



### 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](https://us02web.zoom.us/j/83414929638)

**RECEIVED**  
By City Clerk at 5:24 pm, Jun 07, 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/83414929638](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](mailto:BeaconHillAC@boston.gov).

#### I. DESIGN REVIEW HEARING

- APP # 21.0951 BH**    **58 TEMPLE STREET** (Previously Heard on 5-20-2021)  
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: Ian Fox; EB BH Holdings  
 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**  
 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 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 # 21.1068BH**

**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.

**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: 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/