

BHCA PRESENTATION
7 Beaver Place
October 7th, 2020

Project Description:

The proposed scope of the 7 Beaver Place project is to re-construct the three-story residence to the same square footage, footprint and height as it had previously existed on site, creating an efficient and livable home.

The residence's exterior will consist of masonry walls as approved by the BHAC on the 23rd of October 2014 and found within this presentation.

The home has been designed by CBT Architects and the work will be completed at the highest level of craftsmanship by Payne Bouchier. Upon completion, the residence will reflect the nature and character of the carriage houses of the Beacon Hill neighborhood.



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **1:00 pm** on **09/22/2020**

the Board Of Appeal of the City of Boston will hold a public hearing virtually

on the appeal of **Stephen Payne**

seeking with reference to the premises at **7 Beaver Place, Ward - 05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect – GCOD & Variance

Article(s): Art. 32 Sec. 04 GCOD Applicability

Art. 13 Sec. 13-1 Insufficient Rear yard setback

Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843. * Clarification: Building razed

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 5th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

Please be advised that instructions for attending and participating in the virtual hearing will be posted with the Hearing agenda at boston.gov at least 48 hours prior to the hearing date.

If you wish to express an opinion in regards to the above proposal either in favor or in opposition, please detach the portion of this announcement and mail to:

**Board of Appeals
1010 Massachusetts Avenue, 5th floor
Boston, MA 02118**

Please feel free to call the Board of Appeal at (617) 635-5300 if there is a question or concern you might have regarding this matter.

Board of Appeal

Name

Remarks

Address

RE: **7 Beaver PL, Ward - 05**

Permit # **BOA975065**

BOSTON, MASSACHUSETTS

Notice is hereby given that at 1:00 pm Tuesday, September 22, 2020
the Board Of Appeal of the City of Boston will hold a public hearing virtually,

on the appeal of **Stephen Payne**

seeking with reference to the premises at:

7 Beaver Place, Ward 05

from the terms of the Commonwealth of Massachusetts, State Building Code, Chapter 802, Acts of 1972, in the following respect: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843.
* Clarification: Building razed

SECTION: 9th Edition 780 CMR CHPT 07 - Section 705.8; Exterior Wall Openings proposed < 3' from lot line is not permitted.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, Inspectional Services 1010 Massachusetts Avenue, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays.

Please be advised that instructions for attending and participating in the virtual hearing will be posted with the Hearing agenda at boston.gov at least 48 hours prior to the hearing date.

If you have any questions or comments, please contact the:

Board of Appeal, Inspectional Services 1010 Massachusetts Avenue Boston MA 02118 (617) 635-4775

FOR THE BOARD OF APPEAL
OF THE CITY OF BOSTON

Kevin P. O'Connor, Jr.
Assistant Corporation Counsel



**Boston Inspectional Services Department
Board of Appeals
Re-Advertised**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **11:30 am** on **01/14/2020**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **Stephen Payne**

seeking with reference to the premises at **7 Beaver Pl, Ward - 05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - **GCOD & Variance**

Article(s): Art. 32 Sec. 04 GCOD Applicability

Art. 13 Sec. 13-1 Dimensional Regulations

Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843. *Clarification: Building razed.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 5th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

If you wish to express an opinion in regards to the above proposal either in favor or in opposition, please detach the portion of this announcement and mail to:

**Board of Appeals
1010 Massachusetts Avenue, 5th floor
Boston, MA 02118**

Please feel free to call the Board of Appeal at (617) 635-5300 if there is a question or concern you might have regarding this matter.

Board of Appeal

Name

Remarks

Address

RE:

7 Beaver Pl, Ward - 05

Permit # **BOA975065**

BOSTON, MASSACHUSETTS

Notice is hereby given that at **11:30 a.m.** on **Tuesday, January 14, 2020**, a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the appeal of:

Stephen Payne

seeking with reference to the premises at:

7 Beaver Pl, Ward 05

from the terms of the Commonwealth of Massachusetts, State Building Code, Chapter 802, Acts of 1972, in the following respect: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843. *Clarification: Building razed.

SECTION: 9th Edition 780 CMR CHPT 07 Chapter 07. Section 705.8; Exterior Wall Openings proposed < 3' from lot line is not permitted.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, Inspectional Services 1010 Massachusetts Avenue, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays.

If you have any questions or comments, please contact the Board of Appeal, Inspectional Services 1010 Massachusetts Avenue, 02118 (635-4775).

FOR THE BOARD OF APPEAL
OF THE CITY OF BOSTON

Kevin P. O'Connor, Jr.
Kevin P. O'Connor, Jr., ESQ.
Assistant Corporation Counsel



Boston Inspectional Services Department
Board of Appeals
Re-Advertised

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **11:30 am** on **10/08/2019**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **Stephen Payne**

seeking with reference to the premises at **7 Beaver Pl, Ward - 05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - GCOD

Article(s): Art. 32 Sec. 04 GCOD Applicability

Purpose: To correct an "unsafe" violation,V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843. ***Clarification: Pursuant to the issuance of SF936731 to make structure safe, applicant is seeking to reconstruct building back to its original dimensional foot print, F.A.R. and Legal Use of record as a single family dwelling per plans submitted to correct conditions as cited on V443120.**

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 5th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

If you wish to express an opinion in regards to the above proposal either in favor or in opposition, please detach the portion of this announcement and mail to:

Board of Appeals
1010 Massachusetts Avenue, 5th floor
Boston, MA 02118

Please feel free to call the Board of Appeal at (617) 635-5300 if there is a question or concern you might have regarding this matter.

Board of Appeal

Name

Remarks

Address

RE: **7 Beaver Pl, Ward - 05**

Permit # **BOA975065**

VIA FEDERAL EXPRESS

September 26, 2019

Mr. Dion Irish
Commissioner
City of Boston
Inspectional Services Department
1010 Massachusetts Avenue
Boston, Massachusetts 02118

Dear Commissioner Irish,

Given your new position and the building boom in Boston, I thank you very much for your time to meet with me in order to learn about 7 Beaver Place.

Please know, I am not a developer. I am a city dweller and a tax-paying property owner with no home. In short, I simply want to re-build the house -- of the same size, of the same footprint and as approved by the Beacon Hill Architectural Commission (BHAC) in 2014 . And, moreover, I want to re-construct 7 Beaver Place as a single-family structure in full compliance of the building codes of the City of Boston.

Respectfully, I have submitted everything requested by ISD. I have followed all the directions given by Commissioner Christopher in July 2018 to benefit from Article 4 protection. I am not asking for special treatment. I am asking for equal treatment.

I ask for a fair review of all the past material submitted and approved by ISD so that Building Permit SF975155 issued on July 12, 2019 can stand; and, so that my original August ZBA hearing now delayed to October 8, 2019 is strictly in reference to GCOD.

Your attention to my letter is greatly appreciated.

With kind regards,

David Andrew Trust

/dat

SWORN DECLARATION OF STEPHEN PAYNE

I, Stephen Payne, hereby declare as follows:

1. I am an owner of Payne/Bouchier, Inc.
2. I have been involved with the redevelopment of the property located at 7 Beaver Place, Boston, Massachusetts (the "**Property**") since 2007.
3. I submit this affidavit in support of my efforts surrounding the redevelopment of the Property. I have prepared this affidavit upon my personal knowledge.
4. The front façade of the Property, together with the floors and roof were removed on or about October, 2016.
5. On February 15, 2018, in advance of submitting a renovation permit application, Stephen Laput, of CBT architects, and I met with Kim Thai, Assistant Commissioner, Plans and Zoning, and Director of Policy of the City of Boston Inspectional Services Department ("**ISD**").
6. At this meeting Ms. Thai agreed with our assessment that the renovation project, as explained to her, complied with the Boston Zoning Code and that the only required relief was a Condition Use Permit under Article 32 of the Boston Zoning Code with respect to the Groundwater Conservation Overlay District ("**GCOD**"). Mr. Laput and I were careful to articulate to Ms. Thai that the floor area ratio of the proposed project was under 2.0 and complied with the requirement of the Boston Zoning Code.
7. On or about February 16, 2018, an application was filed with ISD to alter the Property and received application number ALT 802843.
8. On April 30, 2018 ISD Plans Examiner, Luis Santana, issued to Payne/Bouchier, Inc. a Zoning Code Refusal which listed two violations of the Boston Zoning Code as the reasons

for denying the application. The first violation was the anticipated need to obtain a GCOD conditional use permit. The second violation noted that the floor area ratio of the project was excessive.

9. On May 8, 2018 I met with Sean Lydon, ISD Assistant Commissioner, Building Division, and Mr. Santana to discuss the excessive floor area ratio violation. I presented the floor area ratio calculations prepared by CBT architects which demonstrated that the floor area ratio of the project was less than the permitted 2.0.
10. Mr. Santana then stopped the conversation to say that he had recently received information from an unnamed source which led him to believe that the proposed project was not a renovation but was in fact a new construction. Mr. Santana stated that the project would have to be redesigned to comply with current Boston Zoning Code setback requirements or that a variance from those requirements would need to be obtained. I pointed out that the entire project team had worked for years to ensure that the project had the benefit of being a needed reconstruction, as opposed to new construction, such that the only needed zoning relief was a GCOD conditional use permit. When I questioned Mr. Lydon and Mr. Santana about what the source and substance of the "new information", they responded that neither of those questions were relevant. I stressed that the rear wall, east wall, west wall and the front wall from grade to basement, all remained standing. I was told that in Mr. Santana's judgement our proposed project constituted new construction.
11. On May 29, 2018 my Payne/Bouchier colleague, Boyd Boggess, and I met with Ms. Thai to discuss the renovation of the project. Ms. Thai indicated that she deferred to Mr. Santana's determination.

12. On June 28, 2018, I again met with Mr. Lydon. Mr. Lydon explained to me that, despite our best efforts to ensure that the project had the benefit of Article 4 of the Boston Zoning Code and was not treated as new construction, we had not had a Building Inspector write a violation citing the structure as unsafe before the partial demolition in 2016. I referred Mr. Lydon to a structural report of the Property prepared by Simpson Gumpertz and Heger ("SGH") dated May 8, 2014 (the "SGH Report"), in which the structural and envelope engineers had found the structure unsafe. Mr. Lydon then suggested that I review the SGH Report with the relevant Building Inspector, David Johnson, and ask Mr. Johnson to assure himself, by review of the report and the site, that the building was unsafe before it was partially demolished in 2016. Mr. Lydon indicated that Mr. Johnson could issue a violation stating that the structure had been unsafe, which then would give the proposed project the benefit of Article 4 of the Boston Zoning Code
13. On July 11, 2018 I received a copy, by email, of an ISD status update regarding the Property. The status update included, as [r]eviewer comments "see previous refusal, several meetings with applicant, etc. last meeting on June 27 instructions given to obtain unsafe and dangerous report by building inspector or ZBA required. [R]eport submitted by Engineers."
14. During July of 2018, I assisted in the preparation of a written summary and the collection of photographic documentation related to the structural deficiencies and unsafe conditions that had existed prior to the 2016 partial demolition. These items were submitted to ISD in late July or early August of 2018.
15. On January 9, 2019, I met with Mr. Johnson and Mr. Santana at ISD. At the meeting, I was instructed to submit a new application to demolish the portion of the Property that had

- already been demolished along with a certification from SGH that stated that the front façade, and all that bore on it, needed to be demolished because they were unsafe. Mr. Santana indicated that Mr. Johnson would review those materials, and if Mr. Johnson determined that a dangerous and unsafe condition had existed prior to the 2016 partial demolition, then Mr. Santana could review the new application, with the project having the benefit of Article 4 of the Boston Zoning Code
16. On January 16, 2019, I again met with Mr. Johnson where I presented him with another copy of the SGH Report, with certain section describing the condition highlighted. Mr. Johnson asked me to deliver a similar copy of the SGH Report to ISD Assistant Commissioner, Building and Structures, Jill Cox. I delivered the copy to her on January 17, 2019.
17. Ms. Cox described the next steps of the process as follows: Mr Johnson would need to issue a violation for an unsafe and dangerous condition. We then would need to obtain a permit to correct the violation. We then would correct the violation (which already had been done by virtue of the 2016 partial demolition). Then a Plans Examiner could review the permit to reconstruct the building, applying Article 4 of the Boston Zoning Code.
18. On February 12, 2019, I again met with Mr. Lydon. At that meeting, I was asked to submit a copy of the SGH Report with an original stamp, following which Mr. Johnson could issue a violation for an unsafe and dangerous condition.
19. On March 8, 2019, I delivered the SGH Report, with an original stamp, to Mr. Johnson.
20. On March 18, 2019 Mr. Johnson issued a violation (Violation V439035) for the Property citing an "Unsafe Structure front façade structural members failing".

21. On April 19, 2019, Mr. Johnson issued a second violation for the Property (Violation V443120) citing an "Unsafe Structure front façade and structural members failure"
22. From June, 2018 through April, 2019, I continuously worked with numerous officials at ISD in an effort to provide information to Mr. Johnson which would enable him to determine that the Property had been in an unsafe and dangerous condition prior to its partial demolition in 2016 and would enable him to issue a violation citing that unsafe and dangerous condition.

I declare under the pains and penalties of perjury that the foregoing is true and correct.

Executed this 29th day of August, 2019


Stephen Payne

SWORN DECLARATION OF BOYD BOGGESS

I, Boyd Boggess, hereby declare as follows:

1. I am an employee of Payne/Bouchier, Inc.
2. I have been involved with the redevelopment of the property located at 7 Beaver Place, Boston, Massachusetts (the "**Property**") since I joined Payne/Bouchier, Inc. in 2015.
3. I submit this affidavit in support of my efforts surrounding the redevelopment of the Property. I have prepared this affidavit based upon my personal knowledge.
4. The front façade of the Property, together with the floors and roof were removed on or about October, 2016.
5. On or about February 16, 2018, an application was filed with the City of Boston Inspectional Services Department ("**ISD**") to alter the Property and received application number ALT 802843.
6. In May, 2018 I became aware that ISD was taking the position that because of the partial demolition which had occurred, the proposed alteration of the Property did not have the benefit of protection under Article 4 of the Boston Zoning Code and constituted new construction.
7. On May 29, 2018, Stephen Payne, of Payne/Bouchier, Inc. and I met with Kim Thai, Assistant Commissioner, Plans and Zoning, and Director of Policy of ISD to discuss the renovation of the Property.
8. On July 11, 2018 I received a copy, by email, of an ISD status update regarding the Property. The status update included, as Reviewer comments "see previous refusal, several meetings with applicant, etc. last meeting on June 27 instructions given to obtain unsafe and dangerous report by building inspector or ZBA required. [R]eport submitted by Engineers."

9. On July 12, 2018 I began to collect materials which demonstrated that the Property was in an unsafe and dangerous condition at the time of the partial demolition. These materials included approximately 100 photographs of the Property prior to the October, 2016 demolition, an executive summary describing the condition of the Property prior to October, 2016 and a structural report of the Property prepared by Simpson Gumpertz and Heger dated May 8, 2014 (the "SGH Report").

10. On August 2, 2018, I spoke with ISD Building Inspector David Johnson by telephone. Mr. Johnson asked me to meet him at the Property and to "peel back" a tarp on the east wall of the Property so that he could inspect the east wall. Mr. Johnson also asked for some additional photographs of the west wall of the Property.

11. On August 3, 2018, I received a telephone call from Mr. Johnson during which he asked me to provide him with a copy of the SGH Report.

12. On August 9, 2018 Jeff Terrey and I met with Mr. Johnson at the Property. Mr. Johnson viewed the Property, including the east wall of the Property. I understood that Mr. Johnson wanted to examine the east wall to confirm that the wall did not contain any "beam pockets", which meant that the beams supporting the roof and floors at the Property had been anchored in the front façade of the Property. Mr. Johnson asked us to resubmit the alteration permit by attaching the SGH Report and other material.

13. On August 20, 2018, I met with Mr. Johnson at ISD and delivered three copies of all the items he had requested. Mr. Johnson said that he understood that we wanted the redevelopment of the Property to be treated as a renovation as opposed to new construction.

