



# 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, 15 March 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

18.964 BH      86 Beacon Street  
Applicant: Chris Howard, Urban Property Management  
Proposed Work: Install security camera at side rear entry; install security panel at side rear entry.

### II. DESIGN REVIEW

18.967 BH      140 Mount Vernon Street  
Applicant: Jennifer Mello, Pomeroy & Co.  
Proposed Work: Replace all front-facing, second floor wood 9/9 sashes changing muntin bars from 1" to 1 1/8" to allow for double-pane insulated glass.

18.959 BH      16 Pinckney Street  
Applicant: Dustin Nolin  
Proposed Work: Replace front entry doors, jambs, transom side panels and ceiling panel in main entry in kind.

18.970 BH      66 Beacon Street  
Applicant: Jacob Brown, Coldwell Banker

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Proposed Work: Mount 4'-0" x 3'-0" display cabinet in recessed entry.

18.945 BH

92B Pinckney Street

Applicant: Francisco Medrano

Proposed Work: Install 3'-0" x 2'-0" sign on Pinckney Street elevation.

18.968 BH

70 Revere Street

Applicant: Leslie Kerr

Proposed Work: Install fire escape in courtyard from ground floor to rooftop as required by code; recess secondary door at front elevation.

18.962 BH

38 Irving Street

Applicant: Paul Rovinelli

Proposed Work: Replace 13 aluminum windows on front elevation with 6/6 wood true divided-lite windows in existing dimensions; replace existing sills and lintels with concrete; replace non-original secondary door to match existing; replace existing gutters and downspouts with copper to match existing; re-clad dormer with slate shingles (*see also Administrative Review/Approval work below*).

18.972 BH

112 Myrtle Street

Applicant: Beth Newman, Meyer & Meyer Architects

Proposed Work: Replace front door, transom and trim to match existing; Install new pedestrian gate at alley; Install new door opening at rear alley; install strobe at front façade as required by code; install new roof deck (*see also Administrative Review/Approval work 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**

- 18.965 BH 36 Beacon Street: Repair brownstone and repaint to match existing; replace copper gutter, apron and flashing to match existing; reconstruct missing sections of fascia and soffit; replace missing slate.
- 18.927 BH 49 Beacon Street: Repoint brick courtyard wall to match existing.
- 18.966 BH 56 Brimmer Street: Replace copper conductor pipe; install copper wall cap on parapet to match adjacent.
- 18.885 BH 29A Chestnut Street: Repair and repaint exterior wood trim at windows and entrance in kind.
- 18.969 BH 32-34 Hancock Street: Replace three non-original wood windows on rear elevation with 6/6 wood true divided-lite windows to match existing.
- 18.962 BH 38 Irving Street: Reconstruct chimney as required with brick and mortar to match existing on structure; repoint brick façade (*see also Design Review work above*).
- 18.971 BH 73 Mount Vernon Street: Repoint sections of front elevation with mortar to match existing.
- 18.972 BH 112 Myrtle Street: Repair and repaint existing fire balcony; repair and repaint cornice; repair and repaint metal oriels (*see also Design Review work above*).
- 18.963 BH 3 Walnut Street: Replace six aluminum windows on structure with wood, true-divided lite windows in existing dimensions and lite configuration.
- 18.930 BH 3 West Cedar Street: Repair and repaint front door and surround.
- 18.931 BH 35 West Cedar Street: Replace wood flower boxes on front windows and paint black.

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

42 Irving Street: Expand existing rooftop dormer.

#### **V. REVIEW and RATIFICATION OF February 15, 2018 MINUTES**

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

**PROJECTED ADJOURNMENT:** 9:00 PM

**DATE POSTED:** March 2, 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