

December 24, 2024

Nicholas Armata AICP, Senior Preservation Planner  
Beacon Hill Architectural Commission  
Boston City Hall, Room 709  
Boston MA 02201

Re: 55-57 Brimmer Street / Certificate of Appropriateness Application  
Rolling Hoist + Security Cameras + Doorbell

Dear Mr. Armata,

As you know, adaptive reuse of the carriage house at 55-57 Brimmer Street for Park Street School is well underway per Certificate of Appropriateness application #19.118BH.

The school is now applying for some additional exterior components for the facility. This application proposes to provide the following items:

- a rolling hoist beam to support the elementary school's science curricula
- three discreetly located small exterior cameras for security purposes
- one doorbell for the front entrance door

We have submitted a narrative describing each device along with drawings, photographs, and product information to fully illustrate this proposal. If you have any questions or require any additional information, please contact me.

Sincerely,

Donald W. Mills, RA  
Mills Whitaker Architects LLC  
[donmills@millswhitaker.com](mailto:donmills@millswhitaker.com)



Attachments (16 pages)

cc: Tracy Bradley, Head of Schools / Park Street School  
Sam Sanborn, Project Manager / Berkeley Building Company  
Michael DiGirolamo, Project Superintendent / Berkeley Building Company  
Greg Nowak, Structural Engineer / Structures North Consulting Engineers  
Dwight Porter, Technology Consultant / PrimeKey Management

# CERTIFICATE OF APPROPRIATENESS APPLICATION

**Re:** Park Street School Carriage House  
55-57 Brimmer Street / 24 December 2024

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Park Street School requests a Certificate of Appropriateness for installation of a rolling hoist, security cameras, and a doorbell. A brief description of each item is noted below. Supporting documentation consisting of plans, elevations, and product illustrations are enclosed as noted.

## **Introduction**

The Carriage House at 55-57 Brimmer Street at the corner of Chestnut Street is under construction for use as annex to Park Street School at 63-69 Brimmer Street. The two-story brick building was shown in the Sanborn Insurance Maps by 1874, and a one-story wood framed addition was shown by 1884. The building is currently under construction for rehabilitation and adaptive reuse for the adjacent school in accordance with Certificate of Appropriateness Application #19.118BH.

## **Rolling Hoist**

The first floor of the facility will house a science classroom for elementary students. A fenced garden to the north will provide a small outdoor area for science activities. A hoist beam is proposed for hands-on experiments to assist students in learning the effect of lifting objects with a block-and-tackle system of pulleys and ropes. The proposed beam will be 3" wide x 6" deep x 8.5' long mounted behind and below the guardrail on the parapet perpendicular to the north wall. It will be painted black to match the guardrail, be mounted on bracketed rollers, and be stored behind the guardrail. When in use, it will be rolled out between fixed guardrail balusters to extend about 4' beyond the north wall to facilitate student experiments. Upon completion of any experiments, the beam will be rolled back into place behind the guardrail. Given its placement behind and below the guardrail and the spacing of balusters, it will be minimally visible from the public way when not in use. The beam will be about 26 feet from Brimmer Street and will normally be stored in its proposed location below the guardrail adjacent to the exit stairs. When in use, it will be rolled out between the balusters of the guardrail and extend approximately 4' beyond the north wall to facilitate experiments.

## **Security Cameras**

The school proposes three small, discreetly located wall-mounted security cameras for intruder surveillance purposes. As we all know too well, security is very important for schools given the unfortunate frequency of shooting incidents. The black, weatherproof cameras will be 3.5" in diameter and project 2.8" from the wall. The proposed locations for the cameras are as follows:

- **Recessed Portico on Chestnut Street:** The entrance portico for the building has a garage door 6.5' from the facade and the ceiling height in the recess is approximately 9.8' above grade. The proposed camera will be mounted in the upper left corner of the garage door surround for observation of the front entrance area at the east end of the recessed portico. Tucking the camera high into the upper corner of the recess will minimize its visibility from the street and have no visual impact on the street facade.
- **Garden Area & Classroom Door:** A second camera is proposed for surveillance of the back garden and back door of the science classroom. The proposed location is on the blind side of the copper scupper adjacent to the northeast corner of the one-story reconstructed addition. This location behind the scupper will minimize its visibility from the public way.

