



# 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, 18 January 2018  
**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 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.
- 18.791 BH 95 Tremont Street (Granary Burial Ground)  
Applicant: Kelly Thomas, Boston Parks and Recreation Department  
Proposed Work: Install free-standing electronic donation station and granite pavers.
- 17.790 BH Various Locations (Beacon Street and David G. Mugar Way) (continued from 07/2017 hearing)  
Applicant: Ricardo Sousa, Prince Lobel Tye LLP  
Proposed Work: Replace street lights and install telecommunication equipment.
- 18.567 BH 34 ½ Beacon Street (continued from 11/2017 and 12/2017 hearing)  
Applicant: Jeanne Roberts, OMR Architects  
Proposed Work: Renovate and expand the existing 9th floor headhouse.
- 18.303 BH 73 Mount Vernon Street (continued from 11/2017 and 12/2017 hearing)  
Applicant: Travis Black, Sousa Design Architects  
Proposed Work: Removal and reinstallation of iron picket caps; remove protruding pickets in granite wall; install chimney cap.

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- 18.642 BH      54 Charles Street (continued from 12/2017 hearing)  
 Applicant: Lauren Geshel, Red Brick Real Estate, LLC.  
 Proposed Work: Install wood projecting hanging sign.
- 18.772 BH      22 Beacon Street  
 Applicant: Patrick Stones, Eden, LLC.  
 Proposed Work: Replace ten non-original 1/1 wood windows on second story with 1/1 wood double-hung windows to match existing; replace main iron entrance stoop with granite stone landing.
- 18.706 BH      70 Mount Vernon Street  
 Applicant: Luan White  
 Proposed Work: Replace three historic 6/6 wood windows on third floor in kind; remove storm windows.
- 18.778 BH      33-35 Bowdoin Street  
 Applicant: Jan Steenbrugge  
 Proposed Work: Extend existing fire escape on south (side) elevation for egress.
- 18.779 BH      4 Charles River Square  
 Applicant: Monika Pauli, Pauli & Uribe Architects  
 Proposed Work: Create two window wells from existing windows at basement level on front elevation.
- 18.777 BH      24 Joy Street  
 Applicant: Thomas Trykowski, Silverman Trykowski Associates, Inc.  
 Proposed Work: Create two window wells from existing windows at basement level on front elevation.
- 18.769 BH      83 Chestnut Street  
 Applicant: Henry Ladd, Howland Company Inc.  
 Proposed Work: Replace existing wrought iron door gate with new four-panel solid wood door with fan transom window; replace three fixed, single-pane windows on front elevation with 6-lite casement windows and 8-lite transoms; install wrought iron bars over existing plywood panel; construct rooftop deck; construct headhouse.

**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.

- 18.803 BH      63-64 Beacon Street: Repair 22 windows on structure; paint sills to match.
- 18.725 BH      42 Chestnut Street: Replace 19 sashes using existing frames; change lite configuration on front bay from 6/6 for all bay windows to 4/4 on left and right sashes central to remain 6/6.
- 18.718 BH      97 Chestnut Street: Replace rotten trim boards on dormers; repair sections of wood front door and paint; paint garage doors; repair expansion joint at right side of structure.
- 18.735 BH      26 Mount Vernon Street: Replace four storm windows with Tru-Channel storms in black to match existing.
- 18.770 BH      109 Mount Vernon Street: Cut and repoint brick at party wall; install flashing; re-seal chimney caps; power wash brick.
- 18.768 BH      15 River Street: Replace seven 9<sup>th</sup> floor 1/1 windows from a 2001 renovation with 1/1 wood windows to match existing.

### III. REVIEW and RATIFICATION OF December 21, 2017 MINUTES

### IV. STAFF UPDATES

**PROJECTED ADJOURNMENT POSTED:** 9:30 PM

**DATE POSTED:** 05 January 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