



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, 20 April 2017
TIME: 4:00 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

17.891 BH **APPROVED 4-0, 1ST-JP, 2ND-JK (PD, JP, MR, KT; Recused: PTV)**
79 West Cedar Street (Continued from 3/2017)
Applicant: Lindsey Couture, Best Chimney Services, Inc.
Proposed Work: Modify chimney flue and add mechanical fans.

17.799 BH **CONTINUED 4-1, 1ST-MR, 2ND-PD (Aye: PD, JP, MR, KT; Nay: PTV)**
3 Joy Street (Continued from 3/2017)
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 **CONTINUED 4-1, 1ST-MR, 2ND-PD (Aye: PD, JP, MR, KT; Nay: PTV)**
4 Joy Street (Continued from 3/2017)
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 **CONTINUED 4-1, 1ST-MR, 2ND-PD (Aye: PD, JP, MR, KT; Nay: PTV)**
5 Joy Street (Continued from 3/2017)
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.
- 17.1005 BH **CONTINUED 5-0, 1ST-KT, 2ND-JP (PD, JP, MR, KT, PTV)**
37 Beacon Street, Apt. 62-64
Applicant: Megan Goltermann, Payne | Bouchier Fine Builders
Proposed Work: Construct a headhouse and roof deck.
- 17.1020 BH **CONTINUED 4-1, 1ST-MR, 2ND-JP (Aye: PD, JP, MR, KT; Nay: PTV)**
13 Louisburg Square
Applicant: James Mellowes, Mellowes & Paladino Architects
Proposed Work: Install fire hose connection, alarm bell, and plaque on the front façade.
- 17.913 BH **APPROVED W/ PROVISOS 5-0, 1ST-JP, 2ND-PTV (PD, JP, MR, KT, PTV)**
33-35 Bowdoin Street
Applicant: Jan Steenbrugge, 33-35 Bowdoin Street LLC
Proposed Work: Modify 16.931BH by changing the proposed roof dormers to skylights and replace the louvers in the bell tower quatrefoils in-kind on 35; replace wood fence with wrought iron fronting Temple Street Park; reconfigure the proposed stairs to the connector building; replace roof hatch with skylight at 33; remove fire escape on side façade; remove conduit, hatch and vent, and key in brick; modify window configuration to two-over-two, double-hung wood windows on the side façade; replace wood sills with cement fiberboard; install granite sills at basement windows; change window material and detail at basement windows; install lighting, mailboxes, intercoms, fire beacon, alarm bell; repoint; clean façade; replace brownstone sills and lintels with tinted precast units or resurface with a tinted cementitious stucco.
- 17.949 BH **DENIAL 4-1 1ST-KT, 2ND-MR (Aye: PD, MR, KT, PTV; Nay: JP)**
6-8 Chestnut Street
Applicant: Steve Chase, Beacon Hill Friends House, Inc.
Proposed Work: Install a temporary banner on the front façade.
- 17.1023 BH **DENIAL 5-0 1ST-MR, 2ND-PD (PD, JP, MR, KT, PTV)**
39-41 Mount Vernon Street
Applicant: Beth Newman, Meyer & Meyer Architects

Proposed Work: Ratify the installation of mechanical vents on the secondary north and east façades; and relocate some mechanical vents on the secondary east façade (VIO.BH.82).

- 17.962 BH **APPROVED 5-0, 1ST-PTV, 2ND-PD (PD, JP, MR, KT, PTV)**
 7 Acorn Street
Applicant: Adam Wylie, Mayhew Project Mgmt. and Consulting
Proposed Work: Replace roof deck; remove storm windows; remove and replace the tripartite six-over-six flanked by two-over-two, and all of the six-over-six, double-hung wood windows and wood brick molds on both the front and rear façades all with an off-white painted finish; and restore and repaint the entry door, transom, and shutters in-kind.
- 17.1041 BH **APPROVED 4-1, 1ST-PTV, 2ND-JP (Aye: PD, JP, KT, PTV; Nay: MR)**
 13 Walnut Street
Applicant: Steven Young, Architect
Proposed Work: Construct a headhouse; and enlarge the roof deck featuring a metal railing.
- 17.1042 BH **APPROVED 5-0, 1ST-KT, 2ND-PTV (PD, JP, MR, KT, PTV)**
 45 Temple Street
Applicant: David Raftery, JDMD Owner, LLC
Proposed Work: Address Provisos from 17.422BH - Reduce height of proposed rooftop addition; clarify window and door details; modify entryway infill at Donahue Addition and passageway façades; clarify façade materials, lighting, and passageway planters.

