



NOTICE OF PUBLIC HEARING

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

DATE: OCTOBER 19, 2023
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/91233879645](https://zoom.us/j/91233879645)

RECEIVED

By City Clerk at 1:12 pm, Oct 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/91233879645> or calling 1 (929) 205-6099 and entering meeting id # [91233879645](https://zoom.us/j/91233879645). You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 24.0163 BH

14 WALNUT STREET

Applicant: Liam Sage; Holland Construction
Proposed Work: Add wood paneling on ceiling to match existing door and casing. Replace flush mount light with 4" larger one. Replace existing security camera. Remove the existing doorbell buzzer. Remove faux paint, restore to original stone.

APP # 24.0254 BH

20 LOUISBURG SQUARE

Applicant: Kevin ten Brinke
Proposed Work: At rear facade, reconfigure non-historic dormer new service entry door and



light fixture and front facade (*See Additional Items Under Administrative Review*).

APP # 24.0306 BH

45 BEACON STREET

Applicant: Caitlin Garrison; AMS
Proposed Work: Replace wooden flag poles with metal option.

APP # 24.0346 BH

48 CHESTNUT STREET:

Applicant: Frank McGuire
Proposed Work: Replace rear dormer level windows with all wood, true divided light, 9 light casement windows, (*See Additional Items Under Administrative Review*).

APP # 24.0366 BH

161 MOUNT VERNON STREET (ADJACENT):

Applicant: ExteNet; Keenan Brinn
Proposed Work: Replace existing street light with “pendant style” light.

II. ADVISORY REVIEW HEARING

ADVISORY # 24.0342 BH **46 BEACON STREET:** Proposed new garage entryway facing Spruce Court, New windows facing 45 Beacon Street, alter, reconstruct and reclad several areas on the side and rear elevations, multiple new roof decks.

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.

- APP # 24.0325 BH** **29 ANDERSON STREET:** In kind fire escape repairs.
- APP # 24.0326 BH** **31 ANDERSON STREET:** In kind fire escape repairs.
- APP # 24.0327 BH** **35 ANDERSON STREET:** In kind fire escape repairs.
- APP # 24.0328 BH** **37 ANDERSON STREET:** In kind fire escape repairs.
- APP # 24.0122 BH** **40 BEACON STREET:** Install copper, chimney cap.
- APP # 24.0342 BH** **29 BRIMMER STREET:** In kind fire escape repairs.
- APP # 24.0346 BH** **48 CHESTNUT STREET:** Restore all front and rear window frames and sash, restore fire balconies, clean and repoint front facade, repaint rear elevation in kind, restore palladian window and entry door assembly in kind, replace garage door and rear access door in kind, restore ironwork at rear wall in kind, refurbish front entry door hardware, repoint and reset existing granite steps, restore existing handrails, replace existing shutters in kind (See *Additional Items Under Design Review*).
- APP # 24.0262 BH** **32 GROVE STREET:** Restore front door.
- APP # 24.0214 BH** **57 HANCOCK STREET:** On the first floor, restore all existing historic windows within the purview of the Commission. Windows are 2 over 2, wood true divided lights with a rectangular muntin bar. At all remaining levels, replace (non-historic) windows in kind with all wood, true divided lights, double hung, 2 over 2, with a dark spacer bar between the glass to match the frame. The muntin bars will match the historic rectangular profile of the historic windows



seen at level one. Note that several windows at the mansard levels have a unique triangular shape, these replacement windows will be replaced with windows matching the dimensions of the existing windows.

APP # 24.0254 BH **20 LOUISBURG SQUARE:** Reset front granite steps, using existing granite (*See Additional Items Under Design Review*).

APP # 24.0258 BH **61 MOUNT VERNON STREET:** At front facade, unit 3, restore all three sash sets. Two are bowed and one is flat. We will fully restore with new chains, pulleys & weights. Remove all the glass except for one or two pieces we saw that will be saved & reused that have seeding & refraction. The restored sash will have period glass integrated into insulated glass units that will be set into the restored windows. The restored windows will also be painted "Briarwood" semi-gloss at the exterior to match the rest of the building except those newer windows on the top floor.

APP # 24.0290 BH **2 PHILLIPS STREET:** Fire escape repair.

APP # 24.0336 BH **1 PINCKNEY STREET:** Replace three total 8 over 12 windows on the first floor at 1 Pinckney Street. 1 window is at the front/Pinckney Street & two windows are on Joy Street, all first floor. The existing windows are simulated divided light, jamb liners. The new sash sets will be keeping the existing jambs, wood sills & exterior facing boards. The new sash sets will be mahogany, mortise & tenon, solid block wood. True divided light, 3/4" muntin/divider design to match the second floor sash more accurately. The new sash sets will be using clear glass, oil based glazed & painted semi-gloss black at the exterior. New sash will be true track & eliminate the side white plastic tracks. No clapboard or exterior millwork to be removed. New sash will be double hung.

III. RATIFICATION OF SEPTEMBER 14, 2023 PUBLIC HEARING MINUTES

IV. STAFF UPDATES:

- *Commemoration Commission Participation*

V. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: OCTOBER 6, 2023



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

BEACON HILL ARCHITECTURAL COMMISSION

*Members: Arian Allen, Maurice Finegold, Ralph Jackson, Mark Kiefer, Sandra Steele
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/*