



NOTICE OF PUBLIC HEARING

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

DATE: APRIL 17, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/96756228553](https://zoom.us/j/96756228553)

REVISED

7:12 am, Apr 07, 2025

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 #967 5622 8553. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF MARCH 20, 2025 PUBLIC HEARING MINUTES

II. DESIGN REVIEW HEARING

APP # 25.0717 BH

121 MOUNT VERNON STREET

Applicant: Elizabeth Colt

Proposed Work: Install two security cameras. Paint to match the installation surface.

APP # 25.0740 BH

170 CHARLES STREET

Applicant: Kristina Descoteaux; Egeria Real Estate

Proposed Work: Replace outdoor planters, update seating.

APP # 25.0755 BH

77 CHARLES STREET

Applicant: Patrick Hickox; Hickox Williams

Proposed Work: New sign spot lights and residential entry lighting. Modify blade sign.



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 Thank you.

APP # 25.0748 BH 68 BEACON STREET UNIT 2E: At second floor, right corner; replace six total windows on Charles Street, and five on Beacon Street in kind. Replace with 8 over 8, double hung, wood windows with no low-e glass and a dark spacer between the two panes of glass. The muntin bars are to be 15/16" profile consistent with previous windows approved at this property. The existing jambs, wood sills & brick moldings will be retained. All windows would be painted semi-gloss black to match the existing color. No masonry work.



APP # 25.0681 BH 73 CHARLES STREET: Masonry repair to the rear elevation to include spot cut repoint failing mortar joints, remove and replace eleven stone headers in kind with historic color and design, remove and replace six stone sills with historic color and design, paint headers in kind, replacing window caulking, paint windows and doors in kind.

APP # 25.0710 BH 26 CHESTNUT STREET: Scrape and repaint, sand, prime and paint the exterior of the front door in kind using Ben Moore semi-gloss black; HC 190.

APP # 25.0695 BH 70 CHESTNUT STREET: Install 20oz. copper gutter to match existing. Install copper flashing to brick walls.

APP # 25.0680 BH 32 GROVE STREET #8: At front facade, level two, replace five, non-historic, 1 over 1, double hung, wood windows with no low-e glass and a dark spacer bar in between the two panes of glass. Brick moulds remain in the historic profile and material. Prime and paint trim in kind.

APP # 25.0750 BH 20 LOUISBURG SQUARE: Restore shutters, repaint Amish Green (Historic Colors of America). Repaint windows and trim Jewett White. Restore shutters, repaint Amish Green (Historic Colors of America). Repaint windows and trim Jewett White. Spot repair masonry in kind with historic brick, mortar mix and tooling.

APP # 25.0713 BH 19 MYRTLE STREET: Cut and dispose of masonry bulged in four locations. Install new galvanized angles, prep and paint existing steel with primer at all exposed locations. Rebuild inner and outer wythes of brick around steel beams and columns. Cut and repoint 100% masonry joints. Replace a total of 250 bricks, wash masonry after completion of repairs. Bricks and mortar to color match existing.

APP # 25.0752 BH 7-8 PARK STREET: Perform full repointing of the brick and stone, miscellaneous masonry repairs, minor brownstone patching and coating on the remainder of the facade, new paint on the metal balconies and railings, miscellaneous repair of the ironwork, recaulking of the windows, replacement of the deteriorated copper roof and wood soffit on the second-floor balcony roof in kind, replacement of the 2x wood decking on second and fourth-floor balconies All work to match historic conditions.

APP # 25.0741 BH 71 RIVER STREET: Sand, spot prime and paint the existing black door at 71 River Street (rear address of 78 Charles Street). New paint to match existing; Benjamin Moore HC-190 Black, semi gloss.



Landmarks Commission
50th Anniversary



City of Boston
Mayor Michelle Wu

APP # 25.0551 BH 68 WEST CEDAR STREET: Replace leaking asphalt shingle roof at front and dormers with Slate. Replace back dormer under deck with rubber. Rebuild the head house in copper.

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: APRIL 4, 2025

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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