



28 PINCKNEY STREET
BOSTON, MA 02108

SHEET TITLE:
GARAGE DOOR & HEADER
DATE: SEPTEMBER 29, 2021
SCALE: 1/2" = 1'-0"
DRAWN:
CHECKED:

SHEET NO.
A-1



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

October 24, 2019

BEACON HILL ARCHITECTURAL DISTRICT COMMISSION

Sherin and Lodgen LLP
Attn: Sander A. Rikleen
101 Federal Street
Boston, MA 02110

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

Application #: 20.409 BH
Property: 28 Pinckney Street

Dear Mr. Rikleen

At the October 17, 2019 public hearing, the Beacon Hill Architectural District Commission (BHADC) reviewed your application for exterior work at 28 Pinckney Street, a one story garage structure that was converted into a living unit around the middle of the Twentieth century. The proposed scope of work includes the installation of a new roll up/overhead garage door as indicated on the application, plans, photographs and presentation submitted by Sherin and Lodgen LLP and Associates between October 4, 2019 and October 17, 2019. This application is a request to modify the Commission's June 20, 2019 determination for application 19.1004 BH, specifically changing the proviso; from, "The proposed garage door open inwards and not be a roll-up door," to now allow for the installation of a roll-up/overhead door.

The Commission voted to approve your application for a roll up garage door as submitted. Please note, the other items approved at the June 20, 2019 public hearing remain approved as indicated in the Determination Letter dated July 22, 2019.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two (2) years from its date of issue. The applicant is required to inform the BHADC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

Sincerely,



Nicholas A. Armata MRP
Senior Preservation Planner
Boston Landmarks Commission

CC: BPG Mount Vernon, LLC, Pauli & Uribe Architects, LLC, Red Phoenix Construction, Boston ISD, Boston Legal Department

RECORD OF VOTE ON APPLICATION #20.409 BH

MOTION by: P. Vineburgh; SECOND by: P. Donnelly
AFFIRMATIVE: P. Donnelly, J. Pierce, P.T. Vineburgh NEGATIVE: M. Rosales

CITY of BOSTON

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City of Boston
Environment



City of Boston
Mayor Kim Janey

June 29, 2021

BEACON HILL ARCHITECTURAL DISTRICT

BPG Mount Vernon, LLC
Attn: Jeffrey Cohen
101 Federal Street 22nd Fl.
Boston, MA 02110

DENIAL WITHOUT PREJUDICE

NOTICE OF DECISION

Application #: 21.0953 BH
Property: 28 Pinckney Street

Dear Mr. Cohen,

At the May 20, 2021 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for exterior work at 28 Pinckney Street, a single story garage structure with an unknown date of construction, but modified significantly in 1950. The proposed scope of work includes the approval of a modification to the original garage door approved on July 19, 2019 as indicated on the application, plans, photographs, and presentation completed by BPG Mount Vernon, LLC and associates between March 11, 2021 and May 20, 2021.

The Commission voted to deny the application without prejudice, citing concerns over the appropriateness of the header piece. Specifically, the door was originally approved to be installed flush with the brick header. The Commission requested that the panel be removed and the door be installed according to the approval letter from application number 19.1004 BH.

This determination is based on documentation presented at the hearing. A denial without prejudice is a request for additional documentation or design development that does not dispose the Commission to approve an application upon a subsequent hearing. If you wish to pursue the Commission's approval for this work, a formal request must be made to commission staff, accompanied by all documentation requested by the Commission.

Sincerely,



Nicholas A. Armata MRP
Senior Preservation Planner
Boston Landmarks Commission

CC: Boston ISD, Joseph Cornish; Director of Design Review, Sander Rikleen

RECORD OF VOTE ON APPLICATION #21.0153 BH

MOTION by: McNamara; SECOND by: Vineburgh
AFFIRMATIVE: Allen, Richmond, McNamara, Santos, Vineburgh
NEGATIVE: None

CITY of BOSTON

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