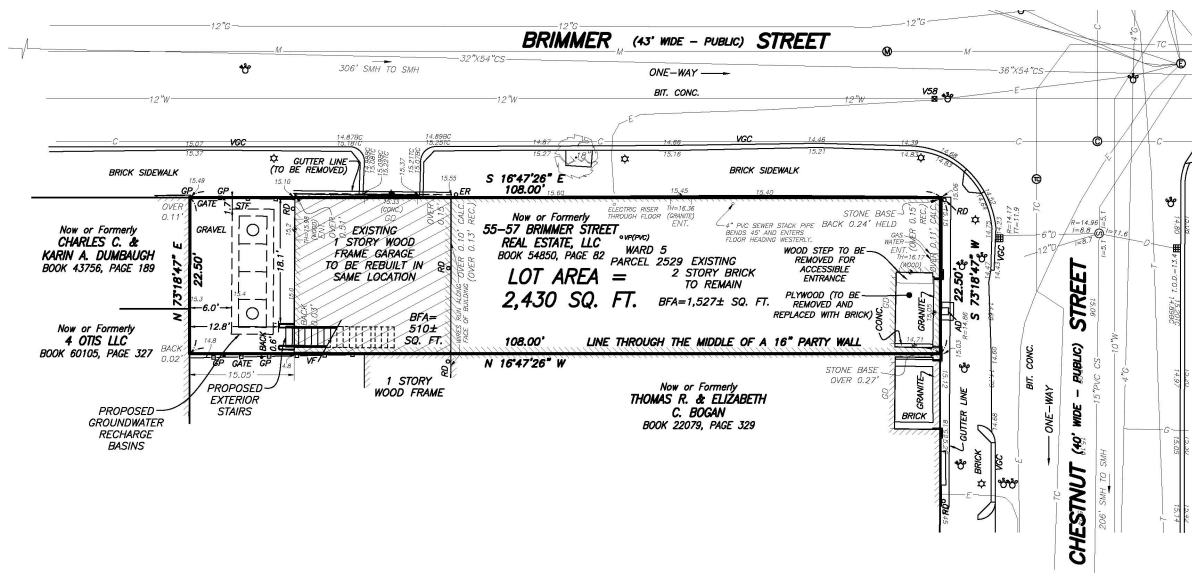
- **Second Floor Exit Stair & Door:** A third camera is proposed for surveillance of the second floor back exit and exterior stair. The proposed location is adjacent to the copper downspout on the blind side of the brick chimney on the upper rear façade. This location behind the chimney and downspout will minimize its visibility from the public way.

### Doorbell

The school proposes a small doorbell for the front entrance door. The black weatherproof device is 6.3" high x 1.59" wide x 1.6" deep. The proposed location is on the back side of the portico jamb opening adjacent to the entrance door and facing away from the street. The side of the device is blank (1.6" deep x 6.3" high) and possibly visible from the street while the front will not be visible.

### Illustrations

- A.01 Photograph of South Façade from Brimmer & Chestnut Street Intersection
- A.02 Photograph of South Façade from Chestnut Street with Brimmer Street beyond
- A.03 Photograph of One-Story Addition with Reconstruction in Progress
- A.04 Plan at Recessed Portico Showing Proposed Doorbell and Camera
- A.05 South Elevation at Chestnut Street Showing Proposed Camera (Doorbell Not Visible)
- A.06 Photograph of Front Entrance Door at East Side of Recessed Portico
- A.07 Elevation of East Side of Recessed Portico at Entrance Door
- A.08 Photograph of Paneled Wall at West Side of Recessed Portico
- A.09 Elevation of West Side of Recessed Portico at Paneled Wall
- A.10 Plan at Second Floor Roof Showing Proposed Rolling Hoist and Two Cameras
- A.11 East Elevation at Brimmer Street Showing Rolling Hoist (Security Cameras Not Visible)
- A.12 North Elevation Showing Proposed Rolling Hoist and Two Cameras
- A.13 Section at Exit Stair Showing Construction of Rolling Hoist Behind Guardrail
- A.14 Structural Detail Showing Brackets with Horizontal Rollers at Parapet Below Guardrail
- A.15 Image and Dimensions of Proposed Cameras
- A.16 Image and Dimensions of Proposed Doorbell



Site Plan Survey of Project Location at Corner of Brimmer & Chestnut Streets



*Street View of South Facade from Intersection at Chestnut Street.  
Proposed Location of Camera in Upper Left Corner of Recessed Portico.  
Photo Taken During Snowstorm on Afternoon of 12/20/2024.*

