



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 - REVISED

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

DATE: Thursday, 19 October 2017
TIME: 5:00 PM
PLACE: Boston City Hall – Piemonte Room (5th Floor)

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BOSTON, MA

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. 616 of the Acts of 1955, as amended. Applications are available for review, by appointment, 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.

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

I. VIOLATIONS

- 18.295 BH 36 Joy Street
Applicant: Isabelle Slotine
Proposed Work: Ratify the installation of a street address sign on the gate adjacent to the building by modifying the finish (VIO.BH.61).
- 18.279 BH 24-24A Joy Street
Applicant: Joseph Hanley, McDermott, Quilty & Miller LLP
Proposed Work: Ratify the installation of a steel beam under the stone lintel at the Joy Street entryway (VIO.BH.71).

II. DESIGN REVIEW

- 18.011 BH 7 Otis Place
Applicant: Charles Atkins
Proposed Work: Replace the 6'-0" tall painted wood fence and gate along the rear property line in-kind.
- 18.155 BH 13 South Russell Street
Applicant: Lev Matskevich
Proposed Work: Replace the roof deck with a metal railing; and replacing the roofing membrane system.

- 18.236 BH 68 Beacon Street
Applicant: Richard Lyerla, Mediate Management
Proposed Work: Replace wrought iron fence and gate with a black painted finish in-kind.
- 18.265 BH 28 West Cedar Street
Applicant: Bruce Kiernan, 28 West Cedar Street Condominium Trust
Proposed Work: Install four mechanical units on the rear roof; replace the deteriorated slate shingles and copper flashing in-kind on the front roof; replace the slate shingles on the main roof with a rubber roofing membrane; replace the metal vents; repair the wood trim on the front dormers and repaint black; and repair the sheet metal on the rear dormer and repaint black.
- 17.1159 BH 40 Beacon Street (Continued from 6/2017)
Applicant: Guy Grassi, Grassi Design Group
Proposed Work: Construct a rooftop addition on the rear ell extension.
- 17.1345 BH 38 Lime Street (Continued from 6/2017 and 8/2017)
Applicant: Tyla Vercollone
Proposed Work: Install bluestone pavers, a portable outdoor kitchen, and a gas-fired table on the side terrace; and install planters within the terrace.
- 17.1078 BH 57 Mount Vernon Street, Apt. 5
Applicant: Caitlin Laidlaw
Proposed Work: Replace two sets of paired six-lite wood casement windows with an off-white painted finish at the fifth floor.
- 17.1517 BH 1 Primus Avenue, Apt. 1
Applicant: Cheryl Carney, JB Sash & Door Company
Proposed Work: Remove existing storm windows; replace two six-over-six and two four-over-four, double-hung wood windows with a black painted finish at the first floor.
- 18.109 BH 19 Phillips Street
Applicant: Cheryl Carney, JB Sash & Door Company
Proposed Work: Remove existing storm windows; replace two six-over-nine and twelve six-over-six, double-hung wood windows with an off-white painted finish at the first, second, and third floors on the front and rear façades.
- 18.282 BH 21 Joy Street, Apt. 2
Applicant: Cheryl Carney, JB Sash & Door Company
Proposed Work: Replace two six-over-six, double-hung wood windows with an off-white painted finish at the first floor.
- 18.203 BH 37 Beacon Street, Apt. 22
Applicant: Stephanie Biggs
Proposed Work: Replace three eight-over-eight and three six-over-six double-hung wood windows with simulated-divided-lite aluminum-clad wood sashes in an off-white finish at the second floor on the front façade.
- 18.122 BH 61 Hancock Street
Applicant: David Watson
Proposed Work: Replace eight sets of paired six-light wood casement fourth-story windows with an Essex Green painted finish.
- 18.425 BH 26 Mount Vernon Street
Applicant: Timothy Burke
Proposed Work: Replace roof deck.

- 18.422 BH 73 Chestnut Street
 Applicant: Stephen Skinner
 Proposed Work: Amend Certificate of Appropriateness 17.1152 BH to repaint all
 woodwork at front façade gray (Sherwin Williams, Color 7018 Dovetail) based on
 pre-existing historic paint colors determined by paint analysis.
- 18.429 BH 7 Brimmer Street
 Applicant: Susan Klein
 Proposed Work: At front façade entry steps install black steel center railing.
- 18.423 BH 75 Beacon Street
 Applicant: David McWhan
 Proposed Work: Construct rooftop addition and rear yard addition; modify front area-
 way including installation of brick paving, granite curbs and iron fencing; and
 restoration of windows.

III. ADMINISTRATIVE REVIEW: 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, 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 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 staff at 617.635.3850 or BeaconHillAC@boston.gov. Thank you.

