



## NOTICE OF PUBLIC HEARING

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

**DATE:** NOVEMBER 16, 2023  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/98604462042](https://zoom.us/j/98604462042)

**REVISED**

2:59 pm, Nov 06, 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/98604462042> or calling 1 (929) 205-6099 and entering meeting id # 986 0446 2042. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. DESIGN REVIEW HEARING

- |                         |   |
|-------------------------|---|
| <b>APP # 24.0306 BH</b> | <b><u>45 BEACON STREET</u></b><br>Applicant: Caitlin Garrison; AMS<br>Proposed Work: Replace wooden flag pole with a metal option.                      |
| <b>APP # 24.0387 BH</b> | <b><u>13-15 PINCKNEY STREET</u></b><br>Applicant: Chris Bushing<br>Proposed Work: Remove elevator head house skylight, replace with a flat rubber roof. |
| <b>APP # 23.0808 BH</b> | <b><u>103 MYRTLE STREET</u></b><br>Applicant: Timothy Burke<br>Proposed Work: Modify existing roof deck   |



**APP # 24.00438 BH**

**20 DAVID MUGAR WAY**

Applicant: Teresa Scott

Proposed Work: New door hardware

**APP # 24.0426 BH**

**46 BEACON STREET**

Applicant: Guy Grassi; Guy Grassi Designs

Proposed Work: **At front facade;** New Intercom, new door hardware (lockset, kickplate), new light fixture, remove flag poles. At front and side facade parapet, repair, clean, repoint and reset balustrade system, replace wood balusters with new precast concrete balusters to match existing. Remove emergency beacon, install new sprinkler bell & sign flush bronze siamese fire department connection. At the (non-historic) door under the solarium infill with precast concrete faux stone infill, At the front facade basement level replace block infill w/ new black louvers. **At roof;** Remove elevator headhouse and center chimney (chimney at the edge of roof to remain), new stair head house, remove roof structures & skylights (refer to plans), new acoustic fencing, clad small headhouse in copper, new doors and windows at headhouse, new roof deck. **At rear facade;** new garage entry and new lintel, new service door (existing opening), rebuild green bay-like addition with a new profile and clad in standing seam copper, remove fire escape abutting 8 spruce court, new decks (right side, top level and second from top level) and corresponding windows, door, and new parapet wall. Remove fire escapes, Infill boarded window with brick, infill one existing window. At the rear near 8 Spruce, install new brick veneer where veneer was removed. At **side facade;** Install five new windows in the blank wall (existing stairway), remove fire escapes, three new decks, remove stucco clad wall and metal windows, replace with brick parapet extension with new copper cap to match. Restore, repair,



replace glass, copper clad steel skylight system, replace rotted fixed and double hung window systems (frame and sash) to match existing. Lower windows on side oriel windows, enlarge window on level three.

**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 # 24.0426 BH      46 BEACON STREET: All Facades;** re-point all facades in kind (dimension, color, tooling, bond) using type O mortar mix, rebuild select sections of brick reusing historic brick and bond, clean all facades using type 1 cleaning. Replace all 1 over 1, vinyl window frames with new wood, double hung, 1 over 1 with an interior spacer bar that matches the color of the frame and half screens (refer to pans for window locations). All mechanical equipment (HVAC, etc.)



is to be installed so as not to be visible from any areas within the purview of the BHAC Commission. Replace all gutters with copper gutters. **Front Facade.** At front and side facade install new harvey industries tru-channel storm windows on historic windows at first level front, patch, repair, and repoint, spalled brownstone cornice systems as required with colored patch ("mimic system"). At front and side facades level two; restore inswing french windows, transom, frames, repair or replace brick mold and sills as needed using historic profile material, and color, at front and side facade, restore, repair, repaint, cast iron french balcony systems. At front and side facades restore, repair, repaint cast iron french balcony systems. At front and side facade, level one, restore double hung 1/1 sash, frame, Repair or replace brick mold, sills as required in historic profile, color, and material, restore, repair, repaint the iron fence system. At main entry; restore, repair, repaint door frame, arched transom and decorative iron grates. At main entry restore, repair, entry trim, cornice, columns. At the basement level front facade, replace rotted windows with new windows to match existing in color, material (1 over 1, wood, double hung with spacer bars matching the color of the sash. **Side facade,** Restore stained glass window at side of bay, restore, repair copper cornice and cladding on the solarium. At the rear roof, install a new copper gutter (right side, top level). Replace copper cladding in the bay window in kind. **Rear facade,** Remove storm windows at large stained glass windows, restore leaded windows and replace storms. Remove chain link/barbed wire fence, remove. Corbelled brick and copper cornice to remain, repair in kind as required.

**APP # 24.0386 BH**      **86 CHARLES STREET:** At bay window, repair wood rot and repaint. All work will match the original color and profile/dimensions.

**APP # 24.0416 BH**      **41-43 JOY STREET:** Repair wood and Repaint trim around the windows in kind. Trim profiles to match historic. Color is Rudlet Peach.

**APP # 24.0290 BH**      **2 PHILLIPS STREET:** In kind fire escape repairs

**APP # 24.0353 BH**      **5 LOUISBURG SQUARE:** Replace masonry sills and lintels in kind, same size, shape, pigment and material.

**APP # 24.0426 BH**      **20 LOUISBURG SQUARE:** Install EV outlet in sidewalk.



**APP # 24.0303 BH**      **87 MYRTLE STREET:** Repair downspout leading underground in kind.

**APP # 24.0384 BH**      **76 PINCKNEY STREET:** Cut and repoint two existing chimneys that are shared between 76 and 78 Pinckney Street, matching historic tooling, and mortar mix. Inspect and repair flashings as needed. Wash and apply sealant after curing period, install 3 inch copper drip edge along rake on brick wall on the Louisburg Square side of the home.

**APP # 24.0370 BH**      **78 PINCKNEY STREET:** Cut and repoint two existing chimneys that are shared between 76 and 78 Pinckney Street, matching historic tooling, and mortar mix. Inspect and repair flashings as needed. Wash and apply sealant after curing period, install 3 inch copper drip edge along rake on brick wall on the Louisburg Square side of the home.

**APP # 24.0293 BH**      **58 WEST CEDAR STREET:** Repaint bay window, window frames, entryway, shutters in kind. Repoint Revere Street facade.

### **III. RATIFICATION OF OCTOBER 16, 2023 PUBLIC HEARING MINUTES**

### **IV. STAFF UPDATES**

### **V. PROJECTED ADJOURNMENT: 7:45 PM**

**DATE POSTED: NOVEMBER 6, 2023**

### **BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Mark Kiefer, Maurice Finegold, Ralph Jackson, Sandra Steele  
Alternates: Alice Richmond, Curtis Kemeny, Annette Given, Edward Fleck, 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/*