14. All of my interactions with Mr. Johnson in July-August 2018 were in conjunction with providing him with information which demonstrated that the Property was in an unsafe and dangerous condition before the partial demolition in October 2016.

I declare under the pains and penalties of perjury that the foregoing is true and correct.

Executed this 29 day of August, 2019


Boyd Boggess



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue, Boston, MA 02118 Telephone: (617) 635-5300

VIOLATION NOTICE

Sean Lydon
Inspector of Buildings

DAT RESIDENTIAL REALTY
220 BOYLSTON ST #1110
C/O DAVID ANDREW TRUSTEE
BOSTON, MA 02116

DATE FILED: 04/19/2019
INSPECTOR: David Johnson
VIOLATION NUMBER: V443120

Owner or in control of property located in the City of Boston at:

7 BEAVER PL Boston, MA 02108

WARD: 05

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 118.0 et seq. (8th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 118.2.

780 CMR:	Description	Violation Remedy
118.1	Unsafe Structure front facade and structural members failure	To remedy the condition: apply with ISD forthwith and secure a permit to raze building. Provide all required documents. Call building inspector David Johnson at 617-961-3077 for required inspections

Failure to correct this Violation within **24 Hours** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector

David Johnson

For the Commissioner

Date Issued

Boston 8/19/19 2019

Officer's Return, Suffolk, ss.

By virtue of this Writ, I this day served the before described person or entity by:
(CIRCLE NUMBER THAT INDICATES METHOD OF SERVICE)

- ☒ 1. Personally, by any person authorized to serve process.
- ☐ 2. By leaving a copy of the order at his last and usual place of abode.
- ☐ 3. By registered or certified mail, return receipt requested; or
- ☐ 4. The premises are unoccupied and the residence of the owner agent is unknown or is without the Commonwealth, therefore, I posted the order on a conspicuous place on the premises; and published a copy of this notice in a newspaper of general circulation where the building is located for at least three out of five consecutive days.

A true copy,
Attest:

If served on authorized agent, state individual's name
If served at last and usual place of abode, indicate street address including unit number when applicable.

134 + 1110

(Please State Title)

Mark Cym
City of Boston

NOTICE

If this notice is not complied with in the time period specified the building official may institute appropriate proceeding to restrain, correct, or abate the violation or to require the removal or termination of the unlawful occupancy. You are also advised that in the appropriate circumstances the building official may take action to make a building safe or to raze the building. The cost of any such work incurred by the building official will be billed to the owner or person in control and will become a lien on the property. (780 CMR 118.3, 121.5)

Whoever violates any provision of the State Building Code shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment of not more than one (1) year or both for each such violation. Each day during which a violation exists shall constitute a separate offense. (780 CMR 118.4)

The imposition of the penalties described above shall not preclude the building official from instituting an appropriate civil action to restrain, correct, or abate a violation of the State Building Code. (780 CMR 118.5)

You may have a right, as provided for in 780 CMR 122, to appeal this Order to either the local building code appeals board or the State Building Code Appeals Board.



Martin J. Walsh
Mayor

Boston Inspectional Services Department
Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon
Inspector of Buildings

BUILDING CODE REFUSAL

August 01, 2019

LEE HARVEY
173 NORFOLK AVE
ROXBURY, MA 02119

Re: Application # : **ALT937727**
Date Filed: April 02, 2019
Location: 7 BEAVER PL BOSTON, MA 02108
Ward: 05
Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843
***Clarification: Building razed**

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Ninth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
9th Edition 780 CMR CHPT 07	Chapter 07	Section 705.8; Exterior Wall Openings proposed < 3' from lot line is not permitted.

Francesco D'Amato
for the Commissioner
(617)961-3265

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Martin J. Walsh
Mayor

Boston Inspectional Services Department
Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon
Inspector of Buildings

ZONING CODE REFUSAL

August 01, 2019

LEE HARVEY
173 NORFOLK AVE
ROXBURY, MA 02119

Location: 7 BEAVER PL BOSTON, MA 02108
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: **ALT937727**
Date Filed: April 03, 2019
Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843
***Clarification: Building razed**

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 13 Sec. 13-1	Dimensional Regulations	Insufficient Rear yard setback
Art. 32 Sec. 04	GCOD Applicability	
Notes		Subject to BOA approvals, two complete sets of stamped construction documents shall be required.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Francesco D'Amato
(617)961-3265
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

July 12, 2019

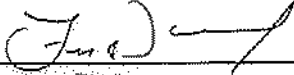
LEE HARVEY
173 NORFOLK AVE
ROXBURY, MA 02119

Location: 7 BEAVER PL BOSTON, MA 02108
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: ALT937727
Date Filed: April 03, 2019
Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it, nominal paid on ALT 8024843
***Clarification:** Pursuant to the issuance of SF936731 to make structure safe, applicant is seeking to reconstruct building back to its original dimensional foot print, F.A.R. and Legal Use of record as a single family dwelling per plans submitted to correct conditions as cited on V443120.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 32 Sec. 04	GCOD Applicability	
Notes		Reconstruction of existing structure is under Article 4 applicability.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.


Francesco D'Amato
(617)961-3265
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon
Inspector of Buildings

PERMIT

For minor alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy

Primary Contact: LEE HARVEY
Name of Owner: LEE HARVEY
Address: 7 Beaver PL
Boston, MA 02108
Neighborhood: Boston
Ward: 05
Application/Permit No: SF975155
Work Description: site prep in anticipation of ALT937727 cost reflected on ALT937727

Issue Date: 07/12/2019
Fees: \$30.00
Declared Value: \$20.00
Legal Occupancy: 1 family alt598344

- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
 2. Rough inspections are required for excavation before concrete is poured, before foundation work is covered, when rough wiring or plumbing is completed, prior to insulating or closing of walls.
 3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
 4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

**Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4
POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET**



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon
Inspector of Buildings

PERMIT

For minor alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy

Primary Contact: **LEE HARVEY**

Name of Owner:

Address: **7 Beaver PL**

Boston, MA 02108

Neighborhood: **Boston**

Ward: **05**

Application/Permit No: **SF936731**

Work Description: To correct V439035 & V443120 ; Remove the front facade of the building and structural elements (floor joists & roof rafters) that bear on it. Cost reflected on ALT937727.

Engineers report submitted

Issue Date: **04/30/2019**

Fees: **\$30.00**

Declared Value: **\$20.00**

Legal Occupancy: **1 fam**

alt598344

Requirements:

1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
4. The holder must call the District inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4

POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Sean Lydon
Inspector of Buildings

VIOLATION NOTICE

DAT RESIDENTIAL REALTY
220 BOYLSTON ST #1110
C/O DAVID ANDREW TRUSTEE
BOSTON, MA 02116

DATE FILED: **04/18/2019**

INSPECTOR: **David Johnson**

VIOLATION NUMBER: **V443120**

Owner or in control of property located in the City of Boston at:

7 BEAVER PL Boston, MA 02108

WARD: **05**

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq. and 780 CMR 116.0 et seq. (8th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 116.2.

780 CMR	Description	Violation Remedy
116.1	Unsafe Structures front facade and structural members failure	To remedy the condition: apply with ISD forthwith and secure a permit to raze building. Provide all required documents. Call building inspector David Johnson at 617-635-5300 for required inspections.

Failure to correct this Violation within **24 Hours** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector

David Johnson

For the Commissioner

Date Issued

4/18/2019

Boston _____ 20__



**Boston Inspectional Services Department
Building and Structures Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

VIOLATION NOTICE

Sean Lydon
Inspector of Buildings

DAT RESIDENTIAL REALTY AND AUTHORIZED AGENT
220 BOYLSTON ST; #1110
BOSTON, MA 02108

DATE FILED: 03/18/2019
INSPECTOR: David Johnson

VIOLATION NUMBER: **V439035**

Owner or in control of property located in the City of Boston at:

7 BEAVER PL Boston, MA 02108

WARD: 05

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 118.0 et seq. (8th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 118.2.

780 CMR:	Description	Violation Remedy
116.2	Unsafe Structure front facade structural members failing.	To remedy this condition: Apply with ISD forthwith and secure a permit. Contact structural engineer to conduct an inspection and provide recommendation report for repairs. Call Building Inspector David Johnson at 617-961-3077 for required inspections.

Failure to correct this Violation within **30 Days** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector

For the Commissioner

David Johnson

Date Issued

3/18/2019

Officer's Return, Suffolk, ss

By virtue of this Writ, I this day served the before described person or entity by:
(CIRCLE NUMBER THAT INDICATES METHOD OF SERVICE)

- 1 Personally, by any person authorized to serve process;
- 2 By leaving a copy of the order at his last and usual place of abode;
- 3 By registered or certified mail, return receipt requested; or
- 4 The premises are unoccupied and the residence of the owner agent is unknown or is without the Commonwealth, therefore, I posted the order on a conspicuous place on the premises, and published a copy of this notice in a newspaper of general circulation where the building is located for at least three out of five consecutive days.

A true copy
Attest:

If served on authorized agent, state individual's name:
If served at last and usual place of abode, indicate street address including unit number when applicable:

(Please State Title)

NOTICE

If this notice is not complied with in the time period specified the building official may institute appropriate proceeding to restrain, correct, or abate the violation or to secure the removal or termination of the unlawful occupancy. You are also advised that in the appropriate circumstances the building official may take action to make a building safe or to raze the building. The cost of any such work incurred by the building official will be billed to the owner or person in control and will become a lien on the property. (780 CMR 118.3, 121.5)

Whoever violates any provision of the State Building Code shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment of not more than one (1) year or both for each such violation. Each day during which a violation exists shall constitute a separate offense. (780 CMR 118.4)

The imposition of the penalties described above shall not preclude the building official from instituting an appropriate civil action to restrain, correct, or abate a violation of the State Building Code. (780 CMR 118.5)

You may have a right, as provided for in 780 CMR 122, to appeal this Order to either the local building code appeals board or the State Building Code Appeals Board.

DAVID ANDREW TRUST
7 BEAVER PLACE
BOSTON, MASSACHUSETTS 02108 USA

Boston March 18 2019

Officer's Return, Suffolk, ss.

By virtue of this Writ, I this day served the before described person or entity by:
(CIRCLE NUMBER THAT INDICATES METHOD OF SERVICE)

- ① Personally, by any person authorized to serve process; *in hand*
2. By leaving a copy of the order at his last and usual place of abode;
3. By registered or certified mail, return receipt requested; or
4. The premises are unoccupied and the residence of the owner agent is unknown or is without the Commonwealth, therefore, I posted the order on a conspicuous place on the premises; and published a copy of this notice in a newspaper of general circulation where the building is located for at least three out of five consecutive days.

A true copy.
Attest:

If served on authorized agent, state individual's name;

If served at last and usual place of abode, indicate street address including unit number when applicable;

*Served Lea Hurley authorized to accept
service @ 1010 Mass Ave 5th planning and
zoning center*
(Please State Title)

NOTICE

If this notice is not complied with in the time period specified the building official may institute appropriate proceeding to restrain, correct, or abate the violation or to require the removal or termination of the unlawful occupancy. You are also advised that in the appropriate circumstances the building official may take action to make a building safe or to raze the building. The cost of any such work incurred by the building official will be billed to the owner or person in control and will become a lien on the property. (780 CMR 118.3, 121.5)

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You may have a right, as provided for in 780 CMR 122, to appeal this Order to either the local building code appeals board or the State Building Code Appeals Board.

VIA HAND DELIVERY

August 1, 2018

Mr. William "Buddy" Christopher, Jr.
Commissioner
City of Boston
Inspectional Services Department
1010 Massachusetts Avenue
Boston, Massachusetts 02118

Dear Commissioner Christopher:

Thank you for the opportunity to meet with you and to discuss my renovation project at 7 Beaver Place.

As requested during our July 11, 2018 meeting, enclosed please find a written summary and photographic documentation pertaining to the structural deficiencies and unsafe conditions at 7 Beaver Place prepared by Mr. Alfred Wojciechowski with cbt and Mr. Stephen Payne of Payne/Bouchier, Inc.

I thank you for your attention to my property and look forward to your reply.

With kind regards,



DAVID ANDREW TRUST

/dat

July 31, 2018

Commissioner William Christopher, Jr.
City of Boston
Inspectional Services Department
1010 Massachusetts Avenue
Boston, Massachusetts 02118

Reference: 7 Beaver Place – Structural Deficiencies and Unsafe Conditions
Beacon Hill, Boston, Massachusetts

Dear Commissioner Christopher:

This summary is being submitted in connection with 7 Beaver Place in Beacon Hill, and outlines the structural deficiencies of the previously existing building at this same address, which created unsafe conditions. Significant work was undertaken by the homeowner and design/build team to address those unsafe conditions. The homeowner, a Boston resident, purchased the building with a goal of moving into the home and renovating it for eventual LEED Platinum certification. The homeowner was awarded the "Waste Reduction Award" from the City of Boston in 2011 for the reuse of materials during renovation. The homeowner and the design/build team now wish to complete the restoration of the building to a safe condition.

Once work began on the property, it was revealed that there were serious structural deficiencies related to the South Wall joists, and an absence of firewalls on the East and West sides of the building. Additionally, the wood joists, metal framing and floors themselves were rotting and rusting. Based on the extent of the structural deficiencies and related safety issues, it was determined that restoring the property to a safe condition required the removal of the South Wall and construction of two new firewalls, new floors, and a new roof. The structural deficiencies were reviewed, and the decisions by the design/build team were supported by engineering firm Simpson, Gumpertz and Heger (SGH). Decisions were approved by the Beacon Hill Architectural Commission (BHAC) and Boston Inspectional Services Department (ISD) when required.

The property at 7 Beaver Place was primarily a wood-framed structure for the ground floor through the third floor and roof with some steel beams and columns to carry internal transfers and bearing lines. At the garage area on the ground floor, the structure was a combination of metal deck and steel framing. The basement portion of the South Wall is a bearing wall constructed of brick, stone rubble, and concrete. The South Wall above the basement was a wood-stud, load-bearing wall. The East Wall was a non-rated, wood-stud, non-bearing wall extending from the basement through to the roof. The basement portion of the North Wall is a load-bearing wall, constructed in brick that also had CMU. The North Wall above the basement was a wood-stud, load-bearing wall. The West Wall was a non-rated, wood-stud, non-bearing wall extending from the basement to the roof.

The wood framing for the ground floor had wood joists running north to south, supported by the stone rubble foundation along the South Wall. The second floor was framed with wood joists, running north to south and was supported by the load-bearing wood-stud South Wall. The third floor was framed with wood joists, running north to south and was supported by the load-bearing wood-stud South Wall. The roof was constructed of wood joists running north to south and was supported by the load-bearing wood-stud South Wall.

