



# 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 – REVISED

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

**DATE:** Thursday, 20 October 2016  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

RECEIVED  
CITY DEPARTMENT  
2016 OCT 18 P 3:30  
BOSTON, MA

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 public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised 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 HEARING

**4:00 PM**

17.157 BH

Spruce Place & 45 Beacon Street

Applicant: Jinny Nathans, American Meteorological Society Inc. (Applicant)  
Proposed Work: Ratification of the grade change for all of Spruce Place; install a six-inch asphalt berm along the south side of Spruce Place; modify a door opening at the rear façade of the carriage barn; install new granite bollards at both the east and west sides of the carriage barn; and replace non-matching face brick at select locations on the rear façade of the carriage barn.

**4:30 PM**

17.404 BH

25 Beacon Street

Applicant: Chris Pitman, CBT Architects (Architect)  
Proposed Work: Install a wire mesh on the interior side of the sixth floor balconies on both the south and east façades.

**4:45 PM**

17.405 BH

16 Derne Street

Applicant: John Cucinatti, Florina Pizzeria/Paninoteca (Applicant)  
Proposed Work: Install a painted wood sign panel "Florina"; install white vinyl logos on four windows and a door; and replace a mechanical louver on the side façade.

**5:00 PM**

17.411 BH

84 Mount Vernon Street

Applicant: John Corey (Owner)  
Proposed Work: Replace the top rail on the two railings at the front stoop.

**5:15 PM**

17.413 BH

7 West Cedar Street

Applicant: Carol Harris, Joseph Kennard Architects, Inc. (Architect)  
Proposed Work: Install rooftop mechanical equipment; replace the garden wall door fronting Acorn Street; install an intercom system at the front entryway; install a fire department connection on the front façade; and replace the metal coping along the garden wall.

**5:30 PM**

17.417 BH

77 Pinckney Street

Applicant: Ginger Lawrence (Owner)

Proposed Work: Remove the paneled wood garage door and install a metal garage door with a dark green finish.

**II. ADMINISTRATIVE REVIEW/APPROVAL:** 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, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (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 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 Lissa Schwab at 617.635.3850 or [lissa.schwab@boston.gov](mailto:lissa.schwab@boston.gov). Thank you.

- 17.277 BH 65 Anderson Street, Apt. 3C: Replace multi-light, double-hung wood windows with a black painted finish in-kind.
- 17.281 BH 48 Beacon Street: Replace deteriorated face brick in-kind; repoint; resurface brownstone sills and lintels using a tinted cementitious stucco; and replace the roofing membrane system in-kind and associated copper flashing and parapet coping covers in-kind.
- 17.421 BH 13, 17, 21 and 27 Bowdoin Street: Repoint; replace deteriorated face brick in-kind; install anchors between the outer wythe and inner wythes of brick; resurface brownstone sills and lintels using a tinted cementitious stucco; and reattach and restore the fire escape to the façades.
- 17.356 BH 30 Brimmer Street: Reset dislodged sandstone unit on the East Elevation.
- 17.403 BH 38 Cedar Lane Way: Repoint; resurface brownstone sills and lintels using a tinted cementitious stucco; replace asphalt shingles with black slate shingles; and replace copper flashing and gutters in-kind.
- 17.401 BH 5 Charles River Square: Remove eight storm windows; remove and replace eight six-over-six, double-hung wood windows with a black painted finish in-kind.
- 17.400 BH 15-17 Charles Street: Replace black slate shingles in-kind on 17 Charles Street and red slate shingles on 15 Charles Street in-kind; replace all copper flashing and ridgelines in-kind; replace the roofing membrane system on the flat roofs in-kind; and repoint.
- 17.414 BH 32 Chestnut Street: Remove and replace the recessed paneled wood garage door with a black painted finish in-kind.
- 17.338 BH 39 Chestnut Street: Remove and replace the roofing membrane system and copper flashing in-kind.
- 17.154 BH 15 Garden Street: Repoint; resurface brownstone sills and lintels using a tinted cementitious stucco; replace the sealant around the perimeter of the windows in-kind; and replace the wood brick molds in-kind.
- 17.331 BH 67 Hancock Street: Reset the granite retaining wall within the front areaway; resurface the brownstone lintels and sill using a tinted cementitious stucco; re-caulk the joints on the granite stoop; repaint both doors red and the door surrounds black; repaint the iron work black.
- 17.416 BH 46 Joy Street: Temporarily remove the brick sidewalk and granite curb along Joy Street and Smith Court to waterproof the below-grade foundation; and reset the brick sidewalk and granite curb at the existing grade.
- 17.358 BH 63 Mount Vernon Street: Remove a non-historic fire escape; replace deteriorated face brick in-kind; repoint; remove the non-historic front areaway railing and install a cast iron railing with a black painted finish to match the historic; resurface brownstone sills and lintels using a tinted cementitious stucco; and install louvered wood shutters with a black painted finish and shutter dogs.
- 17.420 BH 63 Mount Vernon Street: Restore the brownstone entryway surround, including the balustrade and trim at the second floor.

- 16.1433 BH 132 Myrtle Street: Remove the non-historic security grilles at the two first floor windows; install two storm windows with a black finish to match the existing sashes.
- 17.409 BH 5 Pinckney Street: Remove and replace the roofing membrane system and copper flashing on the shed dormer.
- 17.311 BH 13 Temple Street: Resurface the cementitious stucco on the secondary side (north) façade.
- 17.415 BH 2 Walnut Street: Repoint; resurface brownstone sills using a tinted cementitious stucco; replace slate shingles and copper flashing on the mansard roof in-kind.
- 17.410 BH 41 West Cedar Street: Remove and replace the wood gutter with a black painted finish in-kind.
- 17.412 BH 57 West Cedar Street: Repaint the entry door green and the entryway surround beige to match existing.
- 17.402 BH 79 West Cedar Street: Paint two doors and surrounding trim green.
- 17.301 BH 9 Willow Street: Remove existing light fixtures and select exposed wiring along the Willow Court façade, and install a bronze light fixture adjacent to the entryway.

**III. ADVISORY REVIEW**

**6:15 PM**      **Previously presented for Advisory Review 7/2016**

45 Temple Street

Applicant: JDMD Owner, LLC (Owner)

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.

**PROJECTED ADJOURNMENT POSTED:** 7:30 PM

**DATE POSTED:** 18 October 2016

BEACON HILL ARCHITECTURAL COMMISSION

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

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

cc: Mayor  
City Council  
Law Department  
Abutters

City Clerk  
Neighborhood Services  
Inspectional Services  
Beacon Hill Civic Association

Commissioners  
*The Boston Guardian*  
*Beacon Hill Times*