



NOTICE OF PUBLIC HEARING

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

DATE: 09/19/2024
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/92028503835](https://zoom.us/j/92028503835)

RECEIVED
By City Clerk at 2:59 pm, Sep 06, 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 by request. 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 hearing](#) or calling 1 (929) 205-6099 and entering meeting id # **920 2850 3835**. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. DESIGN REVIEW HEARING

- APP # 25.0116 BH** **170 CHARLES STREET**
Applicant: Agnes Hayes; Whitney Hotel
Proposed Work: Install new planters.
- APP # 25.0196 BH** **76 REVERE STREET**
Applicant: Vanessa Pinhancos
Proposed Work: Install google doorbell in front entryway. Install fire alarm and fire strobe.
- APP # 25.0064 BH** **31 CHARLES STREET**
Applicant: Micaela Negreann
Proposed Work: New awnings.
- APP # 25.0146 BH** **30 WEST CEDAR STREET**
Applicant: Norman Wellen
Proposed Work: Update existing dryer exhaust termination and hose bib.



APP # 24.1174 BH

97 CHESTNUT STREET

Applicant: Paul Sipe; Great American Fenestration
Proposed Work: Replace one historic window and 2 non-historic windows.

APP # 25.0114 BH

26 CHARLES STREET

Applicant: Babak Bina
Proposed Work: New signage, paint door and surround Heritage Red.

APP # 25.0212 BH

204 CAMBRIDGE STREET

Applicant: William Loiacano; Seaside Graphics
Proposed Work: New signage.

APP # 25.0189 BH

10 MOUNT VERNON SQUARE

Applicant: Michael Fay; Street & Company
Proposed Work: At rear of property, remove the existing wooden fence and gate, and replace with a similar wood style. Rebuild concrete parking ramp.

APP # 25.0200 BH

8 PARK STREET

Applicant: Tim Burke; Timothy Burke Architecture
Proposed Work: New roof deck and head house.

APP # 25.0205 BH

48 CHESTNUT STREET

Applicant: William Binnie
Proposed Work: Install new return wall for garage enclosure.

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 Thank you.

APP # 25.0127 BH 90 BEACON STREET: In kind repairs to fire escape.

APP # 25.0210 BH 65-67-69 CHARLES STREET: Dismantle and reconstruct chimneys in kind using existing brick and matching historic mortar joints profile and tooling.

APP # 25.0199 BH 48 CHESTNUT STREET: Demo existing demising wall separating 48 and 46 Chestnut St. Reconstruct new CMU wall with full brick veneer on both sides to match existing brick and elevations.

APP # 25.0142 BH 3 GOODWIN PLACE: Cut and point the end wall and perform any other masonry repairs as required. If anything is to be replaced, it shall be replaced in kind with matching materials.

APP # 25.0173 BH 20 LOUISBURG SQUARE: Removal of existing brick pavers, installation of a hydronic sidewalk snowmelt system below and reinstallation of existing brick pavers and required sensors.

APP # 25.0197 BH 74-76 MYRTLE STREET: Repair chimneys and masonry at penthouse including replacing damaged brick in kind and cut and point open mortar joints to match existing. Replace roof with new EPDM roof with new copper flashings to match existing. Replace cladding on penthouses with new copper cladding.

APP # 25.0207 BH 8 PARK STREET: At front elevation, fifth floor, remove the loose brownstone material window surrounds and patch using a brownstone patching material such as Matrix by Conproco. All finish and detailing to match the



existing. All the existing brownstone has an opaque coating, likely to cover old patches that did not match the existing. Remove the existing coating and recoat it with a breathable coating upon completion of the patching.

APP # 25.0192 BH 17 PHILLIPS STREET: Installation of an emergency electricity cut-off switch (as required under Boston Fire Code) on building exterior. This device will be installed using the parameters previously approved by the Commission.

APP # 24.1171 BH 27 SOUTH RUSSELL STREET: Exterior building envelope repairs and restoration, including removing and reinstalling the outermost exterior brick wythe, removing and restoring all windows within the purview of the Commission, removing and replacing in kind all cast stone window headers and window sills, and removing/replacing slate roofing in kind and low-sloped EPDM roofing, removing/restoring and reinstalling all wood shutters.

APP # 25.0106 BH 2 SPRUCE STREET: Restore all windows in kind.

APP # 25.0211 BH 3 WALNUT STREET: Restore fire escape in kind.

APP # 25.0101 BH 70 WEST CEDAR STREET: Repaint the front door and entryway to match existing.

III. RATIFICATION OF AUGUST 15, 2024 PUBLIC HEARING MINUTES

IV. ANNUAL VOTE FOR CHAIR & VICE CHAIR

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 9/6/2024

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/