Below are the structural deficiencies and unsafe conditions identified:

1. **West Wall:** There was no code-compliant, fire-rated wall. In order to construct a code-required fire-rated wall, it was necessary to sever the non-code-compliant horizontal structural members that ran continuously through both 7 Beaver Place and 11 Beaver Place. Constructing a code-compliant fire-rated wall also required substantial temporary vertical and horizontal structural support to keep the three floors and roof from collapsing. A code-compliant CMU fire-rated wall was constructed, including a concrete basement wall, foundation, and piles (see West Wall photo #1).
2. **Garage Metal Deck and Framing at Ground Floor:** After 20+ years of salt and water exposure, the decking, steel joints, and portions of the steel framing were suffering from rust and metal fatigue. This area of the deteriorated structure needed to be replaced to prevent it from worsening, in addition to being subjected to the dynamic loading of an automobile (see Garage Floor photo #1).
3. **East Wall:** There was no code-compliant fire-rated wall at this location either. In order to build the new fire-rated wall, the design/build team planned to use the same methodology as was used to construct the new fire-rated West Wall. This would have involved substantial temporary vertical and horizontal structural support to keep the three levels and roof from collapsing. Then, a code-compliant CMU fire-rated wall would have to be constructed, including a concrete basement wall, foundation, and piles similar to the West fire wall that was constructed. (see East Wall photos #1 and #2).
4. **South Wall:** Upon examination, it was determined by SGH that this structural load-bearing wall had been built in an unstable and unsafe manner. This is documented in the SGH report dated May 8, 2014, which has been submitted to ISD. Addressing the structural deficiencies and deterioration of this wall while keeping it in place could not be accomplished safely, because it would involve the structural shoring of three of the four walls that held all of the floors and the roof. On October 23, 2014, the BHAC gave approval to the homeowner and the design/build team for "the demolition and replacement of the façade." The BHAC approval recognized the unsafe condition of the South Wall and stated that the South Wall's "structural and weatherproofing deficiencies are severe enough to warrant its replacement." Both the SGH report and the approval of the BHAC recognized the deficient condition of the South Wall and the necessity to remove the three stories of the wood framed, load bearing, structural, South Wall in order to rebuild a new wall that would be appropriate for weather tightness and water management. South Wall photos #1 and #2 show significant water infiltration in the roof and the South Wall itself. South Wall photos #3, #4 and #5 clearly show that the South Wall is a load-bearing wall having floor joists framing into the South Wall.
5. **Roof and Envelope Water Penetrations:** In addition to the construction deficiencies associated with the South Wall, the roof and South Wall roof connections were also failing. Water was penetrating into the structure and deteriorating floor decking, as well as floor joists and wall studs. This condition was hidden by the drywall finishes and was not fully exposed until the drywall was opened (see Roof photo #1).

architecture
interior design
urban design

cbt

113 canal street
boston, ma 02114
617 262 4354
cbtarchitects.com

cbt

Conclusion

Numerous structural deficiencies and unsafe conditions existed at 7 Beaver Place. Each situation required its own appropriate response to restore the building to a safe condition. Remediating the structural deficiencies of the South Wall could not be done safely while keeping this wall in place. It would have required that three walls (South, East and West Walls) be shored and supported while work was done. This would have created an extraordinary condition, significantly jeopardizing work safety and the long-term safety of the remaining compromised floor decking and floor joists.

As previously constructed, 7 Beaver Place was a deficient structural design that was not properly built, which compromised its long-term stability. In the homeowner's effort to address this compromised situation, the design/build team worked closely with ISD and the BHAC throughout the process. In our professional opinion, we have consistently taken the appropriate steps to address the structural deficiencies and unsafe conditions that existed at 7 Beaver Place; and have acted to restore the structure to proper building code standards and a safe condition.

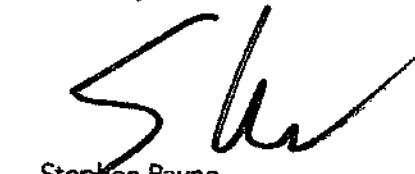
We and other members of the design/build team, as well as the homeowner, are happy to answer any questions you may have, and to provide any further information you deem necessary.

Sincerely,



Alfred Wojciechowski AIA, LEED AP
Senior Principal - CBT

Sincerely,



Stephen Payne
Owner - Payne | Bouchier Inc.



cbt



SOUTH WALL PHOTO 1



SOUTH WALL PHOTO 2



SOUTH WALL PHOTO 3



EAST WALL PHOTO 1



EAST WALL PHOTO 2



SOUTH WALL PHOTO 4



BASEMENT/GARAGE FLOOR PHOTO 1



SOUTH WALL PHOTO 5



EAST WALL PHOTO 3



PHOTO 1



WEST WALL PHOTO 1



ROOF PHOTO 1



SOUTH WALL PHOTO 6



WEST WALL PHOTO 1



WEST WALL PHOTO 2



Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

LEE HARVEY
173 NORFOLK AVE
BOSTON, MA 02119

April 30, 2018

Location: 7 BEAVER PL BOSTON, MA 02108
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. # : ALT802843
Date Filed: February 16, 2018
Purpose: reconstruction of 7 Beaver Place, subdivision giving 0.95 sq. ft to 11 Beaver Place

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 15 Sec. 15-1	Floor Area Ratio Excessive	
Art. 32 Section 9	GCOD Enforcement	

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Luis Santana
(617)961-3286
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

WEST WALL PHOTO 3



Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

Gary P. Moccia
Inspector of Buildings

PERMIT

For minor alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy

Primary Contact: LEE HARVEY

Name of Owner:

Address: 7 Beaver PL
Boston, MA 02108

Neighborhood: Boston

Ward: 05

Application/Permit No: SF559704

Work Description: Install grade beam, firewall and associated work

Issue Date: 02/02/2016

Fees: \$370.00

Declared Value: \$35,000.00

Legal Occupancy: 1 Family
#2478/1995

- Requirements:**
1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
 2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
 3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
 4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4

POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET



CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

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

23 October 2014

HISTORIC BEACON HILL DISTRICT

CBT/Childs Bertman Tseckares, Inc.
110 Canal Street
Boston, MA 02114
ATTN: Alfred Wojciechowski

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION
Application 15.472(BH)
7 Beaver Place

Dear Mr. Wojciechowski:

At a public hearing held at Boston City Hall on 16 October 2014 the Beacon Hill Architectural Commission reviewed your application for a Certificate of Appropriateness for the demolition and replacement of the structurally unsound south (front) façade of 7 Beaver Place. (Although a private way, Beaver Place is subject to the commission's review authority to the extent visible from Brimmer and Beaver Streets.) Together with no. 11 Beaver Place, immediately to its left, the property is the right-hand half of an original, vertically divided two-family dwelling completed in the mid-1990s. Continuous in plane and masonry coursing, its façade was intended to evoke that of a late nineteenth-century carriage house, which has since been subdivided as two single-family residences.

The commission understood from the submitted report of the consulting engineers Simpson, Gumpertz & Heger that the façade's structural and weatherproofing deficiencies are severe enough to warrant its replacement. The commission further appreciated that these inadequacies effectively preclude a restoration in place, as might otherwise be preferred. The commission accordingly voted to approve the demolition and replacement of the façade substantially as presented, but with certain provisos. Thus, in order to maintain a clear visual relationship with the adjacent no. 11 Beaver Place, the commission directed that the proposed corbeled cornice and copper downspout be omitted. (While finding these features appropriate in themselves, the commission noted their absence on the façade of no. 11 rendered them unsuited to the composition.) The commission deferred to its staff the review and approval of revised drawings consistent with this design direction. The commission further authorized the staff to approve materials samples on site, with the instruction that particular emphasis shall be given to the fidelity of the brick and mortar conditions.

In approving the application the commission reasoned that the existing façade was not historic, being only about twenty years old, and further that it is not now a mirror image of 11 Beaver Place. As such, the commission concluded both that its replacement was acceptable and also that the fenestration might be adjusted to accommodate a relocated party wall without injury to the composition as a whole. At the same time the commission accepted the modest expansion of certain window openings, noting that the horizontal alignment of their lintels and sills would be maintained. The commission observed that this adjustment would also serve to narrow the broad central pier, approximating the proportions of that at no. 11 and hence underscoring the resemblance between the two façades.

The commission cautioned that as the existing façade lacks historic or architectural significance, the present approval is not to be construed as a precedent for the demolition or significant alteration of elevations of greater age or aesthetic distinction which may be unsound and in need of intervention. Lastly, the commission declined to deliberate upon arguments in opposition to the application presented by abutters, other district residents and the Beacon Hill Civic Association, deeming these inapplicable to its purview.

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 years from its date of issue. The applicant is required to inform the commission of any project changes; failure to do so may affect the status of this certificate. The applicant is additionally required to consult commission staff regarding those items deferred to its further review and approval, as summarized above. Please present this letter at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Kindly submit photographs of the completed work to confirm compliance with the terms of this certificate.

Alfred Wojciechowski
21 October 2014
RE: Application 15.472
7 Beaver Place
(continued)

Thanking you for your cooperation,

Very truly,

BEACON HILL ARCHITECTURAL COMMISSION



William S. Young
Assistant Director for Historic Districts

RECORD OF VOTE ON APPLICATION 15.472
MOTION by Terranova; SECOND by Fichtner
AFFIRMATIVE: Terranova, Fichtner
NEGATIVE: Taylor
RECUSED: Knack-Brown

cc: J. Pierce, Chairman

**2011
Green
Residential
Award**

- BEACON HILL



Mayor Thomas M. Menino

PROUDLY PRESENTS THIS AWARD TO

WASTE REDUCTION CHAMPION AWARD

David Andrew Trust



Thomas M. Menino, Mayor



JOHN R. CONNOLLY
BOSTON CITY COUNCILLOR AT-LARGE

Mr. David Andrew Trust
778 Boylston Street, E10-D
Boston, MA 02199

Dear David,

Congratulations on being awarded the Waste Reduction Award at the 5th Annual Mayor's Green Awards. You should be proud of this impressive accomplishment based on your great work at making our City greener and healthier.

As Vice Chair of the City Council's Committee on Environment & Health and a member of the Mayor's 2010 Climate Action Leadership Committee, I appreciate your dedication to working towards a sustainable future. I hope that others will follow your tremendous example, and I would love to hear your ideas on how best to encourage sustainability in Boston.

Again, congratulations on this honor. If I can ever be helpful in the future, please do not hesitate to contact me directly at (617) 635-3115.

Sincerely,

John R. Connolly

John R. Connolly
Boston City Councillor At-Large

JOHN R. CONNOLLY
BOSTON CITY COUNCILLOR AT-LARGE



617-635-3115
617-635-4203 - Fax
John.R.Connolly@cityofboston.gov

Boston City Hall
One City Hall Square
Boston, MA 02201

Boston City Hall - One City Hall Square - Boston, MA 02201
John.R.Connolly@cityofboston.gov

DAVID ANDREW TRUST
7 BEAVER PLACE
BOSTON, MASSACHUSETTS 02108 USA

October 23, 2010

Dear Neighbor:

The purpose of this letter is to introduce you to the work at 7 Beaver Place.

After three years of research and studies, I aim to renovate 7 Beaver Place to be recognized as a LEED platinum-certified, single-family home by the US Green Building Council - the first platinum-awarded residence in the City of Boston. Since purchase in October 2007, I have removed all kitchen appliances, the water heater, a tub, sinks, faucets, cabinetry and fixtures to furnish fully a loft in South Boston. And, last month, The Building Resource Materials Center (BMRC) in Roxbury salvaged hardwood flooring, doors, hinges, lighting, outlets, switches, wiring, and plumbing materials for re-use by low-income homeowners, while simultaneously, sparing the environment of needless waste.

Last week, The Center for Ecological Technology (CET) - a non-profit corporation based in Springfield dedicated to "green" efforts state-wide - and ROCA - a Chelsea-based organization engaged in job-training skills for young people as a pathway out of violence and disenfranchisement - began "de-constructing" the home's base building materials. Re-covered wood from millwork and moldings will be chipped into fuel; Insulation is being segregated, bagged and will be re-cycled; Gypsum particles will be re-formed into new dry boards for future construction projects.

To aid in the separation of building materials, and at the same time, in an effort to avoid excessive disruption and to prevent an eyesore in the neighborhood, we have not set out a permanent dumpster on Beaver Place. Rather, my team coordinates temporary pick-ups of the re-usable materials in distinct dumpsters to insure as undisturbed a site as possible.

With this said, I ask for your patience and understanding of the innovative work taking shape on Beaver Place, as civic support for this re-development project promotes a responsible social and environmental mission, as well as offering vital economic opportunities and essential job-training skills in today's earth-friendly growth industries to a broad range of Massachusetts citizens.

Thank you and kind regards,

David Andrew Trust

DAVID ANDREW TRUST

/dat



ARCHITECT

CBT Architects

Point of Contact: Alfred Wojciechowski

Address: 110 Canal Street

Boston, MA 02114

Phone: 617.262.4354

7 BEAVER PLACE

FACADE REPLACEMENT

BEACON HILL ARCHITECTURAL COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS / DESIGN APPROVAL

DESCRIPTION OF WORK

The residence at 7 Beaver Place consists of the eastern rectangular three-story wood-framed building with exterior masonry walls. Built in the mid 1990s, 7 Beaver Place is bordered on the west by another residence (11 Beaver Place) and on the east by a taller masonry school building (Park Street School).

In May of 2014 the engineering firm of Simpson Gumpertz & Heger Inc. (SGH) performed a field observation and assessment of the southern facade. Their report recommends rebuilding the entire facade due to structural and weatherproofing deficiencies.

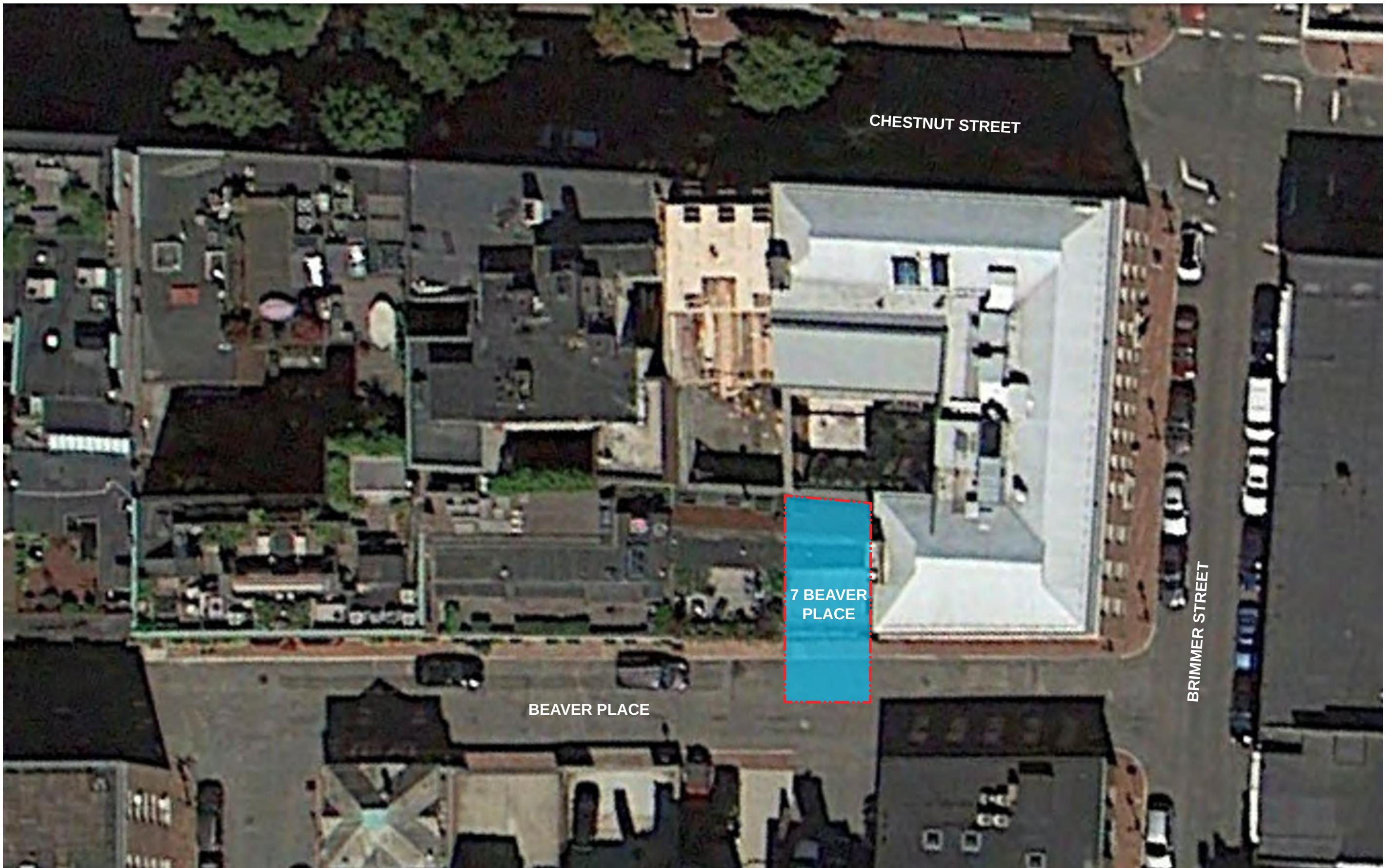
The intent of this work is to rebuild the exterior wall and roof in order to create an efficient, livable home. Specifically, the work will include removal and replacement of the existing exterior facade, doors, and windows with a new exterior facade with true divided lite wood doors and windows. The new facade will be designed and built in a similar manner to the current structure. The new facade has been designed by CBT Architects and the work will be completed at the highest level of craftsmanship, performed by a licensed contractor experienced in historic renovations. Upon completion, the new facade will reflect the nature and character of the carriage houses of the Beacon Hill neighborhood.

