



# 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, 17 January 2013**  
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 Fenway 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, Annlínea Terranova

### APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00

Application: 13.599 BH  
Applicant:

#### 3 Charles River Square

**Greg Levis, property manager:** Install two black wrought iron railings at front steps, to be identical to the existing railings at 22 Charles River Square.

4:15

Application: 13.600 BH  
Applicant:

#### 326 Cambridge Street

**Younghua Qin, tenant:** Install one board sign and two hanging signs for a new restaurant. The signs will be installed where previous signs existed for the former restaurant at this property.

4:30

Application: 13.603 BH  
Applicant:

#### 87 Pinckney Street

**Eddie O'Connell, general contractor:** Replace wood railing at rear ell roof deck with a metal railing, visible from Myrtle Street.

4:45

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 4<sup>th</sup> 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. This is a continued review of the project, which was denied without prejudice by BHAC in December 2012.

5:30

Application: 13.605 BH  
Applicant:

#### 124 Chestnut Street

**Joseph Holland, general contractor:** Install a garage entry in the front façade of this single-family house and change the size, placement and style of all remaining windows and doors in the front elevation.

(over)

VIOLATIONS

5:50

**89 Myrtle Street:** Replacement of windows without approval; including installation of what appears to be tinted "Low E" glass.

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](mailto:walter.maros@cityofboston.gov). Thank you.*

**Items below are listed in alphabetical order, by street name**

- 13.604 BH:**      **75 Hancock Street:** Repair masonry, including lintels, sills and door surround. Restore front balconies and front area fence, including new castings of missing sections to match existing. Repair roof, front dormer and rear fire balconies. Replace windows with wood true divided lights to match existing configurations. Replace copper gutters in kind. Changes to the garden level entry and the rear dormer will be submitted in a future application.
- 13.601 BH:**      **52 Revere Street:** Replace wood 6/6 true divided windows in kind, painted black.
- 13.563 BH:**      **10 West Cedar Street:** Replace slate roof, copper gutter and flashing in kind.

**PROJECTED ADJOURNMENT: 6:15 PM**

Date Posted: January 7, 2013

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](mailto:walter.maros@cityofboston.gov)