



# 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, July 19, 2018  
**TIME:** 5:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

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2018 JUL 9 A 9:46

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. DESIGN REVIEW**

- 18.1410 BH      82 Mount Vernon Street: (Continued from 06/2018)  
Applicant: Steven Young  
Proposed Work: Repair and repaint front doors, trim, handrails and shutters; repaint copper oriel; replace all 12 double hung windows on front elevation due to severe rot and some replacements with TDL double hung, true wood 6/6 windows with insulated glass and half screens.
- 18.1407 BH      87 Pinckney Street (Continued from 06/2018)  
Applicant: Linda Ward  
Proposed Work: Replace existing pendant light at front entrance with recessed lighting.
- 18.1415 BH      11 Chestnut Street (Continued from 06/2018)  
Applicant: Joe Holland, M. Holland & Sons Construction, Inc.  
Proposed Work: Replace all historic 6/6 window sashes on front elevation with insulated glass sashes.
- 18.1389 BH      40 Beacon Street  
Applicant: Guy Grassi, Grassi Design Group  
Proposed Work: Construct 4<sup>th</sup> floor addition at existing 3-story ell connecting previously approved addition to the existing 4-story carriage house; install shutters on front elevation.

- 18.1330 BH      133 Charles Street  
 Applicant: Millicent Cutler, Ouimillie  
 Proposed Work: Install 26"x20" solid oak, painted projecting sign using existing bracket.
- 18.1524 BH      141 Cambridge Street (First Harrison Gray Otis House)  
 Applicant: Benjamin Haavik, Historic New England  
 Proposed Work: Install iron hand railings at front entrance; install irrigation line; install four security cameras.
- 18.1527 BH      1A Acorn Street  
 Applicant: Brigid Williams, Hickox Williams Architects, Inc.  
 Proposed Work: Install wrought iron guard rail at roof of rear ell.
- 18.1521 BH      158 Mount Vernon Street  
 Applicant: Dustin Nolin, DNA Architecture  
 Proposed Work: Replace front door to match adjacent homes; replace garden level door; replace existing rooftop deck in expanded footprint. **(See Administrative Approval/Review items below).**

**II. 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**

- 18.1512 BH 43 Anderson Street: Replace three window sashes on second story in kind with 6/1 wood TDL windows.
- 18.1406 BH 34.5 Beacon Street, Unit 4S: Replace 11 curved and straight sashes in kind with 1/1 wood windows.
- 18.1396 BH 17 Bowdoin Street: Replace three non-original sash sets on third story of the front elevation in kind with 6/6 wood TDL windows.
- 18.1518 BH 12 Brimmer Street: Repoint mortar in kind; at rear elevation, remove fire escape and infill brick to match existing; repair sills and lintels; install brick mold around window to match existing; repair rotten wood on dormers.
- 18.1447 BH 120 Charles Street: Repair window sashes and storm windows in kind.
- 18.1509 BH 142 Chestnut Street: Replace five non-original sash sets on third story of the front elevation in kind with 8/8 wood TDL windows.
- 18.1511 BH 32-34 Hancock Street: Replace asphalt shingles at roof in kind in “Black Pepper”; replace awning fabric at dormer in “Driftwood Tweed”.
- 18.1530 BH 19 Joy Street: Repair five 2/2 windows on third story front elevation and paint to match existing.
- 18.1423 BH 36 Joy Court: Replace existing 6’-0” cedar stockade fencing along side yard; attach five panels of treated lattice fencing for ivy wall; install single lattice panel at wall and alley end for ivy wall.
- 18.1525 BH 11 Louisburg Square: Replace 14 windows on front elevation in kind with TDL, wood, double hung windows with curved sashes at bowfront; repaint and repair shutters; repaint ironwork; repaint previously painted stone window sills.
- 18.1526 BH 148 Mount Vernon Street: Replace existing painted metal roof on oriel with flat seam copper roofing; repair and replace sections of rotten wood at oriel panels in kind; repaint oriel to match existing.
- 18.1521 BH 158 Mount Vernon Street: Replace eight non-original Colonial Revival windows on front elevation with 2/2 wood TDL windows; replace window casing in kind; repoint mortar to match existing; repair lintels on rear elevation; relocated mechanical venting to roof. **(See Administrative Approval/Review items below).**
- 19.019 BH 50 Myrtle Street: Replace existing playground equipment; install new landscaping and hardscaping at playground.
- 18.1386 BH 71 Myrtle Street: Remove existing roof deck to replace flat roof and construct roof deck in lesser footprint with low-profile black metal railings.
- 18.1452 BH 115 Pinckney Street: Paint front door black; repair oriel and paint in kind.
- 18.1440 BH 81 Revere Street: Replace two non-original 2/2 wood windows at basement level in kind with insulated glass sashes; remove security bars at basement level windows.
- 18.1505 BH 30 Temple Street: Replace three non-original 6/6 sash sets on third story and replace with 6/6 TDL wood, double-hung windows with insulated glass.
- 18.1533 BH Various Locations in Public Right of Way/Sidewalks: Repair sections of brick sidewalks using “Boston City Hall Pavers”.

### III. REVIEW and RATIFICATION OF April 19, 2018, May 17, 2018 and June 21, 2018 MINUTES

#### **IV. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 8:30 PM

**DATE POSTED:** 6 July 2018

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