



## NOTICE OF PUBLIC HEARING

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

**DATE:** 7/21/2022  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/84759677066](https://us02web.zoom.us/j/84759677066)

**REVISED**  
10:06 am, Jul 19, 2022

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 for review during business hours at the office of the Environment Department. 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: [HTTPS://US02WEB.ZOOM.US/J/84759677066](https://us02web.zoom.us/j/84759677066) or calling 1 (929) 205-6099 and entering meeting id # 847 5967 7066. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

**RECEIVED**  
By City Clerk at 10:05 am, Jul 19, 2022

### I. DESIGN REVIEW HEARING

- APP # 22.0444 BH**     **21 BRANCH STREET**  
Applicant: Tim Burke  
Proposed Work: New location of condensers.
- APP # 22.1182 BH**     **25 CHARLES STREET** *Previously Reviewed at 5-2022 Hearing*  
Applicant: Brett Bentson; Utile, Inc.  
Proposed Work: New signage and window decals, new awning.
- APP # 22.1096 BH**     **44 PHILLIPS STREET** *Previously Reviewed at 6-2022 Hearing*  
Applicant: Maria Correa  
Proposed Work: Rebuild transom light, rebuild garden level openings.
- APP # 22.1068 BH**     **141 CAMBRIDGE STREET**  
Applicant: Michael Maler  
Proposed Work: Install mailbox.
- APP # 22.1359 BH**     **81 PINCKNEY STREET**  
Applicant: David Long  
Proposed Work: New deck rails at rear of the property.
- APP # 22.1369 BH**     **114 MOUNT VERNON STREET**  
Applicant: Michael Sullivan  
Proposed Work: Remove existing unapproved sconces and replace with pendant light.

**APP # 22.1419 BH**

**71 MOUNT VERNON STREET**

Applicant: Alex Slote

Proposed Work: Replace all windows with like windows (2 over 2) for most of front façade, (1 over 1 for front bay), rebuild rear deck in kind (with condenser placed in same location), Remove rear shed roof and re-build rear half of roof to be flat for new roof deck and elevator overrun and concealed roof drains. Access to roof deck through bulkhead with operable glass roof hatch, Rebuild rear 5th floor facade to be coplanar with face of wall below. Replace brick veneer with slate tiles; Re-build the existing balcony on front bay in kind (See Additional Items under Administrative Review).

**APP # 22.1428 BH**

**7 LOUISBURG SQUARE**

Applicant: Monas Bonnot; Sea Dar Construction

Proposed Work: Replace front dormer windows and rear el windows/Juliet balconies. Enlarge one window at rear el. (See Additional Items Under Administrative Review).

**II. ADVIORY REVIEW:**

**86 CHESTNUT STREET**

Applicant: Evolve Architects

Proposed Work: Replace front door.

**III. 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 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

- APP # 22.1434 BH**     **35 BOWDOIN STREET:** Replace asphalt shingle roof in kind.
- APP # 22.1374 BH**     **5 CHESTNUT STREET:** Repaint front bay in kind.
- APP # 22.1311 BH**     **13 CHESTNUT STREET/50 MOUNT VERNON STREET:** Paint with exterior latex paint in existing colors all window and door trim (Benjamin Moore House Paint Custom Mix 21102A 0Y-1X10 BK20 RTI X8 GY1816 high gloss), doors and shutters (BM Essex Green High Gloss) and iron work (BM Black High Gloss) on 13 Chestnut facade of property and (b) prep and paint with exterior latex paint in existing colors all window and door trim, and gutters and balustrade (BM Custom Mix 21102A 0Y-1X10 BK20 RTI X8 GY1816 high gloss) and shutters, doors and downspouts (BM Black high gloss) on 50 Mt Vernon facade of the property. All shutters shall be removed for painting offsite and subsequently re-installed.
- APP # 22.1295 BH**     **19 GARDEN STREET:** Repoint partition wall in kind.
- APP # 22.1393 BH**     **22 HANCOCK STREET:** Remove old fire escape, cut and repoint, remove and install new lintels. Type O mortar will be used.
- APP # 22.1428 BH**     **7 LOUISBURG SQUARE:** Install small EV port in sidewalk in front of property, rebuild sidewalk to install ice melt system no visible changes (*See Additional Items Under Design Review*).
- APP # 22.1320 BH**     **20 LOUISBURG SQUARE:** Replace the front copper roof with 20oz. red copper. We will be removing and reinstalling the existing snow guards in the same location.
- APP # 22.1292 BH**     **39-41 MOUNT VERNON STREET:** Cut and repoint all masonry joints. Re-pointing along with replacing any spalled or broken bricks, matching existing bricks.
- APP # 22.1419 BH**     **71 MOUNT VERNON STREET:** Restore front door and sidelights, spot repoint masonry, clean masonry (*See Additional Items Under Design Review*).
- APP # 22.1352 BH**     **85 MOUNT VERNON STREET:** Remove and replace the front gutter in kind. Replace rotted wood window sills to match existing in dimensions and color. Remove and replace badly spalled brick at fountain wall in courtyard, brick and mortar to match existing.
- APP # 22.1336 BH**     **19 MYRTLE STREET:** Masonry Restoration of the North (Alleyway); Cut and repoint masonry and stone joints, replace damaged brick, rebuild outer wythe damaged masonry, remove replace deteriorated steel lintels, clean masonry and stone, sealant replacement, all in kind to match existing adjacent construction.

**APP # 22.1406 BH**     **133 MYRTLE STREET:** Repaint first floor windows and bay in kind with BM black on muntins and BM Corinthian on bay.

**APP # 22.1409 BH**     **5 WEST CEDAR STREET:** Remove and replacing lintels, remove/reset brick wythe, inserting helical ties, re-grouting, repointing, repairing/replacing trim and repainting (all work to match existing).

**IV. RATIFICATION OF MAY 19, 2022 & JUNE 16, 2022 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:30PM**

**DATE POSTED: 6/7/2021**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Mark Kiefer, Arian Allen, Ralph Jackson, Vacancy, Vacancy*  
*Alternates: Annette Given, Alice Richmond, Wen Wen, Ed Fleck, 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/*