SITE ADDRESS

7 Beaver Place
Boston, MA 02108

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PROPOSED ELEVATION - IN CONTEXT	A.202
PROPOSED ELEVATION - DETAILED	A.203
PROPOSED ELEVATION / WINDOW SCHEDULE	A.204
DETAILED WINDOW DRAWINGS	A.205
WALL SECTION	A.301
DETAILS	A.401
DETAILS	A.402
DETAILS	A.403
DETAILS	A.404
MATERIAL PALETTE	M.001



1. SITE PLAN

Not to Scale

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7 BEAVER PLACE

FACADE REPLACEMENT

PROJECT #
136090.00

DATE
09.29.14

A.101
SITE PLAN



1. VIEW FROM WEST



1. VIEW FROM WEST



2. VIEW FROM WEST



1. VIEW OF GARAGE



2. VIEW FROM EAST



1. VIEW FROM EAST



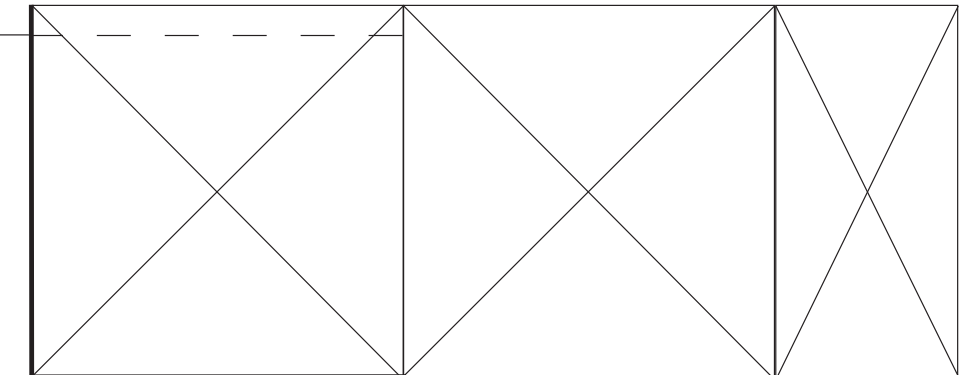
BEACON HILL TYPOLOGIES - MOST COMMON WINDOWS



BRICK HEIGHT

2 1/4"

A. 2 5/8" B. 2 5/8" C. 1 3/8"



6 1/2"
FACE OF GLASS

BEACON HILL ARCHITECTURAL TYPOLOGIES - MOST COMMON WINDOW PROPORTIONS

PROJECT #
136090.00

DATE
09.29.14

P.002
PRECEDENTS

7 BEAVER PLACE
FACADE REPLACEMENT

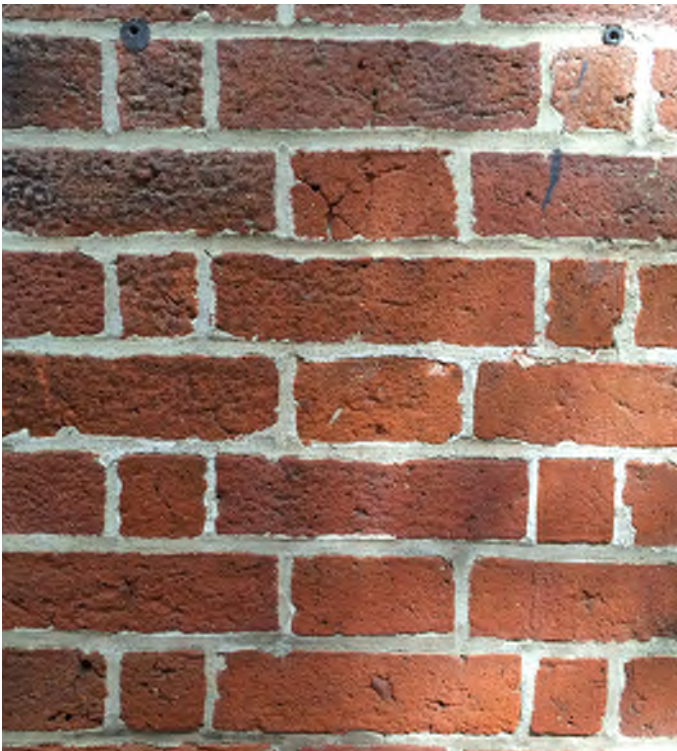
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BEACON HILL ARCHITECTURAL TYPOLOGIES - HEADS AND SILLS



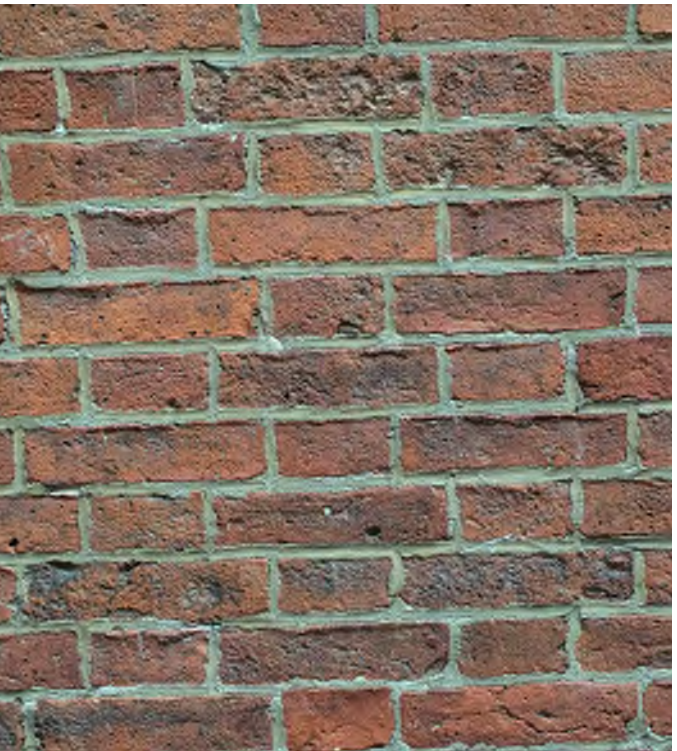
COMMON BOND



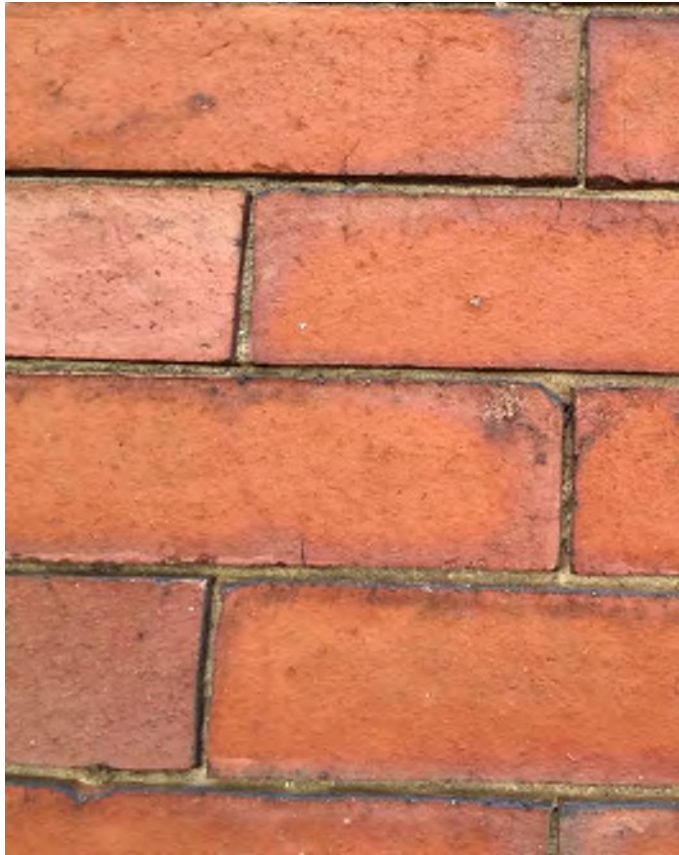
FLEMISH BOND



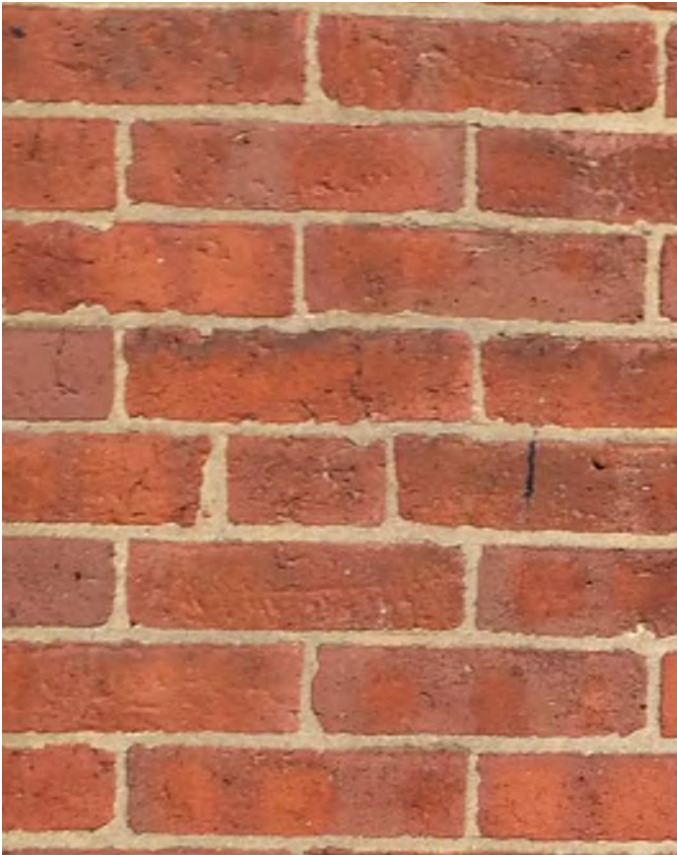
FLEMISH BOND - PAINTED



FLEMISH BOND



COMMON BOND



COMMON BOND - FLEMISH HEADERS EVERY 8TH ROW



COMMON BOND

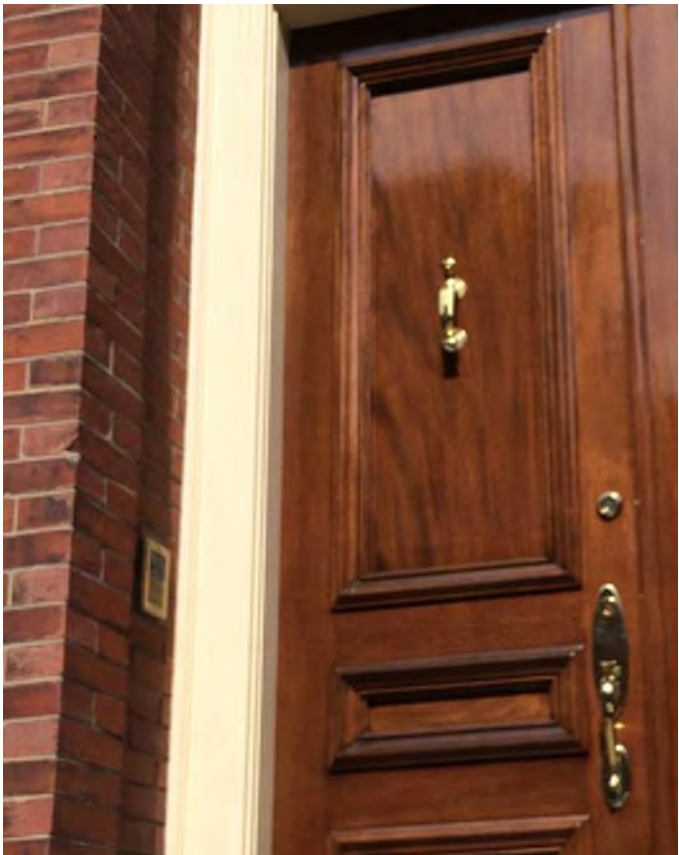


COMMON BOND

BEACON HILL ARCHITECTURAL TYPOLOGIES - BRICK COLORS AND COURSES



BEACON HILL ARCHITECTURAL TYPOLOGIES - BRICK CORBEL PATTERNS



BEACON HILL ARCHITECTURAL TYPOLOGIES - PAINT COLORS



BEACON HILL ARCHITECTURAL TYPOLOGIES - GARAGES



1. STREET ELEVATION: EXISTING FACADE
SCALE: 1/8" = 1' 0"

PL

7 BEAVER PLACE

PL



1. STREET ELEVATION: PROPOSED FACADE
SCALE: 1/8" = 1' 0"



1. EXISTING ELEVATION
SCALE: 1/4" = 1' 0"

7 BEAVER PLACE

PROJECT #
136090.00

DATE
09.29.14

A.203
ELEVATION

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1. PROPOSED ELEVATION
SCALE: 1/4" = 1' 0"

7 BEAVER PLACE



1. SOUTH ELEVATION
SCALE: 1/4" = 1' 0"

WINDOW SCHEDULE					
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	REMARKS
1	DOUBLE HUNG	CUSTOM WOOD	2' – 2"	4' – 10"	Four over Four. Muntin = 3/4"
1A	FIXED	CUSTOM WOOD	2' – 2"	2' – 0"	Four over Four. Muntin = 3/4"
2	FIXED	CUSTOM WOOD	3' – 4"	2' – 0"	Three Lite. Muntin = 3/4"
3	FIXED	CUSTOM WOOD	8' – 6"	1' – 7"	Five Lite. Muntin = 3/4"
4	DOUBLE HUNG	CUSTOM WOOD	2' – 11"	5' – 3"	Six over Six. Muntin = 3/4"

DOOR SCHEDULE					
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	REMARKS
A	EXT. DOOR	SELECT DOOR	3' – 4"	6' – 6"	Six Lite. Reuse existing door.
B	GAR. DOOR	CUSTOM WOOD	8' – 11"	7' – 0"	
C	EXT. DOOR	NANAWALL	3' – 0"	6' – 8"	Inward Folding Wood Doors.

