



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, 17 August 2017
TIME: 5:00 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

District regulations, specifically in regards to windows, masonry repairs, awnings, and tree guards.

II. VIOLATIONS

18.032 BH **APPROVED 4-0, 1ST-PTV, 2ND-JP (PD, JP, MR, KT, PTV)**
9 Willow Street
Applicant: John Corey
Proposed Work: Ratify the replacement of the “Willow Court” signage on the side façade without prior BHAC approval (VIO.BH.133).

III. DESIGN REVIEW

17.1345 BH **CONTINUED**
38 Lime Street (Continued from 6/2017)
Applicant: Tyla Vercollone
Proposed Work: Install bluestone pavers, an outdoor kitchen, and a gas-fired table on the side terrace; and install planters on the sidewalk.
APPROVED WITH PROVISOS 5-0, 1ST-KT, 2ND-PD (PD, JP, MR, PTV)
17.1511 BH 14 David G. Mugar Way (Continued from 7/2017)
Applicant: David Hacin, Hacin + Associates

- Proposed Work: Construct a four-story addition; install signage; modify landscaping; and change the paint color of the existing windows.
APPROVED WITH PROVISOS 4-0, 1ST-PTV, 2ND-JP (JP, MR, KT, PTV)
 17.1036 BH 7 Acorn Street (Continued from 7/2017)
 Applicant: Adam Wylie, Mayhew Project Management & Consulting
 Proposed Work: Modify a window opening to accommodate a door at the first floor on the rear façade and install a balcony; and remove the fencing in the rear yard.
APPROVED 4-0, 1ST-PTV, 2ND-JP (JP, MR, KT, PTV)
 18.012 BH 69 Beacon Street
 Applicant: Elizabeth Vizza, Friends of the Public Garden
 Proposed Work: Install a bathroom vent at the first floor on the rear façade.
APPROVED 3-0, 1ST-JP, 2ND-PTV (JP, KT, PTV)
 18.131 BH 21 South Russell Street
 Applicant: Monika Pauli, Pauli & Uribe Architects LLC
 Proposed Work: Replace all of the windows on the front façade; remove the window grille at the first floor; install louvered wood shutters with a black painted finish; replace front entry door and garden level door in-kind; repoint; replace the slate shingles and copper gutter in-kind; and additional work at the non-visible rear façade.

IV. 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

- 18.031 BH 71 Brimmer Street: Replace the concrete apron at the driveway in-kind.
- 18.133 BH 20 Charles River Square: Reglaze and repaint the windows black on the front and rear façades; and replace all of the black storm windows in-kind.
- 18.152 BH 103 Charles Street: Replace roofing membrane system and copper flashing in-kind.
- 18.132 BH 127 Charles Street: Install a new wood sign panel "PARIDAEZ" with a white background and black lettering and trim affixed to the existing metal bracket.
- 18.018 BH 19 Chestnut Street: Repair and repaint the front door black.
- 18.065 BH 20 Chestnut Street: Replace the copper gutters and leaders on the front façade in-kind.
- 18.130 BH 56 Chestnut Street: Replace front entryway door hardware, mailbox slot, knocker, and numbers with brass hardware; replace the pendant light fixture with an antiques gilt finish; replace the basement door hardware with brass hardware; and replace the full height windows screens with half height screens with a white finish.
- 18.106 BH 46 Joy Street: Replace the copper gutter on the Smith Court façade in-kind.
- 18.077 BH 13 Louisburg Square: Salvage and reset the existing brick pavers in-kind in order to replace utilities below the sidewalk.
- 18.134 BH 112 Mount Vernon Street: Repoint chimney; replace copper siding on the oriel in-kind; and replace roofing membrane system on the flat roof at the rear.
- 18.125 BH 126 Myrtle Street: Paint wood front entry stairs black, front door dark teal, and the trim off-white.
- 17.1496 BH 128 Myrtle Street: Paint front door dark red and surrounding trim off-white; replace the brass kickplate and street numbers in-kind; and refinish the existing mail slot.
- 18.046 BH 12 Pinckney Street: Repoint; replace one louvered wood shutter with a black painted finish at the second floor in-kind; and replace the roofing membrane system, copper flashing, and gutters in-kind.
- 17.1490 BH 87 Pinckney Street: Replace deteriorated slate shingles, copper flashing, copper gutters, copper cladding on front of dormers, copper flat seam roof up to dormers in-kind; remove rubber roof on bay and install flat seam copper roof; install ice & water shield; reattach roof deck; repoint side facade; and repaint front door, windows, and railings black and the entryway trim off-white.
- 18.103 BH 100 Pinckney Street: Repoint side façade; and replace the leader on the rear façade with a copper leader.
- 18.064 BH 101 Pinckney Street: Replace the glazing with antique laminated safety glazing within the front entryway and repaint the entryway infill black.
- 18.105 BH 115 Pinckney Street: Repoint select areas of rear facade; clean facade; and replace copper leader in-kind.
- 18.135 BH 33 Revere Street: Replace the copper gutter at the front façade in-kind.
- 17.1407 BH 33 South Russell Street: Reset and replace broken slate shingles in-kind; and replace wood fascia, copper flashing, gutters, ridge cap, and skylights in-kind on the front facade; and replace the non-visible roofing membrane system on the flat roof and the non-visible rear fascia with Azek.
- 18.033 BH 2 West Cedar Street: Replace deteriorated brownstone at the entryway surround with tinted precast concrete units; and repair and repaint wood trim off-white to match existing.
- 17.1460 BH 16 West Cedar Street: Repoint side façade.
- 18.124 BH 28 West Cedar Street: Extend Certificate of Appropriateness 16.233BH administrative review approval for replacing six units of wood window sash in-kind until September 17, 2018.

18.102 BH 70 West Cedar Street: Replace five one-over-one storm windows with a black finish at the first and third floors.

APPROVED 3-0, 1ST-JP, 2ND-PTV (JP, KT, PTV)

V. REVIEW and RATIFICATION OF July 20, 2017 MINUTES - CONTINUED

VI. STAFF UPDATES

DATE POSTED: 1 September 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