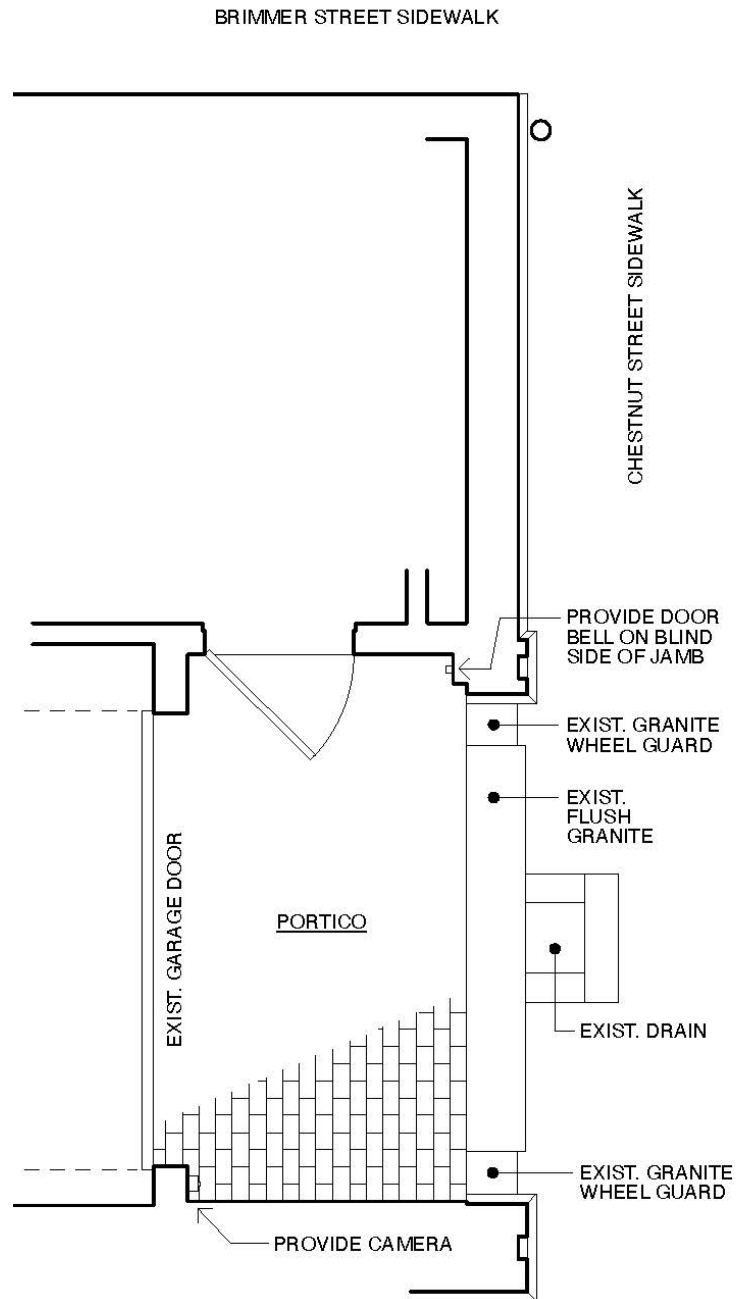




*Street View of South Facade from Chestnut Street with Brimmer Street Beyond.  
Proposed Location of Doorbell on Blind Side of Portico Jamb.  
Photo Taken During Snowstorm on Afternoon of 12/20/2024.*



*Framing of Replacement One-Story Addition in Progress at Brimmer Street (12/20/2024).  
(Note: Vertical Posts Support Parapet and will be Concealed by Clapboards.)  
See Narrative and Drawings for Location of Two Proposed 3.5" Diameter Cameras.*



## PLAN AT RECESSED PORTICO

*Proposed Doorbell & Camera Shown to Scale at Recessed Portico Adjacent to Chestnut Street.  
Camera at Top Corner of Wall 6.5' from Facade Adjacent to Portico Ceiling.  
Doorbell Faces Away from Street at Blind Side of Portico Jamb.*



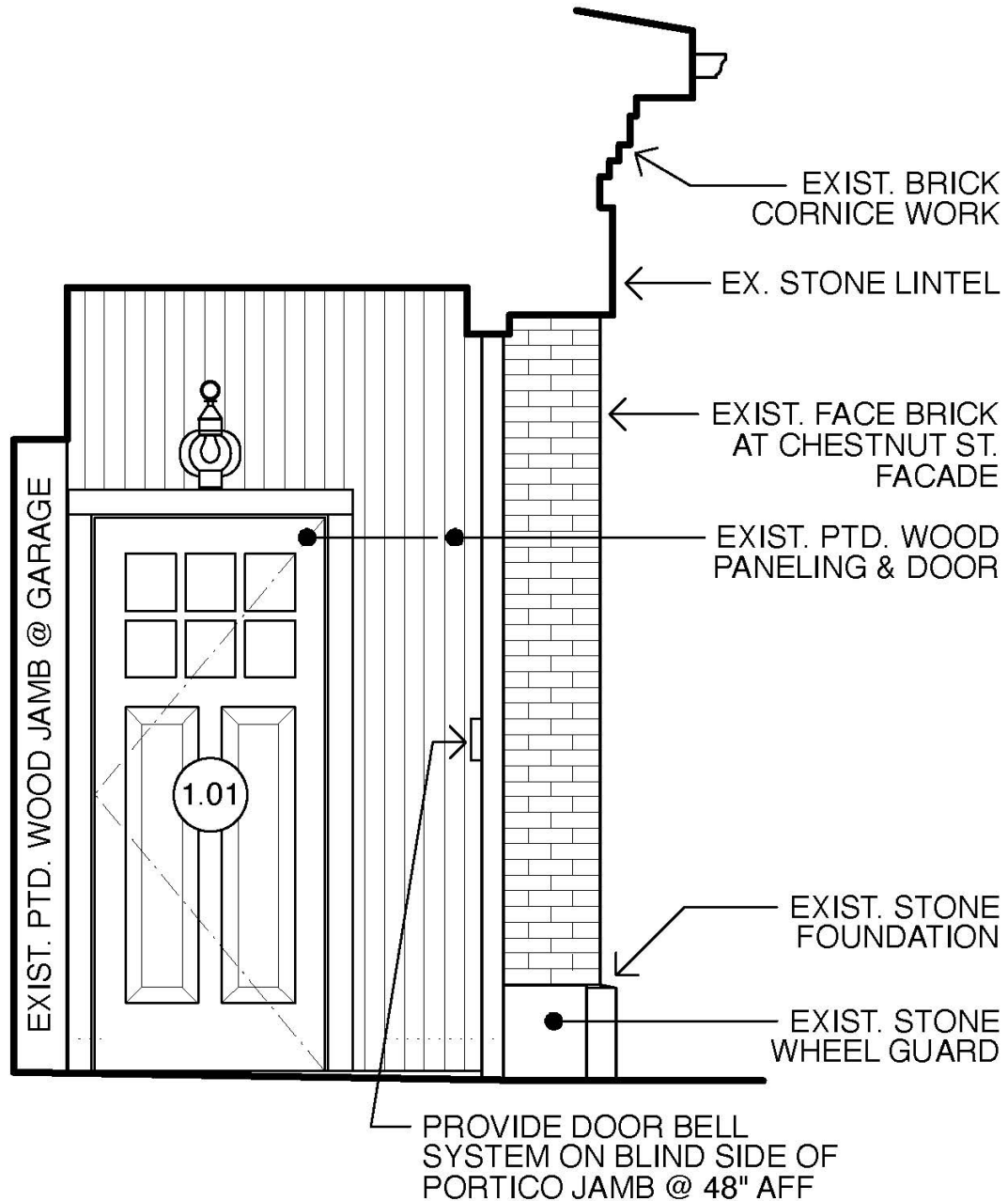
## SOUTH ELEVATION AT CHESTNUT STREET

*Proposed Camera for Surveillance of Entrance Setback in  
6.5' Deep Recessed Portico in Upper Left Corner.  
Doorbell Behind Portico Jamb Not Visible in This View*





