



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 8/19/2021  
**TIME:** 5:00 PM  
**ZOOM:** <https://us02web.zoom.us/j/83648645529>

BOSTON, MA

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/83648645529> or calling 1 (929) 205-6099 and entering meeting id # 836 4864 5529. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

**I. DESIGN REVIEW HEARING**

**APP # 22.0192 BH**

**TREMONT STREET (GRANARY BURIAL GROUNDS ADJACENT):**

Applicant: Paul Costa; Crown Castle Fiber LLC  
Proposed Work: New cell antenna on existing pole.

**APP # 22.0225 BH**

**45 MOUNT VERNON STREETS:**

Applicant: Michelle Carey; Payne Bouchier  
Proposed Work: Relocate deck rail approved @ June '21 hearing.

**APP # 22.0226 BH**

**6 OTIS PLACE:**

Applicant: Michelle Carey; Payne Bouchier  
Proposed Work: Remove & reset existing upper deck and 4th floor front deck in-kind. Iron rail to be refurbished in the process, no revisions to existing footprint or configuration of deck (See Additional Items Under Administrative Review).

**APP # 22.0012 BH**

**144 CHARLES STREET:** (Remanded to Full Committee From 7/23 SubCommittee)

Applicant: David Hacin; Hacin & Associates  
Proposed Work: Conversion of part of the property from parking to office use. Work to include; replacement of windows, addition of new windows, new light fixtures, remodel of lower level driveway, new signage master plan, new roof

deck, masonry infill of several floor 1 and 2 openings, new storefront openings.

**APP # 22.0227 BH**

**62-66 CHARLES STREET:**

Applicant: William Beckeman

Proposed Work: New storefront signage.

**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 # 22.0176 BH**

**18 PHILLIPS STREET:**

Applicant: Boston Center for Jewish Culture (Vilna Shul)

Proposed Work: Removal of (3) existing exterior building mounted lights at the east alleyway and subsequent replacement with new LED lighting mounted to the building at 1'-3" above the ground surface.

**APP # 22.0077 BH**

**2 PHILLIPS STREET:**

Applicant: Elizabeth McGregor

Proposed Work: At garden level, replace one of the existing wood aluminum clad double hung basement windows with a wood aluminum clad casement window of the same overall size for egress.

**APP # 22.0134 BH**

**42 IRVING STREET:**

Applicant: Nathaniel Walton

Proposed Work: New basement wood door, replace existing roof and dormer clad in asphalt shingles in kind.

**APP # 22.0155 BH**

**107-109 CHESTNUT STREET:**

Applicant: Deborah Thomas: Street & Company

Proposed Work: Install five chimney pots on chimney base to replace broken and cracked pots. (See Additional Items Under Administrative Review).

**APP # 22.0154 BH**

**150 MOUNT VERNON STREET:**

Applicant: Simon Boyd

Proposed Work: Relocate door knocker.

**APP # 22.0147 BH**

**88 PINCKNEY STREET:**

Applicant: Garrett Goodridge

Proposed Work: Remove existing, small mailbox slot located in panel below left sidelite and infilled. New, larger mailbox slot to be installed vertically in panel below left sidelite to resemble condition at 32 Cedar Lane way. Replace existing double-hung windows (Units 1-3) at fourth floor -- North, front-facing façade (See Additional Items Under Administrative Review).

**APP # 22.0177 BH**

**133 CHARLES STREET:**

Applicant: Jeff Gradv  
Proposed Work: New store signage.

**APP # 22.0179 BH**

**87 PINCKNEY STREET:**

Applicant: Edward O'Connell  
Proposed Work: New hand rail.

**APP # 22.0124 BH**

**30 CHARLES STREET:**

Applicant: Jennifer Gallagher  
Proposed Work: New store signage.

**APP # 22.0179 BH**

**112 REVERE STREET:**

Applicant: Peter Jang  
Proposed Work: New store signage.

**APP # 22.0179 BH**

**68 CHESTNUT STREET:**

Applicant: Sean Cryts; Historic Windows and Doors  
Proposed Work: Replace two garden level casement windows.

- 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 # 22.0079 BH 25 BEAVER PLACE:** Replacement of existing insulated glass panes that are failing for second floor casement windows. Existing sashes and hardware will be restored and reused, along with fresh paint of identical color.

**APP # 22.0228 BH 7-9 CHARLES STREET:** Replace existing mansard slate, replace with (stone) slates matching existing slates in color size and shape. Remove existing gutters and downspouts and replace with copper. Scrape sand, prime and paint existing windows and trim to match existing, Ben Moore, HC 164 Puritan Gray.

