



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, 15 September 2016
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 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17.157 BH ~~WITHDRAWN~~
~~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**
17.197 BH 70 Myrtle Street
Applicant: David Freed, Choo & Company, Inc. (Architect)
Proposed Work: Alter the slope of the rear gabled roof and reinstall the slate shingles; relocate and install new roof skylights; remove the existing entryway infill and relocate the interior vestibule infill to the exterior; remove a portion of the fire escape; remove the storm windows and non-historic window sashes and install six-over-six double-hung wood windows with a black painted finish; replace the louvered wood shutters with a black painted finish in-kind.
- 4:45 PM**
17.273 BH 2 Chestnut Street
Applicant: Marc Beaulieu, Aedi Construction LLC (Applicant)
Proposed Work: Install light fixture above the garden level passageway; replace the door hardware and the intercom at the main entryway.
- 5:00 PM**
17.279 BH 20 West Cedar Street
Applicant: Kenneth Leary, Boston Craftsmen Corp. (Applicant)
Proposed Work: Replace the non-historic 3'-9" tall wood fence on top of the 8'-0" tall brick fence along the rear property line fronting Cedar Way Lane.
- 5:15 PM**
17.158 BH 17 Hancock Street
Applicant: Dartagnan Brown, Embarc Studio, LLC (Architect)
Proposed Work: Modify the rear roof to create an inset dormer with a roof deck; modify the first floor openings on the rear façade; remove non-historic windows at the rear façade and install two-over-two, double-hung wood windows with a black painted finish; remove the non-historic aluminum panning and restore the historic wood brick molds at all window openings;

repoint; replace damaged face brick in-kind; restore brownstone features using a tinted cementitious stucco; clean the masonry façade; repair and repaint the wood lintels black at the rear façade; select replacement of the asphalt roof shingles in-kind.

5:30 PM

17.149 BH

11 Temple Street

Applicant: Aaron Weinert, Studio DRAW (Architect)

Proposed Work: Construct an elevator rooftop bulkhead; replace all of the one-over-one, two-over-two, six-over-one arch-headed, six-over-one square-headed, and diamond-paned-over-one double-hung and three-light fixed wood windows and wood brick molds all with an off-white painted finish in-kind; replace the paneled wood door fronting Ridgeway Lane in-kind; and repaint the fire escapes black.

5:45 PM

17.192 BH

73 Mount Vernon Street

Applicant: Julien Jalbert, Sousa Design Architects (Architect)

Proposed Work: Replace the six-over-six windows at the fourth floor front façade, second floor ell extension, and third and fourth floor rear façade with two-over-two, double-hung wood windows with a black painted finish; replace the white single-lite casement windows at the fifth floor with single-lite wood casement windows with a black painted finish; replace the two-over-four, single-hung at the first and second floors and two-over-two, double-hung at the third floor and second floor rear, all wood windows with a black painted finish in-kind; repaint the iron railings and entry door black, and the entryway surround white; replace slate shingles on the setback penthouse in-kind; and replace all copper gutters and leaders in-kind.

- 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. Thank you.

- 16.1583 BH 68 Beacon Street, Apt. 3E: Remove and replace eleven eight-over-eight, double-hung wood windows with a black painted finish at the third floor on both the Beacon Street and Charles Street façades.
- 16.1440 BH 72 Beacon Street: Repair and repaint the wood frieze, louvered wood shutters and entry door gray; restore the transom windows; and clean the façade.
- 17.151 BH 87 Beacon Street: Remove two non-historic one-over-one and one two-over-two, double-hung wood window at the second floor, and install three two-over-two, double-hung wood windows with a black painted finish.
- 16.1699 BH 84 Charles Street: Replace deteriorated sections of the wood storefront in-kind; and scrape, prime and repaint the storefront off-white.
- 17.274 BH 1 Chestnut Street: Scrape, prime and repaint two garden level (basement) windows black.
- 17.272 BH 66 Chestnut Street, Apt. 2: Remove and replace six six-over-six, two four-over-four, and one ten-over-ten, double-hung wood windows with a black painted finish on the first floor at the rear and side façades.
- 17.225 BH 90-90A Chestnut Street: Replace the concrete entry steps at both entryways and one window sill in-kind.

- 16.1774 BH 20 Hancock Street: Remove and replace the roofing membrane system and copper gutter in-kind; and remove a visible rooftop air conditioning unit and install a new non-visible rooftop air conditioning unit.
- 17.275 BH 9 Joy Street: Repaint the entry door beige, entryway vestibule trim off-white, and the first floor window off-white; replace the door kickplate, number and mail slot with brass features finished to match the door knob; and clean and reinstall the door knocker.
- 17.195 BH 14 Louisburg Square: Repoint the front stoop; replace the copper roof apron, flashing and ridge cap, and the snow guard system in-kind.
- 17.243 BH 19 Louisburg Square: Replace a deteriorated brownstone windowsill with a tinted precast concrete sill.
- 17.186 BH 28-30 Mount Vernon Street: Remove and replace the granite base and reinstall the wrought iron railing on top of the granite along the perimeter of the front areaway.
- 17.229 BH 85 Mount Vernon Street: Repoint stone wall and reset loose stones.
- 17.278 BH 98 Mount Vernon Street: Remove and replace the copper roof, flashing and drip edge in-kind at the second floor bay window and at the first floor entryway.
- 17.193 BH 86 Revere Street: Remove and replace the roofing membrane system and associated copper flashing and drip edges in-kind; and temporarily lift the roof deck to perform the roof work (no changes to roof deck).
- 17.198 BH 4 Walnut Street: Repoint garden level granite steps.
- 17.280 BH 16 West Cedar Street: Remove the non-historic masonry border around the window well, and install a granite border set flush with the brick sidewalk.

PROJECTED ADJOURNMENT POSTED: 6:15 PM

DATE POSTED: 7 September 2016

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce (Vice-Chair), Kenneth Taylor (Chair), P.T. Vineburgh, Vacancy
Alternates: Thomas Hopkins, Susan Knack-Brown, Mary Fichtner, Danielle Santos, Vacancy

cc: Mayor
City Council
Law Department
Abutters

City Clerk
Neighborhood Services
Inspectional Services
Beacon Hill Civic Association

Commissioners
The Boston Guardian
Beacon Hill Times