



## NOTICE OF PUBLIC HEARING

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

**DATE:** AUGUST 15, 2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/96618855342](https://zoom.us/j/96618855342)

**RECEIVED**

By City Clerk at 2:18 pm, Aug 02, 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 by request. 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 our [Zoom Hearing](#) or calling 1 (929) 205-6099 and entering meeting id # 966 1885 5342. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATION REVIEW HEARING

**APP # 25.0039 BH**

**27 SOUTH RUSSELL STREET**

Applicant: Eugene Gordon

Proposed Work: Ratification of unapproved door stain.

**APP # 25.0061 BH**

**15 TEMPLE STREET**

Applicant: Bethany Odence

Proposed Work: Ratification of unapproved intercom system.



## II. DESIGN REVIEW HEARING

**APP # 24.1197 BH**

**5 WEST CEDAR STREET**

Applicant: Patrick Guthrie

Proposed Work: change of paint color on the two-story bay window from flat black to off-white. to match the window sash and trim (*See Additional Items Under Administrative Review*).

**APP # 24.1195 BH**

**101 CHESTNUT STREET**

Applicant: Linda Kane

Proposed Work: Change color of window trim to HC-176 Annapolis Gray Benjamin Moore.

**APP # 25.0095 BH**

**160 MOUNT VERNON STREET**

Applicant: Brigid Williams

Proposed Work: Install emergency electrical cut-off button.

**APP # 24.1187 BH**

**18 PHILLIPS STREET**

Applicant: Douglas Manley; Spencer Preservation

Proposed Work: Restoration of existing entry doors, facade windows, and alley door.

Replacement of concrete walks. Addition of handrailing and painting of existing handrails.

**APP # 24.0975 BH**

**27 CHESTNUT STREET**

Applicant: Francis McGuire & Sheila Burkus

Proposed Work: Replace pointed arched windows.

**APP # 25.0090 BH**

**54 PINCKNEY STREET**

Applicant: Ian Masters; Sam Kachmar Architects.

Proposed Work: New 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 # 25.0010 BH      37 BEACON STREET:** Replace four total 8 over 8 sash sets at the 5th floor, Walnut Street elevation. The existing windows are non-historic. Keep the existing jambs & exterior brick moldings & fabricate new mahogany solid block sash sets. The new sash will be true divided light, double hung and use clear glass. The exterior will be glazed at each glass opening & be painted in kind to the existing exterior color. Fabricate new interior window stops and solid brass sash locks on each sash.

**APP # 25.0002 BH      68 BEACON STREET:** Replace seven sash sets; All seven new sash sets are on the River Street elevation below grade. All seven window openings are below the existing sidewalk mounted steel grilles. The existing windows are a mixture of missing sash, vents & mixed non-original windows in the basement areas. All seven existing openings are believed to have been 4 over 4 lite, double hung windows. The new sash sets will be true divided lite, double hung and 4 over 4 pane configuration. The new sash will be fabricated from South American



mahogany, mortise & tenon construction and using clear glass. All the exterior glass openings will be glazed, primed & multiple coats of finish paint: Semi-gloss black to match the rest of the building. Existing jambs & brick moldings to remain.

**APP # 25.0003 BH 81 BEACON STREET** Repoint front facade 100%, mortar to match existing. Mortar Mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

**APP # 25.0073 BH 74 CHESTNUT STREET:** Repoint chimney and facade in kind.

**APP # 25.0047 BH 13 LOUISBURG SQUARE:** Install EV Charging Port, previously approved at other properties on the street.

**APP # 24.1186 BH 15 TEMPLE STREET:** Repoint front facade - using mortar mix in ratio of ;1 Portland, 2 lime, 7 sand, Repairs to brownstone - using Comproco Matrix, Restoration of front entrance.

**APP # 24.1199BH 15 TEMPLE STREET:** Replace deteriorated square head bolts with new steel bolts, add J-bolts, remove rotten cement, secure bracket supports with new cement, fabricate and install 5 bracket supports, scrape off old paint and rust, repaint fire escape.

**APP # 25.0082 BH: 2 WEST CEDAR STREET:** Repoint front and rear facade facades. Repair building brickwork at rear.

**APP # 24.1197 BH: 5 WEST CEDAR STREET:** Replace all extant triple-track, black aluminum storm windows with off-white, Allied Window Inc. HOL-B, removable lower panel storm windows (*See Additional Items Under Design Review*).

**APP # 25.0021 BH 22 WEST CEDAR STREET:** Repoint exterior side of garden walls in alley, Repoint interior courtyard garden walls; mortar to match original as close as possible. Mortar Mix: 6 parts sand, 1-2 parts portland cement, 1-2 parts lime.

#### **IV. RATIFICATION OF JULY 18, 2024 PUBLIC HEARING MINUTES**

#### **V. ANNUAL VOTE FOR CHAIR AND VICE CHAIR**

#### **VI. STAFF UPDATES**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: AUGUST 17, 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/*

**CITY of BOSTON**

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