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

- 17.1028 BH 37 Beacon Street, Apt. 3: Remove and replace six eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street and Joy Street façades.
- 17.1029 BH 37 Beacon Street: Remove and replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street façade.
- 17.1030 BH 37 Beacon Street, Apt.53: Remove and replace four eight-over-eight, double-hung wood windows with an off-white painted finish at the fifth floor on the Beacon Street façade.
- 17.1031 BH 37 Beacon Street, Apt. 1: Remove and replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the first floor on the Beacon Street façade.
- 17.887 BH 88 Beacon Street, Apt. 2: Remove two storm windows, and replace two two-over-two, double-hung wood windows featuring a curved frame with straight glass all with a black painted finish at the garden level on the Beacon Street façade in-kind.
- 17.978 BH 1 Charles River Square: Replace five cast stone window lintels at the first floor on the front façade in-kind.
- 17.979 BH 3 Charles River Square: Repoint; resurface the cast stone using a tinted cementitious stucco; repair and repaint the fire balcony on the rear façade black to match existing.
- 17.556 BH 115 Charles Street: Replace the wood and glass door with a black painted finish in-kind.
- 17.1039 BH 144 Charles Street: Replace three wood display windows with a dark red painted finish in-kind; install vinyl signage “Charles Street Garage” on one display window and a door; and replace the ceiling mounted light fixtures within the vehicular entrance and associated conduit painted to match the white ceiling.
- 17.977 BH 82 Chestnut Street, Apt. 20: Remove four storm windows, and replace four six-over-one, double-hung wood windows with a brown painted finish at the second floor on the River Street façade in-kind.
- 17.615 BH 56 Chestnut Street: Replace deteriorated face brick with new brick; repoint; replace a brownstone lintel at rear façade with a tinted precast unit; scrape, prime and repaint windows on the front and rear façades to match existing color; and install a metal chimney cap.
- 17.888 BH 104 Chestnut Street: Remove eight storm windows, and replace eight six-over-six, double-hung segmental arch-headed wood windows with a white painted finish at the first, second, and third floors on the Chestnut Street façade in-kind.
- 17.1026 BH 16 Hancock Street, Apt. 5F: Remove and replace one two-over-two, double-hung wood window with a black painted finish at the fifth floor.
- 17.1027 BH 19 Joy Street: Repoint; and resurface brownstone lintels and sills using a tinted cementitious stucco.
- 17.1021 BH 84 Mount Vernon Street: Repaint the windows and entry door off-white, and the shutters black to match existing.

- 17.1022 BH 48 Temple Street: Replace wood siding (vertical shiplap) with a dark brown painted finish on the rear ell extension fronting Temple Street Park.
- 17.1032 BH 30 West Cedar Street: Repoint; resurface brownstone lintels and sills using a tinted cementitious stucco; and repaint window frames black to match existing.

VIOLATIONS

- 17.1004 BH 79 Chestnut Street: Ratify VIO.BH.88 for the installation of a wood fence on the roof, by removing the visible portion.
- 17.1034 BH 33 Grove Street: Ratify VIO.BH.48 for alterations to the existing window wells, by removing the plexiglass, replacing the metal grates so they are flush with the sidewalk, and repairing the brick sidewalk.

APPROVED 5-0, 1ST-KT, 2ND-PD (PD, JP, MR, KT, PTV)

III. ADVISORY REVIEW

75 Beacon Street

Applicant: David McWhan, Meyer & Meyer Architects

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

IV. REVIEW and RATIFICATION OF February 16, 2017 MINUTES - APPROVED 5-0, 1ST-PD, 2ND-JP (PD, JP, MR, KT, PTV)

REVIEW and RATIFICATION OF March 16, 2017 MINUTES - APPROVED 5-0, 1ST-MR, 2ND-PD (PD, JP, MR, KT, PTV)

V. STAFF UPDATES

DATE POSTED: 21 April 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