



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • 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 December 2012**
TIME: **4:00 P.M.**
PLACE: **BOSTON CITY HALL, ROOM 801**

Subject of the hearing will be review of 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 Chapter 616 of the Acts of 1955, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpretations are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall through the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Leslie Donovan, Kenneth Taylor, P.T. Vineburgh
Alternates: Mark Kiefer, Martha McNamara, Danielle Santos, Anlinnea Terranova

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00

Application: 13.557 BH
Applicant:

10½ Beacon Street / Boston Athenaeum

John Lannon, associate director: Install temporary (6 month) signage on one window for an exhibit.

4:10

Application: 13.478 BH
Applicant:

290 Cambridge Street

David Coughlan, COO, C. Talanian Realty Co., Inc., owner: Report of BHAC subcommittee findings on the exterior details for the proposed new construction at 290 Cambridge Street. Construction of the 5-story mixed-use commercial/office building proposed for this site was approved by the BHAC in December 2008.

4:20

Application: 13.543 BH
Applicant:

26 West Cedar Street

Barbara Moore / James McNeely, property owners: Replace damaged wire mesh with new steel grates at basement windows. Paint window frames flat black.

4:30

Application: 13.357 BH
Applicant:

96-98 Chestnut Street (continuation)

Royal Woods, LLC, contractor: Add a step at bottom of granite stoop. This is a continuation of a proposal heard by the BHAC in October 2012.

4:45

Application: 13.527 BH
Applicant:

35 Revere Street

Margaret Billy, condominium owner: Replace flat roof and roof deck. BHAC files do not indicate a review or approval of the existing roof deck.

4:55

Application: 13.558 BH
Applicant:

69 Hancock Street

Jessica Schmitz, property owner / John Holland, contractor: Replace two exterior doors in kind.

5:10

Application: 13.525 BH
Applicant:

66 Beacon Street

Ricardo Sousa, attorney: Replace existing and install new antennas within the existing enclosure atop the building, in a way that the antennas will not be visible from the public way. Install additional cabling along the alley between Beacon Street and Branch Street, which may be visible from the public way.

(over)

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

5:25

Application: 13.559 BH
Applicant:

58 Beacon Street

Aaron Yankauskas, architect: Replace windows and doors, install new intercom/buzzer panel at entry, repoint brick, repair concrete lintel on front elevation, repair/replace and paint woodwork and trim as needed, install new exhaust shaft and condensers on roof, replace flat roof membranes, replace existing roof deck, install new condensers in courtyard, install new deck on roof of rear ell.

5:55

Application: 13.560 BH
Applicant:

40 Beacon Street

Guy Grassi, architect: At front elevation, visible from Beacon Street/Boston Common: Restore windows and brickmold, add new shutters, repoint and restore masonry, restore and repaint entryway, remove inner railing at stoop, remove two head houses and install new head house, install roof deck, install new elevator override, construct addition beyond the west ell at the 4th story.

At rear wing, visible up driveway that is accessed from Walnut Street: Remove one-story addition at east side middle section and construct a lower addition, add a floor to the 3-story connector ell, remove the greenhouse penthouse atop the garage wing and add a new penthouse, reconfigure the window and door openings of the east elevation of the garage ell, remove fire escapes, add a balcony, regrade the parking court, replace the windows, repoint and restore masonry.

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 staff pending ratification at the Commission's monthly public hearing. **Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:***

► Applicants 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.

If you have any questions not addressed by the above information, please consult staff at 617-635-3850, or at walter.maros@cityofboston.gov. Thank you.

