



## NOTICE OF PUBLIC HEARING

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

**DATE:** 11/17/2022  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/97422719722](https://zoom.us/j/97422719722)

**RECEIVED**  
By City Clerk at 12:36 pm, Nov 07, 2022

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 be held virtually only and NOT in person. You can participate in this hearing by going to: [HTTPS://ZOOM.US/J/97422719722](https://zoom.us/j/97422719722) or calling 1 (929) 205-6099 and entering meeting id # 974 2271 9722. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. DESIGN REVIEW HEARING

- APP # 23.0168 BH** **94 BEACON STREET**  
Applicant: Jason Brickman  
Proposed Work: At rear. facade install new stone garage door header.  
Install new light fixture above garage door
- APP # 23.0186 BH** **145 PINCKNEY STREET**(Continued From 9-2022 Hearing)  
Applicant: George Sennott: Eagle Restoration  
Proposed Work: Replace balcony railings with code compliant railings  
to match existing color scheme
- APP # 23.0356 BH** **127 MOUNT VERNON STREET**  
Applicant: Mike Morton: Architectural Window Corporation  
Proposed Work: Replace exterior door in kind.
- APP # 23.0380 BH** **17 LOUISBURG SQUARE**  
Applicant: Chris Rapczynski; 'Sleeping Dog Properties  
Proposed Work: New EV Charger. Replace exterior door in kind(See  
Additional Items Under Administrative Review)
- APP # 23.0401 BH** **19 BRIMMER STREET**  
Applicant: Edward O'Connell  
Proposed Work: Reconfigure dormer trim to accommodate new  
copper gutter and reduce overhang
- APP # 23.0344 BH** **103 CHARLES STREET**  
Applicant: Jim Bellanca  
Proposed Work: New Intercom

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

**APP # 23.0351 BH**

**8 PARK STREET:** Repair failing brownstone window sills and lintels (2 each) on first floor of the front facade. Repairs to be tinted to match existing. In addition, repair/replace leaking roof, brickmould, and flashing over a 5th floor bay window located on the north elevation of 8 Park St, above a private alley and only marginally visible from a public way. All materials and paint to be of like kind & quality.

**APP # 23.0378 BH**

**15 RIVER STREET:** Repair/Repoint brick mortar joints on the right facade, where there is evident water infiltration. Mortar to match the historic color, tooling, and mixture. Repoint rooftop chimneys; inspect remaining facade areas for leak repairs and spot repair/repoint evident voids and cracks where water is leaking inside.

**APP # 23.0380 BH**

**17 LOUISBURG SQUARE:** Replace exterior door in kind. Repainting front door with color matched paint. Install new EV charger at street, (Standard has previously been approved at 6 + 7 Louisburg Square.) Replace siding at head house with new standing seam copper siding. Selective repointing of front façade. Painting of flower boxes to match existing color. Repaint all exterior of windows, trim and shutters on front façade, remove brick pavers on sidewalk to install heating element. Existing brick to be reinstalled (See Additional Items Under Design Review)

**III. RATIFICATION OF 10/20/2022 PUBLIC HEARING MINUTES**

**IV. STAFF UPDATES**

**V. PROJECTED ADJOURNMENT: 7:00**

**DATE POSTED: 11/7/2022**

**BEACON HILL ARCHITECTURAL COMMISSION**

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