



# 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, June 21, 2018  
**TIME:** 5:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

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BOSTON, MA

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**

- 18.1089 BH      84 Chestnut Street (Continued from April 19, 2018 hearing)  
Applicant: Bryn Robinson, Boston Sign Company  
Proposed Work: Install projecting sign above storefront on Chestnut Street elevation.
- 18.1238 BH      14 Beacon Street (Continued from May 17, 2018 hearing)  
Applicant: Megan O'Brien, FAROS Properties  
Proposed Work: Replace all hollow sheet metal windows on addition with 2/2 custom-made TDL wood windows with insulated glass panes.
- 18.713 BH      34 Beacon Street (Continued from February 15, 2018 hearing)  
Applicant: Mona Bonnot  
Proposed Work: Install new intercom and camera system in wooden lintel to replace existing at front door in brass finish; replace door at side entrance without louver; install four security cameras at front, side and rear elevations.  
**(See Administrative Approval/Review item below).**
- 18.1415 BH      11 Chestnut Street  
Applicant: Joe Holland, M. Holland & Sons Construction, Inc.  
Proposed Work: Replace eleven historic 6/6 window sashes on front elevation with insulated glass sashes.

- 18.1407 BH      87 Pinckney Street  
 Applicant: Linda Ward  
 Proposed Work: Replace existing pendant light at front entrance with recessed lighting; install 4"x4" brass speaker cover plate above existing door buzzers in wood surround at front entrance. **(See Administrative Approval/Review item below).**
- 18.1389 BH      40 Beacon Street  
 Applicant: Guy Grassi, Grassi Design Group  
 Proposed Work: Construct 4<sup>th</sup> floor addition at existing 3-story ell connecting previously approved addition to the existing 4-story carriage house.

**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**

- 18.1296 BH 33 Beacon Street: Remove and repair front door in kind and repaint.
- 18.713 BH 34 Beacon Street: Repair sections of front door and paint; replace sidelite panes at front entrance with insulated glass with putty and dimensions to match existing.
- 18.1388 BH 36 Beacon Street: Replace missing window putty at four windows on front elevation, prep and paint sashes in kind; repair rotten wood at entry in kind; clean and repair wrought iron window grates to match existing; paint entry door black to match existing.
- 18.1411 BH 40 Beacon Street, Unit 1: Repair three first floor windows with replacement restoration glass as necessary; replace secondary four-panel mahogany door in kind;

- reuse existing hardware; replace three non-original window sashes at basement level to match historic proportions and material.
- 18.1382 BH 51 Beacon Street: Lower non-original chimney on rear ell 10'-0" and remove metal bracket and cage.
- 18.1408 BH 1 Charles River Square: Install black iron hand railings at front entrance to match 3 Charles River Square.
- 18.1415 BH 11 Chestnut Street: Repoint sections of building with mortar to match existing; paint shutters, door, entry, balcony, garden fence, dormers, fascia and soffit in kind; replace slate roof in kind; clean downspout.
- 18.1401 BH 15 Chestnut Street: Repair and repaint shutters on front elevation to match existing; repair masonry sills and headers in kind.
- 18.1412 BH 40 Chestnut Street: Replace all eight pairs of shutters at front elevation; replace slate roofing in kind to match; repair copper fence at front roof; re-clad headhouse in copper in kind.
- 18.1409 BH 59 Chestnut Street: Dismantle and reconstruct rear brick garden wall on Cedar Lane Way; replace lattice atop brick wall; repair exterior trim on front dormers; re-glaze all window sashes.
- 18.1445 BH 46-48 Garden Street: Repair lintels and sills at doors and windows on front elevation; repair and repaint window trim in kind.
- 18.1300 BH 74 Joy Street: Replace non-original paired French doors in kind off playground.
- 18.1404 BH 4 Lime Street: Replace non-original shutters and tiebacks on front elevation.
- 18.1354 BH 9 Lime Street: Replace three non-original 6/6 windows with "Proper Bostonian" windows to match existing.
- 18.1312 BH 10 Louisburg Square: Repair and repaint all shutters on exterior.
- 18.1410 BH 82 Mount Vernon Street: Repair and repaint front doors, trim, handrails and shutters; expose copper on 2<sup>nd</sup> floor oriel by removing paint; replace all 12 double hung windows on front elevation due to severe rot and some replacements with TDL double hung, true wood 6/6 windows with insulated glass and half screens.
- 18.1311 BH 85 Mount Vernon Street: Repair window sashes at front elevation and repaint in kind.
- 18.1310 BH 63 Myrtle Street: Replace 14 non-original aluminum windows with double hung, 1/1 wood windows with insulated glass.
- 18.1287 BH 82 Pinckney Street: Paint front door back to original color; repaint trim at entry; paint shutters in kind.
- 18.1407 BH 87 Pinckney Street: Repair and repaint front iron balcony, door and trim in kind.
- 18.1321 BH 66 Revere Street: Replace front door slab and paint in kind.
- 18.1317 BH 48 Temple Street: Replace composition roof shingles in kind; replace skylights in kind; install copper gutter. **Approved as Emergency Repair.**
- 18.1403 BH 22 West Cedar Street: Paint front doors "Rembrandt Red".
- 18.1405 BH 29 West Cedar Street: Repaint front entry door and surround; clean and repoint front granite steps; repair brownstone lintels; repair and repaint dormers at mansard; replace all windows on front elevation in kind due to severe damage and rot; install new copper gutter and leader; repoint front façade to match existing mortar in material, color and tooling; repaint existing metal rail at 2<sup>nd</sup> story; deconstruct and rebuild leaning chimney using same bricks.

### III. REVIEW and RATIFICATION OF April 19, 2018 and May 17, 2018 MINUTES

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

**PROJECTED ADJOURNMENT POSTED:** 7:30 PM

**DATE POSTED:** 11 June 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