



# 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

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

**DATE:** Thursday, 15 February 2018  
**TIME:** 5:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> 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**

- 18.582 BH      67 Mount Vernon Street  
Applicant: Steven Carreiro, Capital Construction  
Proposed Work: Paint previously painted lintels, sills and door surround.
- 18.588 BH      112 Revere Street (Continued from 12-2017 hearing)  
Applicant: Christopher Swiniarski, Celco d/b/a Verizon Wireless  
Proposed Work: Construct two enclosures on roof of main structure to house mechanical equipment and antennas.
- 18.769 BH      83 Chestnut Street (Continued from 01-2018 hearing)  
Applicant: Henry Ladd, Howland Company Inc.  
Proposed Work: Construct headhouse and roof deck; replace three ganged single-pane windows on front elevation with multi-lite windows; install granite lintel on front façade; replace paired entry doors with single door option with pilaster door surround; replace fan-light transom and install insulated glass; repair front gate and install new hardware; install flush-mounted intercom in brick jam at entrance; replace pendant light; replace the coal chute on front elevation and replace spigot.
- 18.851 BH      91 Beacon Street  
Applicant: John Hartwell

- 18.713 BH      Proposed Work: Replace existing non-wood six-panel door on side elevation with fiberglass door in same design and paint black.  
                     34 Beacon Street  
                     Applicant: Mona Bonnot  
                     Proposed Work: Replace front door to match existing and reinstall existing hardware; replace intercom system in same location as existing; replace glass panes in front door sidelites with laminated glass; install four security cameras on building; replace existing wood side door with metal door to match existing detailing, dimensions and color.
- 18.866 BH      42 Chestnut Street  
                     Applicant: Rob Ferree, Ferree Group Inc.  
                     Proposed Work: Convert existing pedestrian door on rear elevation to garage door; alter curb cuts on Branch Street.

**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](mailto:BeaconHillAC@boston.gov). Thank you.

- 18.873 BH      4 Charles River Square: Repair and replace existing roof flashing and gutters to match existing; repoint chimney to match existing.
- 18.837 BH      9 Lime Street: Replace 7 non-original windows on structure with wood, true-divided lite windows in existing lite configuration.
- 18.848 BH      10 Otis Place: Replace 13 sash sets on windows using existing frames in kind; replace two casement windows in kind.

### **III. REVIEW and RATIFICATION OF January 18, 2018 MINUTES**

### **IV. STAFF UPDATES**

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

**DATE POSTED:** 02 February 2018

#### 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