NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: 6/17/2021
TIME: 5:00 PM
ZOOM: HTTPS://US02WEB.ZOOM.US/J/83414929638

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/83414929638 or calling 1 (929) 205-6099 and entering meeting id # 834 1492 9638. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. DESIGN REVIEW HEARING

APP # 21.0951 BH 58 TEMPLE STREET (Removed By Applicant)
Applicant: Michael Maler
Proposed Work: Replace non-historic glazed glass with historically appropriate etched glass

APP # 21.0954 BH 23 BRIMMER STREET
Applicant: Carol Krupa
Proposed Work: At rear level four, replace rear door and transom light.

APP # 21.0104 BH 30 HANCOCK STREET (Previously Heard on 8-20-2020)
Applicant: Tucker Mscisz
Proposed Work: Install HVAC equipment at rear ell.

APP # 21.1063 BH 69 CHARLES STREET
Applicant: Laura Cousineau
Proposed Work: New “open” and store description signage.

APP # 21.1064 BH 150 MOUNT VERNON STREET
Applicant: Simon Boyd
Proposed Work: Replace two front doors, new mail slot, and new hinges.

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APP # 21.1065 BH 6 WEST CEDAR STREET
Applicant: Wade Bergeron; FH Perry Builders
Proposed Work: Replace existing skylight.

APP # 21.1066 BH 123 CHARLES STREET
Applicant: Bill Kuck; Sunshine Sign
Proposed Work: Remove plywood panels and replace with wood clapboard, paint black to match existing, replace A/C unit (over front door) with glass transom, replace missing and damaged mullion, install new sign and hanging hardware (See Additional Items Under Administrative Review).

APP # 21.1067 BH 5 CHARLES RIVER SQUARE (Removed By Applicant)
Applicant: Adam Kepczynski; Kep Construction
Proposed Work: Remove existing roof deck and shed, build new deck and clad chimney with lattice work.

APP # 21.1068 BH 46 BEACON STREET:
Applicant: John Flannery
Proposed Work: At rear façade, level two, replace two, 1 over 1, aluminum windows with two, 1 over 1 aluminum windows (See Additional Items under Administrative Review).

APP # 21.1069 BH 45 MOUNT VERNON STREET:
Applicant: Michelle Carey; Payne Boucher
Proposed Work: Replace head house and roof deck.

APP # 21.1070 BH 112 PINCKNEY STREET:
Applicant: Monika Pauli; Pauli & Uribe Architects
Proposed Work: Install HVAC equipment at rear of property visible from Storrow Drive.

APP # 21.1071 BH 55 PINCKNEY STREET:
Applicant: Dave Long; Long Custom Carpentry
Proposed Work: New doorbell & door hardware (See Additional Items under Administrative Review).

APP # 21.1072 BH 39-41 MOUNT VERNON STREET:
Applicant: Amy Revene
Proposed Work: Add six security gates to lower level windows to match existing windows.

APP # 21.1073 BH 17 LOUISBURG SQUARE:
Applicant: Alex Sassaroli; Steven Harris Architects LLP
Proposed Work: At front façade, return front windows to their original configuration, replace louvered shutters with historically appropriate shutters, restore granite water table at ground level to original conditions, and replace lower level grates to match neighboring property, replace all windows on front façade to fit new...

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... window openings. Windows will have appropriate panes and sash counts, restore stoop and flanking granite “cheeks” to original configuration. Replace garden level door to match neighboring property.

APP # 21.1074 BH 144 CHARLES STREET:
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 covered access way, new signage master plan, new roof deck, masonry infill of floor one and two openings, new storefront configuration.

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 Inspectonal 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 Thank you.

APP # 21.1068BH 46 BEACON STREET: Replace chapel storm windows at rear of property (See Additional Items under Design Review).

APP # 21.1075 BH 62 BEACON STREET: Remove ivy and repoint north and west facades using type N mortar mix.

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APP # 21.1076 BH 141 CAMBRIDGE STREET, 14-16 LYNDE STREET: Restore 16 windows at 14-16 Lynde Street; restore four windows at 141 Cambridge Street; exterior restoration including in kind sill replacements, repairs to casing and jambs on 20 windows of both properties. Refer to application for complete details. Spot repointing of both buildings.

APP # 21.1066 BH 123 CHARLES STREET: Scrape and paint exterior wood casings and moldings; (See Additional Items under Design Review).

APP # 21.1078 BH 57 MYRTLE STREET: At top level, replace four, 1 over 1, wood windows with four, 1 over 1, wood windows. Paint to match existing.

APP # 21.1079 BH 2 PHILLIPS STREET: at rear façade, level one, remove “greenhouse” window and restore window to original configuration. Remove non-historic gates from front windows.

APP # 21.1071 BH 55 PINCKNEY STREET: Rebuild wood stair treads in kind. (See Additional Items under Design Review).

APP # 21.1080 BH 52A TEMPLE STREET: At front façade garden level, replace two, 6 over 6, wood, true divided light windows with two, 6 over 6, and wood, true divided light windows.

APP # 21.1065 BH 6 WEST CEDAR STREET: Replace existing skylight.

III. RATIFICATION OF 4/15/2021 & 5/20/2021 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: 6/7/2021

BEACON HILL ARCHITECTURAL COMMISSION
Members: Arian Allen, Martha McNamara, Vacancy, Vacancy, Vacancy
Alternates: Alice Richmond, Wen Wen, Vacancy, Vacancy, Annette Givens

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/