



# 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, 16 November 2017  
**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 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).

#### **II. DESIGN REVIEW**

18.303 BH      73 Mount Vernon Street  
Applicant: Travis Black, Sousa Design Architects  
Proposed Work: Removal of fire escape at roof and construct roof decks.

18.451 BH      18 Phillips Street  
Applicant: John Hecker, Spencer & Vogt Group  
Proposed Work: Install new accessible ramp at the passageway along the east side of the building; convert existing window into an accessible doorway; construct retaining wall with fence and lighting; install new hinges and hardware at existing iron gateway; install storm windows; install five rooftop HVAC condensers; and install energy recovery unit along south wall of wing.

18.399 BH      14 Mugar Way  
Applicant: David J. Hacin  
Proposed Work: Construct a four-story addition; install signage; and modify landscaping (project approved with provisos at 8-17-2017 public hearing).

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.

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- 18.424 BH 83 Chestnut Street  
Applicant: Henry Ladd  
Proposed Work: In-kind replacement of windows and doors; in-kind replacement of deteriorated wood trim; painting of windows, doors and trim to match existing colors; chimney repair, general re-pointing and lintel replacement; removal and re-installation of security grate and railing; in-kind replacement of roof; replacement of skylights; and installation of HVAC equipment.
- 18.430 BH 16 Pinckney Street  
Applicant: Dustin Nolan  
Proposed Work: Remove existing roof and dormer and rebuild to match existing pitch, size and trim details; install slate roof, copper flashing and drip edge and copper gutter and downspout; remove and rebuild chimney in-kind; repair masonry; repair all windows in-kind; replace window trim in-kind; repair front door and restore trim; construct new brick wall to close off walkway to rear yard; repair and re-paint walkway gate; repair walkway; replace coal chute door in-kind.
- 18.423 BH 75 Beacon Street (*Continued from 10/2017*)  
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.
- 18.569 BH 121 Charles Street  
Applicant: Bryn Robinson  
Proposed Work: Install hanging projection sign.
- 18.466 BH 82 Charles Street  
Applicant: Mary Duong  
Proposed Work: Install hanging projection sign.
- 18.442 BH 84 Charles Street  
Applicant: John Kelleher  
Proposed Work: Install hanging projection sign.
- 18.567 BH 34 ½ Beacon Street  
Applicant: Jeanne Roberts  
Proposed Work: Renovate and expand the existing 9<sup>th</sup> floor headhouse; install rooftop deck, pergola, landscaping and vegetated screen; install new window in enclosed opening on 8<sup>th</sup> floor.
- 18.513 BH 65 Philips Street  
Applicant: Michael Carey  
Proposed Work: Construct roof deck and wrought iron railing.
- 18.571 BH 48 Mount Vernon Street  
Applicant: Michael Carey  
Proposed Work: Raise railing on roof deck from 36" to 42" for code compliance.

**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](mailto:BeaconHillAC@boston.gov). Thank you.

#### **PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA**

- 18.446 BH 68 Beacon Street: Reseal 10 vertical joints on structure; repaint all windows, flower boxes and balconies to match existing color.
- 18.465 BH 122-126 Charles Street: Repair and repaint first floor windows and entrances.
- 18.438 BH 16 Chestnut Street: Replace wood side door on side elevation at side patio.
- 18.495 BH 16 Chestnut Street: Level curb, evacuate underfill and level brick pavers at side patio; pressure wash granite curb and columns; pressure wash existing blue stone at rear patio.
- 18.539 BH 22 Chestnut Street: Remove, refurbish and repaint 22 shutters.
- 18.564 BH 94 Chestnut Street: Repair windows; replace storm windows to match existing; restore brownstone; repoint mortar; replace intercom and door hardware; restore and repaint existing entry door, pilasters, brackets and trim; replace ground-level door and hardware; repair and repaint snow fence; replace dormer windows to match existing; replace missing slate shingles and reset loose pieces; replace flashings; remove two existing skylights.
- 18.566 BH 23 Joy Street: Replace two non-original wood 6/6 windows with new windows to match existing.
- 18.520 BH 34 Lime Street: Re-paint front door red.
- 18.451 BH 103 Mount Vernon Street: Re-paint front entry door black and surrounding woodwork white.
- 18.462 BH 108 Mount Vernon Street: Repoint two chimneys and install copper capping; replace two steel window lintels and install new with flashing; remove brick from bulging section at side and replace. **Work approved as emergency CA.**

- 18.524 BH 25 Phillips Street: Replace five wood non-original wood windows and replace in-kind.
- 18.576 BH 68 Pinckney Street: Replace slate roof to match existing; replace 20 oz. copper gutter to match existing.
- 18.456 BH 52 River Street: Replace two 8/8 wood dormer windows to match existing and remove storm windows.
- 18.573 BH 5 Rollins Place: Cut and point brick mortar; replace gutters to match existing; replace slate roof with purple slate to match original.
- 18.510 BH 24 West Cedar Street: Replace roof slate, copper gutters and downspouts, flashing to match existing; repair and paint existing windows.
- 18.501 BH 91 West Cedar Street: Replace non-original windows at 2<sup>nd</sup> floor front façade with wood 6/6 single-hung true divided lite windows.

#### **IV. REVIEW and RATIFICATION OF 7/20/2017; 8/17/017 and 10/19/2017 MINUTES**

#### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 10:00 PM

**DATE POSTED:** November 3, 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