areas in kind of 139 and 141 Charles St. exterior doors, transom, exterior molding and side panels.

**APP # 23.1070 BH 35 HANCOCK STREET:** At rear of property floor three, replace two, non-historic (vinyl), 1 over 1 windows with 1 over 1, wood, double hung windows.

**APP # 23.1195 BH 7 LOUISBURG SQUARE** New intercom (meets district standard), restoration, repaint (in kind) and reconstruction of basement and first floor doors and





jambs/surrounds to match existing, new security grate at basement level (installed through the mortar joints) (See Additional Items Under Design Review).

**APP # 23.1081 BH 130 MOUNT VERNON STREET:** Sand and repaint, in kind; entire front door bay from below the gargoyles to the yellow plaster, repair holes and rotten wood around roof, repaint in kind. Repair wood around and on the garden door, repaint in kind, repair rusted ironwork throughout garden in kind, repaint fire escape in kind.

**APP # 23.1116 BH 7-9 CHARLES STREET:** Remove and replace slates on the rear mansard roofs at 7 and 9 Charles Streets, replace any deteriorated wood sheathing in kind, cover sheathing in ice and water shield. Slates to match existing slates in color and texture.

**APP # 23.1122 BH 53 MOUNT VERNON STREET:** Replace/repair all metal work with copper: flashing, skylight elements, gutters, downspouts, repair two dormers to match existing, reroof two dormers in kind.

**APP # 23.1142 BH 14 PINCKNEY STREET:** Repoint front and rear facades 100%. Match mortar in kind, 6-7 parts sand, 2 parts lime, 1-2 parts Portland cement.

**APP # 23.1183 BH 15 PINCKNEY STREET:** Replace two front elevation, level two window sashes in kind. Windows are 6 over 1, wood, double hung, true divided light, Muntin design will be 3/4" interior profile width, 3/16" exterior wood stem.

**APP # 23.1141 BH 18 PHILLIPS STREET:** Perform urgent, selective removal of materials surrounding the main entryway due to large cracks, temporarily stabilize and repair the area to its original conditions.

**APP # 23.1106 BH 50 WEST CEDAR STREET:** Remove all old square head bolts & replace them with stainless steel bolts at all brackets supports & stringer connections. Repair the existing steel ladder. Paint all stainless-steel bolts.

**APP # 23.1175 BH 67-71 WEST CEDAR STREET:** Rebuild front facade due to structural stability issues (bulging brick). Mortar tooling & mix to match historic profiles, original brick to be reused.

**APP # 23.1102 BH 72 WEST CEDAR STREET:** Restore seven existing historic windows: removal of existing paint, repair of sash, glazing of existing glass, prime, painting and reinstall. installation of seven allied single channel windows painted black to match the exterior sash.

**PUBLIC COMMENT:** *The BHCA supported the video doorbell and indicated they are important for safety of neighborhood residents.*

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

#### IV. RATIFICATION OF JUNE 15, 2023 HEARING MINUTES





**COMMISSIONER KIEFER MOTIONED TO APPROVE THE JUNE 15, 2023 HEARING MINUTES WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**

- *That the type-o on application number 23.0092 which stated “all out city agencies” and change it to “all other city agencies.”*

#### **V. ANNUAL VOTE FOR CHAIR AND VICE CHAIR**

*No vote was taken due to absences.*

#### **VI. STAFF UPDATES**

1. *Seeking New Commissioner (BSA) Nominee.*
2. *Boston.Gov/Landmarks For Answers To Common Questions.*
3. *July 25, 2023; Hotel Buckminster Landmark Vote.*

#### **ADJOURN – 7:46 PM**

**COMMISSIONER KIEFER MOTIONED TO ADJOURN THE HEARING. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: AA, EF, MF, AG, MK, AR, RJ, ) (N: NONE) (ABSENT: CK).**