



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

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

DATE: Thursday, 21 January 2016
TIME: 4:00 PM
PLACE: Boston City Hall – Piemonte Room (5th 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 public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised 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 HEARING

4:00 PM

55 Joy Street: Martin Ladd M. Jr. Trusts (owner): Legalize replacement of a lower level door and jamb fronting Joy Street without BHAC approval.

II. DESIGN REVIEW HEARING

4:15 PM

Application 16.952 BH 8A Walnut Street
Applicant: E. Denis Walsh (Owner) & Neil Abreu (Contractor)
Proposed Work: Reconstruct roof deck and modify railing to meet building code requirements.

4:30 PM

Application 16.905 BH 49 Revere Street
Applicant: James Mooney (Property Mgr) & Frank Rolo (Contractor)
Proposed Work: Repoint rear façade and apply a waterproof sealant.

4:45 PM

Application 16.950 BH 32 Derne Street:
Applicant: Gibson Sotheby's International Realty (Applicant)
Proposed Work: Install temporary signage on scaffolding.

5:00 PM

Application 16.953 BH 119 Charles Street:
Applicant: Aimee Lombardi, French + Italian (Tenant)
Proposed Work: Install an awning at second floor display window and a bracket sign.

5:15 PM

Application 16.929 BH 8 Anderson Street (aka 250 Cambridge Street):
Applicant: Steven Heikin, ICON Architecture (Applicant)
Proposed Work: Replace windows and mechanical louvers.

5:30 PM

Application 16.342 BH 112 Revere Street (aka 122-126 Charles Street):
Applicant: John Moran (Applicant)
Proposed Work: Install rooftop telecommunications equipment, faux brick painted wall screen.

5:45 PM

Application 16.931 BH

33 & 35 Bowdoin Street:

Applicant: Jan Steenbrugge (Owner)

Proposed Work: Construct roof dormers; remove louvers at church tower & install windows; replace non-historic church doors with new to match historic; reconstruct rear (Temple Street) entry at church; remove fire escape at church; clean & repoint masonry façades;

- III. **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 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, 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; 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 Lissa Schwab at 617.635.3850 or lissbeth.schwab@boston.gov. Thank you.

Application 16.863 BH

27 Beaver Place: Replace roof decking and repair and repaint the existing roof deck railing and apron in kind.

Application 16.936 BH

25 Charles Street: Remove and replace eight deteriorated louvered wood shutters with a black painted finish to match existing.

Application 16.930 BH

2 Chestnut Street: Restore existing windows and install new wood windows and at the basement where sashes are missing to match the historic in terms of configuration, operation, material, details and finish; and replace the existing non-historic courtyard gate with a new metal gate.

Application 16.951 BH

33 Chestnut Street: Resurfacing brownstone façade and painting to match existing; replacing deteriorated wood trim around the dormers in kind; replacing five stone lintels with cast stone at the rear façade; and repointing the rear alley façade.

Application 16.923 BH

41 Pinckney Street: Remove and replace slate shingles and underlying roofing membrane system and copper gutters in kind.

Application 16.906 BH

123 Pinckney Street: Replace slate shingles in kind and associated roof sheathing and decking; install ice shield and replace copper gutters.

Application 16.937 BH

38 South Russell Street: Modify garden level door and install granite door saddle to match existing at the main entrance; and replace deteriorated wood cornice and associated flashing all with a black painted finish in kind at the garden level.

Application 16.444 BH

8A Walnut Street: Replace four-panel wood entry door and trim to match existing and reinstall existing hardware; and install a wood cornice above the door painted black.

Application 16.862 BH

8A Walnut Street: Remove roof deck and railing, and remove and replace existing roofing membrane system.

Application 16.865 BH

32 West Cedar Street: Replace the concrete pads at two light wells within the sidewalk and install metal grates.

PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 8 January 2016

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), Kenneth Taylor, P.T. Vineburgh, Paul Donnelly, Vacancy
Alternates: Thomas Hopkins, Susan Knack-Brown, Mary Fichtner, Danielle Santos, Vacancy

cc: Mayor
City Council
Abutters (desian only: most recent tax list)

City Clerk
Beacon Hill Civic Association
Inspectional Services

Commissioners
Boston Courant
Beacon Hill Times