*Entrance Door at East Side of Portico Covered for Protection During Construction.  
Doorbell Proposed at Blind Side of Portico Jamb on Wood Behind Brick.  
Face of Unit Not Visible from Public Way; Side of Black Unit (1.6" x 6.3") Possibly Visible*

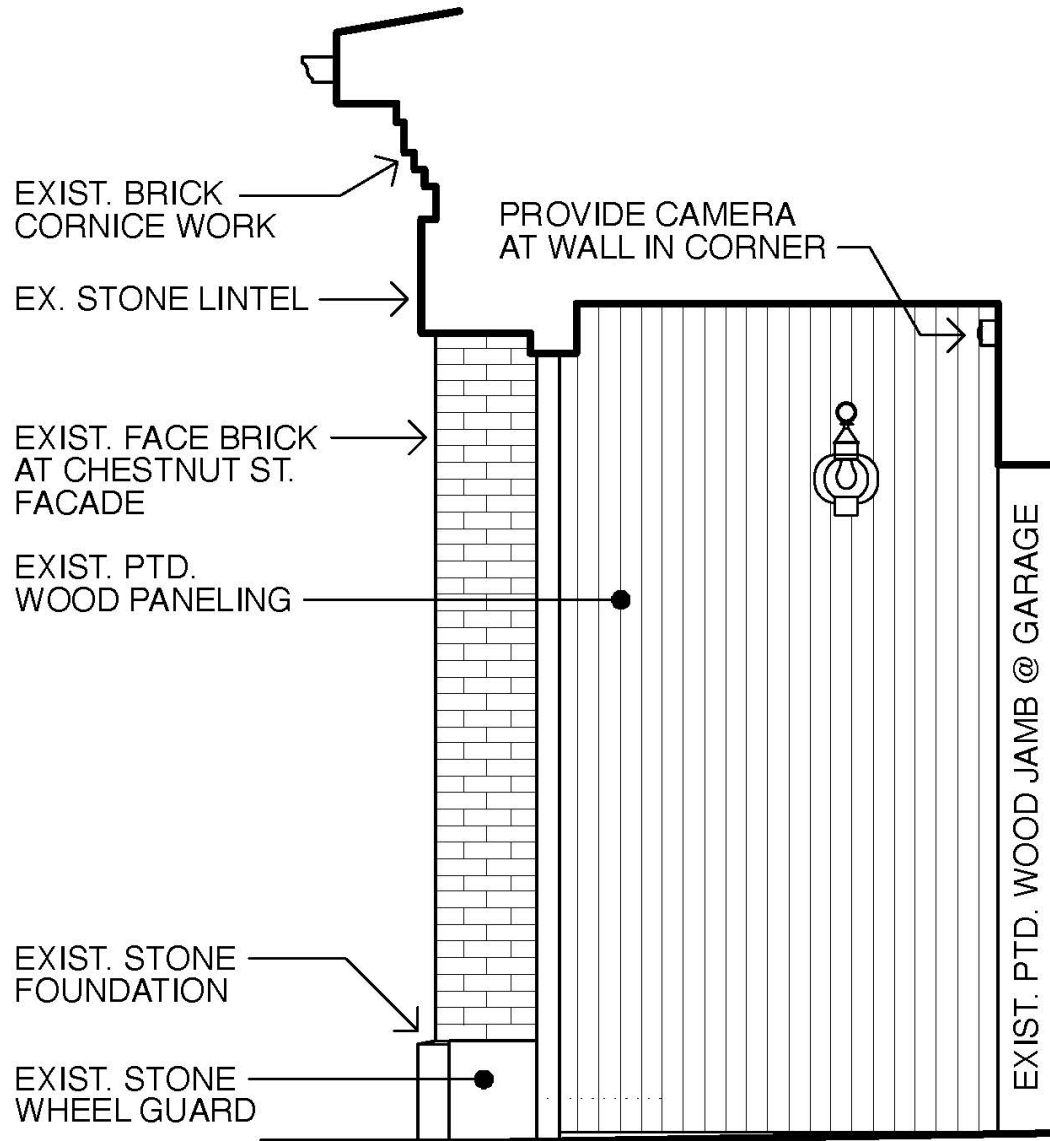


## EAST SIDE @ PORTICO

*Proposed Doorbell to be Mounted on Blind Side of Portico Jamb;  
Face of Bell Not Visible from Public Way. Side of Bell Shown to Scale.*



