



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

2018 APR - 2 A 10: 17

BOSTON, MA

### NOTICE OF PUBLIC HEARING

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

**DATE:** Thursday, 19 April 2018  
**TIME:** 4:00 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**

18.098 BH      81 Mount Vernon Street (VIO.BH.116):  
Applicant: Maria & John Tamvakologos, owners  
Proposed Work: Install two light fixtures flanking front entrance.

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

18.1070 BH      81 Mount Vernon Street:  
Applicant: Maria & John Tamvakologos, owners  
Proposed Work: Paint front door and surround; install 16 storm windows on front elevation; install landscaping in front yard.

18.972 BH      112 Myrtle Street:  
Applicant: Beth Newman, Meyer & Meyer Architects  
Proposed Work: Repair front door, transom and trim to match existing; install new roof deck.

18.1096 BH      92B Pinckney Street:  
Applicant: Francisco Medrano  
Proposed Work: Install projecting sign on Charles Street elevation.

- 18.872 BH      11 Irving Street:  
 Applicant: Richard Moore  
 Proposed Work: Replace three non-original windows on third story front elevation with SDL, double hung, 6/1 wood windows.
- 18.1062 BH      95 Mount Vernon Street:  
 Applicant: Grace Oltarzewski  
 Proposed Work: Install two surveillance cameras and paint to match wall.
- 18.1067 BH      80 West Cedar Street:  
 Applicant: Marisol Ortegon  
 Proposed Work: Remove existing rooftop deck and install new deck in existing footprint.
- 18.1089 BH      84 Chestnut Street:  
 Applicant: Bryn Robinson, Boston Sign Company, Inc.  
 Proposed Work: Install 70"x15" wall-mounted sign above storefront.
- 18.1085 BH      37 Brimmer Street:  
 Applicant: Jeff Karpowich, Karpowich Building Contractors.  
 Proposed Work: Replace two 4/4 windows on fourth floor to match existing.
- 18.1076 BH      63-69 Brimmer Street:  
 Applicant: Don Mills, Mills Whitaker Architects, LLC.  
 Proposed Work: Construct three-story addition in existing courtyard area.

**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**

- 18.1086 BH 68 Beacon Street: Reseal 10 vertical joints on building to match existing mortar; repaint all existing windows, iron flower boxes and iron balconies black to match existing; repair window sills and seal.
- 18.1088 BH 4 Charles River Square: Restore roof deck railing; repoint sections of façade to match existing mortar; repair windows and repaint to match existing; remove storm windows from front elevation.
- 18.1095 BH 1 Chestnut Street: Replace six wood windows on fourth floor with 6/6 wood TDL windows to match existing; install six Tru-Channel storm windows; install copper downspout on rear elevation.
- 18.979 BH 44 Chestnut Street: Replace two non-original 1/1 wood sash sets in kind on rear elevation.
- 18.1050 BH 66 Chestnut Street, Apt. 6-8: Replace 11 non-original wood windows on 4<sup>th</sup> floor rear addition with JB Proper Bostonian true divided lite windows.
- 18.1001 BH 97 Chestnut Street: Install three Tru-Channel storm windows with half screens on dormered windows.
- 18.986 BH 2 Derne Street: Replace existing asphalt shingles on roof to match existing.
- 18.985 BH 24 Garden Street: Repoint sections of front façade with mortar to match existing; replace broken lintel above paired windows on front elevation to match existing in material, dimension and color; dismantle and reconstruct chimney and install low-profile chimney cap.
- 18.1092 BH 24 Garden Street: Replace nine non-historic wood windows on front elevation with wood 6/6 TDL windows to match existing and paint black; replace shutters on front elevation to match existing.
- 18.1069 BH 17 Hancock Street: Repair section of panel at entrance to match existing; remove water meter and reader in panel; repaint front door and entryway.
- 18.1082 BH 5 Joy Street: Remove non-original brick chimney extension to match adjoined chimney at 4 Joy Street.
- 18.1101 BH 19 Myrtle Street: Scrape, prime and paint wood storefronts and marquee in kind; repoint mortar on limestone to match existing color, sand content, texture and tooling; repoint loose mortar joints on brick façade and replace in kind; remove loose concrete patch near sidewalk and replace in existing dimensions, material and color.
- 18.1045 BH 64 Phillips Street: Install copper parapet cap at roof with 3" expression.
- 18.978 BH 75 Pinckney Street: Replace sash sets on two non-historic parlor-level wood 6/6 windows with wood, TDL double hung windows at front elevation.
- 18.1041 BH 1 Primus Avenue, Apt. 2: Replace existing storm windows on front elevation, 2<sup>nd</sup> story with Harvey Tru-Channel storm windows with half screens.
- 18.974 BH 80-80A West Cedar Street: Deconstruct top 30 courses of brick and relay using mortar to match existing.

## **IV. REVIEW and RATIFICATION OF March 15, 2018 MINUTES**

**V. STAFF UPDATES**

**PROJECTED ADJOURNMENT POSTED:** 8:30 PM

**DATE POSTED:** 02 April 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