NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE:  12/16/2021
TIME:  5:00 PM
ZOOM:  HTTPS://US02WEB.ZOOM.US/J/83402186776

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/83402186776 or calling 1 (929) 205-6099 and entering meeting id # 834 0218 6776. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. VIOLATIONS

5:00 VIO # 21.068 BH  29 PINCKNEY STREET
Applicant: Alex Ehrlich
Proposed Work: Ratification of unapproved window replacement

II. DESIGN REVIEW HEARING

5:10 APP # 22.0663 BH  83 MOUNT VERNON STREET
Applicant: Marc Beaulieu
Proposed Work: New viewing platform

5:25 APP # 22.0661 BH  77 CHESTNUT STREET
Applicant: Eduardo Serrate
Proposed Work: Install new door handle, house number, pendant light, and intercom/keypad

5:40 APP # 22.0660 BH  28 PINCKNEY STREET
Applicant: Sander A. Rikleen
Proposed Work: Alter garage door opening previously approved by the Commission
71 CHARLES STREET
Applicant: Monika Pauli
Proposed Work: Replace the existing front door with an exact replica in mahogany with glass panels on top

38 PINCKNEY STREET
Applicant: Monika Pauli
Proposed Work: Replace existing picket fence roof deck rail with wrought iron metal rail, replace lattice screen

20 PINCKNEY STREET
Applicant: Clemens Reinshagen
Proposed Work: Replace existing picket fence roof deck rail with wrought iron metal rail, replace lattice screen

73 MYRTLE STREET:
Applicant: Gerald Sprague
Proposed Work: Remove and rebuilt deck

44 PHILLIPS STREET:
Applicant: Maria Correa
Proposed Work: Add addition and roof deck at roof level

131 CHARLES STREET:
Applicant: Carolyn Thayer
Proposed Work: New Sign

11 IRVING STREET
Applicant: Roy Harriman
Proposed Work: Relocate intercom to ratify the existing, unapproved buzzer

14 BEACON STREET
Applicant: Richard Thuma
Proposed Work: New rooftop equipment, ratification of standpipe violation
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 617.635.3850 or BeaconHillAC@boston.gov Thank you.

APP # 22.0555 BH  35 BEACON STREET: Install tree guard in the design that the Commission approves

APP # 22.0545 BH  41 BEACON STREET: Replace a non-historic, 6 over 6, wood dormer window with a 6 over 6, true divided light, wood window
APP # 22.0515 BH  49 BEACON STREET: Replace mansard roof trim on the left of the roof in kind
APP # 22.0565 BH  54A CEDAR STREET: Repoint brick at entrance of courtyard. Mortar type and tooling to match historic
APP # 22.0553 BH  96 CHESTNUT STREET: At front façade basement level, replace one, fixed, six light (non-historic) wood window in kind.
APP # 22.0636 BH  77 CHESTNUT STREET: Install new groundwater recharge well access cover
APP # 22.0649 BH  10 HANCOCK STREET: Seal and repaint window trim on exterior to match existing; color is Navajo White
APP # 22.0492 BH  17 HANCOCK STREET: Repaint front steps in kind BM 70 Light Gray
APP # 22.0577 BH  21 HANCOCK STREET: Spot repaint front and rear of property Mortar type and tooling to match historic specifications
APP # 22.0620 BH  36 HANCOCK STREET: At level seven, replace two, 2 over 2, wood (non-historic) windows and two, 1 over 1, (non-historic) wood windows, true divided light with same pane configuration and window material
APP # 22.0659 BH  74 JOY STREET: Repair brickwork at Civic Association entry point as the result of a violation. Harvest brick from a location on the façade that is not within the purview of the Commission
APP # 22.0556 BH  81 PHILLIPS STREET: At front façade, level 1, replace two non-original, 6/6, wood windows with 6 over 6, wood windows, true divided light, At front façade, level one, replace one, non-historic, 4 over 4, wood window with a 4 over 4, wood, true divided light window
APP # 22.0593 BH  25 TEMPLE STREET: Repair cornice in kind
APP # 22.0604 BH  135 MYRTLE STREET: Restore all front façade windows
APP # 22.0598 BH  7 WALNUT STREET: Fire escape repair; replace damage and rusted Square Bolts, secure, hand scrape and paint black

IV.  RATIFICATION OF 10/21/2021 & 11/18/2021 PUBLIC HEARING MINUTES
V.  STAFF UPDATES
VI.  PROJECTED ADJOURNMENT: 9:30 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/