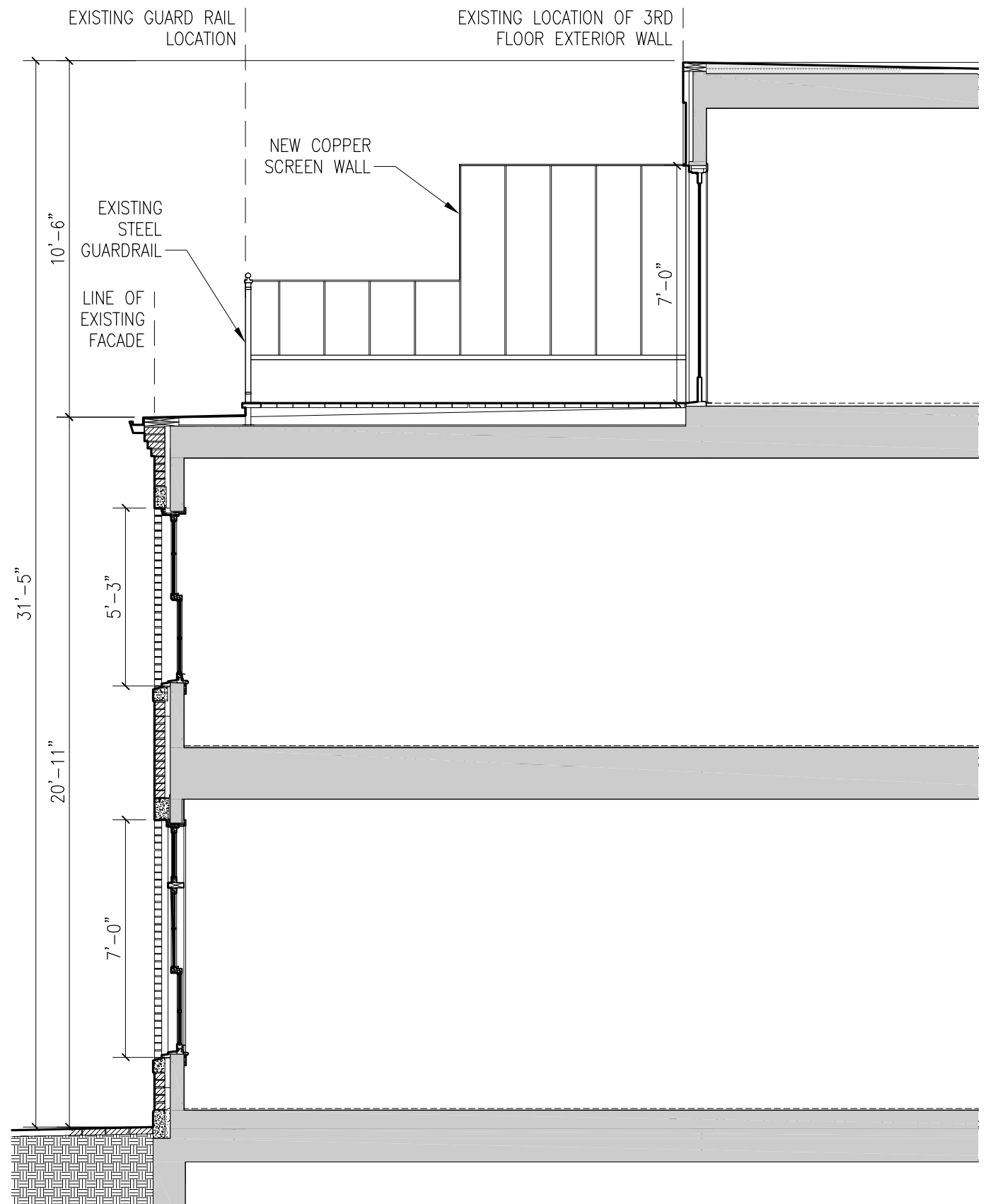
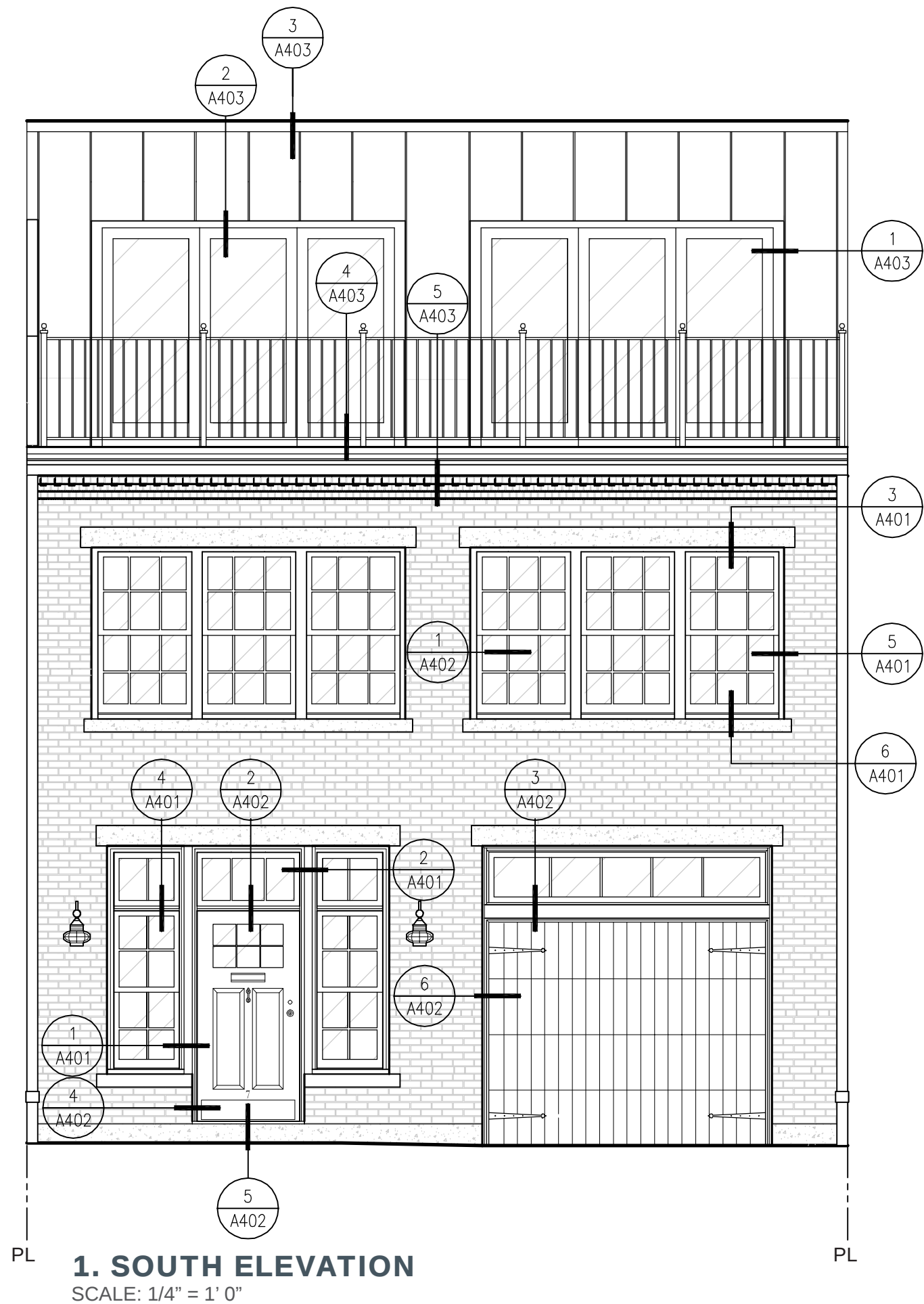
PROJECT #
136090.00

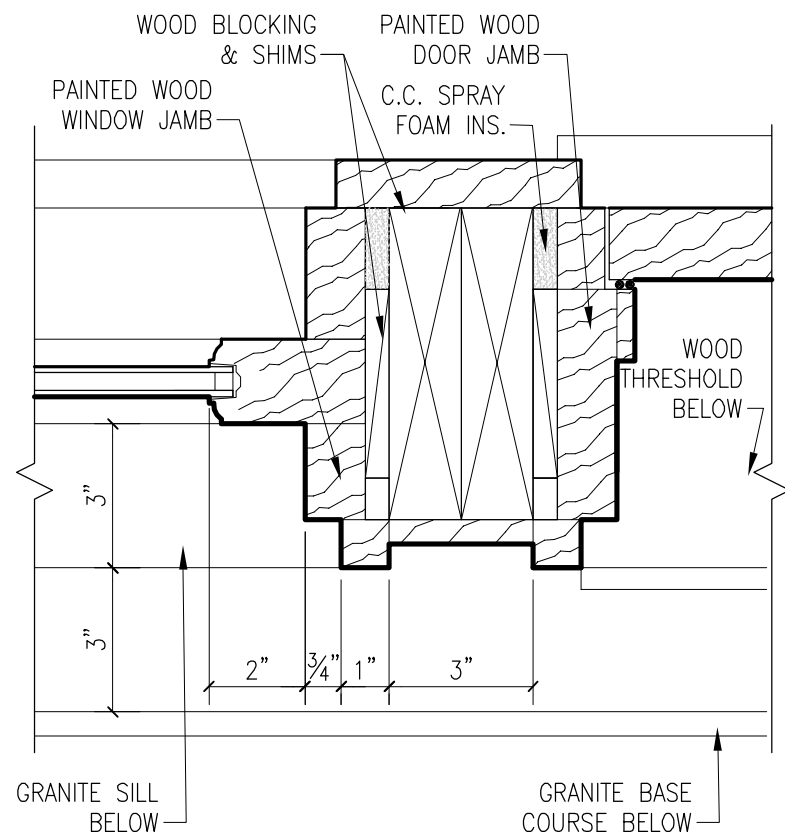
DATE
09.29.14

A.205
ELEVATION

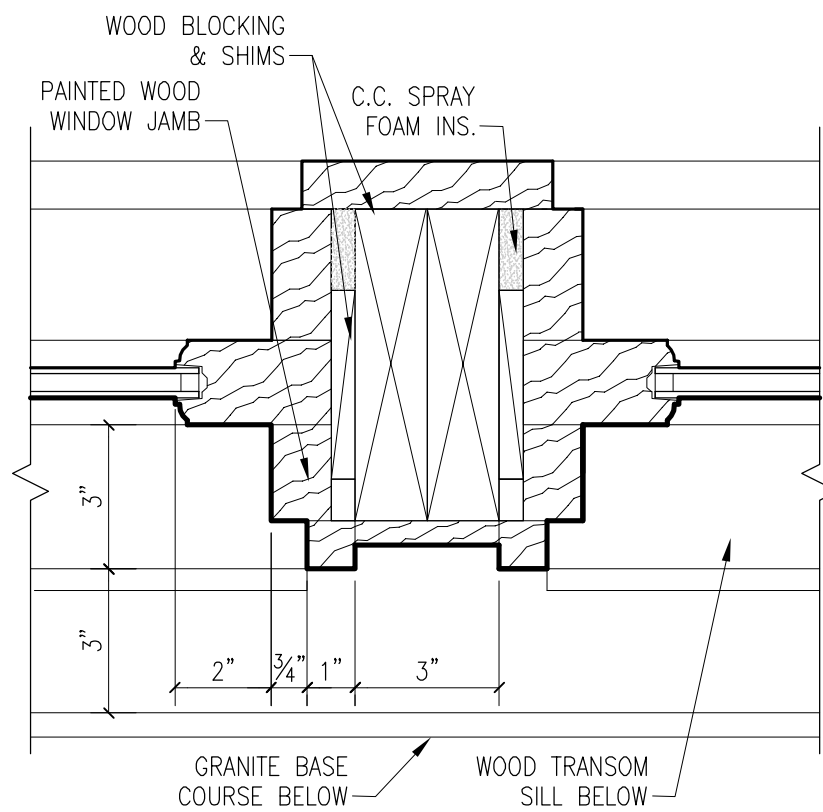
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7 BEAVER PLACE
FACADE REPLACEMENT

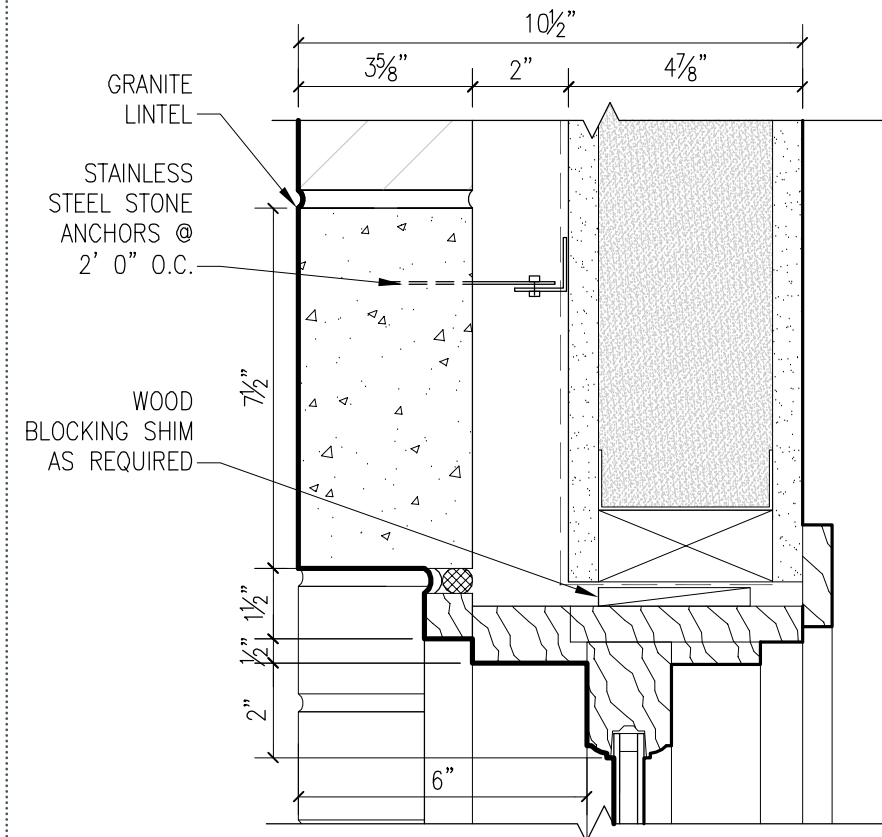




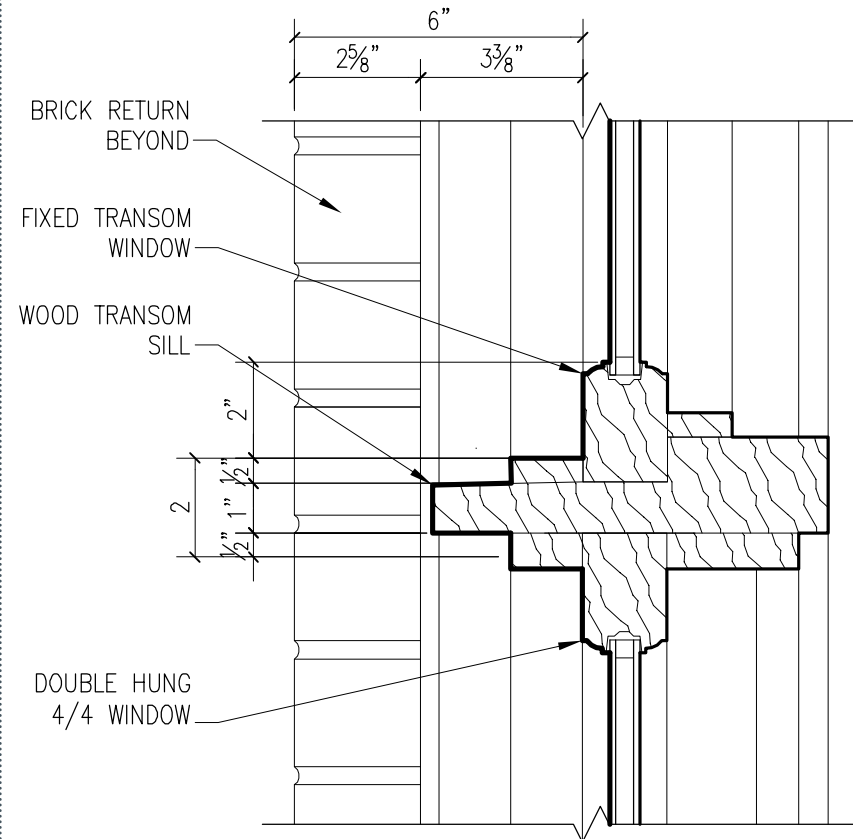
1. DOOR JAMB AND SIDELIGHT
SCALE: 3" = 1' 0"



