



# 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, 20 July 2017  
**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**

- 17.1491 BH      111 Pinckney Street  
Applicant: Timothy Burke Architecture, Inc.  
Proposed Work: Relocate existing gate to the fire escape to accommodate structural framing for the second floor roof deck.
- 17.1386 BH      62 Pinckney Street  
Applicant: Lynne Gleason, 62 Pinckney Condominium Association  
Proposed Work: Install a wrought iron handrail on one side of the stoop; install a wrought iron guard around a tree pit; and replace the wrought iron window grilles in-kind.
- 17.1511 BH      14 David G. Mugar Way  
Applicant: David Hacin, Hacin + Associates  
Proposed Work: Construct a four-story addition; install signage; modify landscaping; and change the paint color of the existing windows.
- 17.790 BH      Various Locations (Beacon Street and David G. Mugar Way)  
Applicant: Ricardo Sousa, Prince Lobel Tye LLP  
Proposed Work: Replace street lights and install telecommunication equipment.
- 17.905 BH      73 Mount Vernon Street (Continued from 6/2017)  
Applicant: Elliott Olson, Sousa Design Architects

Proposed Work: Replace deck on rear ell extension; construct deck on main roof; relocate gas meters on front façade to the interior; install new landscaping in the front yard; repair and restore fire escapes and iron railings in the front yard in-kind; replace copper gutters and leaders in-kind.

- 17.1036 BH      7 Acorn Street  
Applicant: Adam Wylie, Mayhew Project Management & Consulting  
Proposed Work: Modify a window opening to accommodate a door at the first floor on the rear façade and install a balcony; and remove the fencing in the rear yard.
- 17.1369 BH      95 Beacon Street (*Continued from 6/2017*)  
Applicant: Deborah Thomas-Strutt, Street and Company  
Proposed Work: Install wrought iron railing in front areaway.
- 17.1342 BH      43 Anderson Street, Apt. 3  
Applicant: Cheryl Carney, JB Sash & Door Co.  
Proposed Work: Remove three storm windows; and replace three six-over-one, double-hung wood windows with a black painted finish at the third floor.
- 17.1454 BH      73 Chestnut Street  
Applicant: Jennifer Mello, Pomeroy & Co., Inc.  
Proposed Work: Install a tree guard in the existing tree pit.
- 17.1361 BH      6 Mount Vernon Place  
Applicant: Chris Pitman, CBT Architects  
Proposed Work: Amend Certificate of Appropriateness 15.703BH and 15.704BH by modifying window and door openings on the Joy Place façade; installing light fixtures; removing blind windows and installing window sashes on the east façade; installing shutters on the secondary south and east façades; and modifying the roof deck railings and fire escapes at the rear.
- 17.1444 BH      19 Myrtle Street  
Applicant: Craig Cody, T-Mobile Northeast LLC  
Proposed Work: Replace three telecommunication antennas on the roof.
- 17.1476 BH      15 Chestnut Street  
Applicant: Paul Koch, NELSON  
Proposed Work: Install metal railings on the front stoop; paint front door red and shutters black; remove two rooftop mechanical units; and remove non-visible shutters on the rear façade.
- 17.1508 BH      39-41 Mount Vernon Street  
Applicant: Beth Newman, Meyer & Meyer  
Proposed Work: Install a fire department strobe light at the front entryway.
- 17.1510 BH      9 West Cedar Street  
Applicant: Brigid Williams, Hickox Williams Architects

Proposed Work: Install wrought iron handrails on either side of the front entryway.

17.1523 BH

36 River Street

Applicant: Janet Hunkel

Proposed Work: Replace the wood railing with a metal railing, and replace the greenhouse all on the fifth floor roof.

**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.

### **PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA**

17.1006 BH 37 Beacon Street, Apt. 62-64: Replace six six-over-six, double-hung wood windows and wood brick molds all with an off-white painted in-kind at the fifth floor on the Beacon Street façade.

17.1280 BH 13 Bowdoin Street, Apt. 2AB: Replace two six-over-nine, double-hung wood windows in-kind and install an historic wood brick mold, all with a black painted finish.

17.1414 BH 29 Branch Street: Scrape, prime, and repaint door and trim black.

17.1315 BH 12 Byron Street: Replace paired entry doors to match the historic; and repoint.

17.1503 BH 67 Hancock Street: Amend Certificate of Appropriateness 17.331BH by installing a concrete retaining wall below grade behind the granite stones in the front areaway.

17.1505 BH 14 Louisburg Square: Refinish the entry door with a stained finish in-kind.

17.1502 BH 87 Mount Vernon Street: Replace slate shingles and copper flashing and crickets in-kind; install snow guards; repair and repaint the wood cornice black; and repoint the secondary east façade.

- 17.1304 BH 15 Phillips Street: Repoint the side façade.
- 17.1432 BH 42 Pinckney Street: Repoint; replace deteriorated brownstone lintels and sills with tinted precast units; repair and repaint the wood trim and storm windows on the dormers in-kind; repair and repaint fire escapes in-kind; replace copper gutters in-kind; and install a steel shelf angle lintel at the garden level window openings on the rear façade and repaint windows in-kind.
- 17.1500 BH 46 Pinckney Street: Repoint and resurface deteriorated brownstone lintels using a tinted cementitious stucco on the rear façade.
- 17.1509 BH 15 River Street: Repaint all windows and doors off-white and the fire escapes black; and repoint.
- 17.1208 BH 119 Tremont Street, aka 1 Park Street: Repair the wood steeple and repaint off-white to match existing.
- 17.1450 BH 5 West Cedar Street: Replace one brownstone lintel with a tinted cementitious cast-in-place lintel at the fourth floor on the front façade.
- 17.1484 BH 31 West Cedar Street: Repoint; clean masonry façade; and repaint window frames black.

#### **VIOLATIONS**

- 17.1379 BH 121 Charles Street: Ratify the removal of the sign (“Ouimillie”) installed without BHAC approval (VIO.BH.89) and install a wood sign panel painted white with gold lettering (“LexRx Lips + Lines + Lash”) using the existing bolts on the brick façade above the garden level storefront entry.

### **III. REVIEW and RATIFICATION OF May 18, 2017 and June 15, 2017 MINUTES**

#### **IV. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 10:30 PM

**DATE POSTED:** 10 July 2017

#### 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