



**REVISED**  
9:32 am, Aug 11, 2020



### NOTICE OF PUBLIC HEARING

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

**DATE:** 8/20/2020  
**TIME:** 5:00 P.M.  
**PLACE:** Zoom Meeting: <https://us02web.zoom.us/j/87536660932>

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/87536660932> or calling 1 (929) 205-6099 and entering meeting id #875 3666 0932. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) or via Twitter @bostonlandmarks

#### I. EXECUTIVE SESSION

**REVIEWED**  
By City Clerk at 9:32 am, Aug 11, 2020

#### II. VIOLATION

**APP # 21.0098 BH**     **37-41 Bowdoin Street**  
Applicant: Cellco  
Proposed Work: Ratification of cell phone antennas visible from Bowdoin Street.

**APP # 21.0099 BH**     **4 Otis Place**  
Applicant: Monika Pauli; Pauli and Urbie Architects.  
Proposed Work: Ratification of unapproved front stair changes, penthouse window fenestrations, penthouse height & slope and penthouse cladding.

#### III. DESIGN

**APP # 21.0100 BH**     **7 Mount Vernon Place**  
Applicant: Monika Pauli; Pauli and Urbie Architects.  
Proposed Work: repaint front door bm black 2132-10; repaint surround black based on new historic evidence. Install keypad at front and rear entryways

**APP # 21.0101 BH \***

**116 Charles Street**

Applicant: Therese Driscoll

Proposed Work: At front façade, install piping to several windows.

**APP # 21.0102 BH \***

**107 Myrtle Street**

Applicant: William and Holly Swan

Proposed Work: Replace head house bead board siding with black vertical panel siding.

**APP # 21.0103 BH**

**25 Charles Street**

Applicant: Brett Benson; Utile Inc.

Proposed Work: Restoration of Beacon Hill Hotel & Bistro. This project involves new, true divided light windows in floors 2 through 5. (double hung and replacement) double hung windows will be 6 over 6 wood, repairs to window sills and lintels in kind, repairs to existing shutters, replacement of missing elements, replace skylight, replace three fire escape doors, new mechanical equipment and shield at rooftop, . (See Additional Items in Administrative Review)

**APP # 21.0104 BH\***

**30 Hancock Street**

Applicant: Chientiang Zang

Proposed Work: Installation of 3 HVAC condensers at the rear of the structure.

**APP # 21.0105 BH\***

**87 Mount Vernon Street**

Applicant: Doug Manlev; Spencer Sullivan & Voegt

Proposed Work: In kind replacement of two existing door/windows on carriage house.

*\*Indicates pending outstanding information*

**IV. 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 # 21.0103 BH** **25 Charles Street:** Repair slate roof, repaint ornamental metal, window trim, and metal flashing in kind, masonry repointing, replace stone sills and lintels in kind (See additional items under design review).
- APP # 21.0106 BH** **23 Brimmer Street:** At third level, front, replace 2 2 over 2 wood windows with three, 2 over 2 wood windows.
- APP # 21.0107 BH** **60 Chestnut Street:** Scrape, repaint front door and surround in kind.
- APP # 21.0108 BH** **109 Chestnut Street:** Replace
- APP # 21.0109 BH** **41 Phillips Street:** Replace wood trim surrounding 16 dormers in kind. Install new copper pan flashing in kind. Repaint to its original color.
- APP # 21.0110 BH** **2 River Street Place:** At level 1 restore two 2 over 1 wood windows and one 6 over 3, wood window, at level two, restore two, 6 over 6, wood windows, at level three restore two, six over six wood windows, two 6 over 6 wood windows.
- APP # 21.0111 BH** **119 Tremont Street:** Repair Mayflower pulpit by replace deteriorated metal plates and supports in kind.
- APP # 21.0112 BH** **100 Pinckney Street:** At front façade, repaint the front stoop and painting/repairing a wooden deck wall. Colors are in kind: BM Fairview Taupe for the stoop & BM Audubon Russet for the deck wall.
- APP # 21.0113 BH** **30 Mount Vernon Street:** At roof level, install 60 feet of snow guards
- APP # 21.0114 BH** **112 Mount Vernon Street:** At front and rear façade, restore seven wood historic 6 over 1 window. Replace second floor bath and master 1 over 1 windows with 6 over 6 windows.
- APP # 21.0115 BH** **25 West Cedar Street:** repaint levels 1, 2, and 3 windows and shutters in kind. Repaint front door and trim in kind, alley door, boot scraper, Balcony, basement grate, garden rail, and front handrail in kind.

## V. RATIFICATION OF 7/16/2020 PUBLIC HEARING MINUTES

## VI. STAFF UPDATES

## VII. PROJECTED ADJOURNMENT: 8:00 PM

**DATE POSTED: 8/10/2020**

### **BEACON HILL ARCHITECTURAL COMMISSION**

Members: Arian Allen, Miguel Rosales, Joel Pierce, Danielle Santos, P.T. Vineburgh,

Alternates: Matthew Blumenthal, 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/