



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

February 20, 2018

BEACON HILL ARCHITECTURAL COMMISSION

Henry Ladd
Howland Company Inc.
20 North Main Street, Suite 240
Sherborn MA, 01770

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

Application #: 18.769 BH
Property: 83 Chestnut Street

Dear Mr. Ladd:

At the February 15, 2018 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 83 Chestnut Street, a brick, former carriage house which was likely altered in the 1920s. The proposed scope of work included: Construct headhouse and roof deck; replace three ganged single-pane windows on front elevation with multi-lite windows; install granite lintel on front façade; replace paired entry doors with single door option with pilaster door surround; replace fan-light transom and install insulated glass; repair front gate and install new hardware; install flush-mounted intercom in brick jam at entrance; replace pendant light; replace the coal chute on front elevation and replace spigot, as described and shown in the presentation, existing condition photographs. Staff determined prior to the hearing that the rooftop deck and headhouse structures were not visible from the public right of way as seen from the mockups.

The Commission voted to approve your application as submitted with the following provisos:

1. That the existing pendant light fixture is retained;
2. Double entry doors are retained with no additional detailing or pilasters;
3. Transom is a true divided lite;
4. All fixtures are to be of an oil-rubbed bronze finish; and
5. The intercom system is to be an oil-rubbed bronze finish or painted black.

The Commission noted that the structure is a very functional design and should not add architectural features and an elaborate entry as the type and function of the historic structure does not meet that design. It was noted that the double doors were likely non-original to the structure, however, the Commission decided that since there was no proof as to what the layout was before, they were not comfortable changing to a single door design. The applicant noted at the hearing that the coal chute would be replaced with another wood enclosure to match the existing with a new spigot in brass or steel.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for two (2) years from its date of issue. The applicant is required to inform the BHAC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

Sincerely,

Eric Hill

Eric Hill

Preservation Planner

Beacon Hill Architectural Commission

RECORD OF VOTE ON APPLICATION 18.769 BH

MOTION by: Rosales; SECOND by: Taylor

AFFIRMATIVE: Donnelly, Pierce, Taylor, Pierce

NEGATIVE: (None)