



## NOTICE OF PUBLIC HEARING

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

**DATE:** NOVEMBER 21, 2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/96649770883](https://zoom.us/j/96649770883)

**RECEIVED**

By City Clerk at 4:33 pm, Nov 08, 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 4977 0883. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. DESIGN REVIEW HEARING

**APP # 25.0116 BH**

**210 CAMBRIDGE STREET**

Applicant: Ronald Brissette

Proposed Work: Replace damaged window.

**APP # 25.0405 BH**

**204 CAMBRIDGE STREET**

Applicant: William Loiacano

Proposed Work: New sign.

**APP # 25.0366 BH**

**65 ANDERSON STREET**

Applicant: Pinckney Place Condominium

Proposed Work: New intercom system with brass cover.

**APP # 25.0389 BH**

**122 CHARLES STREET**

Applicant: Lana Barakat; December Thieves

Proposed Work: New blade sign.



**APP # 25.0395 BH**

**121 MOUNT VERNON STREET**

Applicant: Monika Pauli; Pauli & Uribe Architects  
Proposed Work: Replace existing steel gate with new painted wood gate.

**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 # 25.0349 BH 50 BEACON STREET #3:** Replace (16) large existing double hung wood windows with Boston Sash, Sash Replacement kits. Frames and exterior trim to remain in place. Insulate at sash pockets. Painted per approved historic black. All windows with new sashes are on the second floor of the building.



**APP # 25.0398 BH 5 BRIMMER STREET:** Cut, chip & point the first floor. Light repair on the entry staircase. Paint/coat to match the existing color.

**APP # 25.042 BH 3 BYRON STREET:** Repaint the front door and wood trim around the door, as well as the ground floor front windows, using existing paint color and finish. Repaint the iron work above the entrance, using existing paint color and finish.

**APP # 25.0394 BH 125 CHARLES STREET:** Grind 100% of the front wall; Cut to be done 3/4" deep uniformed; Pressure wash with restoration cleaner; Repoint 100% of the front wall; Repoint to be done with type N mortar; Caulk all the window trims; Remove the granite tile on the stair wall; Remove the handrails; Replace the broke granite cap; Reinstall the granite tile on the wall; Repoint the stair; Reinstall the handrails back.

**APP # 25.0332 BH 75 CHESTNUT STREET:** Remove and replace one 6 over 6 with one 6 over 6, wood window, double hung, true divided lite, black spacer to cover gasket. Existing layout to remain exterior painted to match existing front elevation-floor four.

**APP # 25.0323 BH 25 LIME STREET:** Remove existing metal cladding from the front bay. Install copper cladding in kind.

**APP # 25.0404 BH 94 MOUNT VERNON STREET:** At front facade, replace all windows. Windows are to be all wood, 6 over 6, true divided light, no low-e glass, double hung, with a dark spacer bar in between the panes of glass. Level one will be 6 over 6, level two is to be 6 over 9, level three and mansard level are to be 2 over 2.

**APP # 25.0325 BH 36 PINCKNEY STREET:** Remove existing EPDM roofing, Install new EPDM roofing, Install copper flashing to the outside edge of the roof.

**APP # 25.0376 BH 42 PINCKNEY STREET:** Replace copper gutter and downspout in kind, repoint front facade brick in kind, using historic mortar mix, color and tooling, replace brownstone headers and sills in kind with cast stone, color to match existing, repair trim at the lower portion of oriel in kind. Repaint in kind (Soft gloss, linen white). Repair shutter in kind.

**APP # 25.0324 BH 48 PINCKNEY STREET:** Remove & replace one deteriorated bracket support with a new steel bracket support. Install the new bracket support and apply masonry to the bracket support at the base to ensure it is properly secure.

**APP # 25.0378 BH 93 PINCKNEY STREET:** Remove and replace all deteriorated square head bolts on the three fire escape balcony connections with new steel bolts and J-bolts for the grating floors. The entire fire escape will be re-secured, scraped, and painted.



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

**APP # 25.0339 BH 58 TEMPLE STREET:** Remove and replace two, 2 over 2 layout windows with, two double hung, 2 over 2, wood windows, true divided lite, black spacer to cover gasket. Existing layout to remain exterior painted to match existing front elevation, floor one.

### **III. RATIFICATION OF OCTOBER 17, 2024 PUBLIC HEARING MINUTES**

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

### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: NOVEMBER 8, 2024**

#### **BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Maurice Finegold, Mark Kiefer, Ralph Jackson, 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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