



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 AGENDA**

The **BEACON HILL ARCHITECTURAL COMMISSION** will hold a public hearing:

DATE: Thursday, 17 May 2018
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 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

18.1233 BH 17 Hancock Street
Applicant: Nicholas Colavito
Proposed Work: Installation of fire strobe and bell at front elevation.

II. DESIGN REVIEW

18.1070 BH 81 Mount Vernon Street
Applicant: Maria Tamvakologos
Proposed Work: Install landscaping at front yard.

18.872 BH 11 Irving Street
Applicant: Richard Moore
Proposed Work: Replace three non-original windows on front elevation of the third story with wood, SDL 6/1 windows with half-screens.

18.1238 BH 12-14A Beacon Street
Applicant: Megan O'Brien, 14 Beacon Street, LLC.
Proposed Work: Replace all 1/1 wood sashes visible from public way in kind; replace existing 2/2 sheet metal windows on addition with 2/2 double hung aluminum sashes (**see also Administrative Review/Approval work below**).

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18.1236 BH

6 Mount Vernon Place

Applicant: Stephen Gallagher, S.J. Gallagher Design

Proposed Work: Restore entryway to historic configuration with Federal detailing; flip front door in original configuration.

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

18.1238 BH 12-14A Beacon Street: Remove and repair existing leaded glass windows on Beacon Street façade and install exterior storms; reproduce missing leaded glass windows to match existing; restore damage and missing wooden brickmold to match existing; repair windows on first story south elevation; restore metal-clad fire shutters; clean masonry with D/2 biological solution; repoint sections to match existing in materials, tooling and color (**see also Design Review work above**).

18.1205 BH 12 Byron Street: Replace non-original arched window on first story with wood TDL window to replicate historic plans.

18.1215 BH 141 Cambridge Street (First Harrison Gray Otis House): Repair wood window frames sills and cornice and paint all woodwork to match existing; remove fourteen front-facing windows, repair glazing, scrape and paint to match existing replacing broken pieces and panes as required; temporarily cover fourteen window openings on front elevation with clear plastic sheets; repair front brownstone steps by patching to stable surface, cleaned and scored and skim coat installed.

18.1223 BH 1 Charles River Square: Coat existing stone elements with Conproco to match existing color.

- 18.1230 BH 101 Charles Street: Repoint brick joints; repair cracked header; replace broken bricks with ones to match existing in color and dimension; restore limestone sections; repair and repaint window moldings; repair metal cornice and paint; wash masonry with Sure-Clean 600 detergent.
- 18.1228 BH 38 Chestnut Street: Repair damaged trim at front and rear elevations; repair front oriel trim; repaint trim to match existing; repoint masonry at chimney to match existing; repair and repaint rear fire balcony.
- 18.1245 BH 43 Chestnut: Paint front door, trim and shutters.
- 18.1118 BH 24-26 Hancock Street: Replace rear gutter at cornice with copper gutter.
- 18.1204 BH 25 Hancock Street: Repair front masonry façade and stucco with Lime plaster pre-mixed stucco to match existing.
- 18.1237 BH 32-34 Hancock Street: Replace 10 aluminum single pane windows on mid-century addition in kind; replace eight non-original 6/6 wood windows on historic rowhouse in kind; repair weather-stripping and replace half screens on bay window and two adjacent 6/6 windows.
- 15.942 BH 51 Hancock Street: Extend approval period of previously approved rooftop deck for one year.
- 18.1217 BH 78 Mount Vernon Street: Replace eight 6/6 and two 8/8 non-original sashes on front elevation and replace with wood, double hung TDL windows with half screens.
- 18.1120 BH 87 Mount Vernon Street: Scrape and paint railing on stone wall black.
- 18.1213 BH 130 Mount Vernon Street: Repaint main structure using color match; clean tiles on perimeter wall.
- 18.1232 BH 70 Myrtle Street: Infill missing patch of brick with salvaged brick onsite and grout to match existing.
- 18.1218 BH 70 Myrtle Street: Install six pairs of shutters on front elevation to replace past shutters.
- 18.1201 BH 132 Myrtle Street: Cut and repoint western side wall to match existing.
- 18.1119 BH 8 Park Street: Replace one non-original 6/6 window and five non-original 6/9 windows with wood, TDL windows.
- 18.1140 BH 145 Pinckney Street: Replace sections of garden fence to match existing.
- 18.1241 BH 145 Pinckney Street: Replace two overhead garage doors to match existing.
- 18.1219 BH 1 Spruce Street: Dismantle and reconstruct chimney reusing brick and chimney pots, mortar to match exactly; replace existing deck boards on roof deck and reset rail if necessary; paint window trim, sash, and doors at rear elevation.
- 18.1229 BH 28 West Cedar Street: Repaint entry to match existing; repair grout in front steps; repair and repaint and reinstall existing shutters; repair and replace existing shutter tiebacks to be uniform.
- 18.1225 BH 44 West Cedar Street: Replace all windows on front and rear elevations in kind with Proper Bostonian windows.
- 18.1241 BH 44 West Cedar Street: Replace non-original fourth floor rear elevation dormer casement windows with true wood casement windows in existing dimensions and lite configuration.
- 18.1234 BH 44 West Cedar Street: Clean and repoint masonry on rear elevation; repair wood trim at rear fourth story window; replace existing gutter with copper gutter; install new copper gutter on rear elevation.
- 18.1227 BH Willow Court: Install 36" black wrought iron pedestrian gate at entrance to private Willow Court to be installed into brick sidewalk.

IV. ADVISORY REVIEW

18.1198 BH 95 Tremont Street (Granary Burying Ground): Install temporary donation station on concrete pad in burying ground.

V. REVIEW and RATIFICATION OF April 19, 2018 MINUTES

VI. STAFF UPDATES

PROJECTED ADJOURNMENT POSTED: 6:30 PM

DATE POSTED: 04 May 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