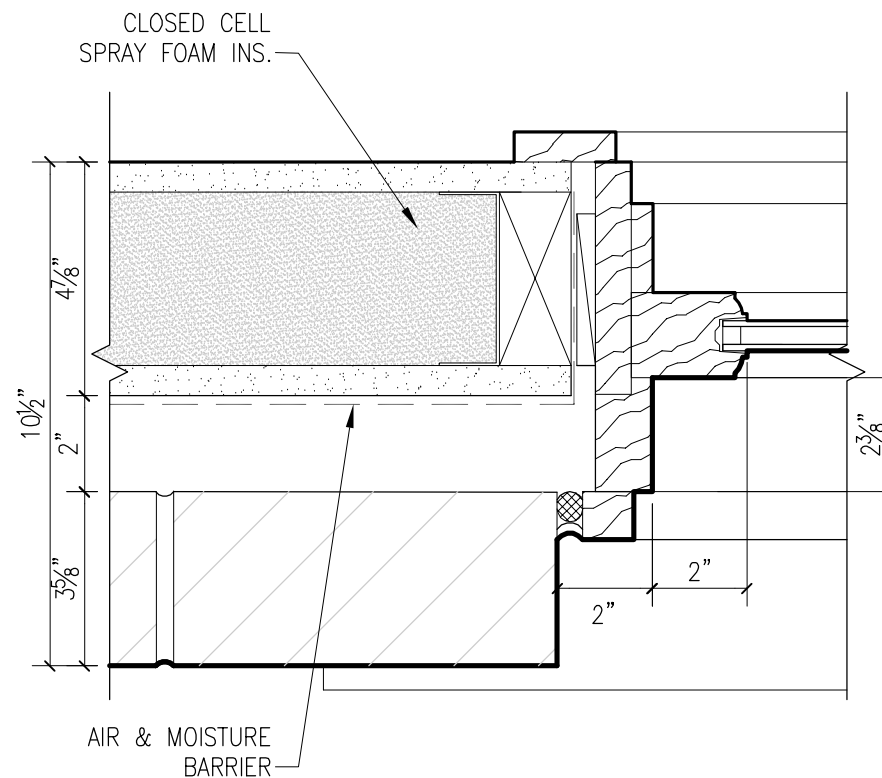
2. WINDOW JAMB AT TRANSOM WINDOW
SCALE: 3" = 1' 0"



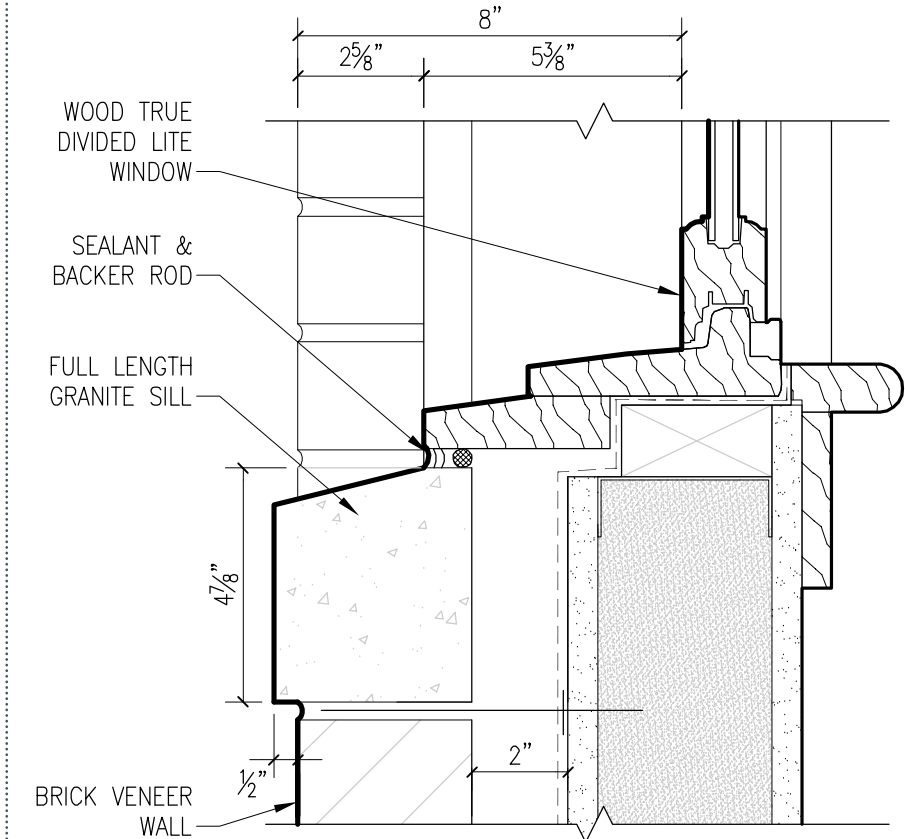
3. WINDOW HEAD (TYPICAL)
SCALE: 3" = 1' 0"



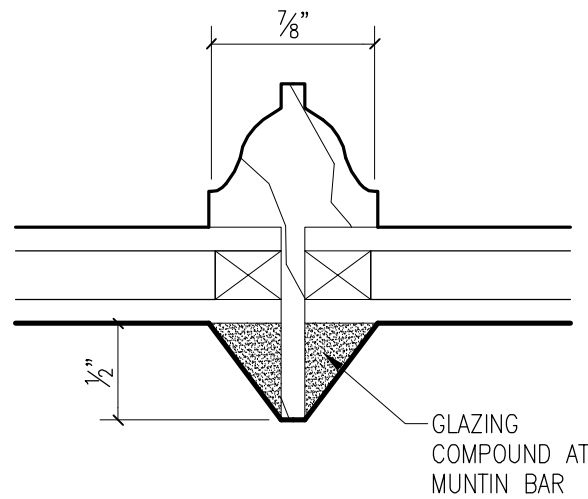
4. WINDOW HEAD AT TRANSOM
SCALE: 3" = 1' 0"



5. WINDOW JAMB AT BRICK WALL
SCALE: 3" = 1' 0"

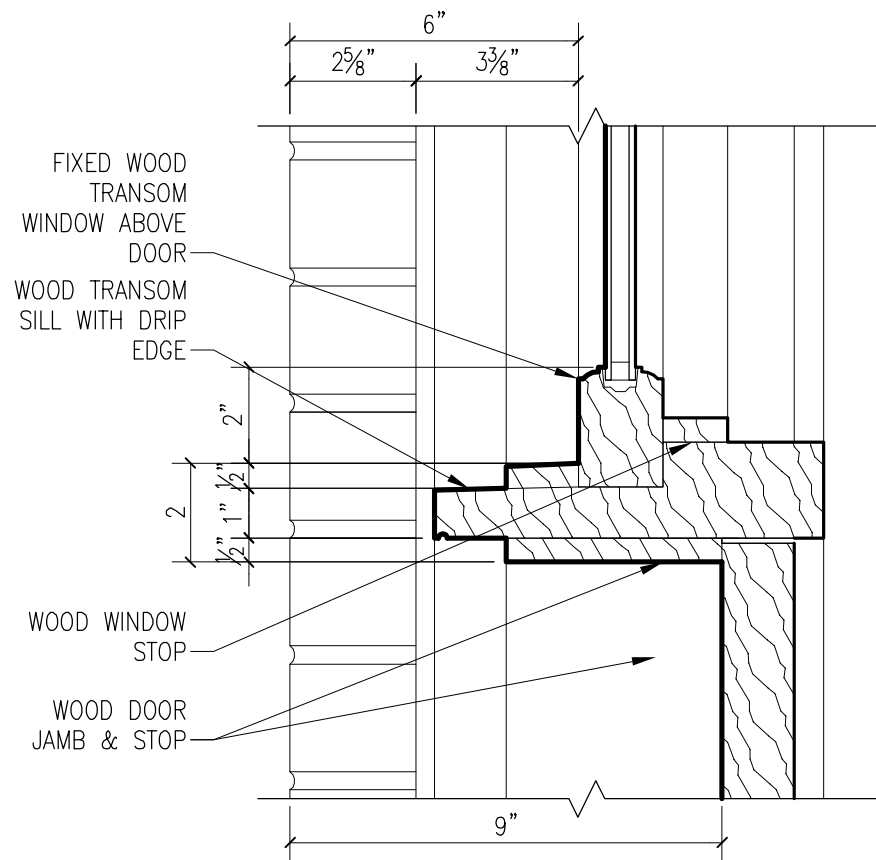


6. WINDOW SILL
SCALE: 3" = 1' 0"



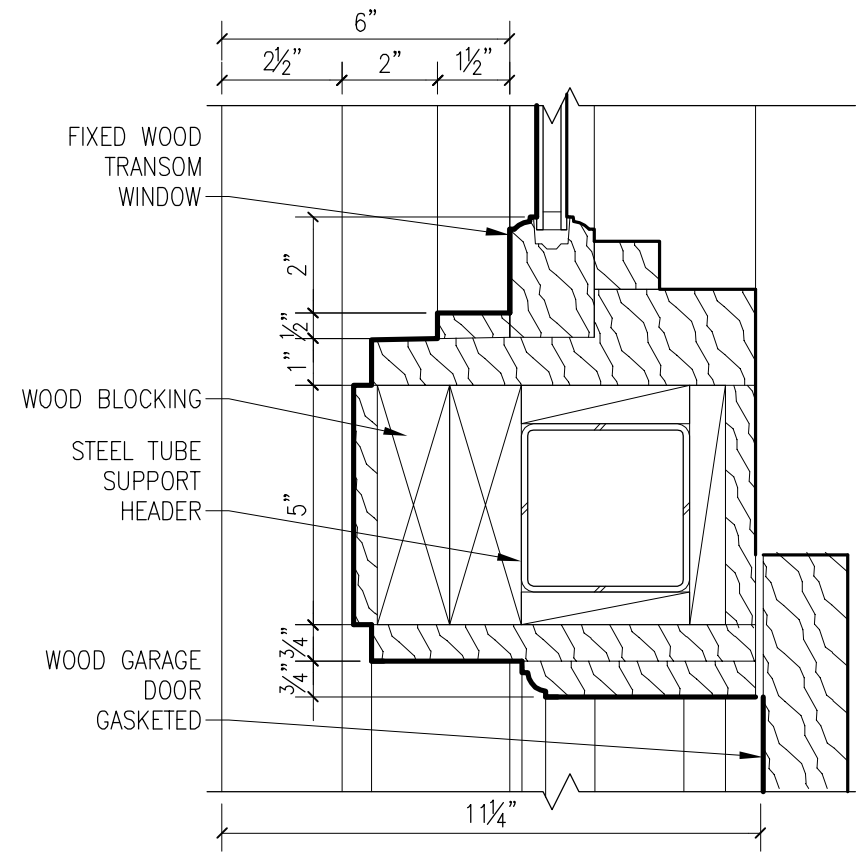
1. MUNTIN DETAIL

SCALE: 1' 0" = 1' 0"



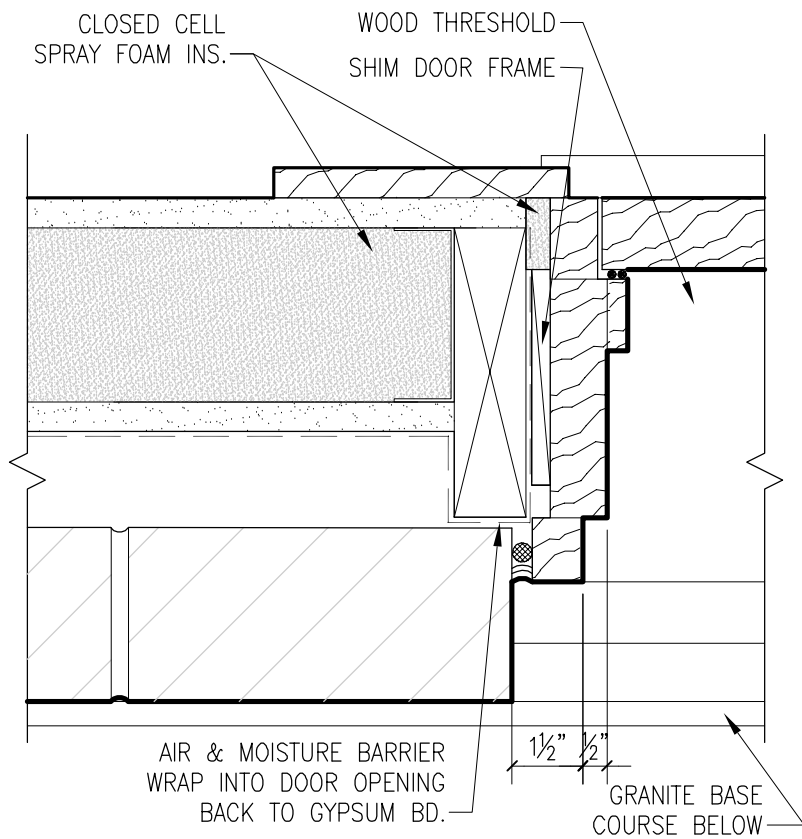
2. DOOR HEAD AT TRANSOM WINDOW

SCALE: 3" = 1' 0"



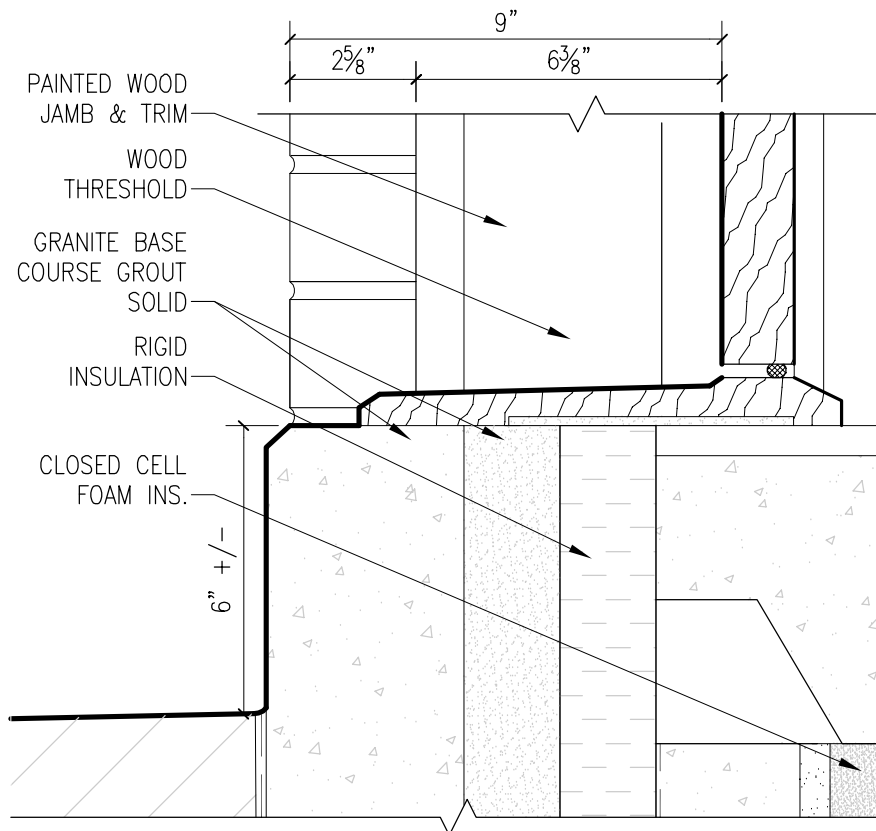
3. GARAGE DOOR HEAD

SCALE: 3" = 1' 0"



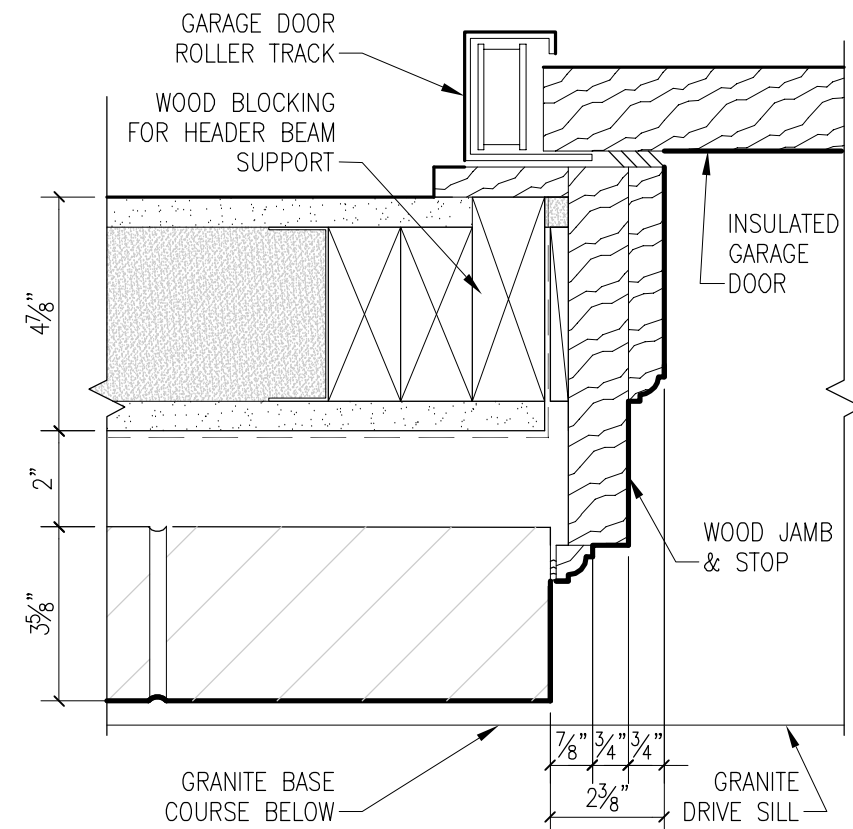
4. DOOR JAMB AT ENTRY

SCALE: 3" = 1' 0"



