



NOTICE OF PUBLIC HEARING

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

DATE: JUNE 15, 2023
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/97589865025](https://zoom.us/j/97589865025)

RECEIVED

By City Clerk at 2:54 pm, Jun 09, 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/97589865025](https://zoom.us/j/97589865025) or calling 1 (929) 205-6099 and entering meeting id # 97589865025. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. VIOLATION HEARING

APP#: 23.0629 BH

6 LOUISBURG SQUARE

Applicant: Sandra Jahnes; Ruhl Jahnes Architects
Proposed Work: Ratification of unapproved EV
Charger port cover.

APP#: 23.0940 BH

3 CHARLES RIVER SQUARE (Deferred to July)

Applicant: James Mooney; Light Hill Property
Proposed Work: Ratification of unapproved video
doorbell.

II. DESIGN REVIEW HEARING

APP # 23.0182 BH

19 BRIMMER STREET

Applicant: Rachel Thurlow
Proposed Work: New sliding glass door, previously
approved during 9-2022 hearing.



APP # 23.0092 BH

34.5 BEACON STREET

Applicant: Jennifer Campbell; JCH Consulting, Inc.
Proposed Work: Install three bollards on Joy Street.

APP # 23.0922 BH

125 CHARLES STREET

Applicant: Cecilia Hermawan; Visco Style
Proposed Work: New signage.

APP # 23.0960 BH

86 CHESTNUT STREET

Applicant: Thomas Egan
Proposed Work: New house numbers.

APP # 23.1053 BH

77 MYRTLE STREET

Applicant: Charlie Reichenbach
Proposed Work: Repaint front door SW Royal Blue
(See Additional Items Under Administrative Review).

APP # 23.1028 BH

63 BRIMMER STREET

Applicant: Tracy Bradley; Park Street School
Proposed Work: Construct a three-story infill addition in the courtyard, the upper level of which is partially visible from a public way (Beaver Street). This is a re-application of previously issued expired certificate #18.1076 BH.

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 617.635.1935 or BeaconHillAC@boston.gov Thank you.

VIOLATION RATIFICATION COMPLIANT WITH GUIDELINES. RESOLUTIONS WERE PREVIOUSLY APPROVED AT OTHER PROPERTIES

APP#: 23.0953 BH **20 LOUISBURG SQUARE** Proposed Work: Ratification of unapproved video doorbell.

REGULAR ADMINISTRATIVE REVIEW

APP # 23.0941 BH **84 BEACON STREET:** At third and fourth floors, replace all 14 (non-historic) window sash total. The fourth floor windows will be 3 over 6, true divided lights, double hung, wood, with black spacer bar covering the window gaskets. The third floor windows will be 6 over 6, true divided lights, double hung, wood, with black spacer bar covering the window gaskets.

APP # 23.1020 BH **87 BEACON STREET:** Re-point the brick and brownstone joints using type "O" mortar. Repair the brownstone defects with Conproco Matrix mortar. Paint the window trim and sills, door and alcove to match existing.

APP # 23.1005 BH **103 CHARLES STREET:** Repoint north and east elevations in kind, repair and repaint window trim on these facades as needed, in kind.

APP # 23.0982 BH **41 CHESTNUT STREET:** On all facades, cut and repoint brick using type "o" mortar.

APP # 23.1054 BH **9 HANCOCK STREET:** Cut and repoint brick on all elevations. Repaint all window trim in kind, replace two stone sills and one stone lintel in kind located at front facade, level one and basement.

APP # 23.1037 BH **34 LIME STREET:** Repoint front facade using type "o" mix.

APP # 23.0966 BH **7 LOUISBURG SQUARE:** At rear elevation, replace brownstone lintels with precast stone to match historic color and shape.



APP # 23.1053 BH 77 MYRTLE STREET Replace existing storm windows (Coastal Industries Inc.), repair and repaint the existing windows & trim around the property as needed, in kind (*See Additional Items Under Design Review*).

APP # 23.1036 BH 78 REVERE STREET: Repoint front facade using type “O” mortar mix, repair brownstone lintels and sills in kind.

APP # 23.0854 BH 25 TEMPLE STREET: At front facade, replace all windows (non-historic) with 1 over 1, wood windows.

APP # 23.1050 BH 95 TREMONT STREET: Replace the stabilized stone-dust path on the northeast side of the Franklin monument with concrete pavers to match other paths on site.

APP # 23.1001 BH 14 WALNUT STREET: Repaint exterior facade, repaint exterior shutters and window casing, repair rotted window casing, repaint wrought iron railing along Mt. Vernon Street, repaint fire escape at building exterior, restain front door and casing. All painting, staining, and repairs to match existing, historical colors.

APP # 23.0975 BH 3 WEST CEDAR STREET: Install new copper gutters and slate in kind.

IV. RATIFICATION OF MAY 18, 2023 PUBLIC HEARING MINUTES

V. ANNUAL VOTE FOR CHAIR & VICE CHAIR

VI. STAFF UPDATES

PROJECTED ADJOURNMENT: 9:30

DATE POSTED: JUNE 5, 2023

BEACON HILL ARCHITECTURAL COMMISSION

Members: Arian Allen, Maurice Finefold, Ralph Jackson, Mark Kiefer, Vacancy
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/