



### NOTICE OF PUBLIC HEARING

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

**DATE:** 4/15/2021  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://US02WEB.ZOOM.US/J/87626552162](https://us02web.zoom.us/j/87626552162)

**RECEIVED**  
By City Clerk at 1:07 pm, Apr 12, 2021

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/87626552162> or calling 1 (929) 205-6099 and entering meeting id # 876 2655 2162. You can also submit written comments or questions to BeaconHillAC@boston.gov.

#### I. DESIGN REVIEW HEARING

- APP # 20.0695 BH**     **18 PHILLIPS STREET** (PREVIOUSLY HEARD ON 1-16-2020)  
Applicant: Vilna Shul  
Proposed Work: New walkway lighting.
- APP # 21.0636 BH**     **63 CHESTNUT STREET** (PREVIOUSLY HEARD ON 2-18-2020)  
Applicant: Chris Novotny; Sleeping Dog Properties  
Proposed Work: Replace existing shutters with historic reproductions.
- APP # 21.0640 BH**     **83 MOUNT VERNON STREET** (PREVIOUSLY HEARD ON 2-18-2021)  
Applicant: Marc Beaulieu  
Proposed Work: Replace all windows with windows with correct pane configuration, all wood and, new front door light fixture, new intercom system.
- APP # 21.0815 BH**     **92 MOUNT VERNON STREET**  
Applicant: Michael Touzjian; Pomeroy & Co. Inc.  
Proposed Work: Replace galvanized metal dormer sidewalls with standing seam copper side walls. Replace glass only on upper level picture window with insulated glass windows.
- ~~**APP # 21.0816 BH**     **46 W. CEDAR STREET** (Removed By Staff)  
Applicant: David McMahon  
Proposed Work: At rear of property demolish ell and illegal roof deck, to reconstruct roof deck and ell. Replace front dormer window, replace step and shoe scraper that are currently violations.~~

- APP # 21.0817 BH**      **38 W. CEDAR STREET**  
Applicant: Deb Thomas; Street & Company  
Proposed Work: Replace shutters with replicas.
- APP # 21.0818 BH**      **15 REVERE STREET**  
Applicant: Jeff Rand  
Proposed Work: Replace single pane storefront glass with thermo-paned glass.
- APP # 21.0819 BH**      **57A CHESTNUT STREET**  
Applicant: Harvard Musical Association  
Proposed Work: Replace three, east facing, and 8 over 8, wood dormer windows with three 8 over 8 aluminum clad simulated divided lights. And two, fourth floor, east facing, 6 over 6, wood windows with two, aluminum clad, simulated divided light, windows. Replace galvanized steel decorative soffit with fiberglass replica. (See *Additional Items Under Administrative Review*)
- APP # 21.0820 BH**      **42 BEACON STREET**  
Applicant: Dennis Michael; The Somerset Club  
Proposed Work: Replace all windows at front façade.
- APP # 21.0821 BH**      **102 CHESTNUT STREET**  
Applicant: David Doyno  
Proposed Work: Replace historic curved top windows at 3<sup>rd</sup> floor front. New front door hardware, new light, new keypad, new shutters, new roof deck, rebuild front stoop. (See *Additional Items Under Administrative Review*).
- APP # 21.0822 BH**      **123 CHARLES STREET**  
Applicant: Bill Kuck; Sunshine Signs  
Proposed Work: New blade sign.
- APP # 21.0823 BH**      **138 CHARLES STREET (PREVIOUSLY INDICATED AS "38")**.  
Applicant: Ricky Zeng; Bluemoon Smoke Shop  
Proposed Work: New blade sign and banner sign.
- APP # 21.0824 BH**      **24-26 HANCOCK STREET**  
Applicant: Michael Fay; Street and Company  
Proposed Work: New handrail at both entryways.
- APP # 21.0825 BH**      **18 GROVE STREET**  
Applicant: Jacob Simmons; City Realty  
Proposed Work: Replace all front windows with 2 over 2, wood, double hung windows. (See *Additional Items Under Administrative Review*).
- APP # 21.0826 BH**      **147-149 CHARLES STREET**  
Applicant: Jacob Simmons; City Realty  
Proposed Work: Replace all front windows with 6 over 6 wood, double hung windows (149 Charles) and 8 over 8 (147 Charles). Replace doors, add new dormers. (See *Additional Items Under Administrative Review*).
- APP # 21.0827 BH**      **60 WEST CEDAR STREET**  
Applicant: Megan Morgan; Payne Bouchier  
Proposed Work: Replicate and replace all shutters and brick mold to match historic design Repaint BM Soft Glass Black.