**APP # 22.0091 BH 54 CHESTNUT STREET:** Fire escape repairs and repainting.

**APP #: 22.0162 BH 82 CHESTNUT STREET:** Paint fire escapes in kind. Scrape, prime and paint trim on all three sides of building; front retail, Windows and Doors in kind. Prep and Prime Stucco all three sides of building.

**APP #: 22.0137 BH 62-66 CHESTNUT STREET:** Clean, scrape and repaint all exterior wooden surfaces. This includes all trim and sills surrounding windows and doorways. Paint will be a match to existing color.

**APP # 22.0155 BH 107-109 CHESTNUT STREET:** Repair chipped masonry on chimney in spalled areas. Install wire lathe. Apply new stucco coating. (See Additional Items Under Design Review).

**APP # 22.0168 BH 28 GARDEN STREET:** Replace all front facing (non-historic) windows. All windows on floors one and three will be wood, 6 over 6, double hung, true divided light. Floor two will be 6 over 9 double hung wood true divided lights.

**APP # 22.0199 BH 9 HANCOCK STREET:** Replace three total (non-historic) 6 over 1 windows at the parlor level (1st floor, top of stairs) at the front elevation. Windows will be 6 over 1 light, double hung, true divided light sash sets in original frames. Original frames, brick molding and wood sills are in good condition and will remain.

**APP # 22.0200 BH 50 JOY STREET:** Repair building facade masonry to match existing using cement lime mix.

**APP # 22.0153 BH 31 MOUNT VERNON STREET:** Exterior masonry repair to mitigate water damage, covering approximately the northeastern most 10' of brickwork up to the 3rd floor window sill (rightmost along Hancock Street, see attachment). Existing mortar will be repointed and water sealed, as will the 3rd floor sill. New mortar will be color-matched, as will replacement brownstone if any is needed.

**APP # 21.1072 BH 39-41 MOUNT VERNON STREET:** Cut and point one side of chimney and opposite wall at penthouse balcony. Replace approx. 10 bricks and apply clear sealer. Coat previously coated wall to match. All repairs to match existing.

**APP # 22.0229 BH 72 MYRTLE STREET:** Cut and repoint mortar joints at party wall.

**APP # 22.0153 BH 79 MYRTLE STREET:** Replace all existing (non-historic) 6 over 1 windows at the front elevation, fifth (top) floor unit 5. Windows will be 6 over 1 lites, wood, double hung sash sets in existing frames.

**APP # 22.0226 BH 6 OTIS PLACE:** Spot re-pointing and brick repair as needed on the façade. Replace eight front-facing windows with 4th floor center door and flanking fixed side lites (all equally sized as per current configuration). Replacing 10 rear-facing windows as per current configuration) (See Additional Items under Design Review).

**APP #: 22.0162 BH 10 OTIS PLACE:** Replace 6 total 6/6 wood windows at the front elevation, fourth floor, unit 4A.

**APP # 22.0147 BH 88 PINCKNEY STREET:** Repair existing painted wood treads / risers at entry paint to match existing (Benjamin Moore Black "HC-190" / semi-gloss sheen), Repair existing fourth floor dormer (existing roofing and trim are exhibiting significant deterioration): material replacement in-kind and paint to match existing. Replace existing downspout with copper and replace associated cast iron boot in-kind (*See Additional Items Under Design Review*).

**APP # 22.0230 BH 112 REVERE STREET:** Replace chain link fence to match neighboring property.

**APP # 22.0231 BH 33 RIVER STREET:** Repoint front elevation 100% matching existing mortar mix in color and aggregate. Scrape, prime and paint to match existing second floor front bay including windows BM076.

**APP # 22.0074 BH 38 WEST CEDAR STREET:** Cut out joints and repoint brick masonry rear of building, repair concrete chimney cap, replace angle irons over eight windows, and replace windows sills for 8 windows, caulk windows, prime and paint, repair joints on front pavement. All work to match existing.

**APP # 22.0165 BH 39 WEST CEDAR STREET:** Replace two total front elevation and 2 total rear elevation top floor dormer windows. New 6 over 6 true divided light, mahogany wood double hung sash sets.

**APP # 22.0210 BH 56 WEST CEDAR STREET:** Repair water table granite in kind.

### **III. RATIFICATION OF 7/15/2021 PUBLIC HEARING MINUTES AND 7/23/2021 PUBLIC SUBCOMMITTEE MEETING**

### **IV. STAFF UPDATES**

### **V. PROJECTED ADJOURNMENT: 9:30 PM**

**DATE POSTED: 8/9/2021**

### **BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Martha McNamara, Vacancy, Vacancy, Vacancy  
Alternates: Annette Given, Alice Richmond, Wen Wen, Vacancy, 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/

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