



## NOTICE OF PUBLIC HEARING

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

**DATE:** 9/16/2021  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/87136063394](https://us02web.zoom.us/j/87136063394)

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/87136063394> or calling 1 (929) 205-6099 and entering meeting id # 871 3606 3394. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. VIOLATIONS

**APP #: 22.0264 BH 104 CHESTNUT STREET**

Applicant: Andrew Gordon

Proposed Work: The ratification of unapproved electrical outlet in granite.

**VIO #: 21.0072 BH 25-27 PINCKNEY STREET**

Applicant: Nicole Wang

Proposed Work: The ratification of unapproved window boxes, camera and windows.

**VIO #: 21.0065 BH 82 REVERE STREET**

Applicant: Jen Garran

Proposed Work: The ratification of unapproved service door, unapproved change in paint color of front door.

### II. DESIGN REVIEW

**APP # 22.0177 BH 133 CHARLES STREET:**

Applicant: Jeff Grady

Proposed Work: New store signage.

**APP # 22.0124 BH 30 CHARLES STREET:**

Applicant: Jennifer Gallagher  
Proposed Work: New store signage.

**APP # 22.0226 BH 6 OTIS PLACE: (Continued from 8/2021 Hearing)**

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.

**APP # 22.0005 BH 45 CHARLES STREET: (Continued from 7/2021 Hearing)**

Applicant: Alicia Colston; GMR  
Proposed Work: Replace twelve canopy-mounted fixtures with new LED fixtures. Install one new LED wall-mounted fixture.

**APP # 21.1068 BH 46 BEACON STREET: (Continued from 6/2021 Hearing)**

Applicant: John Flannery  
Proposed Work: At rear façade, level two, replace two, 1 over 1, aluminum windows with two, 1 over 1 aluminum windows.

**APP # 21.1072 BH 39-41 MOUNT VERNON STREET: (Continued from 7/2021 Hearing)**

Applicant: Amy Revene  
Proposed Work: Add six security gates to lower level windows to match existing windows with security gates.

**APP #: 22.0277 BH 83 MOUNT VERNON STREET**

Applicant: Marc Beaulieu  
Proposed Work: Replace existing pressure treated wood lattice roof deck guardrail with new steel guardrail painted black. Remove small section of roof to extend existing roof deck and guardrail to the party wall.

**APP #: 22.0327 BH 63 MOUNT VERNON STREET**

Applicant: Monkia Pauli; Pauli & Uribe Architects LLC.  
Proposed Work: Add shutters and shutter dogs, new front gate and fence. (See Additional Items Under Administrative Review).

**APP #: 22.0326 BH 40 CHARLES STREET**

Applicant: James Hill  
Proposed Work: New Sign

**APP #: 22.0292 BH 144 CHARLES STREET**

Applicant: David Hacin; Hacin & Associates  
Proposed Work: At roof, install privacy fence. guardrail to the party wall.

**APP #: 22.0305 BH 15 RIDGEWAY LANE**

Applicant: Darren Gladeau

Proposed Work: Removing from the rear patio a non-original wood inswing 15-light door and wood outswing door and replacing with Pella Reserve Traditional wood /alum clad 15-light inswing door with Pella's historically accurate ILT grills.

**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 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 # 22.0104 BH 35 BEACON STREET:** At front elevation second floor, replace two curved sash, two over two, wood windows with two, curved sash 2 over 2, double hung windows. Replace one, 2 over 2 straight sashes, wood window with a straight sash, 2 over 2, wood window.

**APP # 22.0028 BH 21 BEAVER PLACE:** Replace non-historic, front facing windows in kind with proper pane configuration.

**APP # 22.0028 BH 24 BRIMMER STREET:** Temporarily remove existing stone steps at front door to repair failing piles below stair and re-install stone stairs in original location. Install new railing to replace original railing with same design.

**APP # 22.0201 BH 52 GARDEN STREET:** Repair the building facade masonry to match existing using cement lime mix.

- APP # 22.0236 BH**     **32 LIME STREET:** Add a copper cap to existing concrete cap at 5<sup>th</sup> floor parapet and sloping caps at the mansard roof.
- APP # 22.0213 BH**     **109 MT. VERNON STREET:** Repoint masonry as needed. Scrape and repaint window trim in kind.
- APP # 22.0104 BH**     **40 PHILLIPS STREET:** At front façade, top floor, replace three, non-historic, 2 over 2, wood windows with three, 2 over 2 wood, double hung windows.
- APP # 22.0104 BH**     **45 PINCKNEY STREET:** Repoint masonry as needed. Scrape and repaint window trim in kind.
- APP # 22.0104 BH**     **37 REVERE STREET:** At front elevation, fifth floor, replace ten, 1 over 1, aluminum double hung windows with ten, 1 over 1, wood double hung windows.

#### **IV. RATIFICATION OF 8/19/2021 PUBLIC HEARING MINUTES**

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

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

**DATE POSTED: 6/7/2021**

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

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

*Alternates: Vacancy, 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/