



City of Boston  
Landmarks Commission

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City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** JUNE 20, 2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/95431859436](https://zoom.us/j/95431859436)

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 our [Zoom Meeting](#) or calling 1 (929) 205-6099 and entering meeting id # 954 3185 9436. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATION REVIEW HEARING

**APP # 24.1004 BH 43 SOUTH RUSSELL STREET**

Applicant: Karen Harrington; Church of the Advent  
Proposed Work: Ratification of unapproved handrail.

### II. DESIGN REVIEW HEARING

**APP # 24.1065 BH 77 REVERE STREET**

Applicant: Mark Little, Abacus Builders  
Proposed Work: Rebuild roofdeck.

**APP # 24.1091 BH 46 PINCKNEY STREET**

Applicant: Brigid Williams; Hickox Williams  
Proposed Work: Remove existing woven wire security grates and install wrought iron security grilles to match layout of existing sash sets at three ground floor windows. New grills to be painted white to match windows.

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**APP # 24.1087 BH 160 MOUNT VERNON STREET**

Applicant: Brigid Williams; Hickox Williams

Proposed Work: Repair roof and walls; add 4.5 s.f. roof over existing open alcove; adjust slope of roof, raising south end by 16"; no change to footprint.

**APP #24.0970 BH 40-42 MOUNT VERNON STREET**

Applicant: Harrison Levitsky

Proposed Work: In unit 3B, replace three, 1 over 1 windows with three, 1 over 1, wood, double hung windows with no low-e glass. Replace two double doors in kind.

**APP #24.0910 BH 68 CHESTNUT STREET**

Applicant: Jim Bellanca

Proposed Work: Replace the door hardware (*See Additional Items Under Administrative Review*).

**APP # 24.0966 BH 2 ROLLINS PLACE:**

Applicant: Charles Morris

Proposed Work: New edge metal on Eaves. Strip-in edge metal. Install new copper reglets on both chimneys. Install new metal parapet.

**APP # 24.1083 BH 46 CHESTNUT STREET**

Applicant: Mark Van Brocklin

Proposed Work: Restore and replace windows in existing masonry openings. New windows in new masonry openings. New exterior downlights, new roof deck with black metal railings. New copper-clad head house.

**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](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 24.1074 BH 50 BRIMMER STREET:** Repoint brick and front and rear of the property. Mortar to match existing (historic) in color and dimensions.

**APP # 24.1071 BH 29A CHESTNUT STREET:** At front facade replace four existing glass panes believed to be from the mid 1800's that are cracked/broken. These windows will be carefully removed & on site we will cut new period correct glass. Remove the existing broken glass, clean the existing glass rabbets & set in new glass. Then glaze the exterior glass openings in oil based glazing, prime & paint to match: semi-gloss black. The side/east elevation have replacement windows with insulated glass units, the proposal would be to keep the existing sash as they are in good condition and replace the failed IG units in kind: black 1/4" air spacer & clear glass. The South facing facade inside the garden has what we believe to be an early 1900's leaded glass wall that is in great condition proposed to replace one small piece of glass that is broken with early 1900's glass (slight refraction) and imperfections. This is a service project to existing sash that has broken glass or failed insulated glass units. All the exterior will be painted in kind and glazed to match the existing.

**APP # 24.0910 BH 68 CHESTNUT STREET:** At front entryway, repair paneling and molding in kind. Repaint lead detail and windows and door trim in kind, repaint the door in kind (See Additional Items Under Design Review).

**APP # 24.1041 BH 37 HANCOCK STREET:** Repair trim on oriel in kind, replace existing storms in kind.



**APP #24.1026 BH 8 MOUNT VERNON PLACE:** Replace existing intercoms at front and rear door with new intercom system which meets the district standards for intercom systems.

**APP # 24.1036 BH 74 MYRTLE STREET:** Re-secure all loose areas on the fire escape with new steel bolts. Clean & remove deteriorated cement from bracket supports. Reapply masonry to bracket supports to properly secure. Scrape off old paint & rust from all 4 fire escape balconies. Apply black paint to all 4 fire escape balconies.

**APP # 24.1081 BH 38 PINCKNEY STREET:** Install new copper flashing, repair/replace deteriorating wood moldings in kind. Paint to match existing, clean/repair masonry as needed.

**APP # 24.1080 BH 41 PINCKNEY STREET:** At second floor oriel, remove & restore the existing windows fully strip, all existing glazing removed. Glass will be saved if possible on all glass openings. New insulated glass units will be fabricated with older glass at the exterior or glass units & all glass openings. The existing sash will be planned for the meeting rails to meet again at the center line as well as integrate black weather stripping as the bay has dropped a bit over the years. Sash will be re-glazed at all glass openings and router cuts to suit new glass. Existing sash depth of: 1 3/4" will remain. New mahogany parting beads will be fabricated and installed. All sash will be painted semi-gloss black paint at exterior. New sash parts may be needed. Mahogany, solid block & routed to existing profile to match. Mortise & tenons will be fixed, glued & pegged to solidify the existing sash.

**APP # 24.1084 BH 41 PINCKNEY STREET:** Restore existing two story bay and dormers in kind.

**APP # 24.1046 BH 127 PINCKNEY STREET:** Temporarily remove shutters on property due to safety issues.

**APP # 24.1059 BH 77 REVERE STREET:** Replace two (non-historic) top floor (4th) windows with two new mahogany, true divided lite sash sets keeping the existing jambs, wood sills & brick moldings. The new sash sets would be fabricated from wood, mortise & tenon, solid block wood. The windows will be double hung and true divided lite & using clear (no low-e) glass. The sash will be glazed at the exterior & painted semi-gloss black to match the existing color at the exterior.

**APP # 24.1056 BH 21 WEST CEDAR STREET:** Remove eight historic windows on the property, delead and repaint in kind. Reinstall windows.

#### IV. ANNUAL VOTE FOR CHAIR & VICE CHAIR

#### V. RATIFICATION OF 5/16/20204 PUBLIC HEARING MINUTES

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## VI. STAFF UPDATES

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: JUNE 10, 2024**

### **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/

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