



## NOTICE OF PUBLIC HEARING

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

**DATE:** FEBRUARY 15, 2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/96952356517](https://zoom.us/j/96952356517)

**RECEIVED**

By City Clerk at 1:34 pm, Feb 05, 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 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/96952356517> or calling 1 (929) 205-6099 and entering meeting id # 96952356517. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. DESIGN REVIEW HEARING

**APP # 23.1199 BH**

**83 MOUNT VERNON STREET**

Applicant: Tricia Dillon; Bridge Property Services  
Proposed Work: Repaint front door and surround.

**APP # 24.0666 BH**

**37 CHARLES STREET**

Applicant: Colin Daly  
Proposed Work: New wall sign, hanging sign and operational hours decals.

**APP # 24.0634 BH**

**43A JOY STREET**

Applicant: Elizabeth Cahill  
Proposed Work: Install small vent cover in existing soffit.



**APP # 24.0618 BH**

**36 BEACON STREET**

Applicant: Jordan Driscoll

Proposed Work: Replace missing lights in coal chute cover with plastic option.

**APP # 24.0675 BH**

**68 BEACON STREET**

Applicant: Brigid Williams; Hickox Williams

Proposed Work: Replace existing window with vent.

**APP # 24.0622 BH**

**23 SOUTH RUSSELL STREET**

Applicant: Sarah Harvey

Proposed Work: Repaint all masonry sills, lintels and shutters black.

**APP # 24.0647 BH**

**33 BOWDOIN STREET**

Applicant: Jacob Simmons; City Realty Group

Proposed Work: New granite pavers and steps on side entrance. Stanstead granite steps with coordinating pavers.

**APP # 24.0689 BH**

**20 LOUISBURG SQUARE**

Applicant: Kevin tenBrinke; KT2 Design Group

Proposed Work: Relocation of the lower exterior entry stair at 20 Louisburg Square. These stairs have been planned to align with a similar condition located at 18 Louisburg Square.

**II. ADVISORY REVIEW**

**APP # 24.0690 BH**

**8 PARK STREET**

Applicant: Tim Burke; Timothy Burke Architecture

Proposed Work: Addition of 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 Thank you.

**APP # 24.0618 BH**      **36 BEACON STREET:** Repair brownstone and repaint to match existing; replace copper gutter, apron, and flashing to match existing; reconstruct missing sections of fascia and soffit; replace missing slate.

**APP # 24.0688 BH**      **48 BEACON STREET:** Add pickets to existing balcony rail to make it code-compliant.

**APP # 24.0642 BH**      **27-29 BEAVER PLACE:** Replace decking in kind, repaint railings in kind.

**APP # 24.0671 BH**      **25 BRIMMER STREET:** Emergency repointing of the Front facade to address an occurring leak. Waterproof the bay window. Refinish lintels and sills as needed in kind.

**APP # 24.0621 BH**      **2 LOUISBURG SQUARE:** Restore all windows.



**APP # 24.0687 BH**      **45 MOUNT VERNON STREET:** Replacement of brickmould at Mt Vernon St-facing windows, 2nd & 3rd floor. Match existing profile, dimensions and paint. New brickmould in sapele or red merante.

**APP # 24.0646 BH**      **16 PINCKNEY STREET:** Repoint the front facade with mortar to match the original as close as possible. Mortar: Six parts sand, one-two parts Portland cement, two-three parts lime.

**APP # 24.0663 BH**      **1 RIVER STREET PLACE:** Repoint bottom three feet of wall and insert through wall flashing.

**APP # 24.0668 BH**      **9 WILLOW STREET:** Replace one south facing arched window wall at the penthouse level, keeping the exterior moldings, casements, arched trim, apron & flashing. The new sash will be true divided light, using clear glass, exterior glazing on glass openings & painted Briarwood semi-gloss to match the existing exterior color. Top sections are four set pieces, ends are three lites & middles are four lites. Bottom section two, eight lite set pieces on the ends and two operational eight lite swing out casements. This will all be fabricated in kind to existing. All arches on the top section will be templated to existing arch. Muntin design: 3/16" exterior wood stem & 3/4" interior width in kind to existing. Jamb, flashing & slate to remain at exterior.

#### **IV. RATIFICATION OF DECEMBER 21, 2023 & JANUARY 18, 2024 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 2/5/2024**

#### **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/*