



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, 15 August 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 Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Brent Leggs, Kenneth Taylor, P.T. Vineburgh

Alternates: Annlinnea Terranova, Mark Kiefer, Thomas Hopkins, Danielle Santos

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00

Application: 14.008 BH

Applicant:

3 Walnut Street

Steven Young, agent: Install roof deck and hatch. Continuation from July 2012 with a revised proposal.

4:20

Application: 14.020 BH

Applicant:

26 Chestnut Street

Virgil Aiello, owner: Widen garage door opening by 2 feet and replace garage door on a private way at the rear of this property, minimally visible from a public way. The Commission determined not to ratify this item as an administrative review at the July 18, 2013 public hearing.

4:35

Application: 14.151 BH

Applicant:

74 Chestnut Street

Nick Winton, architect: Install inlet connection in base of front elevation per Boston Fire Department; paint window and door trim, wood sills, shutters and cornice. Change material of previously-approved aluminum atelier window at rear to be steel. Have factory-applied color of previously-approved front and rear atelier windows done in a dark color as opposed to existing white of front atelier window.

4:50

Application: 14.155 BH

Applicant:

94 Chestnut Street, Apt. 4

Frank DeMuto, designer: Replace front atelier window with one of a different design.

5:10

Application: 14.149 BH

Applicant:

87 Revere Street

Abraham Gonzalez, general contractor: Remove and replace existing roof deck. Replace flat roof membrane and replace flashings around chimney and skylights, not visible from public way. Relocate condensers and outlets on roof, not visible from a public way.

5:30

Application: 14.064 BH

Applicant:

126 Myrtle Street

Neil Abreu, agent: Replace front door to basement level.

5:45

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 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. Continuation from December 2012. (over)

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ARCHITECTURAL VIOLATIONS

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

- 14.095 BH: 81 Beacon Street: Replace storm windows on the rear of the building, which faces Byron Street (a private way) but is visible from public ways.
- 14.148 BH: 47 Chestnut Street: Repaint front door dark blue. Repaint shutters and trim existing color.
- 14.153 BH: 60 Chestnut Street: Install rear deck off first floor; replace paneled garage door with garage door that has diagonal boarding; copper flash box that protects garage door opener and track; replace storm windows.
- 14.063 BH: 109 Chestnut Street, Unit 3: Replace deteriorated French doors and casement windows at Unit 3 with wood French doors/casement windows to match existing.
- 14.094 BH: 18 Garden Street: Replace 1/1 wood windows, remove storm windows, install screens.
- 14.062 BH: 39 Irving Street: Replace deteriorated wood window trim in-kind.
- 14.150 BH: 8 Mount Vernon Place: Replace handrail with one of a different design. Reset decorative bollard in sidewalk, 6 inches closer to the curb.
- 14.134 BH: 112 Myrtle Street: Repair metal sheathing of oriel and repaint to match existing color.
- 14.088 BH: 30 Pinckney Street, Unit 5: Replace six 1/1 and two 2/2 wood windows, remove storm windows and install half screens.
- 14.152 BH: 36 Pinckney Street: Repair 3 damaged brownstone steps or replace them in-kind if necessary. Repoint front elevation at the level below the top of the entrance arch.
- 13.1063 BH: 74A Revere Street: Replace two 6/6 windows at sidewalk level with wood 6/6 windows, install storm windows.
- 14.154 BH: 38 Temple Street: Replace deteriorated 4-panel wood door at basement entry, in kind.
- 14.087 BH: 84 West Cedar Street: Repaint front door.

PROJECTED ADJOURNMENT: 6:45 PM

Date Posted: August 5, 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