



NOTICE OF PUBLIC HEARING

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

DATE: MAY 15, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/95629369086](https://zoom.us/j/95629369086)

RECEIVED

By City Clerk at 7:08 am, May 05, 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 Meeting](#) or calling 1 (929) 205-6099 and entering meeting id # 956 2936 9086. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF APRIL 17, 2025 PUBLIC HEARING MINUTES

II. DESIGN REVIEW HEARING

APP # 25.0717 BH

121 MOUNT VERNON STREET

Applicant: Elizabeth Colt

Proposed Work: Install several security cameras on the facade of the property.

APP # 25.0726 BH

116 MYRTLE STREET

Applicant: Sean Cryts; Historic Windows & Doors

Proposed Work: Install two new cameras and one intercom.

APP # 25.0784 BH

6 MOUNT VERNON SQUARE

Applicant: Jim Fay; Street & Company

Proposed Work: Replace and repaint fence at rear.



APP # 25.0792 BH

94 MOUNT VERNON STREET

Applicant: Mark Van Brocklin; EMBARC Design
Proposed Work: Remove front hatch and add roof deck.

APP # 25.0798 BH

141 REVERE STREET

Applicant: Barbara Lewis
Proposed Work: New light fixture.

APP # 25.0799 BH

126 CHARLES STREET

Applicant: Ocean Otte
Proposed Work: New store sign.

APP # 25.0828 BH

56 PINCKNEY STREET

Applicant: Jim Bordewick
Proposed Work: Modify existing rear greenhouse.

APP # 25.0840 BH

20 LOUISBURG SQUARE

Applicant: Kevin tenBrinke
Proposed Work: Install life/safety equipment, new intercom system, replace window under entry stairs, new security grates on garden level windows.

APP # 25.0789BH

127 MOUNT VERNON STREET

Applicant: Jonathan Brown; Arch. Window Corp.
Proposed Work: Remove existing door with transom and replace in kind.

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: Replace 11 total sash sets keeping the existing jambs, wood sills & brick moldings at second floor. Six total 8 over 8 windows are on Charles Street and five total 8 over 8's are on Beacon Street. Replace existing windows with new wood, true divided light, 8 over 8, double hung sash sets. The new windows would have a 15/16" interior profile width as we have done previously approved in this building. Windows to be painted semi-gloss black to match the existing color. No masonry work.

APP # 25.0782 BH 26 CHESTNUT STREET: Scrape, wire brush, prime and paint the two exterior hand rails on the steps leading to the front door, the iron bars over the two ground floor windows and the two first floor windows and the iron balcony above the two ground floor windows and below the two first floor windows. Paint, Benjamin Moore Historical Color 190, oil, semi gloss.

APP # 25.0756 BH 13 LOUISBURG SQUARE: In kind roof repair.



APP # 25.0759 BH 28-30 MOUNT VERNON STREET: Facade and chimney repointing using historic mortar type, color and tooling, step flashing replacement, repainting of shutters same color.

APP # 25.0829 BH 101 PINCKNEY STREET: Exterior restoration and painting of the front of the building to include windows, doors, and shutters. All needed window repair will be completed in mahogany to match existing. Shutters will be removed for painting off site. Paint will be Fine Paints of Europe in Black to match existing conditions.

APP # 25.0811 BH 1 PRIMUS AVENUE: Replace four storm windows.

APP # 25.0825 BH 103 REVERE STREET: Replace three, non-historic, 6 over 6 shed dormer windows. Replace with 6 over 6, wood, true divided light, double hung & painted semi-gloss black at the exterior to match the existing color. Replace six panel front entrance door at the front elevation in kind. Re-use the existing brass door knocker. New brass lockset & trim. New brass door kick and new low profile bronze(brass) threshold. The existing jamb, sidelights & transom that are believed to be original would not be replaced. Repaint semi gloss black. The trim and surround would remain the same color/ White Dove in kind.

APP # 25.0762 BH 8 WEST HILL PLACE: At front and façades: cut 3/4" into the joints of the bricks and repoint in kind. Refinish lintels and sills as needed in kind. Prime and paint with Tammscoat waterproof paint to match the existing.

IV. RATIFICATION OF APRIL 17, 2025 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI ANNUAL VOTE FOR CHAIR AND VICE CHAIR

PROJECTED ADJOURNMENT: 10:00 PM

DATE POSTED: MAY 2, 2025



Landmarks Commission
50th Anniversary



City of Boston
Mayor Michelle Wu

BEACON HILL ARCHITECTURAL COMMISSION

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

*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/*