



## NOTICE OF PUBLIC HEARING

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

**DATE:** 01/19/2023  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/91352370951](https://zoom.us/j/91352370951)

**RECEIVED**

By City Clerk at 2:39 pm, Jan 06, 2023

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://zoom.us/j/91352370951> or calling 1 (929) 205-6099 and entering meeting id # 913 5237 0951. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. DESIGN REVIEW HEARING

**APP # 23.0344 BH**

**103 CHARLES STREET**

Applicant: Jim Bellanca  
Proposed Work: New Intercom

**APP # 23.0478 BH**

**60 JOY STREET**

Applicant: Ken Crisafulli  
Proposed Work: Add CPA plaque to property mandated for receiving CPA funds from the City's tax payers

**APP # 23.0525 BH**

**73 PINCKNEY STREET**

Applicant: Monika Pauli  
Proposed Work: At rear facade visible from Grove Square, replace existing low metal balcony railing w/ new code compliant black metal railing, reinforce balcony if required, Increase height of balcony door to existing stone lintel (See Additional Items Under Administrative Review)



**APP # 23.0526 BH**

**83 MYRTLE STREET**

Applicant: Christion Pettaway

Proposed Work: Replace the existing front door. Replace the existing doorbell with a new ring doorbell concealed behind a brass plate

**APP # 23.0457 BH**

**7 CHESTNUT STREET**

Applicant: Mark Van Brocklin; Embarc Design

Proposed Work: Replace all windows on the front facade. All with existing (historic) pane configuration. Windows will be double paned, compared to the existing single pane (non-historic) windows. Install new light at main entrance, new front door hardware, new service entry door and hardware, new roof deck, new HVAC equipment, new intercom (See Additional Items Under Administrative Review)

**II. ADVISORY REVIEW**

**APP # 23.0476 BH**

**19 MYRTLE STREET**

Applicant: Ken Crisafulli

Proposed Work: Review and comment on window mock-up at rear of structure

**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 # 23.0457 BH 7 CHESTNUT STREET:** Patch and repair existing slate roof as needed (natural slate to match existing), patch, repair, and repaint wood trim, paint off-white: benjamin moore “dove wing”, repair copper gutters and downspouts, repair front oriel roof using historic materials. Restore, and paint existing window sills and headers as required, paint taupe/gray: benjamin moore “revere pewter.” Repair and repoint existing brick masonry and stone facades as required. Patch, repair, and repaint wood trim, paint off-white: Benjamin Moore “dove wing.” Clean, patch/repair, and paint decorative railing. Repair and repoint existing brick masonry and stone facades as required, restore front entry door, clean and repair front stone steps as needed, install shutters (*See Additional Items Under Design Review*)

**APP # 23.0460 BH 22 CHESTNUT STREET:** Replace and repair bricks and mortar on chimney

**APP # 23.0527 BH 1 LOTIS PLACE:** Paint exterior painted features black per paint analysis, reinstall missing shutters, shutters painted black to match exterior painted surfaces (black), replace non-historic metal grates at basement level. Install new metal grates on remaining basement windows

**APP # 23.0525 BH 73 PINCKNEY STREET:** At rear facade, top level increase height of masonry opening to existing original stone lintel height on (3) window openings & install new custom wood true divided light double-hung windows. New brickmold to match existing (*See Additional Items Under Design Review*)

### III. RATIFICATION OF DECEMBER 15, 2022 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

**PROJECTED ADJOURNMENT: 8:00 PM**

**DATE POSTED: 01-06-2023**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

### **BEACON HILL ARCHITECTURAL COMMISSION**

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