



# 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 December 2016  
**TIME:** 4:00 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 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. REVIEW and RATIFICATION OF NOVEMBER 17, 2016 MINUTES**

#### **II. DESIGN REVIEW**

- |           |   |
|-----------|---|
| 17.404 BH | <b>Continuance from 10/2016</b><br><u>25 Beacon Street</u><br>Applicant: Chris Pitman, CBT Architects (Applicant)<br>Proposed Work: Install a wire mesh on the interior side of the sixth floor balconies on both the south and east façades.   |
| 17.531 BH | <b>Continuance from 11/2016</b><br><u>89 Beacon Street</u><br>Applicant: Eric Hersum, Back Bay Properties Corp. (Applicant)<br>Proposed Work: Dismissal of outstanding Notice of Violation for the "partial demolition of rear garden wall visible from Brimmer Street"; and to install paneled wood garage doors with a black painted finish.  |
| 17.543 BH | <u>52 Beacon Street</u><br>Applicant: John Day, LDa Architecture & Interiors (Applicant)<br>Proposed Work: Construct a roof deck on the main roof; install wire mesh behind the stone balustrade; install one new door opening on the rooftop addition; modify door and window openings; remove a non-historic chimney at the rear of the Beacon Street bldg.; window replacement; masonry restoration; and replace copper gutters and leaders in-kind. |
| 17.422 BH | <b>Continuance from 11/2016</b><br><u>45 Temple Street</u><br>Applicant: David Raftery, JDMD Owner, LLC (Applicant)<br>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.  |

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

- 17.539 BH 5 Acorn Street: Remove the roof deck; and replace the roofing membrane system and flashing in-kind.
- 17.651 BH 74 Beacon Street: Install one fan and one vent on the clay chimney pots on the chimneys.
- 17.652 BH 39 Brimmer Street: Replace nine one-over-one storm windows with a bronze finish on the rear façade.
- 17.493 BH 10 Charles River Square: Replace the roofing membrane system and copper gutters in-kind.
- 17.616 BH 21 Charles River Square: Repoint.
- 17.194 BH 71 Chestnut Street, Apt. G: Restore two paired multi-light wood casement windows with a black painted finish at the garden level fronting Chestnut Street.
- 17.499 BH 142 Chestnut Street: Replace two eight-over-eight, double-hung wood windows with a black painted finish at the fourth floor.
- 17.619 BH 69 Myrtle Street: Replace the former wood signband above the first floor window fronting Garden Street in-kind.
- 17.542 BH 70 Myrtle Street: Rebuild two brick chimneys with terracotta chimney pots in-kind.
- 17.513 BH 82 Phillips Street: Repoint; clean the masonry façade using a mild detergent; and re-caulk and repaint the windows off-white.
- 17.529 BH 75 Revere Street: Repaint front door dark green; replace deteriorated portions of the wood entryway surround in-kind and repaint light beige.
- 17.555 BH 3 West Cedar Street: Restore the existing wood door and trim in the garden wall and repaint black.
- 17.541 BH 6 West Cedar Street: Repoint a portion of the chimney; and temporarily remove a portion of the slate shingles and dormer face trim in order to replace the copper flashing.

**PROJECTED ADJOURNMENT POSTED:** 6:30 PM

**DATE POSTED:** 1 December 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  
Neighborhood Services  
Abutters

City Clerk  
Inspectional Services  
*Beacon Hill Times*  
*The Boston Guardian*

Law Department  
BPDA  
Beacon Hill Civic Association