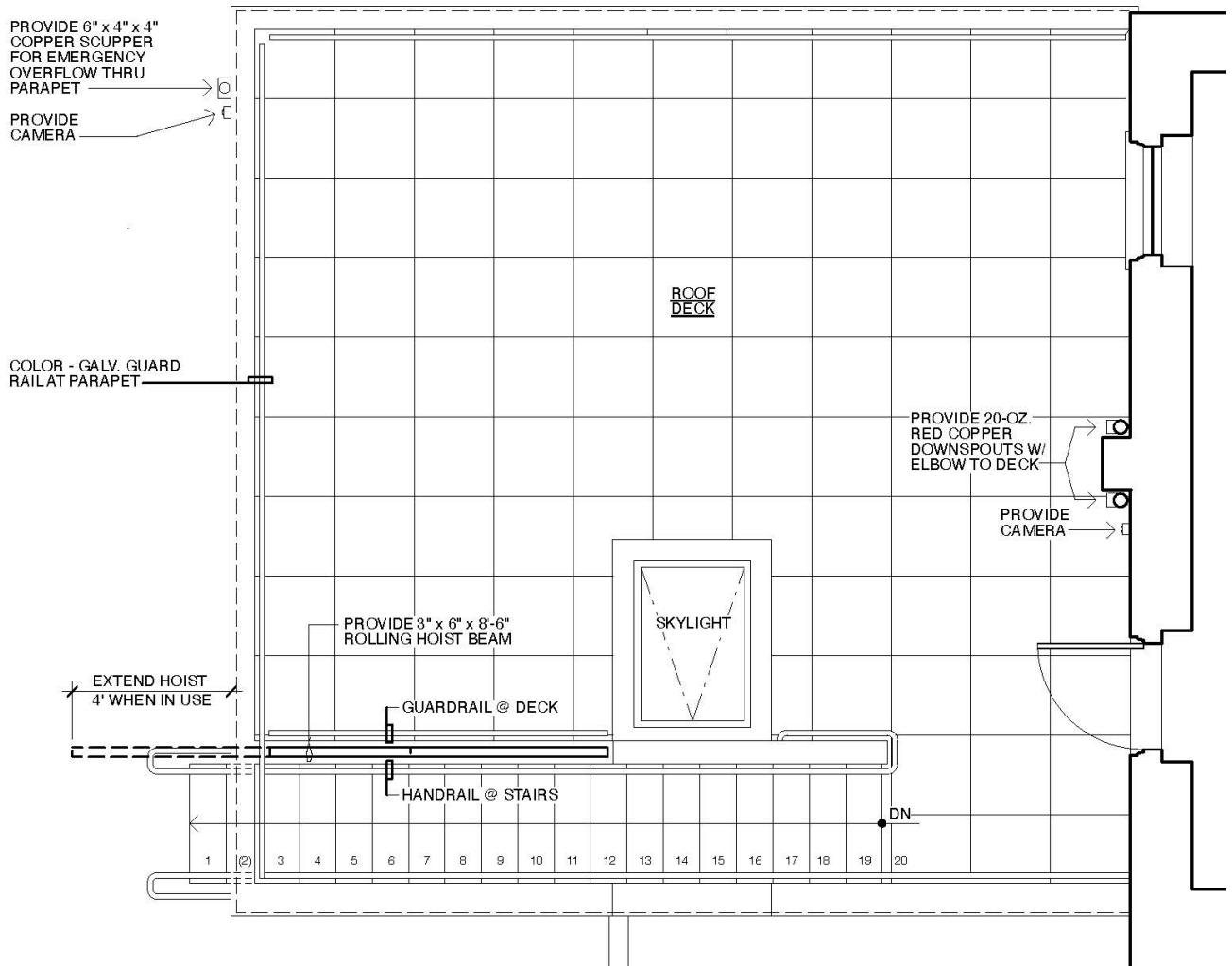
*West Side of Recessed Portico Area Off Chestnut Street.  
Camera Proposed in Upper Corner Above Garage Door Adjacent to Ceiling.*