Items below are listed in alphabetical order, by street name

- 13.522 BH: **37 Chestnut Street:** Repair west window at basement level, replace east window at basement level, in-kind.
- 13.528 BH: **130 Chestnut Street:** Install hanging lantern fixture in recessed entryway.
- 13.555 BH: **32 Grove Street:** Replace three 1/1 windows at front and three 1/1 windows at rear, in-kind.
- 13.485 BH: **20 Mugar Way:** Repaint door, doorway, columns, pediment and ironwork at entrance to match existing colors: door and ironwork will be black; doorway, columns and pediment will be off-white.
- 13.523 BH: **79 Myrtle Street:** Repoint rear elevation that faces Revere Street.
- 13.556 BH: **49 River Street:** Replace canvas at the awning over the retail entry. The awning was approved by BHAC in September 2000.

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

The following items from the November 15, 2012 BHAC public hearing are slated for ratification at the December 20, 2012 hearing. Applicants for these items NEED NOT APPEAR at the hearing

Application: 13.472, 13.473 and

13.474 BH

Applicant:

111-113 Charles Street, 126 Charles Street and 122 Charles Street

NRO Boston, LLC, tenant: Install blade signs at each location. *Approved with provisos.*

Application: 13.406 BH

Applicant:

15 River Street

Patrick D. Curran, apartment owner: Modify window and door openings in a penthouse structure.

Approved with provisos.

Application: 13.475 BH

Applicant:

81 Myrtle Street

Hal Rudnick, owner and trustee, Residence at Myrtle Condo Trust: Replace 8 windows; construct roof deck; construct a parking area at Revere Street-facing rear lot line by lowering yard, constructing a curb cut and constructing a wood gate. *Windows approved with provisos. Curb cut, parking area, gate and roof deck denied without prejudice.*

Application: 13.476 BH

Applicant:

9 Brimmer Street

David Murray, contractor: Install a retractable awning on a visible rear second-story balcony. *Approved with provisos.*

Application: 13.477 BH

Applicant:

38 Pinckney Street

Eric Howeler, architect: Install exhaust vent in wall visible from public alley. Other window and door alterations not visible from public way. *The vent location was changed by the applicant, with the result that all proposed work will not be visible from a public way and therefore such work is exempt from BHAC review.*

Application: 13.478 BH

Applicant:

290 Cambridge Street

David Coughlan, COO, C. Talanian Realty Co., Inc., owner: Review of the exterior details for the proposed new construction at 290 Cambridge Street. Construction of the 5-story mixed-use commercial/office building proposed for this site was approved by the BHAC in December 2008. *Remanded to subcommittee, consistent with December 2008 approval by BHAC.*

ADMINISTRATIVE APPROVALS

The following items from the November 15, 2012 BHAC public hearing are slated for ratification at the December 20, 2012 hearing. Applicants for these items NEED NOT APPEAR at the hearing

13.469 BH: 7 Brimmer Street: Replace non-visible roof above curb; replace flashing in copper. *Approved as submitted.*

13.467 BH: 77 Charles Street: Replace two chimneys in-kind; re-sheath roof, replacing slates in-kind; replace copper gutters in-kind. *Approved as submitted.*

13.408 BH: 24 Hancock Street: Replace 5 windows. *Approved as submitted.*

13.407 BH: 59 Hancock Street: Repoint façade, resetting loose brick and slates. *Approved as submitted.*

13.376 BH: 9 Lime Street: Replace non-visible flat roof; replace parapet flashing and head house cladding in copper. *Approved as submitted.*

13.373 BH: 8 Mount Vernon Place: Install storm windows in 6 parlor-floor windows to match those of upper stories. *Approved as submitted.*

13.468 BH: 73 Revere Street: Prepare and paint wood trim in-kind. Replace rotted trim. Spot point. Replace copper downspout. *Approved as submitted.*

PROJECTED ADJOURNMENT: 6:40 PM

Date Posted: December 10, 2012

cc: Abutters (from most recent tax list), Mayor, Law Department, Inspectional Services Department, Applicants, City Clerk, Boston Redevelopment Authority, District City Councilor, Beacon Hill Civic Association

For additional information, please contact Beacon Hill Architectural Commission staff at 617-635-3850 or walter.maros@cityofboston.gov