



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

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

**DATE:** Thursday, 21 APRIL 2016  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 21A of the Acts of 1955, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

RECEIVED  
CITY CLERK'S OFFICE  
2016 APR - 8 11:51  
BOSTON, MA

*After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

#### **I. DESIGN REVIEW HEARING**

##### **4:00 PM**

Application 16.1157 BH

##### 6 Charles River Square

Applicant: David France, Alaris Construction (Applicant)

Proposed Work: Enlarge two basement window openings on the Charles River Square façade to accommodate six-over-six, double-hung wood windows with a black painted finish; and install metal grates with a black finish over the new window wells.

##### **4:15 PM**

Application 16.1290 BH

##### 22 Charles River Square

Applicant: Andrew Goldberg, Woodmeister Master Builders (Applicant)

Proposed Work: Construct a roof deck with a black wrought iron railing.

##### **4:30 PM**

Application 16.1157 BH

##### 121 Mount Vernon Street

Applicant: Paul Elias, Meeting House Condominium Trust (Applicant)

Proposed Work: Remove one glazing pane from an upper window sash at the ground floor fronting River Street, and installing an exhaust louver finished in black.

##### **4:45 PM**

Application 16.1284 BH

##### 112 Pinckney Street

Applicant: Frank McGuire, Frank McGuire Architects Inc. (Architect)

Proposed Work: Construct a one-story copper clad rooftop addition.

##### **5:00 PM**

Application 16.1285 BH

##### 29 South Russell Street

Applicant: Frank McGuire, Frank McGuire Architects Inc. (Architect)

Proposed Work: Reconstruct a roof deck with a black wrought iron railing.

##### **5:15 PM**

Application 16.1286 BH

##### 25 Brimmer Street

Applicant: Glenn Mills, Millwork, Inc. Builders (Applicant)

Proposed Work: Replace roofing membrane system; reconstruct roof deck and reinstall the black wrought iron railing around the perimeter.

##### **5:30 PM**

Application 16.1287 BH

##### **Previously presented March 17, 2016**

##### 19 Pinckney Street

Applicant: Gigi Saffonstall, G2 Collaborative Landscape Architecture (Applicant)

Proposed Work: Regrade and reinstall brick pavers in the front driveway; replace the hardscapes within the front yard and install plantings with bluestone pavers; modify an existing brick wall to accommodate a wood trash enclosure; and install granite stairs with a painted cast iron handrail descending to an existing lower level entrance with a brick retaining wall and bluestone cap.

6:00 PM

Application 16.1289 BH

8 Byron Street

Applicant: Matt Demers, Stack + Company (Applicant)

Proposed Work: Modify the second floor opening and create two openings featuring paired multi-light wood doors painted black on the Byron Street façade; install a wrought iron balcony painted black at the second floor; replace a window at the first floor with a paneled wood and glass door painted black; repaint the existing wrought iron gate and mailbox black to match existing.

6:30 PM

Application 16.342 BH

**Previously presented January 21, 2016 & September 17, 2015**

112 Revere Street, aka 122-126 Charles Street

Applicant: John Moran, Alpine Advisory Services (Applicant)

Proposed Work: Install rooftop telecommunication equipment with faux brick wall screens.

6:45 PM

Application 16.1251 BH

19 Myrtle Street

Applicant: Timothy Greene, New Cingular Wireless PCS LLC (Applicant)

Proposed Work: Replace two telecommunication antennas; install remote radio units; and upgrade other equipment.

7:00 PM

Application 16.1292 BH

142-158 Charles Street

Applicant: Timothy Greene, New Cingular Wireless PCS LLC (Applicant)

Proposed Work: Replace four telecommunication antennas; install two new telecommunication antennas on a chimney; and repoint the chimney.

- 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 the 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, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (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 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 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 Lissa Schwab at 617.635.3850 or [lissa.schwab@boston.gov](mailto:lissa.schwab@boston.gov). Thank you.

Application 16.1210 BH

84 Beacon Street: Repoint Brimmer Street façade.

Application 16.1078 BH

78 Charles Street: Scrape, prime and repaint first floor door, door surround, and windows off-white to match existing.

Application 16.1200 BH

121 Charles Street: Replace the bracket sign with a new painted wood sign panel "Mercer's Fabric" and black metal armature; and removing the light fixtures and exposed conduit.

Application 16.1279 BH

151 Charles Street: Remove fifty-one non-historic at the second, third and fourth floors on both the front and side façades and install one-over-one, double-hung wood windows and wood brick molds all with a white painted finish.

- Application 16.1283 BH 80-84 Chestnut Street, aka 28-32 Charles Street and 21-25 River Street: Repaint the storefront infill to match existing.
- Application 16.1231 BH 71-75 Joy Street: Repointing; resurfacing brownstone lintels and sills; and repaint fire escapes black to match existing.
- Application 16.1278 BH 34 Lime Street: Replace all of the multi-light wood windows with a black painted finish at the first, second, and third floors on the Lime Street façade in-kind.
- Application 16.1281 BH 3 Louisburg Square: Replace the chimney pots in-kind at the front and rear chimneys.
- Application 16.1234 BH 3 Mount Vernon Square: Repaint front door burgundy to match existing.
- Application 16.1287 BH 39-41 Mount Vernon Street: Install four window boxes and two free-standing planters flanking the entryway along the Mount Vernon Street façade.
- Application 16.1171 BH 42 Mount Vernon Street: Replace the roofing membrane system in-kind; and temporarily lift the rear roof deck in order to replace the roofing membrane system in-kind.
- Application 16.1288 BH 14 Pinckney Street: Replace the roofing membrane system in-kind, along with the associated copper flashing, leaders and gutters and a skylight; and rebuild two brick chimneys to match the existing.
- Application 16.1291 BH 17 West Cedar Street: Install eleven storm windows and screens all with a black finish to match the fenestration color palette; and replace eight pairs of louvered wood shutters with a black painted finish in-kind.
- Application 16.1280 BH 80 Revere Street, aka 129 Myrtle Street: Replace four non-historic, fire damaged, windows at the second floor fronting Myrtle Street with six-over-six, double-hung wood windows and wood brick molds all with a black painted finish.
- Application 16.1014 BH 15 South Russell Street: Replace the wood clapboard with a white painted finish in-kind; and restore and repaint the existing louvered wood shutters with a dark green painted finish.
- Application 16.1282 BH 74 West Cedar Street: Install a metal handrail with a black painted finish along one side of the recessed entryway.

**PROJECTED ADJOURNMENT:** 7:30 PM  
**DATE POSTED:** 8 April 2016

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), Kenneth Taylor, P.T. Vineburgh, Paul Donnelly, Vacancy  
 Alternates: Thomas Hopkins, Susan Knack-Brown, Mary Fichtner, Danielle Santos, Vacancy

cc: Mayor  
 City Council  
 Law Department  
 Abutters

City Clerk  
 Neighborhood Services  
 Inspectional Services

Commissioners  
 Beacon Hill Civic Association  
 Beacon Hill Times