



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-REVISED

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

DATE: Thursday, 21 December 2017
TIME: 5:00 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 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. VIOLATIONS

- 18.098 BH 81 Mount Vernon Street (VIO.BH.116)
Applicant: Maria Tamvakologos, owner
Proposed Work: Paint front door and trim; install two light fixtures flanking front entrance; replace all storm windows on front elevation; repair and repaint iron railings.

II. DESIGN REVIEW

- 18.303 BH 73 Mount Vernon Street (continued from 11-2017 hearing)
Applicant: Travis Black, Sousa Design Architects
Proposed Work: Removal and reinstallation of iron picket caps; remove protruding pickets in granite wall; install chimney cap.
- 18.568 BH 18 Phillips Street (continued from 11-2017 hearing)
Applicant: John Hecker, Spencer & Vogt Group
Proposed Work: Install new accessible ramp at the passageway along the east side of the building; convert existing window into an accessible doorway; construct retaining wall with fence and lighting; install new hinges and hardware at existing iron gateway; install storm windows;

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- 18.466 BH install two security cameras.
82 Charles Street (continued from 11-2017 hearing)
Applicant: Mary Duong
Proposed Work: Install hanging projection sign.
- 18.399 BH 14 Mugar Way (continued from 11-2017 hearing)
Applicant: David J. Hacin
Proposed Work: Construct a four-story addition; install signage and lighting; and modify landscaping/hardscaping.
- 18.423 BH 75 Beacon Street (continued from 11-2017 hearing)
Applicant: David McWhan
Proposed Work: Construct rooftop addition and rear yard addition; modify front area-way including installation of brick paving, granite curbs and iron fencing; and restoration of windows.
- 18.567 BH 34 ½ Beacon Street (continued from 11-2017 hearing)
Applicant: Jeanne Roberts
Proposed Work: Renovate and expand the existing 9th floor headhouse; install rooftop deck; install new window in enclosed opening on 8th floor.
- 18.373 BH 66 Revere Street
Applicant: Steven Carreiro
Proposed Work: Replace front door and sidelites in kind.
- 18.406 BH 22 Beacon Street
Applicant: Tamara Petit, Jus Aspen
Proposed Work: Install wall sign on both Beacon and Park Street sides; replace awnings with Sunbrella in black with logos printed.
- 18.706 BH 70 Mount Vernon Street
Applicant: Luan White
Proposed Work: Replace three historic 6/6 wood windows on third floor in kind; remove storm windows.
- 18.711 BH 75 Mount Vernon Street
Applicant: Dartagnan Brown, Embarc Studio
Proposed Work: Replace existing metal front yard fence and gate in kind; reset and clean existing stone wall.
- 18.642 BH 54 Charles Street
Applicant: Lauren Geshel
Proposed Work: Reconfigure existing wall sign to hanging sign above front entry; relocate listings board from entry way to mounted on front elevation.
- 18.699 BH 92 Beacon Street
Applicant: Deborah Thomas, 92 Beacon Street Condominium
Proposed Work: Re-install roofdeck in same location as existing.

- 17.1369 BH 95 Beacon Street
 Applicant: Deborah Thomas, Property Manager
 Proposed Work: Install garden fence at front yard.
- ~~18.713 BH 34 Beacon Street (Withdrawn)
 Applicant: Mona Bonnot
 Proposed Work: Replace front door to match existing and reinstall existing hardware; replace intercom system in same location as existing; replace glass panes in front door sidelites with laminated glass; install four security cameras on building; replace existing wood side door with metal door to match existing detailing, dimensions and color.~~
- 18.615 BH 11 Irving Street
 Applicant: Anthony Griseto, Pella Windows & Doors
 Proposed Work: Install solid wood paneled door in line with frontmost façade of structure at garden level entrance.
- 18.709 BH 4 Charles River Square
 Applicant: Monika Pauli
 Proposed Work: Install new 6/6 wood window and storm window insert in non-existing opening on rear elevation.
- 18.588 BH 112 Revere Street
 Applicant: Christopher Swiniarski, Cellco d/b/a Verizon Wireless
 Proposed Work: Construct two enclosures on roof of main structure to house mechanical equipment and antennas.

III. 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. Thank you.

PROJECTS COMPLIANT WITH DISTRICT STANDARDS & CRITERIA

- 18.632 BH 16 Beacon Street: Repoint mortar to match existing; repaint wood window trim, balconies, and entrance to match existing; re-caulk windows to match existing color.
- 18.666 BH 74 Beacon Street: Install storm windows to two parlor-level windows and arched transoms.
- 18.708 BH 43 Bowdoin Street: Replace existing sign on door to match existing with new company name; repair entry doors; repaint entry walls and ceiling to match existing.
- 18.665 BH 37 Brimmer Street: Dig-up front garden at foundation and apply waterproof sealant to foundation wall; re-lay dirt and flooring.
- 18.624 BH 18 Hancock Street: Replace two garden-level windows on front of main structure to match.
- 18.582 BH 67 Mount Vernon Street: Repoint portions on front and rear elevation using mortar to match; repair cornice and stone lintels; wash and seal all brick; replace sections of rotten wood trim to match existing; paint window trim gray; paint steel railings in kind.
- 18.614 BH 32 Myrtle Street: Remove and realign brickwork at front of building which was pulling away from the structure.
- 18.662 BH 1 Park Street: Update previously approved proposal to replace paired entry doors and frames on 1970s addition of Park Street Church in aluminum and glass from approved bronze and glass.
- 18.707 BH 13 South Russell Street: Replace three non-original 2/2 wood dormer windows to match existing.
- 18.633 BH 5 West Hill Place: Repair limestone parapet and cornice.

IV. REVIEW and RATIFICATION OF 11/16/2017 MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT POSTED: 10:30 PM

DATE POSTED: December 7, 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