



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, 15 June 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. DISCUSSION ITEM

Public Hearing start time.

Following the discussion a motion was made to change the start time to 5:00PM through December 2017 – APPROVED 4-0, 1ST-KT, 2ND-JP (TH, JP, MR, KT)

II. DESIGN REVIEW

4:15pm **APPROVED 4-0, 1ST-TH, 2ND-JP (TH, JP, MR, KT)**

17.1174 BH 32-34 Hancock Street (Continued from 5/2017)

Applicant: Theodore Touloukian, Touloukian Touloukian Inc.

Proposed Work: Install kitchen and bathroom vents at the roof.

APPROVED 4-0, 1ST-KT, 2ND-TH (TH, JP, MR, KT)

17.1020 BH 13 Louisburg Square (Continued from 4/2017 and 5/2017)

Applicant: James Mellowes, Mellowes & Paladino Architects

Proposed Work: Install fire hose connection, alarm bell, and plaque in a window opening on the front façade.

APPROVED WITH PROVISOS 4-0, 1ST-MR, 2ND-TH (TH, JP, MR, KT)

17.1005 BH 37 Beacon Street, Apt. 62-64 (Continued from 4/2017 and 5/2017)

Applicant: Megan Goltermann, Payne | Bouchier Fine Builders

Proposed Work: Construct a headhouse and roof deck.

- 17.1171 BH **APPROVED 4-0, 1ST-MR, 2ND-TH (TH, JP, MR, KT)**
28-32 Derne Street
 Applicant: Laurence Libowitz
 Proposed Work: Modify Certificate of Appropriateness 15.862BH by installing stairs to the roof deck; and replacing a window and transom with a door.
- 5:15pm
 17.1167 BH **APPROVED 3-1, 1ST-TH, 2ND-JP (Aye: TH, JP, KT; Nay: MR)**
37-41 Beaver Place
 Applicant: Brigid Williams, Hickox Williams Architects
 Proposed Work: Install pergola on existing roof deck.
- 17.905 BH **CONTINUANCE**
73 Mount Vernon Street
 Applicant: Elliott Olson, Sousa Design Architects
 Proposed Work: Replace deck on rear ell extension; construct deck on main roof; relocate gas meters on front façade to the interior; install new landscaping in the front yard; repair fire escapes and iron railings in the front yard in-kind; replace copper gutters and leaders in-kind.
- 17.1159 BH **CONTINUANCE**
40 Beacon Street
 Applicant: Guy Grassi, Grassi Design Group
 Proposed Work: Construct a rooftop addition on the rear ell extension.
- 17.1278 BH **APPROVED 4-0, 1ST-TH, 2ND-MR (TH, JP, MR, KT)**
3 Charles River Square
 Applicant: Adam Wylie, Mayhew PMC
 Proposed Work: Remove a fourth floor fire balcony from the rear façade.
- 6:15pm
 17.1314 BH **APPROVED WITH PROVISOS 4-0, 1ST-TH, 2ND-MR (TH, JP, MR, KT)**
30 Hancock Street
 Applicant: Lawrence O'Connor, Sterling Property Mgmt.
 Proposed Work: Install a wood fence along the rear property line.
- 17.1336 BH **APPROVED WITH PROVISOS 4-0, 1ST-KT, 2ND-TH (TH, JP, MR, KT)**
43 Chestnut Street
 Applicant: Kenneth Leary, Boston Craftsmen Corp.
 Proposed Work: Install glass panel in garden level door.
- 17.1345 BH **CONTINUANCE**
38 Lime Street
 Applicant: Tyla Vercollone
 Proposed Work: Install a gas-fired table on the side terrace.
- 17.1162 BH **APPROVED WITH PROVISOS 4-0, 1ST-JP, 2ND-TH (TH, JP, MR, KT)**
89 Beacon Street
 Applicant: Ron Payne, Payne | Collins Design, Inc.

Proposed Work: Install painted wood trim, lighting, and address plaque on the rear brick wall; install front areaway railing and replace landscaping; install louvered shutters; replace entryway lighting; replace wood windows and slate shingles in-kind; repoint; and resurface brownstone using a tinted cementitious stucco.

7:15pm

17.1163 BH

APPROVED 4-0, 1ST-TH, 2ND-JP (TH, JP, MR, KT)

48 West Cedar Street

Applicant: Liz Atkins, F.H. Perry Builder

Proposed Work: Remove one multi-light polygon window with a black painted finish on a dormer.

WITHDRAWN BY APPLICANT PRIOR TO PUBLIC HEARING

17.1342 BH

43 Anderson Street, Apt. 3

Applicant: Cheryl Carney, JB Sash & Door Co.

Proposed Work: Remove three storm windows; and replace three six-over-one, double-hung wood windows with a black painted finish at the third floor.