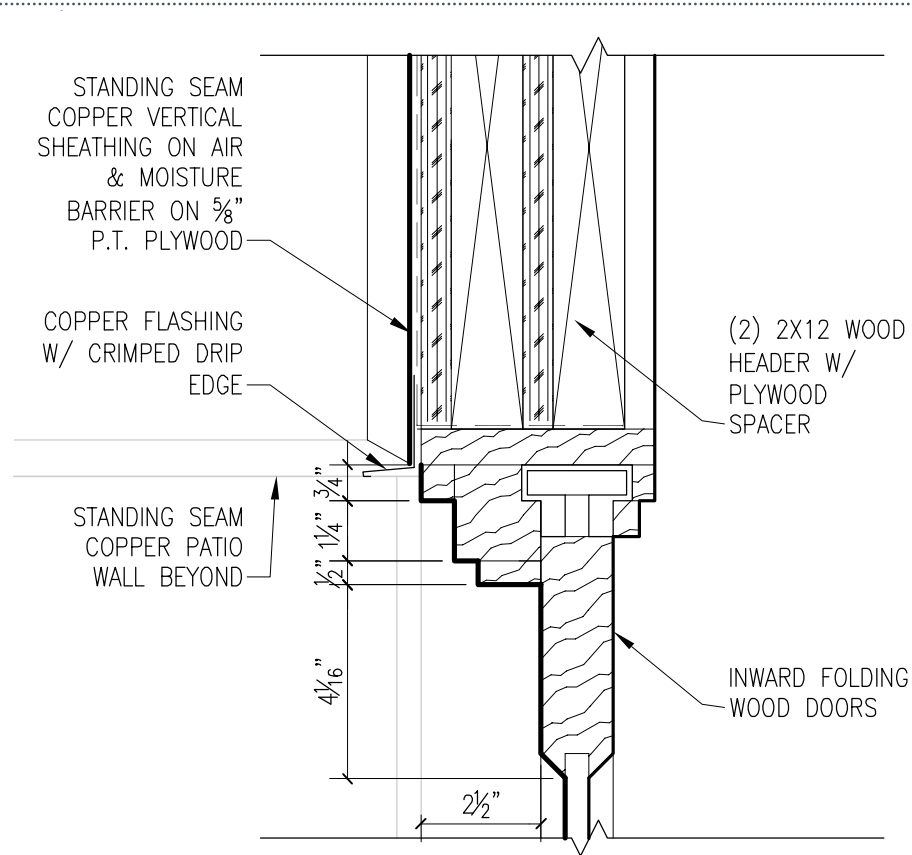
5. DOOR SILL AT ENTRYWAY

SCALE: 3" = 1' 0"

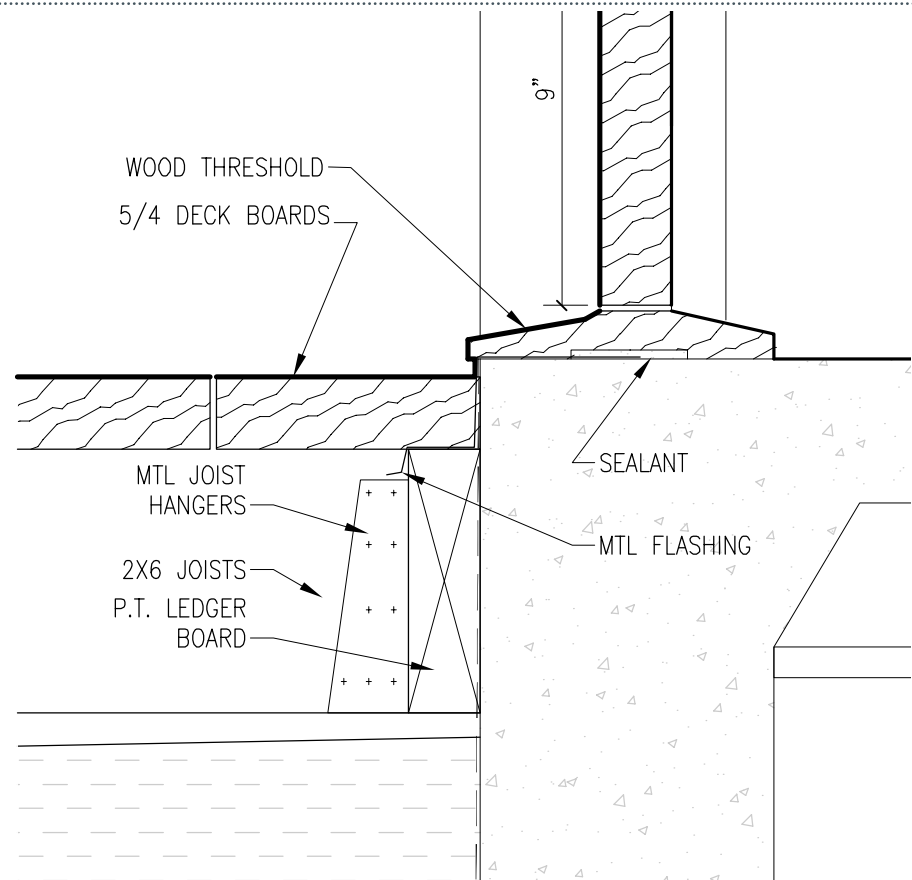


6. GARAGE DOOR JAMB

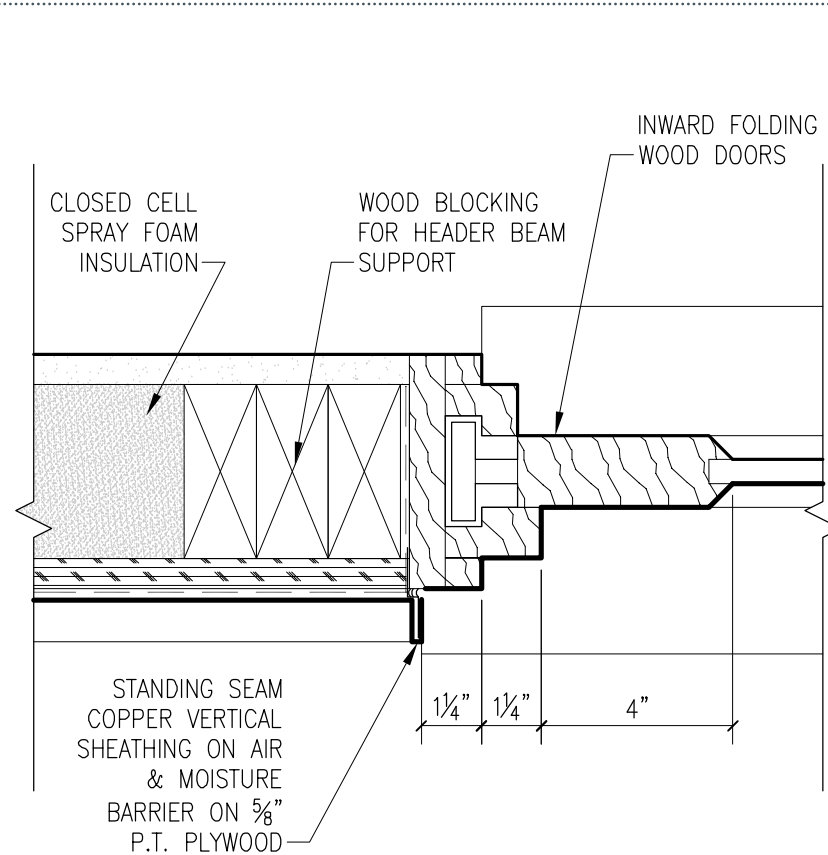
SCALE: 3" = 1' 0"



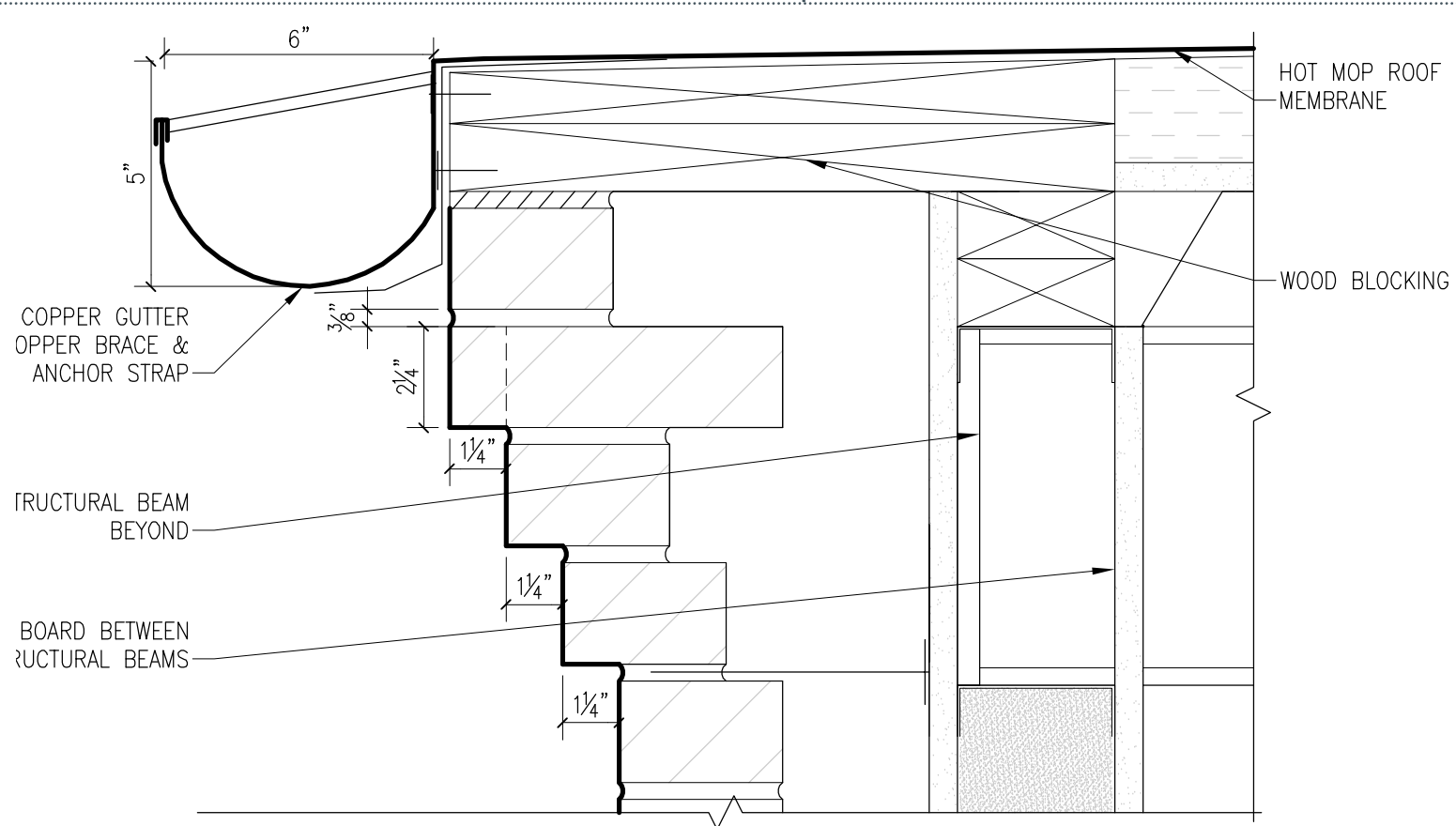
1. DOOR HEAD AT LEVEL 3
SCALE: 3" = 1' 0"



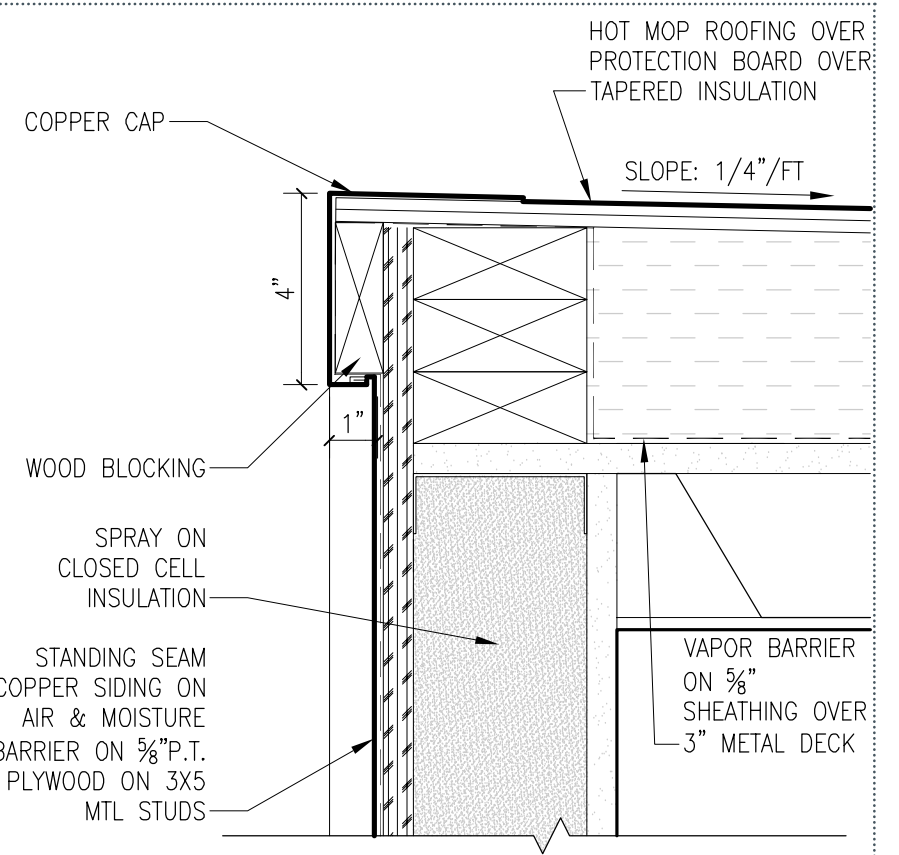
4. DOOR SILL AT LEVEL 3
SCALE: 3" = 1' 0"



