



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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

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### NOTICE OF PUBLIC HEARING - REVISED 17 P 4: 09

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

BOSTON, MA

**DATE:** Thursday, 20 December 2018  
**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

- 19.176 BH      60 Chestnut Street ***CONTINUED FROM 9-20-2018 & 10-18-2018 PUBLIC HEARINGS***  
Applicant: John Holland, Holland Companies.  
Proposed Work: Installation of deck railing at rooftop deck at rear garage; installation of HVAC condensers at garage roof; proposal to install temporary mesh screening in front of condensers.
- 19.248 BH      45A Hancock Street  
Applicant: John Papadopoulos  
Proposed Work: At front façade raise height of lower level windows to above sidewalk level, install new window sash, frames and trim, eliminate window wells, and continue sidewalk to foundation.

## II. DESIGN REVIEW

- ~~19.042 BH      79 West Cedar Street ***CONTINUED FROM 9-20-2018 & 10-18-2018 PUBLIC HEARING WITHDRAWN BY APPLICANT***~~  
~~Applicant: Sean P. Cryts~~  
~~Proposed Work: Install brass flag mount into mortar on front elevation and install flagpole between windows on second story.~~

- 19.377 BH      86 Chestnut Street **CONTINUED FROM 11-15-2018 PUBLIC HEARING**  
 Applicant: Dustin Nolin  
 Proposed Work: At front façade alter first-story entry and storefront by replacing fanlight at entry with raised paneling; replace one entry door in-kind and replace one entry door with paneled wall; remove carpet from entry steps and repair steps; remove handrail at steps; replace wood mouldings in-kind; replace transom windows in-kind; remove window grates and plate glass windows; install six-light wood casement windows; remove lower level windows; and install gray granite at former lower level window locations
- 19.338 BH      12 Walnut Street  
 Applicant: Peter Ferreira  
 Proposed Work: At sidewalk eliminate failed coal chute and install brick pavers.
- 19.629 BH      32-34 Hancock Street  
 Applicant: Kelly Robbins  
 Proposed Work: Amend application 17.892 BH to change design of approved fence at rear elevation.
- 19.615 BH      8 Joy Street  
 Applicant: James McClutchy  
 Proposed Work: At rear ell create new window opening and install window at rear elevation, and install deck and railing at roof.
- 17.1451 BH     40 Hancock Street  
 Applicant: Bart Stanco  
 Proposed Work: At front façade install railings at front entry steps and steps to lower level entry.
- ~~19.628 BH      34 Beacon Street **WITHDRAWN BY APPLICANT**  
 Applicant: Mona Bonnot  
 Proposed Work: At roof replace flashing, repair railings, replace gutter and downspout, repair snow guards and repair chimneys; at front façade and side elevation re-point and repair masonry, and replace all windows in-kind; at side elevation repair window guards; and at front façade repair balconies including replacing wood ceiling in-kind, replace balcony sash in-kind; restore entry door, and replace glass at sidelights.~~
- 19.632 BH      70 Revere Street  
 Applicant: Steven W. Harvey  
 Proposed Work: At roof remove and replace existing deck and install skylight.

**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**

19.388 BH 8 Lindall Place: At front façade repair entry steps

19.596 BH 9 Willow Street: At south elevation replace one seventh-story oval non-historic wood window in-kind.

#### **IV. REVIEW and RATIFICATION OF October 18, 2018 and November 15, 2018 PUBLIC HEARING MINUTES**

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

**PROJECTED ADJOURNMENT:** 9:00 PM

**DATE POSTED:** 17 December 2018

#### BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce, Miguel Rosales (Vice-Chair), 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