## WEST SIDE @ PORTICO

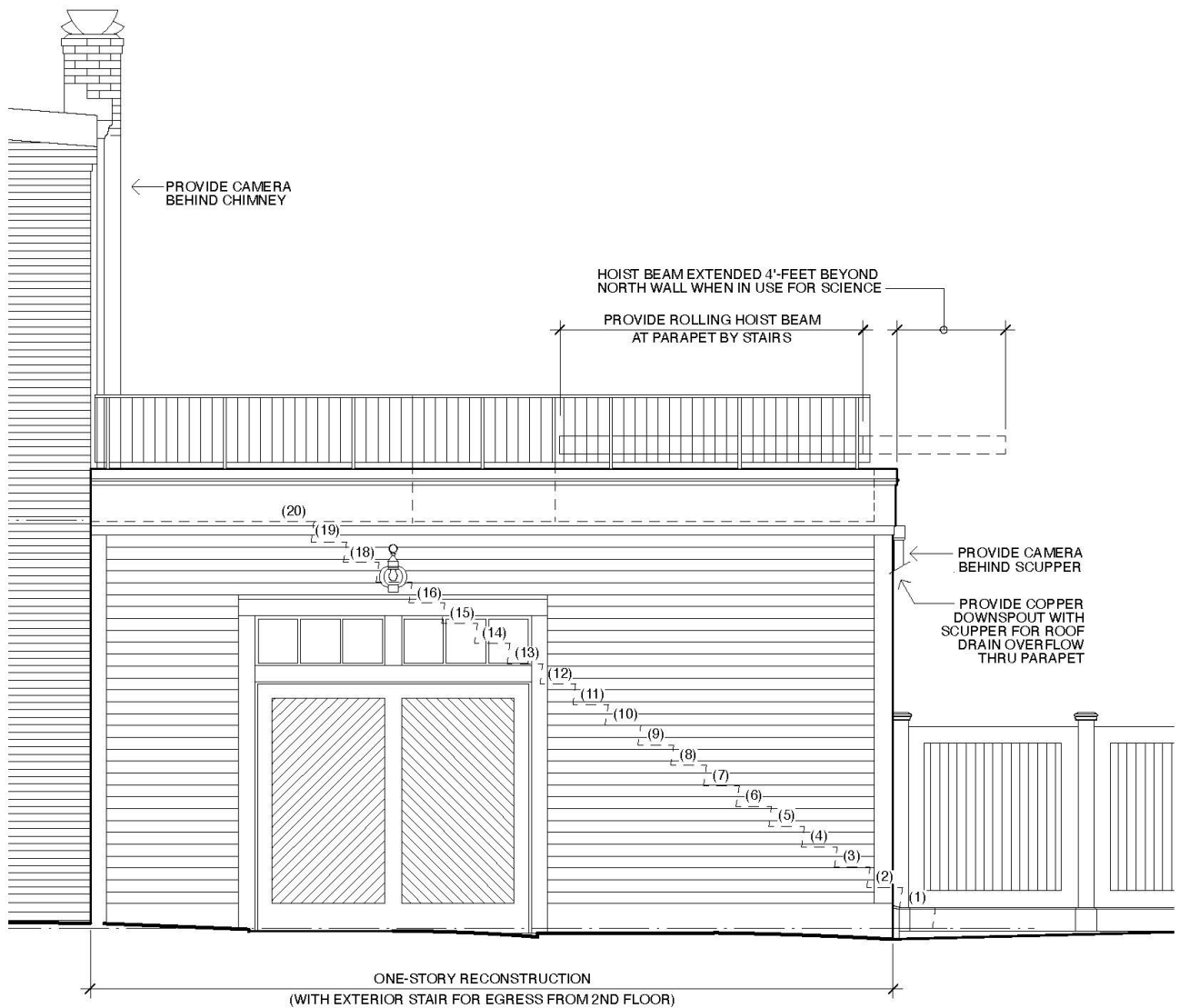
*Proposed Camera for Front Entrance Mounted High in Corner of Recessed Portico.*





