



## NOTICE OF PUBLIC HEARING

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

**DATE:** APRIL 20, 2023  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/91744184060](https://zoom.us/j/91744184060)

**REVIEWED**

*By City Clerk at 3:24 pm, Apr 07, 2023*

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://zoom.us/j/91744184060> or calling 1 (929) 205-6099 and entering meeting id # 917 4418 4060. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATIONS

#### **APP #23.0589 BH &**

#### **APP #23.0708 BH 1 PINCKNEY STREET**

Applicant: Eleanor Lawrence  
Proposed Work: Ratification of unapproved window replacements, unapproved door hardware, unapproved ring doorbell.

#### **APP #23.0753 BH 38 LIME STREET**

Applicant: Megan Morgan; Payne/Bouchier  
Proposed Work: Ratification of unapproved ring doorbell.

#### **APP #23.0714 BH 101 CHESTNUT STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Ratification of unapproved intercom system.



## II. DESIGN REVIEW

**APP # 23.0756 BH 7 PRIMUS AVENUE**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Replace Roof deck.

**APP # 23.0808 BH 103 MYRTLE STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Replace guardrail and selective repairs to wood privacy screen.

**APP # 23.0835 BH 58 BEACON STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Install new intercom in location of existing intercom (*See Additional Items Under Administrative Review*).

**APP # 23.0838 BH 44 PHILLIPS STREET**

Applicant: Maria Correa; Dalfior Development, Inc  
Proposed Work: New street address number..

**APP # 23.0712 BH 24 JOY STREET**

Applicant: Vasyl Kochura  
Proposed Work: Install storefront signage.

**APP # 23.0732 BH 161 MOUNT VERNON STREET (ADJACENT)**

Applicant: Keenan Brinn; ExteNet Systems, Inc  
Proposed Work: Install cell antenna on replacement light pole.

**APP # 23.0758 BH 5 LOUISBURG SQUARE**

Applicant: Michael Resteghini; F.H. Perry Builder  
Proposed Work: Replace all windows, remove storm windows, replace brick moulds in kind.

**APP # 23.0815 BH 40 JOY STREET**

Applicant: Paige Lescure  
Proposed Work: Install new security gates on first floor windows.

## III. ADVISORY REVIEW

**APP # 23.0830 BH 18 PHILLIPS STREET (VILNA SHUL)**

Applicant: John Hecker; Spencer Preservation  
Proposed Work: Review potential changes to plaza.



**IV. 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 # 23.0524 BH**      **48 BEACON STREET UNIT 3:** In unit 3, replace 1 over 1, wood, non-historic windows with 1 over 1, wood, windows.

**APP # 23.0835 BH**      **58 BEACON STREET:** Repaint existing stone at first floor level and trim in kind (Rockport Grey HC 105), apply epoxy coating to stairs. (See Additional Items Under Design Review).

**APP # 23.0836 BH**      **19 BRIMMER STREET (#3):** At level three (4th floor) replace three, non-historic, double hung, wood, 6 over 6 windows, with three, double hung, wood, 6 over 6, true divided light windows.

**CONTINUED ON NEXT PAGE....**



**APP # 23.0687 BH**      **78 CHARLES STREET:** Repoint horizontal masonry cracks above the second and third floor windows. New mortar to match existing mortar in color and aggregate. Scrape, prime and paint rear ground floor door at 78 Charles Street (aka 71 River Street). New paint, Ben Moore HC-190, Semi Gloss.

**APP # 23.0713 BH**      **76 CHESTNUT STREET:** At front facade, dormer level, replace one, 8 over 8, double hung, wood, non-historic window with one, 8 over 8, wood, double hung, window. Remove faulty storm window.

**APP # 23.0827 BH**      **83 PHILLIPS STREET:** Repair glazing on three windows at ground level, two on 1st level and three windows on second level and repaint in current color. No new material except for the glazing compound will be used.

**APP # 23.0825 BH**      **21 SOUTH RUSSELL STREET (ADJACENT):** Install two tree guards; style #1 in pre-approved designs.

**APP # 23.0816 BH**      **38 SOUTH RUSSELL STREET:** Repoint and/or repair poor conditions areas in the façade from where the water is actively infiltrating into the Unit #5.

## **V. RATIFICATION OF MARCH 16, 2023 PUBLIC HEARING MINUTES**

## **VI. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: APRIL 7, 2023**

### **BEACON HILL ARCHITECTURAL COMMISSION**

Members: Arian Allen, Maurice Finegold, Ralph Jackson, Mark Kiefer, Vacancy  
Alternates: Edward Fleck, Annette Given, Curtis Kemeny, Alice Richmond, Wen Wen

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/

**CITY of BOSTON**