



# 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, 16 August 2018  
**TIME:** 5:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<sup>th</sup> 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:**

19.099 BH      11 Irving Street  
Applicant: Corinne Getchell, Modica Associates  
Proposed Work: Installation of intercom system in vestibule.

#### **II. DESIGN REVIEW:**

18.1330 BH      133 Charles Street (Continued from 07/2018)  
Applicant: Millicent Cutler, Ouimillie  
Proposed Work: Install 26"x20" solid oak, painted projecting sign using existing bracket.

18.1407 BH      87 Pinckney Street (Continued from 06/2018 and 07/2018)  
Applicant: Linda Ward  
Proposed Work: Replace existing pendant light at front entrance with recessed lighting.

18.1423 BH      36 Joy Court (Continued from 07/2018)  
Applicant: Lawrance O'Connor  
Proposed Work: Replace existing 6'-0" cedar stockade fencing along side yard; attach five panels of treated lattice fencing for ivy wall; install single lattice panel at wall and alley end for ivy wall.

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- 18.1447 BH      120 Charles Street *(Continued from 07/2018)*  
Applicant: Zack Sambucci  
Proposed Work: Repair window sashes and storm windows.
- 18.1511 BH      32-34 Hancock Street *(Continued from 07/2018)*  
Applicant: Dylan Forester, Touloukian Touloukian, Inc.  
Proposed Work: Replace asphalt shingles at roof in kind in “Black Pepper”; replace awning fabric at dormer in “Driftwood Tweed”.
- 18.1415 BH      11 Chestnut Street *(Continued from 06/2018 and 07/2018)*  
Applicant: Joe Holland, M. Holland & Sons Construction, Inc.  
Proposed Work: Replace all historic 6/6 window sashes on front elevation with insulated glass sashes.
- 18.1525 BH      11 Louisburg Square *(Continued from 07/2018)*  
Applicant: Ryan Garrity, Sea-Dar Construction  
Proposed Work: Replace 14 windows on front elevation in kind with TDL, wood, double hung windows with curved sashes at bowfront; repaint and repair shutters; repaint ironwork; repaint previously painted stone window sills.
- 18.1524 BH      141 Cambridge Street *Continued from 07/2018)*  
Applicant: Benjamin Haavik, Historic New England  
Proposed Work: Install iron hand railings at front entrance; install irrigation line; install four security cameras.
- 19.111 BH      63 Beacon Street  
Applicant: Adam Wylie, Mayhew Project Management  
Proposed Work: Replace two non-original basement windows on front elevation; install security grates on two basement windows; relocate hose bib under lintel at basement lintel to granite façade.
- 19.095 BH      93 Pinckney Street  
Applicant: Sean Cryts, Historic Window and Door Holdings  
Proposed Work: Replace three historic 2/2 windows on third floor with true divided, wood windows to match existing profile, dimension and color; remove storm windows.
- 19.118 BH      55-57 Brimmer Street  
Applicant: Don Mills, Mills Whitaker Architects, LLC.  
Proposed Work: Demolish and reconstruct rear one-story addition on back of carriage house; construct exterior fire escape and roof deck on reconstructed structure for alternate means of egress; replace HVAC units on roof. **(See administrative review items below).**

**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](mailto:BeaconHillAC@boston.gov). Thank you.

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

- 19.018 BH 53 Beacon Street: Replace three sets of window sashes on rear elevation with true divided, wood windows to match existing; remove storm windows.
- 19.118 BH 55-57 Brimmer Street: Repair and repaint door and transom at Brimmer Street entrance; Install door off Chestnut Street in lowered grade for accessible entrance; Replace sections of bricks on Chestnut Street façade in kind where needed to match existing; clean and repoint sections of façade to match existing; Replace brownstone sills to match existing; paint replacement granite sills to match brownstone sills and lintels; repair chimneys and replace dryer vent with chimney pots; replicate wood window frames in kind, repairing wood sashes; install copper flashing; replace deteriorated hayloft timber in kind and replace bird screening with nylon mesh; replace slate roof in kind; replace copper roofing at dormers.
- 19.094 BH 1 Chestnut Street: Repair brownstone lintels and sills using Conproco to match existing color, detailing and texture; repoint sections of façade to match existing.
- 19.049 BH 27 Chestnut Street: Replace non-original two-story, multi-lite arched window with insulated glass window; replace plywood cladding at beam of window.
- 19.109 BH 2 Derne Street: Dismantle structurally unsound rear chimney and reconstruct using salvaged bricks; install copper flashing at chimneys; replace broken lintels above third and fourth floor windows with cast stone to match existing in dimension, material, color and texture.
- 19.114 BH 82 Mount Vernon Street: Install fire department connection, strobe and bell; install front door buzzer; replace seven pairs of wood shutters on front elevation.
- 19.108 BH 50 Myrtle Street: Replace sections of non-original iron fencing with historic design installed into curbing at playground entrance; repaint existing wrought iron fencing

black; repaint tree guards black; repaint benches black; install bronze turtle sculpture in playground.

- 19.022 BH 90 Myrtle Street: Repoint two chimneys using mortar to match existing.  
19.138 BH 55 Phillips Street, #1: Replace six non-original wood 1/1 windows in kind.  
19.139 BH 55 Phillips Street, #2: Replace four non-original wood 1/1 windows in kind.  
19.140 BH 55 Phillips Street, #3: Replace six non-original wood 1/1 windows in kind.  
19.141 BH 55 Phillips Street, #5: Replace six non-original wood 1/1 windows in kind.  
19.137 BH 55 Phillips Street, #7: Replace six non-original wood 1/1 windows in kind.  
19.090 BH 33 Revere Street: Replace three non-original 6/6 windows on third floor of front elevation with true divided, wood windows

#### **IV. ADVISORY REVIEW**

94 Beacon Street

Applicant: Paul Lukez

Proposed Work: Alter roof decks and fire escape systems on roof; Construct new glass hatch for roof access

#### **V. REVIEW and RATIFICATION OF July 19, 2018 MINUTES**

#### **VI. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 8:00 PM

**DATE POSTED:** 6 August 2018

#### 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