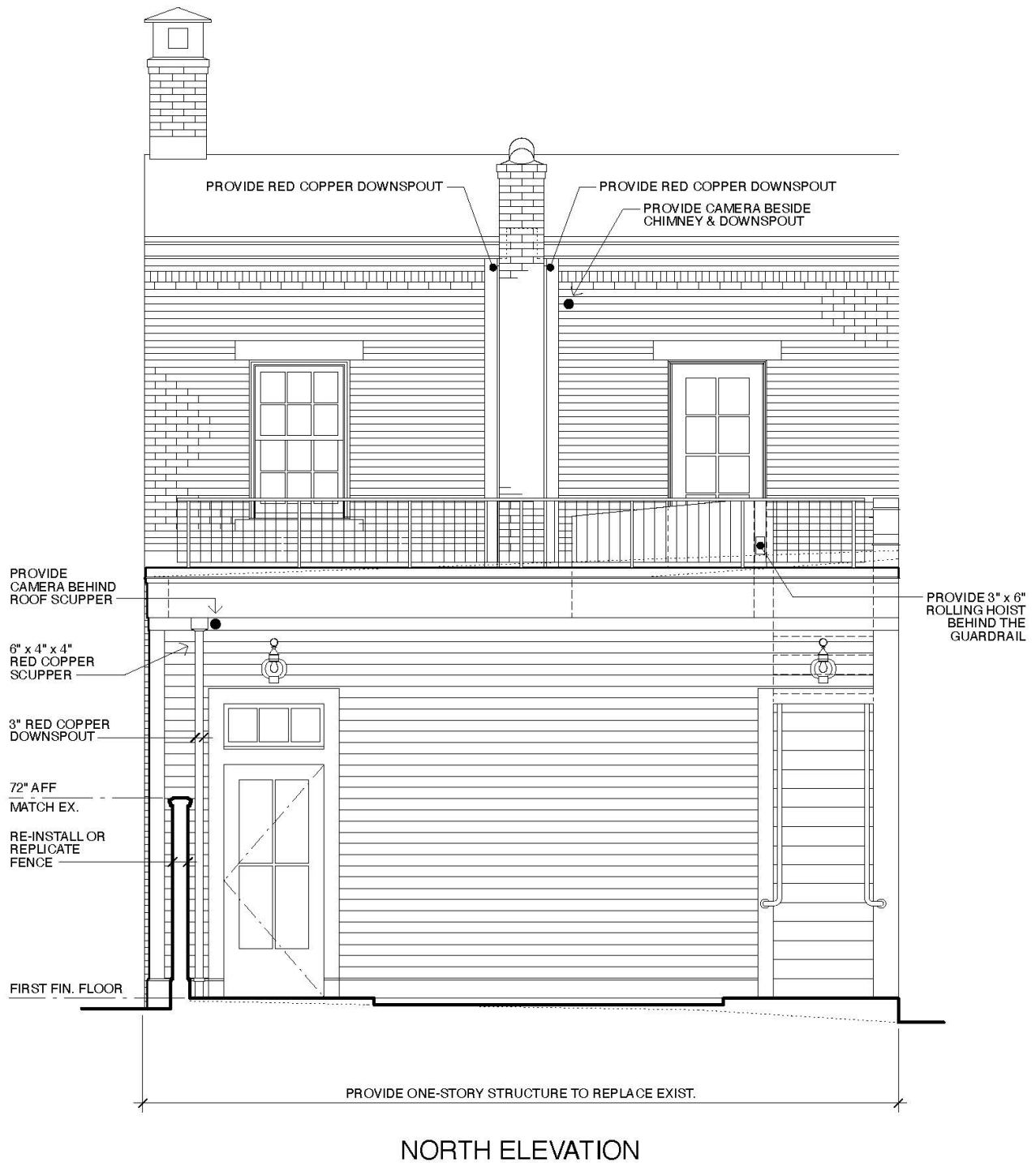
PLAN AT SECOND FLOOR LEVEL ROOF

*Proposed Rolling Hoist & Two Cameras Shown to Scale on Roof Plan Adjacent to Brimmer Street. Rolling Hoist Beam Behind & Below Guardrail When Stored; Rolls Out Between Balusters When in Use. Cameras Positioned Behind Roof Scupper and Chimney to Minimize Visibility from Public Way.*

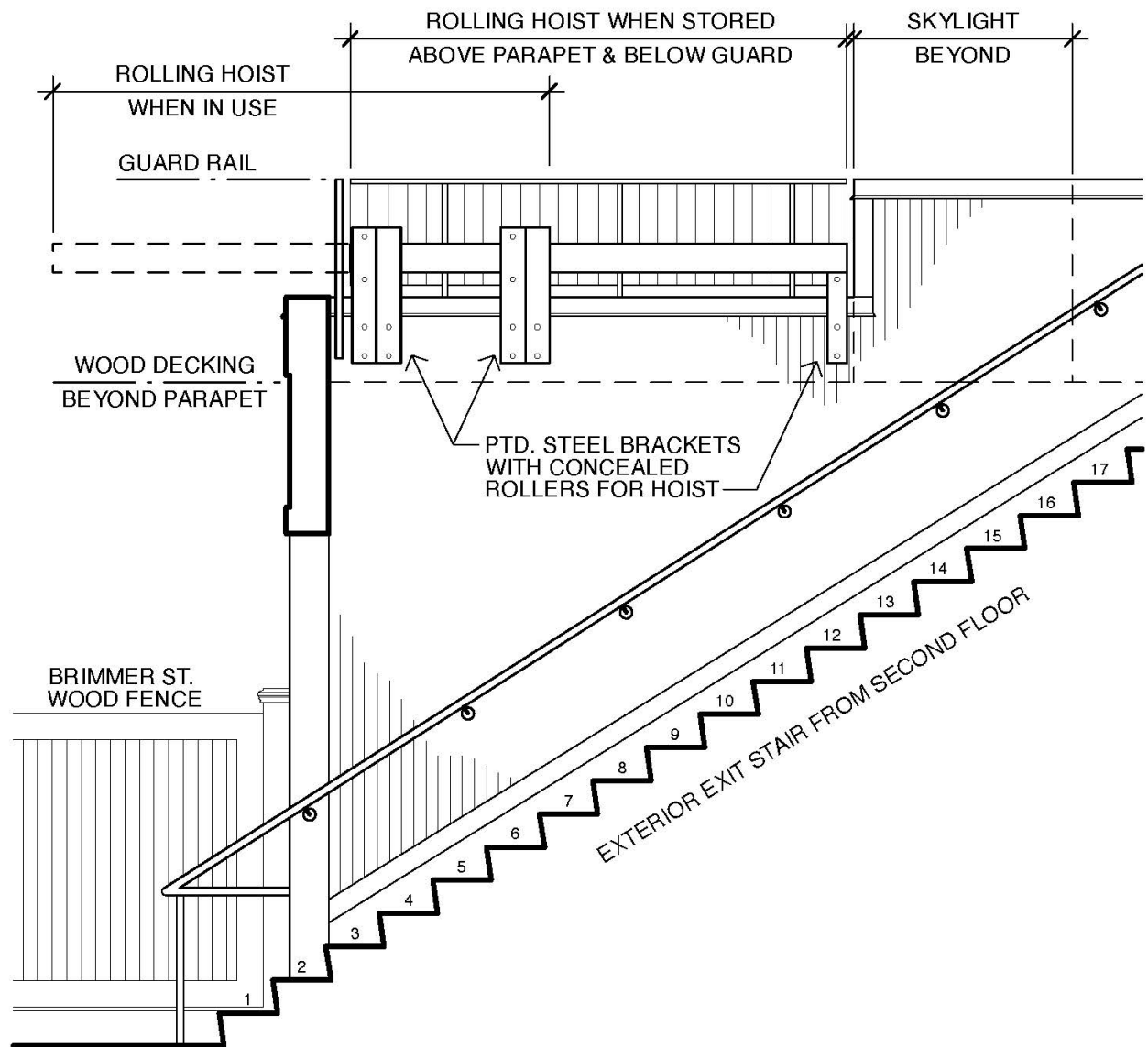


## EAST ELEVATION - BRIMMER STREET

*Proposed Rolling Hoist Setback 26' from Brimmer Street Behind & Below Guardrail.  
Hoist Beam to Extend 4-Feet Beyond North Wall of Building When in Use.  
Two Proposed Cameras Not Visible from Public Way in This View.*



*Rolling Hoist Beam and Two Proposed Cameras at North Facade Shown to Scale in Elevation.  
End of Rolling Hoist Beam 3" Wide to Fit Between & Behind Balusters.  
Cameras Located Behind Copper Scupper (First Floor) & Behind Chimney (Second Floor).*

