



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, 18 October 2018
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. VIOLATIONS

19.176 BH 60 Chestnut Street ***CONTINUED FROM 9-20-2018 PUBLIC HEARING***
Applicant: John Holland, Holland Companies.
Proposed Work: Installation of deck railing at rooftop deck at rear garage;
installation of HVAC condensers at garage roof; proposal to install temporary
mesh screening in front of condensers.

II. DESIGN REVIEW

19.534 BH 80A West Cedar Street
Applicant: Timothy Burke
Proposed Work: At roof extend roof deck east to align with existing headhouse.

19.537 BH 94 Beacon Street
Applicant: Timothy Burke
Proposed Work: At front façade roof install low profile copper skylight and
copper roof panels at infill between the two existing dormers, replace rubber
roofing at existing dormers with slate, and install new copper gutter and
flashing.

- 18.1423 BH 36 Joy Street **CONTINUED FROM 7-19-2018 & 8-16-2018 PUBLIC HEARINGS**
 Applicant: Lawrence O'Connor
 Proposed Work: Replace existing 6'-0" cedar stockade fencing alongside yard; attach five panels of treated lattice fencing for ivy wall; install single lattice panel at wall and alley end for ivy wall.
- 19.042 BH 79 West Cedar Street **CONTINUED FROM 9-20-2018 PUBLIC HEARING**
 Applicant: Sean P. Cryts
 Proposed Work: Install brass flag mount into mortar on front elevation and install flagpole between windows on second story.
- 19.522 BH 122 & 126 Charles Street
 Applicant: Amanda Pratt
 Proposed Work: At front façade install two new wood blade signs using existing sign brackets.
- 19.163 BH 48 Temple Street
 Applicant: John Carlton, Historic Door
 Proposed Work: Replace historic paired entry doors.
- 19.242 BH 63 Beacon Street
 Applicant: Paul Pawlyk
 Proposed Work: At rear two-story ell replace first-story and second-story steel casement windows with a wood six-over-six window flanked by six-over-six sidelights.
- 19.240 BH 72 Beacon Street
 Applicant: Peter Rait
 Proposed Work: At front façade restore cellar window opening to original size and install a wood six-over-six window; replace non-historic cellar wood door with wood door with glass lights; and replace existing wood double entry doors with a single wood door (**See Administrative Review items below**).
- ~~19.529 BH 68-70 Phillips Street
 Applicant: Douglas J. Stefanov
 Proposed Work: At roof rebuild four roof decks. **EXEMPT**~~
- ~~19.207 BH 37-41 Bowdoin Street **WITHDRAWN**
 Applicant: Sarah Gaulty, Celleo Partnership
 Proposed Work: Install two antenna enclosures at rooftop.~~

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

- 19.258 BH 63 Beacon Street: At front façade install new wood window shutters on existing hardware.
- 19.240 BH 72 Beacon Street: At front façade replace existing roof skylight in-kind; replace deteriorated roof slate with new slate; replace first, second and third-story six-over-six non-historic wood windows in-kind; and replace dormer nine-over-six deteriorated wood window in-kind. (See **Design Review item above**).
- 19.243 BH 20 Chestnut Street: At front façade re-point masonry; restore first-story and garden-level windows and replace brick mold in-kind; repair existing shutters at first-story windows; install new storm windows at first-story windows; and repair grille at garden-level door.
- 19.525 BH 71 Chestnut Street: At front façade re-point masonry; replace all sills and lintels with cast stone; remove existing iron grate over door and iron gate at door alcove; clean rust off existing steel beam and re-paint; replace existing wood panels in transom over double doors with new glass panes; repair all doors; replace deteriorated sections of wood trim in-kind; Replace first-story sixteen-light wood window in-kind; and re-paint all exterior wood elements.
- 19.543 BH 82 Chestnut Street: At Chestnut Street façade replace eight fourth and fifth-story twenty-five light non-historic wood windows in-kind.
- 19.502 BH 19 Hancock Street: At front façade replace two third-story six-over-six non-historic wood windows in-kind and remove storm windows; and at rear elevation replace two third-story eight-over-eight non-historic wood windows in-kind and remove storm windows.
- 19.444 BH 78 Mount Vernon Street: At front façade replace rotten wood arched molding (including underside of arch), pilasters, panels, casing and plinth bases at entry in-kind.
- 19.530 BH 103 Mount Vernon Street: At front façade replace two cellar four-over-four non-historic wood windows with wood two-over-two windows; two first-story, three second-story and three third-story six-over-six non-historic wood windows in-kind; and two fourth-story two-over-two wood windows in-kind.
- 19.244 BH 53-57 Phillips Street (aka 55 Phillips Street): At Grove Street elevation repair metal bay.
- 19.512 BH 53-57 Phillips Street (aka 55 Phillips Street) Unit 4: At front facade replace three third-story one-over-one non-historic wood windows in-kind.
- 19.531 BH 93 Pinckney Street: At front façade replace three second-story two-over-two deteriorated wood windows in-kind.

19.486 BH 13 South Russell Street: At front facade re-point and repair masonry, and install copper flashing at oriel window.

IV. REVIEW and RATIFICATION OF August 16, 2018 and September 20, 2018 MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT POSTED: 8:00 PM

DATE POSTED: 12 October 2018

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce, Miguel Rosales (Vice-Chair), 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