



## NOTICE OF PUBLIC HEARING

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

**DATE:** JULY 20, 2023  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/92823452845](https://zoom.us/j/92823452845)

**RECEIVED**

By City Clerk at 10:39 am, Jul 10, 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/92823452845> or calling 1 (929) 205-6099 and entering meeting id # 92823452845. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATION HEARING

**APP # 23.0940 BH**

**3 CHARLES RIVER SQUARE**

Applicant: Jim Mooney; Light Hill Property Mgmt.  
Proposed Work: Ratification of unapproved video doorbell.

### II. DESIGN REVIEW HEARING

**APP # 23.1118 BH  
& 23.1149 BH**

**59 RIVER STREET**

Applicant: Rebecca Gladstone  
Proposed Work: Repaint shutters from Essex Green to black & repaint front door black.



**APP # 23.1140 BH**

**19 MYRTLE STREET (BEACON HOUSE)**

Applicant: Ken Crisafulli; Beacon House  
Proposed Work: Replacement of existing (non-historic) aluminum windows and screens on floors three through eight. Color as selected by the Landmarks Commission from available samples to match existing color as deemed appropriate by the Commission. New windows will be located within existing masonry openings in the same location as the existing windows.

**APP # 23.1192 BH**

**12 DERNE STREET**

Applicant: Ian Fox; Twelve Derne, LLC  
Proposed Work: Paint all window trim and front door black.

**APP # 23.1193 BH**

**14-16 DERNE STREET**

Applicant: Ian Fox; Fourteen Sixteen Derne, LLC  
Proposed Work: Paint all exterior door and window trims, bay windows, and dormers black.

**APP # 23.1195 BH**

**7 LOUISBURG SQUARE**

Applicant: Sassaroli; Steven Harris Architects  
Proposed Work: New FD Alert systems, new security camera, door hardware, house number, new mail slot, new chimney pots. (See *Additional Items Under Administrative Review*).

**APP # 23.1204 BH**

**83 MYRTLE STREET**

Applicant: Brigid Williams; Hickox Williams  
Proposed Work: New lantern pendant light.

**APP # 23.1202 BH**

**10 WALNUT STREET**

Applicant: Tim Burke; Timothy Burke Architecture  
Proposed Work: Install three new bollards.

**APP # 23.0900 BH**

**103 MYRTLE STREET**

Applicant: Sean Cryts; Historic Windows & Doors  
Proposed Work: Replace all original 6 over 6 windows on front facade.

**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.

**VIOLATION RATIFICATION COMPLIANT WITH DISTRICT STANDARDS.  
RESOLUTIONS WERE PREVIOUSLY APPROVED AT OTHER PROPERTIES.**

**APP # 23.1184 BH**      **21 BRANCH STREET:** Ratification of unapproved video doorbell unit. Unit will be recessed into the doorway with a brass plate covering all of the unit except the button and camera.

**REGULAR ADMINISTRATIVE REVIEW**

**APP # 23.1198 BH**      **65 ANDERSON STREET:** Replace five 27 over 20 lights, single hung, arched top sash sets one, 15 over 15, double hung sash set, one 27 lite set piece, one, 12 by 12, French door set in the same masonry opening, one 8 over 8 double hung sash set. All new sash sets and doors will be fabricated from Mahogany, true divided light, oil based glazed and painted semi-gloss black, the color exterior to match the existing color. The muntin width will change from the current 1 1/4"



that would not have been original to a 3/4" interior muntin width & 3/16" exterior wood stem. New door set will match the existing design which will be 12 by 12 lite "swing in" and a change to a 3/4" muntin width. Sash rails will match a more original reveal on top, meeting rails, sides & bottom stiles. Sash will be using clear glass. No frames, jambs, wood sills or masonry will be altered.

**APP # 23.1084 BH**      **89 CHARLES STREET:** Selective roof slate repairs, carpentry repairs at dormer windows; including trim and paint, remove and repair existing shutters including paint. Replace copper gutter with new copper gutter, copper flashings. Repair brick seat under gutter if req. All work to match existing/all materials to replace in kind.

**APP # 23.1205 BH**      **139 CHARLES STREET:** Paint existing painted areas in kind, to include door, decorative panels around door area, storefront cornice, transom and display window of 139A Charles St. Paint existing painted areas in kind of 139 and 141 Charles St. exterior doors, transom, exterior molding and side panels.

**APP # 23.1070 BH**      **35 HANCOCK STREET:** At rear of property floor three, replace two, non-historic (vinyl), 1 over 1 windows with 1 over 1, wood, double hung windows.

**APP # 23.1195 BH**      **7 LOUISBURG SQUARE** New intercom (meets district standard), restoration, repaint (in kind) and reconstruction of basement and first floor doors and jambs/surrounds to match existing, new security grate at basement level (installed through the mortar joints) (*See Additional Items Under Design Review*).

**APP # 23.1081 BH**      **130 MOUNT VERNON STREET:** Sand and repaint, in kind; entire front door bay from below the gargoyles to the yellow plaster, repair holes and rotten wood around roof, repaint in kind. Repair wood around and on the garden door, repaint in kind, repair rusted ironwork throughout garden in kind, repaint fire escape in kind.

**APP # 23.1116 BH**      **7-9 CHARLES STREET:** Remove and replace slates on the rear mansard roofs at 7 and 9 Charles Streets, replace any deteriorated wood sheathing in kind, cover sheathing in ice and water shield. Slates to match existing slates in color and texture.

**APP # 23.1122 BH**      **53 MOUNT VERNON STREET:** Replace/repair all metal work with copper: flashing, skylight elements, gutters, downspouts, repair two dormers to match existing, reroof two dormers in kind.



**APP # 23.1142 BH**      **14 PINCKNEY STREET:** Repoint front and rear facades 100%. Match mortar in kind, 6-7 parts sand, 2 parts lime, 1-2 parts Portland cement.

**APP # 23.1183 BH**      **15 PINCKNEY STREET:** Replace two front elevation, level two window sashes in kind. Windows are 6 over 1, wood, double hung, true divided light, Muntin design will be 3/4" interior profile width, 3/16" exterior wood stem.

**APP # 23.1141 BH**      **18 PHILLIPS STREET:** Perform urgent, selective removal of materials surrounding the main entryway due to large cracks, temporarily stabilize and repair the area to its original conditions.

**APP # 23.1106 BH**      **50 WEST CEDAR STREET:** Remove all old square head bolts & replace them with stainless steel bolts at all brackets supports & stringer connections. Repair the existing steel ladder. Paint all stainless-steel bolts.

**APP # 23.1175 BH**      **67-71 WEST CEDAR STREET:** Rebuild front facade due to structural stability issues (bulging brick). Mortar tooling & mix to match historic profiles, original brick to be reused.

**APP # 23.1102 BH**      **72 WEST CEDAR STREET:** Restore seven existing historic windows: removal of existing paint, repair of sash, glazing of existing glass, prime, painting and re-install. installation of seven allied single channel windows painted black to match the exterior sash.

#### **IV. RATIFICATION OF JUNE 15, 2023 PUBLIC HEARING MINUTES**

#### **V. ANNUAL VOTE FOR CHAIR & VICE CHAIR**

#### **VI. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 8:45 PM**

**DATE POSTED: 07/10/2023**

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

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

**CITY of BOSTON**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

*Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/  
Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons  
with Disabilities/ Architectural Access Board/*