



NOTICE OF PUBLIC HEARING

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

DATE: JANUARY 18, 2024
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/97481953696](https://zoom.us/j/97481953696)

RECEIVED

By City Clerk at 12:16 pm, Jan 08, 2024

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/97481953696> or calling 1 (929) 205-6099 and entering meeting id # 974 8195 3696. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. VIOLATION HEARING

APP # 24.0489 BH

53 GROVE STREET

Applicant: Lawrence O'Connor

Proposed Work: Ratification of unapproved windows at basement level.

II. DESIGN REVIEW HEARING

APP # 24.0494 BH

76 REVERE STREET

Applicant: Vanessa Pinhancos

Proposed Work: Change color of door from black to Codman Claret.

APP # 24.0620 BH

131 CHARLES STREET

Applicant: Tamara Neyra

Proposed Work: New store sign.



APP # 24.0606 BH

88 CHESTNUT STREET

Applicant: Matthew Rider; Niche Architecture
Proposed Work: Change color of door from orange to black. Install new light fixture.

APP # 24.0512 BH

48 BEACON STREET

Applicant: Allison Curran
Proposed Work: Add new window at side facade.

APP # 24.0554 BH

36 BEACON STREET

Applicant: Jordan Driscoll
Proposed Work: Repair coal chute cover and surrounding sidewalk.

APP # 24.0577 BH

9 SPRUCE PLACE

Applicant: Anthony King
Proposed Work: Relocate existing door to side facade.

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 # 24.0602 BH **81 BEACON STREET:** At penthouse level, replace 18 total windows. Front elevation: seven total 6 over 6 wood, true divided lights. Rear elevation: three total 6 over 6 and eight total 4 over 4 wood, true divided lights. The existing aluminum storm windows to be removed upon installation. The new sash would be fabricated with mortise and tenon construction. New sash will be true divided lite and double hung. Exterior will be oil based glazing & painted in kind to the existing color to match the building. The new sash will be using clear glass. The Muntin Design would be a 3/16" exterior wood stem and a 3/4" interior muntin profile at the interior. The existing windows have extensive rot & many are non-operational. No masonry, wood sills or brick moldings would be removed. The copper flashing at the rear elevation is to remain.

APP # 24.0593 BH **13-15 PINCKNEY STREET:** Replace existing skylight with a copper replacement at the recommendation of the Commission during the 11-2023 hearing.

APP # 24.0568 BH **7 SMITH COURT:** Replace existing video doorbell (violation) with doorbell that meets the standards of the district.

IV. RATIFICATION OF DECEMBER 21, 2023 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: JANUARY 8, 2024

BEACON HILL ARCHITECTURAL COMMISSION

*Members: Arian Allen, Maurice Finegold, Ralph Jackson, Mark Kiefer, Sandra Steele
Alternates: Edward Fleck, Annette Given, Alice Richmond, Curtis Kemeny, 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/