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 18.162 BH 20 Beacon Street: Re-caulk and repaint all of the windows on the front façade black.
- 18.432 BH 33 Beacon Street: At front façade clean masonry; remove staining from building name plaque; repaint shutters, door, fire escape and fence to match existing color; and install new copper downspout.
- 18.222 BH 37 Beacon Street: Repaint all wood window frames, brick molds, and sills off-white.
- 18.426 BH 66 Beacon Street: Replace second story window signage and tenant plaque at entry.
- 18.302 BH 74 Beacon Street: At rear elevation, replace copper roofing, flashing, gutters and copper cap at parapet wall in-kind.

- 18.249 BH 79 Beacon Street: Repaint all windows, wood trim, and entryway and doors dark green; and repaint the metal railings and window grates black.
- 18.227 BH 91 Beacon Street: Replace the six-panel wood door with a black painted finish and brass hardware in-kind within the garden wall.
- 18.092 BH 33 Brimmer Street: Install one aged brass light fixture between two doors to the roof deck on the rear façade.
- 18.175 BH 36 Charles Street: Repoint two brick chimneys and apply cement coating to the top of the chimneys; replace flashing at roof lines; repair brick façade at fire escape at all attachments; repaint fire escape gray; and clean façade.
- 18.176 BH 38 Charles Street: Repoint; clean façade; replace flashing at roof lines; replace copper parapet coping cover; and repair the sheet metal cladding on the headhouse and coat with a patina green elastomeric coating.
- 18.415 BH 71 Chestnut Street: Repair and repoint masonry at side elevation.
- 18.405 BH 82 Chestnut Street, Unit 33: Remove two storm windows, and replace one double-hung ten-over-one wood third-story window (facing Chestnut Street) and one double-hung six-over-one third-story wood window (facing Charles Street) both with brown painted finish in-kind.
- 18.361 BH 42 Garden Street, Unit 2: At front façade remove storm windows and replace three non-historic double-hung two-over-two second-story wood windows in-kind.
- 18.362 BH 42 Garden Street, Unit 3: At front façade remove storm windows and replace three non-historic double-hung two-over-two third-story wood windows in-kind.
- 17.1157 BH 14 Hancock Street: Clean the precast concrete portion of the façade using water; resurface deteriorated portions using a tinted cementitious stucco; and repoint.
- 18.284 BH 47-49 Hancock Street: Replace roofing membrane system, copper flashing, and copper edging in-kind.
- 18.280 BH 78 Mount Vernon Street: Reset and replace where necessary the slate shingles and copper flashing on the roof; and repaint the shutters black and the windows, trim, entryway surround cream, and the front door blue; replacing broken and missing shutter dogs in-kind; and installing flower boxes at the first floor windows.
- 18.294 BH 112 Myrtle Street: Repoint masonry and replace all existing windows in-kind.
- 18.428 BH 19 Phillips Street: Replace slate roof tile on front and rear dormers in-kind; and replace front copper gutter in-kind.
- 18.225 BH 82 Phillips Street: Scrape, prime, and repaint the entry door and transom window black.
- 18.354 BH 22 Pinckney Street: At front façade replace first, second and fourth-story windows in-kind.
- 18.230 BH 71 Pinckney Street: Repoint; resurface brownstone lintels and sills using a tinted cementitious stucco, and select replacement of severely deteriorated units with tinted precast units.
- 18.211 BH 70 River Street: Replace roofing membrane system, copper flashing, and copper gutters in-kind.
- 18.286 BH 5 Smith Court: At south façade replace six non-historic wood windows and entry door in-kind; replace deteriorated wood clapboards and trim in-kind; and re-paint all elements to match existing paint scheme.
- 18.149 BH 38 Temple Street: Repoint rear façade; and repaint window frames black.
- 18.223 BH 41 West Cedar Street: Replace two copper gutters in-kind.
- 18.192 BH 60 West Cedar Street: Replace the copper flashing and gutters in-kind, and the roofing membrane system on the non-visible portions of the roof.

IV. REVIEW and RATIFICATION OF July 20, 2017 AND August 17, 2017 MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT POSTED: 10:00 PM

DATE POSTED: 6 October 2017

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce (Vice-Chair), Miguel Rosales, Kenneth Taylor (Chair), P.T. Vineburgh,
Alternates: Thomas Hopkins, Danielle Santos, *Three Vacancies*

cc: Mayor / City Council / City Clerk / BPDA / Inspectional Services / Law Department / Neighborhood
Services / Parks & Recreation / Abutters / *Beacon Hill Times* / *The Boston Guardian* / Beacon Hill Civic
Association