**APP # 21.0828 BH**      **112 PINCKNEY STREET**  
Applicant: Jason Hafler  
Proposed Work: New roof deck.

**II. ADVISORY REVIEW**

**ADVISORY #1**            **42 IRVING STREET**  
Applicant: Nate Walton  
Proposed Work: Slightly enlarge dormer.

**ADVISORY #2**            **BEACON STREET**  
Applicant: City of Boston  
Proposed Work: New brick sidewalk @ Statehouse, new caution plate & ramp on the west corner of Park Street and Beacon Street.

**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 # 21.0829 BH**      **4 ACORN STREET:** Repair roof in kind.

**APP # 21.0830 BH**      **50 BEACON STREET:** Repoint facades.

**APP # 21.0831 BH**      **55 BEACON STREET:** Repoint façade, Repaint Doric columns, Balustrade, cornice, pilasters, windows and frames, wrought iron balconies, front door. All colors to match existing \*

- APP # 21.0832 BH** **73 BEACON STREET:** Remove all windows to be restored. Spot repoint façade with one part cement, two parts lime. Clean all masonry.
- APP # 21.0833 BH** **95 BEACON STREET:** Paint windows and soffit to match existing
- APP # 21.0834 BH** **141 CAMBRIDGE STREET/ 14-16 LYNDE STREET:** Restore 20 wood windows, repair sills & lintels in kind, spot repoint all facades as needed.
- APP # 21.0835 BH** **147-149 CHARLES STREET:** Spot repoint brick, repair lintels and sills with like materials and dimensions.
- APP # 21.0836 BH** **28 CHESTNUT STREET:** Masonry repairs to north façade.
- APP # 21.0819 BH** **57A CHESTNUT STREET:** Replace slate roof in kind. (*See Additional Items Under Design Review*)
- APP # 21.0837 BH** **77 CHESTNUT STREET:** At third level, replace two, non-original, 6 light, wood casement windows with two, 6 light wood casement windows.
- APP # 21.0821 BH** **102 CHESTNUT STREET** Rebuild chimney in the same dimensions as seen today. (*See Additional Items Under Design Review*)
- APP # 21.0825 BH** **18 GROVE STREET:** In kind replacement of storefront window. Repaint door and wood trim to match existing (*See Additional Items Under Design Review*).
- APP # 21.0838 BH** **34 HANCOCK STREET:** Replace aluminum clad windows and doors in kind.
- APP # 21.0839 BH** **42 IRVING STREET:** At levels 1,2,3 replace two (per floor) and dormer level (one window) for a total of seven, replace 6 over 6, wood windows with 6 over 6 wood windows. All windows date to the 1990s.
- APP # 21.0840 BH** **18 LOUISBURG SQUARE:** New “radiant heat” system under sidewalk, new port for electric vehicle charging station. Port is similar to that approved at the other side of Louisburg Square.
- APP # 21.0841 BH** **57 MYRTLE STREET:** All facades: repoint masonry with type “N” mortar.
- APP # 21.0842 BH** **15 RIVER STREET:** At Charles Street façade, level 3, unit 304, replace all wood, 6 over 6, replacement windows with wood, 6 over 6 windows.
- APP # 21.0843 BH** **19 SOUTH RUSSELL STREET:** Repair front door lintel and masonry as needed.
- APP # 21.0844 BH** **48 WEST CEDAR STREET:** Repair and replace eight window sills and eight window lintels to match historic profile and color. Paint to match existing.

#### IV. RATIFICATION OF 3/18/2021 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

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

**DATE POSTED: 4/5/2021**

**BEACON HILL ARCHITECTURAL COMMISSION**

*Members: Arian Allen, Miguel Rosales, Danielle Santos, P.T. Vineburgh, 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/*