



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

September 22, 2016

BEACON HILL ARCHITECTURAL COMMISSION

David Wayne Daniel
73 Mt. Vernon LLC
123 Naragansett Bay Avenue
Warwick, RI 02889

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

Application #: 17.192 BH
Property: 73 Mount Vernon Street

Dear Mr. Daniel:

At the September 15, 2016 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 73 Mount Vernon Street, an L-shaped Greek Revival style rowhouse designed by Nathaniel B. Frost and Francis L. Bates and built in the 1830s. The proposed scope of work included replacing the six-over-six windows at the fourth floor front façade, second floor ell extension, and third and fourth floor rear façade with two-over-two, double-hung wood windows with a black painted finish; replacing the white single-lite casement windows at the fifth floor with single-lite wood casement windows with a black painted finish; replacing the two-over-four, single-hung at the first and second floors and two-over-two, double-hung at the third floor and second floor rear, all wood windows with a black painted finish in-kind; repainting the iron railings and entry door black, and the entryway surround white; replacing slate shingles on the setback penthouse in-kind; and replacing all copper gutters and leaders in-kind, as described and shown in the presentation existing condition photographs sightline study drawings, specification sheets, and drawings, dated issued August 25, 2016, all prepared by Sousa Design Architects.

The Commission voted to approve your application with provisos, citing that the proposed paint colors for the entryway restoration and iron work are in keeping with the color palette found on a building of this age, type, and style; that the replacement slate shingles will match the historic in terms of material, size, color, and profile; and that the replacement copper gutters and leaders will help keep the building water tight and will aid in the long-term preservation of the building.

However, the Commission found that the removal of the remaining six-over-six window sashes on both the front and rear façades will result in the loss of original Greek Revival style architectural features; and that the original six-over-six window sashes are more compatible with the configuration of the tripartite window at the third floor.

Therefore the Commission stipulated that six-over-six, double-hung wood windows be installed at the third and fourth floors on both the front and rear façades.

Subsequently on September 21, 2016, staff received and reviewed the two revised drawings (Front and Rear Elevations), prepared by Sousa Design Architects, and determined that the proposal approved by the Commission has been maintained.

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,



Lissa Schwab
Preservation Planner
Beacon Hill Architectural Commission

cc: Julien Jalbert, Sousa Design Architects

RECORD OF VOTE ON APPLICATION 17.192 BH

MOTION by: Taylor; SECOND by: Pierce

AFFIRMATIVE: Donnelly, Pierce, Taylor

NEGATIVE: (None)