



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, 17 March 2016
TIME: 4:00 PM
PLACE: Boston City Hall – Piemonte Room (5th Floor)

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. DESIGN REVIEW HEARING

4:00 PM

Application 16.1119 BH

13 Louisburg Square

Applicant: James Mellowes, Mellowes & Paladino, Inc. (Architect)

Proposed Work: Modify the top floor window openings on the rear façade to accommodate casement windows and installing a balcony; installing a roof deck and relocating the roof access hatch; installing steel handrails with a black painted finish on the front stoop; installing a security grille at one garden level opening; replacing slate shingles and copper roofing in-kind; repairing the skylight on the roof; repointing; cleaning the masonry façade; wood window replacement and louvered wood shutter replacement to match the historic; replacing the hardware in-kind and restoring and repainting the garden level door and entry door black, and sidelights and transom at the entryway off-white; and installing a flush-mounted callbox and doorbell on the entryway return.

4:15 PM

Application 16.1120 BH

19 Pinckney Street

Applicant: Elizabeth Morningstar (Owner)

Proposed Work: Regrade and reinstall brick pavers in the front driveway; replace the hardscapes within the front yard and install plantings with bluestone pavers; modify an existing brick wall to accommodate a wood trash enclosure; and installing granite stairs with a painted cast iron handrail descending to an existing lower level entrance with a brick retaining wall and bluestone cap.

4:30 PM

Application 16.1114 BH

31-33 Charles Street

Applicant: Kelly Robbins (Applicant)

Proposed Work: Replace one retractable awning in-kind clad with a water-repellent matte canvas in salmon with an unframed skirt with lettering on the skirt reading "Benefit."

4:45 PM

Application 16.1112 BH

49 Charles Street

Applicant: Ronaldo Maia, Modern Construction, Inc. (Applicant)

Proposed Work: Reclad the retractable awning with a black water-repellent matte canvas with an unframed skirt with lettering on the skirt reading "Margaret O'Leary"; replacing the sign panel on the existing armature with a non-illuminated white metal

panel with lettering reading "Margaret O'Leary"; installing an applied decal logo on the display window and the door; and repainting the storefront infill black.

- II. 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 lissa.schwab@boston.gov. Thank you.

Application 16.1018 BH	<u>65 Anderson Street:</u> Replacing three arch-headed 27-over-20 and one square-headed nine-over-nine, double-hung wood window sashes with an black painted finish to match the historic; replacing two paired multi-light glass and wood doors and 27-lite transom above with a black painted finish in-kind; and all wood brick molds with an light beige painted finish to match the historic.
Application 16.1105 BH	<u>68 Beacon Street:</u> Remove and replacing the roofing membrane system and copper flashing in-kind.
Application 16.1074 BH	<u>21 Branch Street:</u> Replace deteriorated slate shingles, roof decking underlayment, and copper gutters in-kind.
Application 16.1117 BH	<u>40 Charles Street:</u> Replace the sign panel on an existing bracket sign with new painted wood sign panels reading "core de vie" and "crane & lion."
Application 16.1023 BH	<u>1 Charles River Square:</u> Replace the deteriorated entry portico, lintels, and window surrounds using a tinted precast concrete unit to replicate the sandstone in terms of color, texture, size, profile, and details.
Application 16.1118 BH	<u>2 Chestnut Street:</u> Removing the storm windows and replacing all of the six-over-six and three-over-three double-hung wood window sashes on the Chestnut Street and Walnut Street façades in-kind with an off-white painted finish.
Application 16.1040 BH	<u>22 Chestnut Street:</u> Repairing the deteriorated wood entryway and columns in-kind and repainting to match existing.
Application 16.951 BH	<u>33 Chestnut Street:</u> Patching select areas of the brownstone façade using Jahn M70 by Cathedral Stone Products and repainting the entire façade brown; repairing the wood trim with a black painted finish at the dormer windows; and repointing the rear alley wall.
Application 16.1020 BH	<u>132 Chestnut Street:</u> Repointing the brick parapet.
Application 16.1087 BH	<u>70-72 Joy Street:</u> Replacing three deteriorated brownstone lintels and two brownstone window sills with tinted precast concrete units to match the color, texture, size and profiles of the historic.
Application 16.1115 BH	<u>4 Pinckney Street:</u> Replacing the asphalt shingles on the shed roof of a non-historic one-story rear yard addition with dark gray synthetic slate shingles (Ecostar "Midnight Gray").
Application 16.1067 BH	<u>92 Pinckney Street:</u> Restoring the wood front entryway and vestibule, and the side entry fronting Cedar Lane Way; and repainting to match the existing finishes.
Application 16.1076 BH	<u>2 & 4 Strong Place:</u> Replacing the slate shingles, copper skylights, and copper gutters and leaders in-kind; repairing the dormer windows and recladding with copper; replacing the six-over-six, double-hung wood windows and wood brick molds with an off-white painted finish at all of the openings; removing a non-historic door and window at the garden level door at 2 Strong Place and installing six-lite wood windows with an off-white painted finish; replacing the louvered wood shutters with a

Application 16.1022 BH

black painted finish; installing new cast iron shutter dogs; removing the non-historic white paint from 2 Strong Place; repointing; restoring four modified window lintels on 2 Strong Place with tinted precast brownstone lintels; repainting the entryway surrounds off-white and restoring the entryway doors with a dark stained finish; painting the garden level entry door at 4 Strong Place dark brown; and replacing all of the door hardware and light fixtures in-kind.

8A Walnut Street: Install new white storm windows with sash panels to align with the meeting rails at two openings on the front façade and two on the side façade at the third floor, and one opening at the second floor on the setback rear extension fronting Walnut Street.

PROJECTED ADJOURNMENT: 5:15 PM

DATE POSTED: 4 March 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
Law Department
Abutters

City Clerk
Neighborhood Services
Inspectional Services
Beacon Hill Civic Association

Commissioners
Boston Courant
Beacon Hill Times