



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 – DETERMINATIONS

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

DATE: Thursday, 16 February 2017
TIME: 4:00 PM
PLACE: Boston City Hall – Room 900 (9th 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. DESIGN REVIEW

- 17.404 BH **APPROVED WITH PROVISOS 4-0, 1ST-PD, 2ND-PTV (PD, MR, KT, PTV)**
25 Beacon Street (Previously presented 10/2016)
Applicant: Chris Pitman, CBT Architects
Proposed Work: Install a cable railing on the interior side of the sixth floor balconies on both the south and east façades.
- 17.422 BH **APPROVED WITH PROVISOS 4-0, 1ST-KT, 2ND-PTV (PD, MR, KT, PTV)**
45 Temple Street (Previously presented 11/2016 and 12/2016)
Applicant: David Raftery, JDMD Owner, LLC
Proposed Work: Modify the north, east and west façades; create a passageway between Temple Street and Ridgeway Lane; and construct a rooftop addition with a roof deck.
- 17.759 BH **APPROVED 3-0, 1ST-MR, 2ND-PD (PD, MR, KT)**
5 Acorn Street
Applicant: Robert Stafford
Proposed Work: Replace the roof deck in-kind.
- 17.789 BH **APPROVED WITH PROVISOS 3-0, 1ST-KT, 2ND-MR (PD, MR, KT)**
35 Bowdoin Street
Applicant: Jan Steenbrugge, 33-35 Bowdoin Street LLC

Proposed Work: Replace the stained glass entryway infill with wood and glass doors and transoms to match the historic.

II. VIOLATIONS

See Section III ADMINISTRATIVE REVIEW

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

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| 17.791 BH | <u>89 Mount Vernon Street:</u> Replace deteriorated face brick in-kind and repoint the brick wall along the west side of the driveway. |
| 17.798 BH | <u>87 Pinckney Street:</u> Replace door and trimwork at the garden wall with a black painted finish in-kind; reinstall existing hardware; and reset the existing intercom flush with the side trim. |
| 17.797 BH | <u>119 Tremont Street & 1 Park Street:</u> Reconstruct the window wells along the east façade of the church; and replace the paired doors and transom at the 1971 building with glass and bronze doors and transom window. |

VIOLATIONS

- | | |
|-----------|--|
| 17.778 BH | <u>4 Goodwin Place:</u> Ratify outstanding violation (VIO.BH.69) for the removal of an unapproved vent installation on the front façade by keying in brick to match the original, using a soft Type O mortar, and a mild cleaner that is compliant with the district's guidelines. |
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17.761 BH 24 Joy Street: Ratify outstanding violation (VIO.BH.72) for the unapproved replacement of light fixtures at the storefront and upper floor entryways with light fixtures that are compliant with the district's guidelines.

APPROVED 3-0, 1ST-KT, 2ND-PD (PD, MR, KT)

IV. ADVISORY

75 Beacon Street

Applicant: David McWhan, Meyer & Meyer Architecture and Interiors

Proposed Work: Construct a rooftop and rear yard addition, modify the front areaway, and window replacement.

V. REVIEW and RATIFICATION OF December 15, 2016 Minutes and January 19, 2017 Minutes – APPROVED 4-0, 1ST-PTV, 2ND-MR (PD, MR, KT, PTV)

VI. STAFF UPDATES

DATE POSTED: 17 February 2017

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce (Vice-Chair), Miguel Rosales, Kenneth Taylor (Chair), P.T. Vineburgh,

Alternates: Thomas Hopkins, Mary Fichtner, Danielle Santos, *Two 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