



# 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, 18 May 2017  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> Floor)

RECEIVED  
CITY CLERK'S OFFICE  
2017 MAY - 8 P 4: 18  
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 review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required 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. ELECTION OF OFFICERS

### II. VIOLATIONS

17.1076 BH      36 Joy Street  
Applicant: Isabelle Slotine, 36 Joy Court Condominium  
Proposed Work: Ratify the installation of a street address sign on the gate adjacent to the building (VIO.BH.61).

### III. DESIGN REVIEW

**4:15pm**  
17.1168 BH      57 Pinckney Street  
Applicant: Jeannette Herrmann  
Proposed Work: Install wood handrail painted off-white with metal brackets on one side of the recessed entryway.

17.1171 BH      28-32 Derne Street  
Applicant: Laurence Libowitz  
Proposed Work: Modify Certificate of Appropriateness 15.862BH by enlarging one roof deck; installing stairs to the roof deck; and replacing a window and transom with a door.

- 17.1005 BH      37 Beacon Street, Apt. 62-64 (Continued from 4/2017)  
Applicant: Megan Goltermann, Payne | Bouchier Fine Builders  
Proposed Work: Construct a headhouse and roof deck.
- 5:15pm**
- 17.1020 BH      13 Louisburg Square (Continued from 4/2017)  
Applicant: James Mellowes, Mellowes & Paladino Architects  
Proposed Work: Install fire hose connection, alarm bell, and plaque on the front façade.
- 17.1174 BH      32-34 Hancock Street  
Applicant: Theodore Touloukian, Touloukian Touloukian Inc.  
Proposed Work: Install kitchen and bathroom vents at each floor on the rear façades.
- 17.1152 BH      73 Chestnut Street  
Applicant: Jennifer Mello, Pomeroy & Co., Inc.  
Proposed Work: Replace paired wood doors at the second floor with paired windows; replace wood windows at the first floor in-kind; remove paint from masonry; repoint; rebuild chimney in-kind; restore wood statue in-kind; restore and paint wood infill gray and front door black; replace roofing membrane system and copper gutter and leader in-kind; and remove the existing sign panel.
- 17.1040 BH      37 Grove Street  
Applicant: Elliott Levine  
Proposed Work: Replace historic black painted wood treads with granite treads; replace non-historic entryway infill with new paneled wood door painted black and multi-light transom and sidelights and side wall paneling all painted off-white; and replace light fixture.
- 6:15pm**
- 17.1166 BH      9 West Cedar Street  
Applicant: Brigid Williams, Hickox Williams Architects  
Proposed Work: Install two metal handrails on either side of the entryway.
- 17.1167 BH      37-41 Beaver Place  
Applicant: Brigid Williams, Hickox Williams Architects  
Proposed Work: Install pergola on existing roof deck.
- 17.1095 BH      36 Joy Street, Apt. B  
Applicant: Cheryl Carney, JB Sash & Door Company  
Proposed Work: Replace two windows at the first floor on the secondary south façade.
- 17.905 BH      73 Mount Vernon Street  
Applicant: Elliott Olson, Sousa Design Architects



Proposed Work: Replace deck on rear ell extension; construct deck on main roof; relocate gas meters on front façade to the interior; install new landscaping in the front yard; repair fire escapes and iron railings in the front yard in-kind; replace copper gutters and leaders in-kind.

7:15pm

17.799 BH

3 Joy Street (Continued from 3/2017 and 4/2017)

Applicant: Guy Grassi, Grassi Design Group

Proposed Work: Replace rear yard addition; replace rear façade windows; enlarge rear garden wall; remove a headhouse, minor alterations to dormers, replace shingles, and install vents on roof; restore entryway surround; reconstruct front stoop; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

17.800 BH

4 Joy Street (Continued from 3/2017 and 4/2017)

Applicant: Guy Grassi, Grassi Design Group

Proposed Work: Replace rear yard addition; enlarge window openings; replace rear façade windows; remove skylight and construct new rear dormer, replace shingles, and install vents on roof; restore entryway surround; modify front areaway and walkways; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

17.801 BH

5 Joy Street (Continued from 3/2017 and 4/2017)

Applicant: Guy Grassi, Grassi Design Group

Proposed Work: Construct rear yard addition; enlarge window openings, relocate fire balcony, and replace windows at rear façade; replace shingles and install vents on roof; replace transom window; remove flagpole; modify front areaway and walkways; remove fire escape; masonry and window restoration; replace dormer windows; install window screens, entry intercoms, light fixture, and fire protection systems.

