



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 March 2017
TIME: 7:00 PM
PLACE: Boston City Hall – Piemonte Room (5th 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

17.715 BH **APPROVED WITH PROVISOS 3-0, 1ST-KT, 2ND-PD (PD, DS, KT)**
87 Mount Vernon Street
Applicant: Elton Hall, The Colonial Society of Massachusetts
Proposed Work: Replace light fixtures on the retaining wall.

17.891 BH **CONTINUANCE – NO ONE IN ATTENDANCE TO PRESENT**
79 West Cedar Street
Applicant: Lindsey Couture, Best Chimney Services, Inc.
Proposed Work: Modify chimney flue and add mechanical fans.

17.892 BH **APPROVED WITH PROVISOS 3-0, 1ST-PD, 2ND-DS (PD, DS, KT)**
32-34 Hancock Street
Applicant: Theodore Touloukian, Touloukian Touloukian Inc.
Proposed Work: Reconstruct the gabled roof, dormers and roof deck at 32; modify the rear fire escape; paint the existing rear yard fence at 32; install a fence with a gate at the rear stairwell at 34; minor design changes to the entryway at 34; relocate mechanical equipment; and modify through-wall mechanical units.

- 17.763 BH **APPROVED WITH PROVISOS 3-0, 1ST-KT, 2ND-PD (PD, DS, KT)**
58 Beacon Street
Applicant: Joe Gauquier
Proposed Work: Install a metal handrail on the front stoop and resurface the brownstone stoop using a tinted cementitious stucco.
- 17.881 BH **APPROVED WITH PROVISOS 3-0, 1ST-PD, 2ND-DS (PD, DS, KT)**
20 Grove Street
Applicant: Sara Peattie
Proposed Work: Install a wood handrail within the recessed entryway.
- 17.883 BH **APPROVED 3-0, 1ST-DS, 2ND-KT (PD, DS, KT)**
15-17 Brimmer Street
Applicant: Jeff Morgan
Proposed Work: Replace the wood fence featuring paired doors and the wire mesh and netting in the rear yard; relocate the basketball goal; install a shade canvas within the playground, landscaping, and additional non-visible playground equipment.
- 17.717 BH **APPROVED 3-0, 1ST-KT, 2ND-DS (PD, DS, KT)**
33 Brimmer Street
Applicant: Mark Porter
Proposed Work: Replace the windows at the third and fourth floors on the front and rear façades.
- 17.899 BH **APPROVED 3-0, 1ST-PD, 2ND-KT (PD, DS, KT)**
94 Pinckney Street
Applicant: Arthur Choo, Choo & Company Inc.
Proposed Work: Minor design changes to the rear wood staircase.
- 17.889 BH **APPROVED WITH PROVISOS 3-0, 1ST-KT, 2ND-DS (PD, DS, KT)**
51 Charles Street
Applicant: Lana Barakat, Lazuli Jewelry Inc.
Proposed Work: Reclad existing awning with matte black water-repellant canvas; and install metal sign panel “HEIST”.
- 17.799 BH **CONTINUANCE 3-0, 1ST-KT, 2ND-PD (PD, DS, KT)**
3 Joy Street
Applicant: Guy Grassi, Grassi Design Group
Proposed Work: Replace rear yard addition; enlarge rear garden wall; remove a headhouse, minor alterations to dormers, replace shingles, and install vents on roof; restore entryway surround; reconstruct front stoop; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

17.800 BH **CONTINUANCE 3-0, 1ST-KT, 2ND-PD (PD, DS, KT)**
4 Joy Street
Applicant: Guy Grassi, Grassi Design Group
Proposed Work: Replace rear yard addition; remove skylight and construct new rear dormer, replace shingles, and install vents on roof; restore entryway surround; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

17.801 BH **CONTINUANCE 3-0, 1ST-KT, 2ND-PD (PD, DS, KT)**
5 Joy Street
Applicant: Guy Grassi, Grassi Design Group
Proposed Work: Construct rear yard addition; enlarge third floor windows and relocate fire balcony at rear façade; replace shingles and install vents on roof; replace transom window; remove flagpole; modify front areaway and walkways; remove fire escape; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

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. Thank you.

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 17.884 BH 13 Bowdoin Street: Remove two non-historic windows and storm windows at the first floor on the front façade, and install two six-over-six, double-hung wood windows with a black painted finish.
- 17.863 BH 31 Brimmer Street: Remove three non-historic windows at the fourth floor on the front façade, and install two-over-two, double-hung wood windows with a black painted finish.
- 17.882 BH 31 Chestnut Street: Repair cracks in the wood entryway using an epoxy filler; and scrape, prime, and repaint the entryway surround white and the door black to match existing.
- 17.885 BH 75 Hancock Street: Replace the synthetic slate shingles at the roof with slate shingles; and replace associated copper flashing and gutters in-kind.
- 17.890 BH 50 River Street: Reset and replace where necessary the face brick at the top two floors on the secondary south façade, reset the brownstone lintels and sills, and associated repointing to stabilize the façade.
- 17.792 BH 13 Walnut Street: Remove security grille from ground floor window; remove five storm windows; replace six two-over-two, double-hung wood windows with a black painted finish; paint dormer cornices, friezes, and soffits gray; repaint leaded glass casement windows and metal bay gray; paint interior storms at bay black; and replace lintels and sills at windows and entryway with tinted precast concrete units to look like brownstone.

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

III. REVIEW and RATIFICATION OF February 16, 2017 MINUTES – CONTINUANCE

IV. STAFF UPDATES

DATE POSTED: 17 March 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