



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 12/15/2022  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/97067079815](https://zoom.us/j/97067079815)

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 online at request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language and interpreters are available upon request.

**ATTENTION:** This hearing is to be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/97067079815> or calling 1 (929) 205-6099 and entering meeting id # 970 6707 9815. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

**I. VIOLATION HEARING**

**APP # 23.0435 BH 107 CHESTNUT STREET #2**  
Applicant: Eugene Clapp  
Proposed Work: Ratification of unapproved floodlights

**II. DESIGN REVIEW HEARING**

**APP # 23.0435 BH 107 CHESTNUT STREET #2**  
Applicant: Eugene Clapp  
Proposed Work: Install new trellis

~~**APP # 23.0344 BH 103 CHARLES STREET**~~ (Removed by Staff)  
Applicant: Jim Bellanca  
Proposed Work: New Intercom

**APP # 23.0381 BH 5 WEST CEDAR STREET**  
Applicant: Patrick Guthrie; Design Associations Inc  
Proposed Work: Replace front door hardware, paint the front door Hague Blue, repaint front entry Wimborne White, repaint windows black, move kitchen door light fixture, replace plastic dryer vent with a copper model, replace downspout conductors (2) with new copper downspout conductors with new design (See Additional Items Under Administrative Review)

**APP # 23.0425 BH 5 WEST CEDAR STREET**

Applicant: Tim Burke; Tim Burke Architecture Inc.

Proposed Work: Request for an extension of the previously granted approval of the roof deck.

**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 # 23.0442 BH 107 CHESTNUT STREET:** At the rear second and third floor, replace six, 8 over 8, wood sash sets, reuse existing frames, brick mold and sills. Repaint black forest green.

**APP # 23.0409 BH 88 MOUNT VERNON STREET:** Grind and repoint brick front, top 25ft high by 35ft wide of side elevation (Willow street) starting back from front corner and all inside courtyard. Use recommended mix of five parts sand, two parts lime and one part type 1 & 2 Portland cement. Repair lintels and sills in courtyard area as needed in kind

**APP # 23.0392 BH 89 MOUNT VERNON STREET:** Remove and replace slate roof due to interior leaks and deteriorating slate, replace all copper gutters, downspouts and fittings, due to gutters being pitched the wrong way, Repointing top courses of brick, demo and rebuild chimney due to significant leaning

**APP # 23.0382 BH 83 MYRTLE STREET:** Replace basement level six-lite, wood window with replica (Withdrawn by Applicant)

**APP # 23.0441 BH**     **54 TEMPLE STREET:** At front façade level one, replace one, 2 over 2, wood, non-historic window with a 2 over 2, wood, double hung window using the existing frame.

**APP # 23.0381 BH**     **5 WEST CEDAR STREET #708:** Replace the three-tab asphalt shingle roof with slate, all flashings copper, replace the metal skylight with a new copper skylight with the same profiles, glass size, dimensions, and exposure above the finished roof, replace all copper gutters with new gutters with “Boston” profile, replace 3" copper downspouts with new 3" copper, round downspouts, restore 18 windows, replace aluminum rake flashing with copper flashing (*See Additional Items Under Design Review*)

**APP # 23.0443 BH**     **10 WEST CEDAR STREET:** At front façade, replace all the front elevation sash sets. Level one are two, 2 over 2, and one, 6 over 6 windows, Level two are two, 9 over 6, Level three are two, 6 over 6 windows and dormer level, are two, 4 over 4, and two, 6 over 6 windows. All new sash sets will be constructed using the original frames, brick molding and wood sills. All new sash sets to be wood and double hung, true divided light and painted Tri-Corn black at exterior. All sash rails will match an original lower number West Cedar Street muntin design, 3/4” Muntin and 3/16” exterior wood stem

**IV. RATIFICATION OF 11-17-2022 PUBLIC HEARING MINUTES**

**V. REVIEW AND APPROVAL OF 12-12-2022 INTERCOM SUBCOMMITTEE RESULTS**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 7:30 PM**

**DATE POSTED: 12/5/2022**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Mark Kiefer, Ralph Jackson, Vacancy, Vacancy*

*Alternates: Edward Fleck, Annette Given, Alice Richmond, Wen Wen, 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/