



NOTICE OF PUBLIC HEARING

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

DATE: FEBRUARY 20, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/98101481952](https://zoom.us/j/98101481952)

RECEIVED

By City Clerk at 4:56 pm, Feb 07, 2025

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 # 981 0148 1952. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. DESIGN REVIEW HEARING

APP #25.0536 BH

35 BEACON STREET

Applicant: Mike Fay; Street & Company
Proposed Work: Install new intercom.

APP #25.0562 BH

70 MOUNT VERNON STREET

Applicant: Sheila Burkus
Proposed Work: Install new handrail.

APP # 25.0589 BH

74 JOY STREET

Applicant: Eric Seitz; Beacon Hill Nursery School
Proposed Work: Install multiple security cameras.

APP # 25.0594 BH

53 CHARLES STREET

Applicant: Rachel Wentworth; Forty Winks
Proposed Work: New signage and window decals, repaint storefront HC-190 (black) in kind.



APP # 25.0597 BH

11 IRVING STREET

Applicant: Christine Connolly

Proposed Work: New door and hardware.

APP # 25.0589 BH

74 JOY STREET

Applicant: Eric Seitz; Beacon Hill Nursery School

Proposed Work: Install multiple security cameras.

APP # 25.0590 BH

90 CHESTNUT STREET

Applicant: Guy Grassi; Grassi Design Group

Proposed Work: Expand roof deck, removal of storm windows and restore windows.

APP # 25.0600 BH

56 BEACON STREET

Applicant: Guy Grassi; Grassi Designs

Proposed Work: New front garden and garden fence, new elevator headhouse, new pergola at second floor deck, two new window openings at north (rear) facade, replace garage doors, replace rear service entrance door, relocate AC units, remove hatch, new metal grills at rear ell panels. Replace all windows with historically appropriate grill patterns, sash style, true divided lights, double hung, with no low-e glass as indicated on the application (See Additional Items Under Administrative Review).

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 # 25.0600 BH 56 BEACON STREET: Repair/paint front facade wood dentil cornice and eave trim, repair all front stone lintels and sills with colored mortar ("Mimic"), E) Repair copper rain leader, repair shutters in kind and provide new hardware to match historic, replace wood decking at front decorative balcony to match existing, repair/paint front balcony, repair/paint front door system in kind, repair/repoint chimney in kind - rebuild top 36", remove/restore roof deck railing system in kind in same location. Repoint all brick facades in kind using historic tooling, mortar mix and color. Repair historic skylight in kind. Repair slate roof as needed, in kind. (See Additional Items Under Design Review).

APP # 25.0595 BH 80 BEACON STREET: We will be cutting and pointing 100% of the rear and sides of the building. Recaulking window trim and painting trim and bay windows to match existing.

APP # 25.0559 BH 14 OTIS PLACE: Replace the slate roof in kind with sq. 20" X RW Mottled Green & Purple slate 3/4"-1", replace copper flashing in kind.

APP #25.0598 BH 91 MOUNT VERNON STREET: Restoration of windows at front as required, painting of sash, lintel repairs to match existing, and replacement of front shutters in kind.

APP # 25.0575 BH 17 WEST CEDAR STREET: Replace five total, non-historic, 6 over 6, sash sets. Two total on the front first floor, three total on the front third floor. The new sash sets will be constructed using the existing original jambs, brick moldings. The existing aluminum storm windows will be removed. The new sash



will be all wood, true divided lite, double hung, and be using clear glass. The muntin interior profile width would be: 13/16" and the exterior wood stem to be: 3/16" and glazed at the exterior. All the new 5 sash sets would be painted semi gloss black at the exterior to match the existing color.

APP # 25.0578 BH 99 WEST CEDAR STREET: Repair window lintel stone in kind. Repair bricks close to the fire escape in kind.

III. RATIFICATION OF JANUARY 16, 2025 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: FEBRUARY 7, 2025

BEACON HILL ARCHITECTURAL COMMISSION

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

Alternates: Annette Given, Edward Fleck, 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/