**IV. ADMINISTRATIVE REVIEW:** 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, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (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 FOLLOWING ISSUANCE OF THE DETERMINATION SHEET 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 staff at 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov). Thank you.

### **PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA**

- 17.1165 BH 27 Brimmer Street: Replace slate shingles, copper flashing, gutters, and leaders, and wood trim with a black painted finish at the mansard roof and oriel in-kind; replace asphalt shingles on the top of the oriel with flat seam copper.
- 17.1160 BH 30 Hancock Street, Apt. M: Repoint; clean façade; resurface brownstone lintels and sills using a tinted cementitious stucco.
- 15.942 BH 51 Hancock Street: Extend Certificate of Appropriateness 15.942BH approval with provisos for constructing a roof deck setback 7'-0" from the roof edge with a revised railing design incorporating a four-inch gap at its top rail until May 14, 2018.
- 17.1161 BH 20 Louisburg Square: Replace the copper flashings and reinstall the slate shingles in-kind.
- 17.1096 BH 59 Mount Vernon Street: Repair all of the wood windows on the front façade and repaint black to match existing.
- 17.1154 BH 89 Mount Vernon Street: Restore the wrought iron railings on both stoops and the cast iron fence on the front retaining wall, both with a black painted finish in-kind.
- 17.1033 BH 96 Pinckney Street: Reconstruct two brick chimneys in-kind; replace the "fish scale" slate mansard roof and the roofing membrane system on the flat (main) roof and all of the copper flashing and gutters in-kind; and replace the deteriorated wood trim around the dormer windows in-kind, and painting the trim black.
- 17.1108 BH 96 Pinckney Street: Remove twelve storm windows; replace six two-over-two and six one-over-one, double-hung wood windows at the 1st, 2nd, 3rd and 4th floors in-kind, and painting all of the sashes and brick molds black.
- 17.1097 BH 14 West Cedar Street: Remove the asphalt shingles on the sides of the dormers on both the front and rear roofs and install slate shingles; replace the copper gutters and flashing in-kind; and replace the asphalt shingles in-kind on the non-visible portions of the roof.
- 17.1164 BH 50 West Cedar Street: Repaint front door, window casings, and oriel black and the entryway surround off-white all to match existing.
- 17.1107 BH 79 West Cedar Street: Remove four storm windows; and replace four six-over-six, double-hung wood windows with a black painted finish at the fourth floor in-kind.

### **VIOLATIONS**

- 17.980 BH 45 Chestnut Street: Repaint front door black; repoint joints to right of front stoop; and replace copper leader adjacent to the stoop (VIO.BH.77).



17.1173 BH 39-41 Mount Vernon Street: Remove mechanical vents from secondary north and east façades, and key in brick; relocate some vents to non-visible locations on the secondary east façade (VIO.BH.82).

**V. ADVISORY REVIEW**

14 Mugar Way

Applicant: David Hacin, Hacin + Associates

Proposed Work: Construct a 4-story addition; and modify site landscaping.

**VI. REVIEW and RATIFICATION OF April 20, 2017 MINUTES**

**VII. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 10:00 PM

**DATE POSTED:** 8 May 2017

BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce (Vice-Chair), Miguel Rosales, Kenneth Taylor (Chair), P.T. Vineburgh,  
Alternates: Thomas Hopkins, Danielle Santos, *Three Vacancies*

cc: Mayor / City Council / City Clerk / BPDA / Inspectional Services / Law Department / Neighborhood Services / Parks & Recreation / Abutters / *Beacon Hill Times* / *The Boston Guardian* / Beacon Hill Civic Association