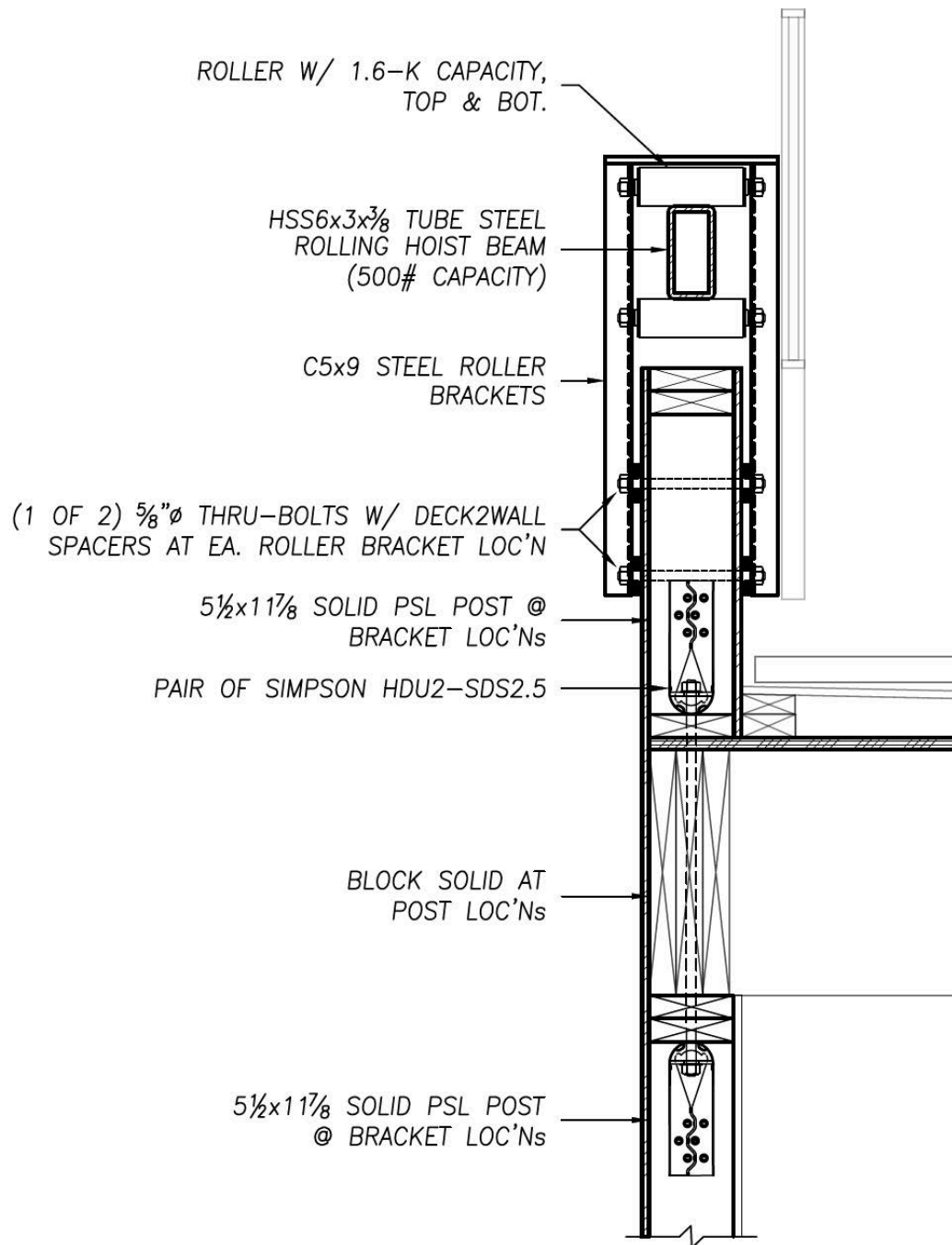


## SECTION AT EXIT STAIR LOOKING EAST

(Not Visible from Public Way)

*Rolling Hoist Beam Information as Seen from Exit Stair Behind Guard Rail (View Not Visible).  
Brackets Attach to Parapet & Support Rollers; Beam Slides Left Beyond Wall When in Use.*





VERTICAL SUPPORT CONDITION

*Structural Section Showing Brackets and Horizontal Rollers Above Parapet & Below Guardrail.  
Steel Brackets Bolted to Parapet Hold Rollers to Support 3" x 6" Rolling Hoist Beam.  
Steel Beam & Brackets Painted Black; Beam to Slide Out Between Guardrail Balusters.*



Product

Technical Specification

Deployment

[Installation Guide](#) 

## Mechanical

**Dimensions** Ø90 x 71.2 mm (Ø3.5 x 2.8")

**Weight** 330 g (11.6 oz)

*Black Wall-Mounted Security Cameras Proposed in Three Discreet Locations.  
Camera is 3.5" in Diameter and Projects 2.8" from the Wall.  
Refer to Narrative and Drawings for Locations.*



Product

Technical Specification

Deployment

[Installation Guide](#) 

## Mechanical

Dimensions	160 x 40.4 x 40.55 mm (6.3 x 1.59 x 1.6")
Weight	136 g (4.8 oz)

*Proposed Doorbell at Front Entrance to be Located at Blind Side of Portico Opening Jamb.  
Doorbell Front to Face Away from the Public Way & Not be Visible.  
Side of Device at 1.6" Deep by 6.3" High Possibly Visible.*