



### NOTICE OF PUBLIC HEARING

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

**DATE:** 2/17/2022  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/87896723634](https://us02web.zoom.us/j/87896723634)

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://us02web.zoom.us/j/87896723634> or calling 1 (929) 205-6099 and entering meeting id # 878 9672 3634. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

#### I. VIOLATIONS

**VIO # 21.068 BH**      **29 PINCKNEY STREET**  
Applicant: Alex Ehrlich  
Proposed Work: Ratification of unapproved window replacement

**VIO # 20.051 BH**      **24 PHILLIPS STREET** (APP: 22.0679 BH)  
Applicant: Tom Trykowski; The Copley Group  
Proposed Work: Ratification of unapproved Intercom system

#### II. DESIGN

**APP # 22.0772 BH**      **103 CHARLES STREET**  
Applicant: Robert Thompson  
Proposed Work: New sign

~~**APP # 22.0788 BH**      **10 CHARLES RIVER SQUARE**: (Withdrawn By Applicant)  
Applicant: Ryan Clancy  
Proposed Work: At front façade, level 1, replace one wood, double hung, 6 over 6, non-original window with an aluminum clad window.~~

~~**APP # 22.0827 BH**      **39 CHARLES STREET**: (Removed By Staff)  
Applicant: Phillip Naffa  
Proposed Work: New Signage~~

**APP # 22.0554 BH 160 MT. VERNON STREET**

Applicant: Elliott Olson

Proposed Work: New light fixture, At rear façade dormer level replace two, 2 over 2, wood, double hung windows in kind, replace two basement level windows at front façade.

**APP # 22.0828 BH 50 BEACON STREET**

Applicant: Emile Frey

Proposed Work: Replacement of select slate roofs and restoration of damaged/ missing slate. Replace in kind new guardrails to match existing. Select replacement of failing insulated glass units at windows. Replacement of roof mounted HVAC equipment with new in same locations and sizes. (See *Additional Items Under Administrative Review*).

**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 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

- APP # 22.0635 BH**     **35 MOUNT VERNON STREET:** Repoint the masonry/brick front facade of the building using historical mix.
- APP # 22.0828 BH**     **50 BEACON STREET**  
 Applicant: Emile Frey  
 Proposed Work: Replacement of gutters, downspouts, and metal flashings with new copper to match. Masonry restoration and repointing. Sealant replacement at window perimeters. Repainting of wood windows, doors, and trim, color to match existing. *(See Additional Items Under Design Review).*
- APP # 22.0754 BH**     **45 PINCKNEY STREET:** At front façade, floors 1 through 3, replace eight non-historic, wood, double hung 6 over 6 windows in kind. At front façade, dormer level, replace two, non-historic, wood, double hung, 2 over 2 windows in kind.
- APP # 22.0798 BH**     **103 PINCKNEY STREET:** Repair fire escape; reinforce fire escape, change square bolts, hand scrape and paint
- APP # 22.0780 BH**     **60 TEMPLE STREET:** New chimney cap, Repair front door: repair holes, sand and refinish to match existing. Iron bars on doors and windows: sand and repaint iron bars on the front door and two lower front windows to match existing.

**IV. RATIFICATION OF 1-20-2022 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:00 PM**

**DATE POSTED: 1/28/2022**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Martha McNamara, Vacancy, Vacancy, Vacancy*

*Alternates: Vacancy, Alice Richmond, Wen Wen, Vacancy, 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/