



## NOTICE OF PUBLIC HEARING

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

**DATE:** 1/21/2021  
**TIME:** 5:00 PM  
**PLACE:** BOSTON CITY HALL, PIEMONTE ROOM, 5<sup>TH</sup> FLOOR

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/86187031432> or calling 1 (929) 205-6099 and entering meeting id # 861 8703 1432. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) or via Twitter @bostonlandmarks

### I. DESIGN REVIEW HEARING

**APP # 21.0383 BH 74 BEACON STREET REMOVED BY STAFF**

Applicant: Mike Carey; KMC Builders

~~Proposed Work: Remove existing roof deck and rail, repair rooftop pool leak, reinstall roof deck in kind~~

**APP # 21.0475 BH 69 HANCOCK STREET**

Applicant: Lisa Jessogne

Proposed Work: Install shutters to front façade.

**APP # 21.0557 BH 31 MOUNT VERNON STREET WITHDRAWN BY APPLICANT**

Applicant: Curtis Huttenhower

~~Proposed Work: Install metal horizontal structural support at lower portion of the door.~~

**APP # 21.0558 BH 4-5 BYRON STREET**

Applicant: John Holland

Proposed Work: Demolish and rebuild elevator head house.

**APP # 21.0559BH 20 CHESTNUT STREET**

Applicant: Frank McGuire

Proposed Work: At rear façade visible from Beacon Street, replace skylight in kind, build a new shed dormer (See Additional Items Under Administrative Review)

**APP # 21.0560 BH 83 PHILLIPS STREET**

Applicant: Harry Dileo

Proposed Work: At roof level, increase the height of the head house, reclad headhouse, new seating, wall sconce, pergola,

**APP # 21.0561 BH 64 WEST CEDAR STREET**

Applicant: Keith Lattuca

Proposed Work: At roof level, Rebuild roof deck.

**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 Thank you.*

**APP # 21.0562 BH 19 REVERE STREET** At front and side façade, level 1, replace eight aluminum clad, 1 over 1 windows, with wood 1 over 1 windows.

**APP # 21.0563 BH 32-34 HANCOCK STREET** At rear façade, spot repoint brick, replace all cracked lintels in kind.

**APP # 21.0564 BH 42 IRVING STREET** At front façade garden level, replace one non-original, 6 over 6, true divided light wood, window with one, 6 over 6, wood, true divided light, window.

**APP # 21.0565 BH 63 CHESTNUT STREET** At Charles Street façade, install two Provia storm windows as indicated on the application.

**APP # 21.0566 BH 140 MOUNT VERNON STREET** At Mount Vernon Street façade, top floor, replace five, 6 over 6, wood windows with five, 6 over 6, true divided light, wood windows.

**APP # 21.0567 BH 20 REVERE STREET** At street level, install a tree guard using the specifications established by the Commission as well as the Beacon Hill Civic Association.

**APP # 21.0 568 BH 22 IRVING STREET** At front façade, level three, replace four, 2 over 2, true divided light, aluminum clad windows with four, 2 over 2, wood, true divided light windows (at the recommendation of the Commission at the 11-2020 hearing).

**APP # 21.0559 BH 20 CHESTNUT STREET** At front façade, dormer level, replace 2 vinyl 6 over 6 windows with two, wood, 6 over 6, wood windows with true divided lights, replace rear shingles in kind, repaint/repair metal rail in kind, (See Additional Items Under Design Review).

**III. RATIFICATION OF 12/17/2020 PUBLIC HEARING MINUTES**

**IV. STAFF UPDATES**

**V. PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 11/9/2020**

**BEACON HILL ARCHITECTURAL COMMISSION**

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