



City of Boston  
Landmarks Commission

**RECEIVED**

By City Clerk at 3:46 pm, May 03, 2024



City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** 05/16/2024  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/94109202898](https://zoom.us/j/94109202898)

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 our [Zoom Hearing](#) or calling 1 (929) 205-6099 and entering meeting id # 941 0920 2898. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATION REVIEW HEARING

**APP # 24.0888 BH**

**147-149 CHARLES STREET**

Applicant: Evanthia Nassios; 147 Charles Holdings  
Proposed Work: Ratification of unapproved removal of party wall, roof, chimney, unapproved addition of mechanical headhouse visible from Charles Street, incorrect windows on upper level with 6 over 6 grid pattern, unapproved expansion of upper level windows, removal of non-historic awning and removal of decorative frieze.

### II. DESIGN REVIEW HEARING

**APP # 23.1199 BH**

**83 MOUNT VERNON STREET**

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

**CITY of BOSTON**

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**APP # 24.0979 BH**

**15 CHARLES STREET**

Applicant: Cathleen Foster  
Proposed Work: New signage.

**APP # 24.0975 BH**

**27 CHESTNUT STREET**

Applicant: Judith Selwyn; Preservation Technology  
Assoc, LLC  
Proposed Work: Replace non-historic windows.

**APP # 24.0977 BH**

**17 WEST CEDAR STREET**

Applicant: Renee Lyter  
Proposed Work: Enlarge window for egress.

**APP # 24.0348 BH**

**54 PINCKNEY STREET**

Applicant: Ian Masters, Sam Kachmar Architects  
Proposed Work: New roof deck.

**APP # 24.0976 BH**

**46 CHESTNUT STREET**

Applicant: Marc Van Brocklin; Embarc Design  
Proposed Work: Paint shutters deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, paint lintels and sills gray: Benjamin Moore “Ashley Gray, paint entry door, sidelites, transom, and entry portico off-white: Benjamin Moore “Classic Gray”. Paint door deep gray color to match Brattle Spruce, Benjamin Moore “Flint”, Install new decorative lantern pendant at entry door head, Replace eight historic double-hung windows in brick façade with new wood windows. Paint off-white: Benjamin Moore “Classic Gray”, replace three historic windows in the granite base with new wood windows, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint.” At mansard level, replace four non-historic windows in mansard dormers with new wood windows to match historic grid pattern, all wood, double hung, true divided lights with no low-e glass, paint off-white: Benjamin Moore “Classic Gray”, add decorative



wood cornice above stepped brick cornice, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, extend sloped mansard roof and add copper flashing/cap at top of slate roof, new natural slate as needed to match existing, enlarge two dormers (width to remain, lower sill) and add pediment detailing to top of dormers. At the rear facade, replace historic windows on Branch Street façade (six in wood oriel, two in brick) with new wood windows. Paint off-white: Benjamin Moore “Classic Gray”, replace garage door in enlarged opening with new wood garage door, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, widen opening  $\pm 4$ ” to the east to align with existing stone base. Re-set granite curb as needed, replace existing service door and transom in kind with new wood door and transom, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint”, At courtyard, rear and side facades, replace windows in new and modified openings with new wood windows, paint deep gray color to match Brattle Spruce: Benjamin Moore “Flint” New sills and lintels at all masonry openings, paint gray: Benjamin Moore “Ashley Gray”, remove all fire escapes, remove existing stairs connecting 3rd floor and 4th floor rear decks and 4th floor and roof deck, replace existing third and fourth floor rear deck railings with black metal rail, install roof deck with black metal railings and wood decking, install roof hatch. At the mansard level, install new windows and a pair of doors in modified openings. New standing seam metal roof, at wood-framed addition on top of brick ell, install new wood windows and doors in modified openings, re-side addition with wood panels and trim, paint windows, doors, cladding, and trim deep gray color to match Brattle Spruce: Benjamin Moore “Flint” (See Additional Items Under Administrative Review).



**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 # 24.0950 BH**      **13 BYRON STREET:** Repaint deck railing black.

**APP # 24.0925 BH**      **19 CHARLES RIVER SQUARE:** Restore all single glazed windows. Repaint to match existing. Remove all storm windows and replace them in kind.

**APP # 24.0976 BH**      **46 CHESTNUT STREET:** At front facade, repair and repoint existing brick masonry and granite base and stoop as required using historic mixture, tooling, and profile. Infill and tooth-in brick to match existing where obsolete exhaust grills are located and to be removed, replace shutters and install new shutter hardware. Repair as needed copper downspout and flashing, repair, restore, and paint existing window sills and headers as required, restore window grilles at sidewalk level, grill at egress casement window to be hinged, restore and paint entry door, sidelites, transom, and entry portico. Clean, patch/repair, and paint decorative railing and boot-scraper at front façade, paint



black. Restore door hardware: handleset, door knocker, mail slot, and house numbers, new “doorbird” door buzzer in brass finish, at mansard level, add copper gutter, add copper flashing/cap at top of slate roof. Re-set granite curb as needed, repair and repaint window grill (*See Additional Items Under Design Review*).

**APP # 24.0957 BH**      **15 REVERE STREET:** Repair broken concrete surrounding entryway in kind.

**APP # 24.0964 BH**      **59 RIVER STREET:** Re-point brick as required with an approved mortar mix and color to match the existing one-part cement, two-part lime, and seven to nine-part sand. Clean masonry with water and gentle detergent.

**APP # 24.0846 BH**      **21 WEST CEDAR STREET:** Replace seven total sash sets at front elevation. First floor has two total 6 over 6 windows. Second floor has three 6 over 6 and two total 2 over 2. The existing windows are non-historic. The new sash sets will keep the existing wood sills, jambs & brick moldings. The new sash will be fabricated from wood, and true divided lite, double hung, with no low-e glass and painted semi-gloss black to match the existing. All existing aluminum storm windows to be removed upon installation of new sash.

**APP # 24.0908 BH**      **72 WEST CEDAR STREET:** At level three and dormer level, replace five, 2 over 2, non-historic windows with five, 2 over 2, wood, double hung, true divided light, no low-e glass, with a dark spacer bar in-between the panes of glass.

**APP # 24.0950 BH**      **13 BYRON STREET:** Repaint railing

**IV. ANNUAL VOTE FOR CHAIR/VICE CHAIR**

**V. RATIFICATION OF 4/18/2024 PUBLIC HEARING MINUTES**

**VI. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 8:00 PM**

**DATE POSTED: 5/3/2024**

**BEACON HILL ARCHITECTURAL COMMISSION**



City of Boston  
Landmarks Commission



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Mayor Michelle Wu

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