APPROVED 4-0, 1ST-JP, 2ND-TH (TH, JP, MR, KT)

17.1363 BH

39-41 Revere Street

Applicant: Timothy Burke, Timothy Burke Architecture Inc.

Proposed Work: Replace roof deck with a black painted steel railing; and replace the roofing membrane system.

CONTINUANCE

17.1369 BH

95 Beacon Street

Applicant: Deborah Thomas-Strutt, Street and Company

Proposed Work: Install wrought iron railing in front areaway.

8:15pm

17.1375 BH

APPROVED WITH PROVISOS 4-0, 1ST-TH, 2ND-KT (TH, JP, MR, KT)

39-41 Mount Vernon Street

Applicant: Beth Newman, Meyer & Meyer Inc.

Proposed Work: Paint entryway infill black; and install an intercom panel.

APPROVED WITH PROVISOS 4-0, 1ST-TH, 2ND-JP (TH, JP, MR, KT)

17.1372 BH

74 Mount Vernon Street, Apt. 4

Applicant: Sarah Moss

Proposed Work: Construct roof deck and headhouse.

DENIED WITHOUT PREJUDICE 3-0, 1ST-KT, 2ND-JP (TH, JP, KT)

17.1373 BH

Willow Court

Applicant: John Corey

Proposed Work: Install metal fence and gate at entry to Willow Court.

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

- 17.1142 BH 37 Beacon Street, Apt. 21: Replace two eight-over-eight, double-hung wood windows with an off-white painted finish at the second floor on the front façade.
- 17.1277 BH 78 Beacon Street: Paint bay window and entry door black.
- 17.302 BH 15R Charles Street: Install a painted wood bracket sign ("Rainbows Pottery Studio") with black metal armature; and a painted wood sign panel adjacent to the entryway.
- 17.1335 BH 111-113 Charles Street: Install one painted wood bracket sign ("Whitney + Winston") next to the storefront cornice on the Charles Street façade.
- 17.1377 BH 133 Charles Street: Install back-painted lettering ("Ouimillie") in display window.
- 17.1258 BH 16 Derne Street: Install a service call bell and sign on the entryway infill.
- 17.1371 BH Goodwin Place: Paint wrought iron gate black.
- 17.1109 BH 20 Grove Street: Replace the four-panel wood door with a black painted finish and bronze hardware at the garden level in-kind.
- 17.1040 BH 37 Grove Street: Restore the wood entry door, sidelights and transom; and replace the wood tread in-kind.
- 17.1290 BH 38 Lime Street: Paint the paired entry doors dark blue and repaint the shutters black.
- 17.1226 BH 40-42 Mount Vernon Street: Resurface the rear brownstone façade using a tinted cementitious stucco.
- 17.1388 BH 37 Mount Vernon Street: Repoint; replace missing face brick in-kind; clean masonry façade; and repair and reinstall the copper leader.
- 17.1186 BH 101 Mount Vernon Street, aka 29 Cedar Lane Way: Paint door fronting Cedar Lane Way black and polish the brass fixtures; and replace the ceramic street numbers with brass numbers adjacent to the doorway.
- 17.1239 BH 133 Mount Vernon Street: Repoint and clean the granite steps at the garden level.

- 17.1244 BH 109 Myrtle Street: Repoint; resurface deteriorated brownstone lintels and sills using a tinted cementitious stucco, and if severely deteriorated at select locations replacing with tinted precast units.
- 15.1537 BH 73 Pinckney Street: Extend Certificate of Appropriateness 15.1537BH administrative review approval for replacing two nine-over-nine, one six-over-nine, and two four-over-six double-hung wood windows in-kind until July 16, 2018.
- 17.1366 BH 79 Pinckney Street: Paint all of the window sashes off-white.
- 17.1344 BH 96 Pinckney Street: Repair select portions of the wood fence in-kind; and paint the fence gray.
- 17.1190 BH 14 Walnut Street: Install fifty one-over-one aluminum storm windows with a black finish; repoint; and repaint façade gray to match existing.
- 17.1348 BH 9 West Cedar Street: Replace deteriorated brownstone sills and lintels with tinted precast units; and restore and repaint the wood windows and sills off-white.
- 17.1198 BH 26 West Cedar Street: Replace the roofing membrane system on the main roof, and associated copper gutters, leaders, and flashing.

APPROVED 4-0, 1ST-TH, 2ND-JP (TH, JP, MR, KT)

IV. ADVISORY REVIEW

14 Mugar Way

Applicant: David Hacin, Hacin + Associates

Proposed Work: Construct a 4-story addition; and modify site landscaping.

V. REVIEW and RATIFICATION OF May 18, 2017 MINUTES – To be reviewed and ratified at the July 20, 2017 public hearing.

VI. STAFF UPDATES

DATE POSTED: 21 June 2017

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