



## NOTICE OF PUBLIC HEARING

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

**DATE:** 10/20/2022  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/99345501371](https://zoom.us/j/99345501371)

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 be held virtually only and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/99345501371> or calling 1 (929) 436-2866 and entering meeting id # 993 4550 1371. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATIONS

**APP # 23.0231 BH**      **87 BEACON STREET**  
Applicant: Daniel Settelmayer  
Proposed Work: ratification of unapproved door intercom

### II. DESIGN REVIEW

**APP # 23.0168 BH**      **94 BEACON STREET #1**  
Applicant: Jason Brickman  
Proposed Work: At rear façade install new stone garage door header.  
Install new light fixture above garage door.

**APP # 22.1188 BH**      **131 CAMBRIDGE STREET (OLD WEST CHURCH)**  
Applicant: Michael Moehring  
Proposed Work: New garden toolshed

**APP # 23.0300 BH**      **7 LOUISBURG SQUARE**  
Applicant: Alexander Sassaroli; Steven Harris Architects  
Proposed Work: Replace all front windows on levels G through 5 with wood windows that were previously approved under App #22.0760 BH. Change muntin width from 3/4" to 7/8" for approved replacement wood windows.

**APP # 23.0276 BH**      **1 STRONG PLACE**  
Applicant: Chris Devor  
Proposed Work: Ratification of unapproved Ring Doorbell, replace deteriorated wooden window sills, replace the cement window well with granite well, paint front door black (See Additional Work under Administrative Review)

- APP # 23.0304 BH** — **72 WEST CEDAR STREET (Withdrawn)**  
 Applicant: Patricia Pingree  
 Proposed Work: Replace all historic, front façade, 2 over 2, wood windows with wood, 2 over 2, double hung replacement windows
- APP # 23.0134 BH** **68 PINCKNEY STREET**  
 Applicant: Holly Fetter  
 Proposed Work: Benjamin Moore Louisburg Green HC-113
- APP # 22.1420 BH** **28 MOUNT VERNON STREET**  
 Applicant: Judith Doyno  
 Proposed Work: New light fixture, repaint front entryway
- APP # 23.0301 BH** **67 WEST CEDAR STREET**  
 Applicant: Guy Grassi  
 Proposed Work: New intercom, door hardware, and brass kick plates, new light fixture, repair and repaint existing wood panels at basement level window openings, repaint masonry, refinish front doors (See *Additional Items under Administrative Review*)
- APP # 23.0227 BH** **20 MOUNT VERNON STREET**  
 Applicant: James Borzell  
 Proposed Work: New copper chimney cap
- APP # 23.0288 BH** **44 CHESTNUT STREET**  
 Applicant: Rob Ferree  
 Proposed Work: Replace roof deck in kind (See *Additional Items under Administrative Review*)
- DISTRICT-WIDE**  
 Applicant: City of Boston  
 Proposed Work: Discussion and vote on proposed community Preservation Act Plaque Policy

**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 # 23.0257 BH** **4 ACORN STREET:** Replace the stool, compromised mulls and brick molds at the front elevation 1st floor window unit. All work and paint to match existing.
- APP # 23.0238 BH** **61 BEACON STREET:** Repair and repaint fire escape in kind
- APP # 23.0223 BH** **64 BEACON STREET:** Replace rotted wood on recessed panel enclosure of overhead door assembly above the Branch Street curb cut at the rear of 64 Beacon Street. Any required replacement of interior frame and exterior panel enclosure will be of wood to match the existing in material and dimensions. Prime and paint two coats of existing black color
- APP # 23.0286 BH** **84 BEACON STREET:** Replace steel staircase in kind, reinstall existing granite steps
- APP # 23.0175 BH** **87 BEACON STREET:** Rebuild rear garden wall in kind
- APP # 23.0111 BH** **37 BRIMMER STREET:** At front façade, level five, replace two , 4 over 4, double hung, wood, true divided light windows in kind, at front façade level four, replace two, wood casement windows in kind. This project was previously approved in 2018
- APP # 23.0288 BH** **44 CHESTNUT STREET:** Repoint chimney in kind (*See Additional Items Under Design Review*)
- APP # 23.0252 BH** **18 HANCOCK STREET #2 #3:** Replace four front and two rear second floor (non-historic) windows. Maintain original wood frames, brick molding and wood sills, fabricate new wood sash sets keeping the existing frames. Front elevation windows will be 1 over 1 double hung sash sets. The two rear elevation windows will be 2 over 2, double hung, true divided light sash sets. The new sash sets would be wood, mortise & tenon fabrication using clear glass. All sash rails would match an original period correct window. Rear elevation would be a 3/4" interior muntin width profile on 2/2's, sill pitch to match the existing wood sill: 3/16". All new sash would be oil based glazed at the exterior and finish painted Tri-Corn Black to match the rest of the building
- APP # 23.0219 BH** **28 MOUNT VERNON STREET:** Install tree guard
- APP # 23.0220 BH** **99 MYRTLE STREET:** Repair and repaint fire escape in kind
- APP # 23.0247 BH** **73 PINCKNEY STREET:** Cut and repoint brick façade in kind, repaint wood surfaces to match existing
- APP # 23.0276 BH** **1 STRONG PLACE:** Replace aluminum downspout with copper version, repaint the rusted iron stars on the front of the house black,

remove rust stains on window headers, repoint brick façade in kind, repair sidewalk in front of 0 Strong Place by installing granite curb to match the rest of the street (*See Additional Work under Design Review*)

**APP # 23.0287 BH**

**52 TEMPLE STREET:** Repair and repaint fire escape in kind

**APP # 23.0291 BH**

**1 WALNUT STREET:** Paint existing windows, trim and cornice in kind

**APP # 23.0230 BH**

**3 WALNUT STREET (Unit #2):** Replace all second floor (2 over 2) windows (aluminum 1980's simulated divided light jamb liners). Install new mahogany, true divided light wood, double hung sash sets. The existing older frames, wood sills and brick molding would remain and not be replaced. All new wood sash would be painted Black Forest Green to match the existing color at the exterior. Muntin design: 3/4" interior width and profile to match period. 3/16" exterior wood stem and glazing. All wood styles would be a thin design from the mid 1800's. The existing painted copper at the bay would also remain. Window total: ten windows at front elevation, one window at alley, three windows at side elevation

**APP # 23.0301 BH**

**67 WEST CEDAR STREET:** Repair and restore exterior, repair and repaint windows and trim in kind, replace existing storms and screens, repair and repaint existing entry handrails, remove existing fire balcony at roof dormers, re-pitch existing gutter, clean and restore granite base (*See Additional Items Under Design Review*)

#### **IV. RATIFICATION OF SEPTEMBER 15, 2022 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 9:00 PM**

**DATE POSTED 10/7/2022**

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

*Members: Arian Allen, Ralph Jackson, Mark Kiefer, Vacancy, Vacancy*

*Alternates: Annette Given, Ed Fleck, Alice Richmond, Wen Wen, 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/