



### NOTICE OF PUBLIC HEARING

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

**DATE:** 7/15/2021  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/81619360875](https://us02web.zoom.us/j/81619360875)

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://US02WEB.ZOOM.US/J/81619360875](https://us02web.zoom.us/j/81619360875) or calling 1 (929) 205-6099 and entering meeting id #816 1936 0875. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

#### I. DESIGN REVIEW HEARING

- APP # 21.0302 BH**      **57 MYRTLE STREET** (Previously reviewed at 5/2021 Hearing)  
Applicant: 57 Myrtle Condominium Trust  
Proposed Work: Review of bay painting color
- APP # 22.0004 BH**      **88 PINCKNEY STREET:** (Removed By Applicant)  
Applicant: Garrett Goodridge; Hickox Williams Architects  
Proposed Work: Replace front door, paint new door Black (HC-190), Remove existing mail slot on lower left side lite, install new, larger mail slot, new door hardware (deadbolt, knob, kick plate). (See Additional Items under Administrative Review)
- APP # 21.1072 BH**      **39-41 MOUNT VERNON STREET:** (Removed By Applicant)  
Applicant: Amy Revene  
Proposed Work: Add six security gates to lower level windows to match existing windows with security gates.
- APP # 22.0005 BH**      **45 CHARLES STREET:**  
Applicant: Alicia Colston; GMR  
Proposed Work: Replace twelve canopy-mounted fixtures with new LED fixtures. Install one new LED wall-mounted fixture.
- APP # 22.0006 BH**      **88 CHARLES STREET:**  
Applicant: Greta Belsole  
Proposed Work: New blade sign installed using existing hardware.
- APP # 22.0007 BH**      **8 PARK STREET:**  
Applicant: Meredith Waites  
Proposed Work: New exhaust at rear of property.

**APP # 22.0008 BH**

**138 CHARLES STREET:**

Applicant: Bryn Robinson; Boston Sign Co.

Proposed Work: New hanging sign, new pan sign, new window etching.

**APP # 22.0009 BH**

**87 PINCKNEY STREET:**

Applicant: Edward O'Connell; O'Connell Design Build LTD

Proposed Work: Replace existing deck and rail.

**APP # 22.0010 BH**

**35 SOUTH RUSSELL STREET:**

Applicant: Michael Blutt; Blutt Architects

Proposed Work: ~~Laminate existing front~~-(new) service entry door.

**APP # 22.0011 BH**

**1 OTIS PLACE:**

Applicant: Patrick Guthrie, AIA

Proposed Work: New roof deck with glass guardrails, new conical skylight, remove brick infill on second floor and replace with window.. Install new window in brick wall at third floor. Replace all 64 windows on property with historic profile and pane configuration. New windows will be wood, true divided light, double hung. Paint window trim and cornice trim with flat black color (SW699) which is currently grey. Replace door on Mount Vernon Street, install new door hardware. New front door (Otis Place) hardware (See *Additional Items under Administrative Review*).

**APP # 21.1129 BH**

**73 BEACON STREET:**

Applicant: Marc Beaulieu; Beacon Place Properties

Proposed Work: Enlarge existing opening in rear garden wall for new gate, ~~new roof deck at rear ell. New garden level garage with first floor roof deck, new copper clad three-story bay addition. Install reconfigured existing fourth floor rear dormer and roof deck with stairs to deck above dormer~~ (Crossed off items determined to be exempt) (See *Additional Items under Administrative Review*).

**APP # 22.0012 BH**

**144 CHARLES STREET:**

Applicant: David Hacin; Hacin & Associates

Proposed Work: Conversion of part of the property from parking to mixed-use space. Work items include the repair and replacement of select existing storefront windows and entrances in kind, new recessed storefront entrances to match existing, paint wood storefront windows and entrances black. Define locations for new retail signage and consistent placement of blade signage, Remove existing gooseneck sign lighting over one retail storefront. New wall mounted sconces at garage and building lobby entrances for indirect lighting of flaking brick piers, new brick and concrete paving at covered passage, new finish stucco ceiling at covered passage, new wall mounted sconces at covered passage, Modified egress doors at covered passage. Existing door opening at 1<sup>st</sup> floor on west facade to be infilled with matching masonry, existing windows on west and south facades to be replaced as needed with translucent glass to match, modified opening at the 4<sup>th</sup> floor roof deck on the south façade, new 4<sup>th</sup> floor roof deck with planters and guardrail, not visible from a public way, 8' tall vertical wood screen wall at west side, new roof deck at upper roof with perimeter planters and guard rail, modified mechanical screen enclosures with vertical standing seam zinc cladding expanded to accommodate new mechanical equipment, green screen wire mesh façade system for growth of existing vines on west façade facing Annie Fields Garden. (See *Additional Items under Design Review*).

**II. 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 one year from the date of the hearing. 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 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

- APP # 22.0013 BH**      **34 BEACON STREET:** Replace snow guards, spot repointing masonry. Change rooftop material from TPO to copper on south slope roof and dormers.
- APP # 21.1129 BH**      **73 BEACON STREET:** Repaint roof deck guardrails, repaint ornamental metal work above garden wall, repoint and clean rear building wall and rear garden wall, restore three existing wood windows at rear of the property. (See Additional Items under Design Review)
- APP # 22.0012 BH**      **144 CHARLES STREET:** Masonry repairs on all facades as indicated on structural report, Charles Street curb and sidewalk replacement in kind in accordance with district guidelines (See Additional Items under Design Review).
- APP # 22.0014 BH**      **1 CHESTNUT STREET:** Replace bottom treads to match existing granite. Repair entrance surround to match historic (existing) design and color.
- APP # 22.0015 BH**      **23 CHESTNUT STREET:** Restore all front facing windows.
- APP # 21.1127 BH**      **45 MOUNT VERNON STREET:** At front façade; level three, replace three, wood, 6 over 6, double hung, true divided light windows, with historically appropriate replicas. New windows will have approx. 60% historic glass.
- APP # 21.1128 BH**      **97 MOUNT VERNON STREET:** At Mount Vernon Street facade, level one, replace two, 2 over 2, wood, double hung, and true divided light windows and one, 6 over 6, wood, true divided light windows with historic replicas. At West Cedar Street facade, level 1, replace five, 6 over 6, wood, double hung, and true divided light windows with historic replicas. All windows will replace sash only.
- APP # 22.0011 BH**      **1 OTIS PLACE:** Remove oil vents, patch cavity with brick harvested from other portions of the building (not visible from street), Reconstruct cast

stone steps to their original dimensions and design, Replace wood security screen with metal to match existing. Security gate to be installed into the mortar joints, not the brick itself. Patch, repair front wood door facing Otis Place. (See *Additional Items under Design Review*).

**APP # 22.0004 BH**

**88 PINCKNEY STREET**: Repair existing double-hung window at front fourth floor, at rear façade, levels one through four, replace all existing (non-historic) double-hung, 2 over 2, wood windows with replicas that match material, color, dimensions, and pane configuration. (See *Additional Items under Design Review*)

**III. RATIFICATION OF 6-17-21 PUBLIC HEARING MINUTES**

**IV. ANNUAL VOTE TO APPOINT CHAIR & VICE-CHAIR**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 7/5/2021**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Martha McNamara, Vacancy, Vacancy, Vacancy*

*Alternates: Alice Richmond, Vacancy, Wen Wen, Annette Givens, 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/*