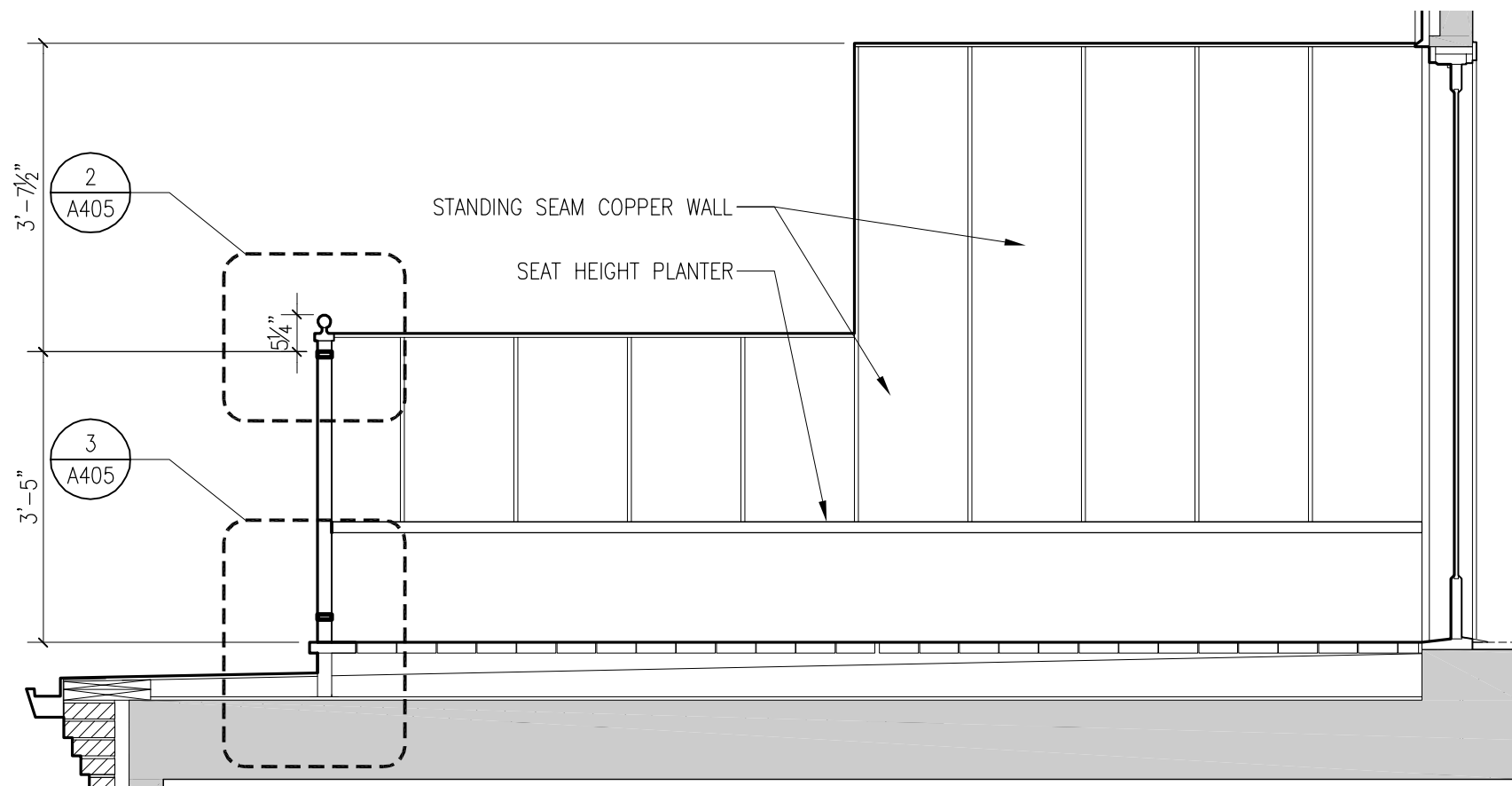
2. DOOR JAMB AT LEVEL 3
SCALE: 3" = 1' 0"



5. CORBELED BRICK AT LEVEL 3
SCALE: 3" = 1' 0"

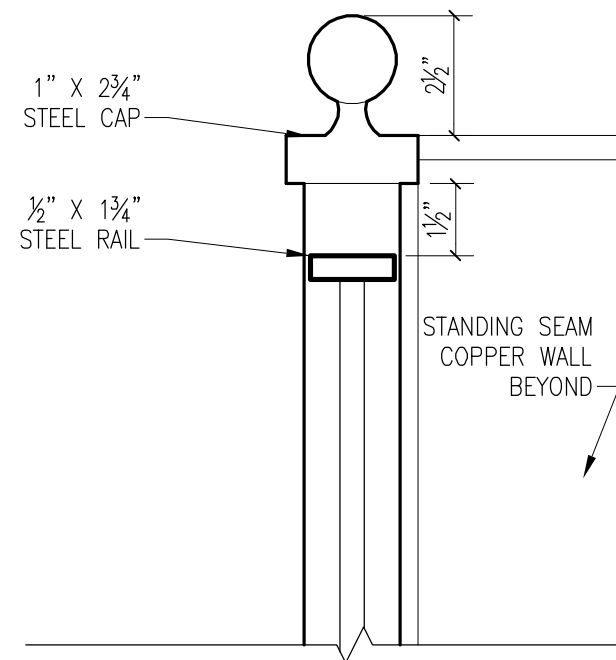


3. ROOF
SCALE: 3" = 1' 0"



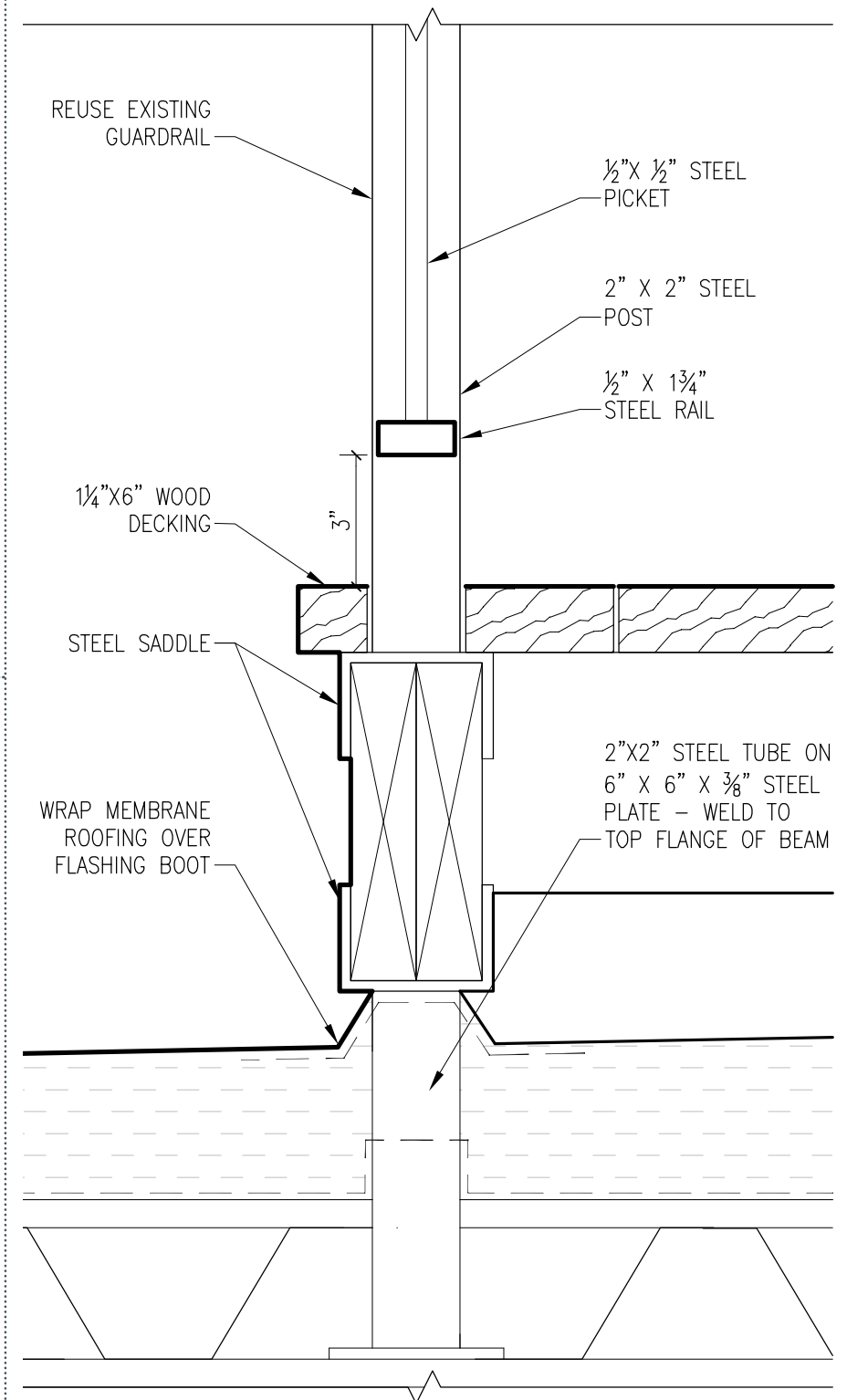
1. PATIO WALL ELEVATION

SCALE: 1/2" = 1' 0"



2. EXISTING GUARDRAIL DETAIL

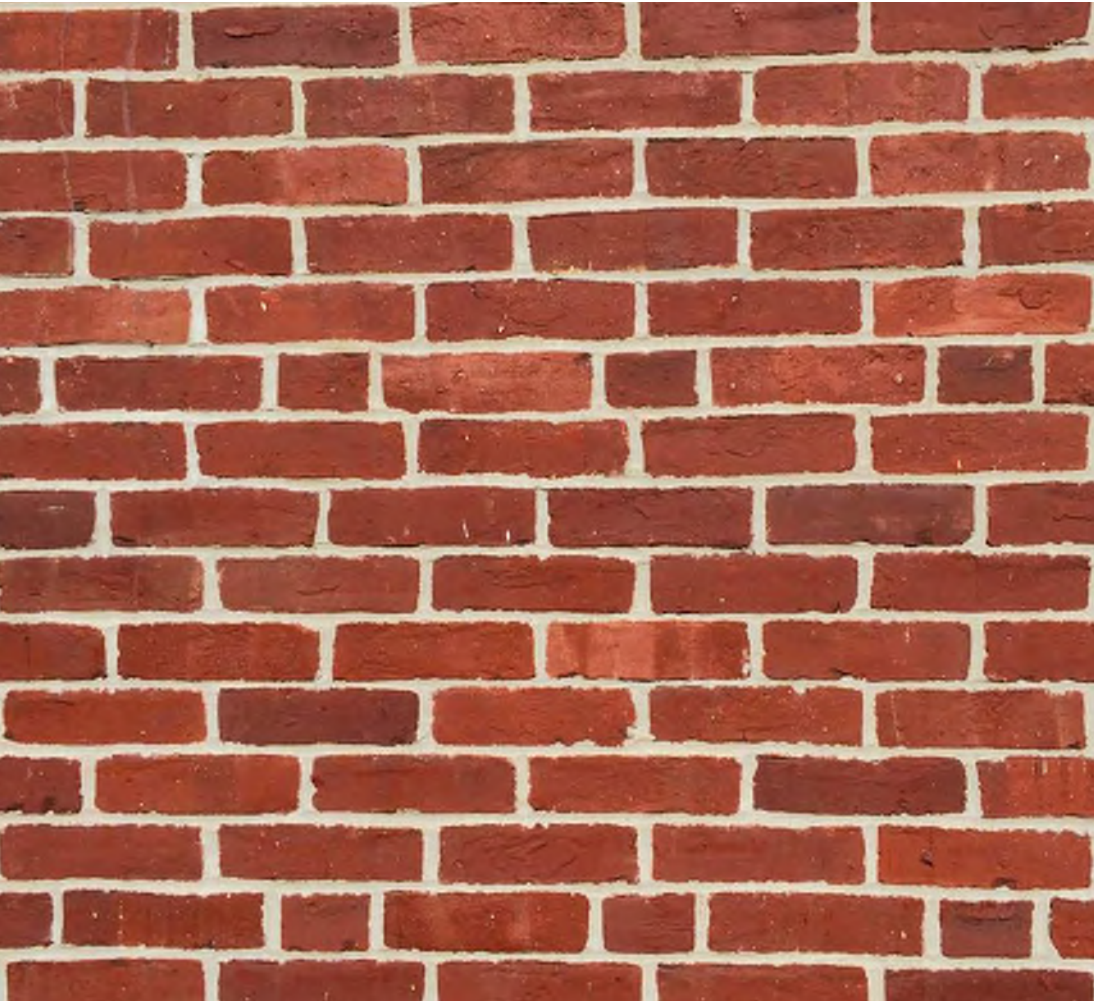
SCALE: 3" = 1' 0"



3. PATIO RAILING DETAIL AT BASE

SCALE: 3" = 1' 0"

BRICK & MORTAR



BRICK SPECIES: STILES AND HART “BARRINGTON RED”
BRICK COURSE: COMMON BOND WITH FLEMISH HEADER EVERY 8TH ROW
BRICK SIZE: MODULAR



MORTAR TYPE: TYPE N - PORTLAND & LIME MORTAR
MORTAR COLOR: SGS 60H WHITE

GRANITE



TYPE: MASON POLISHED

COPPER SIDING



STANDING SEAM @ 18” O.C.

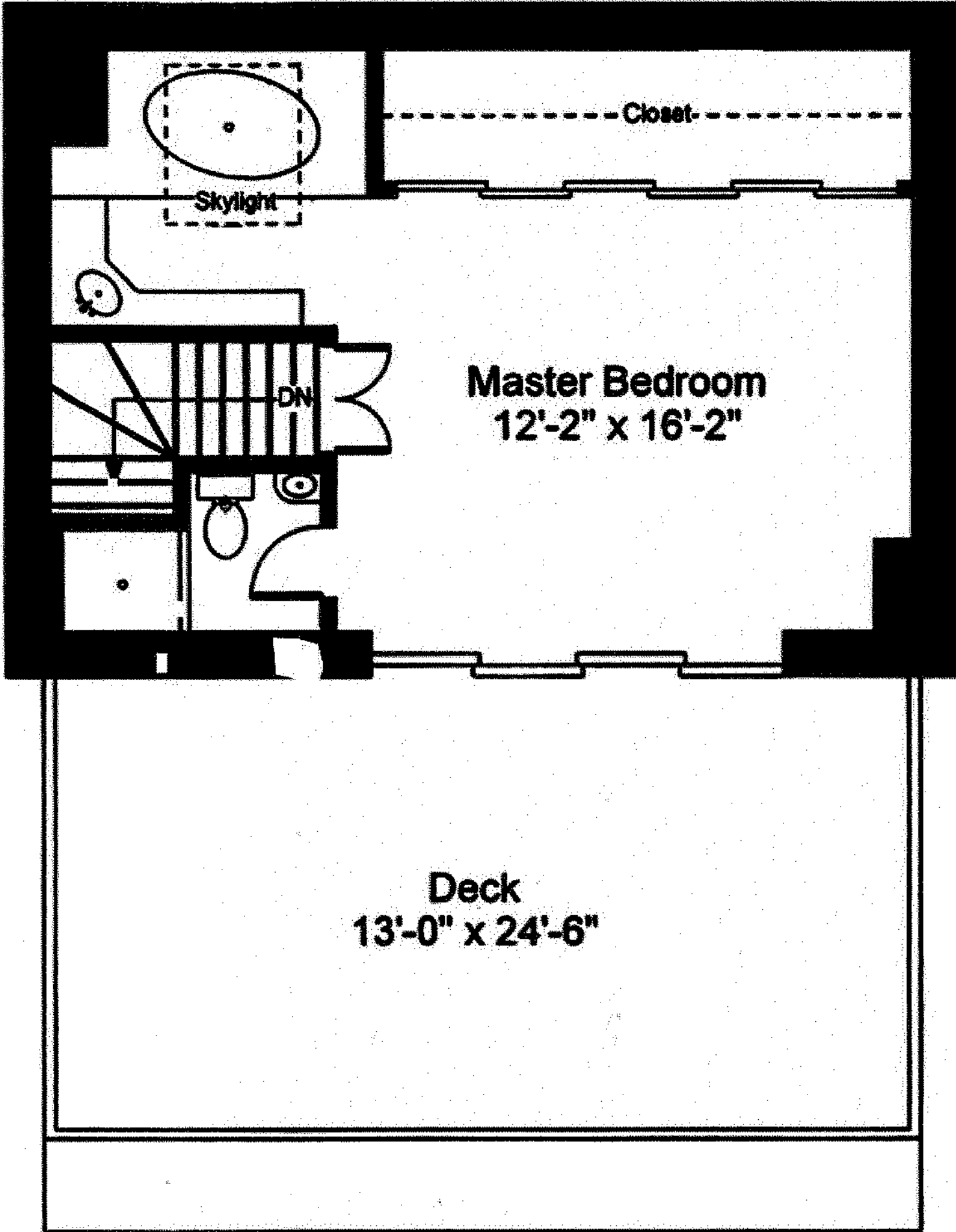
PAINT COLORS



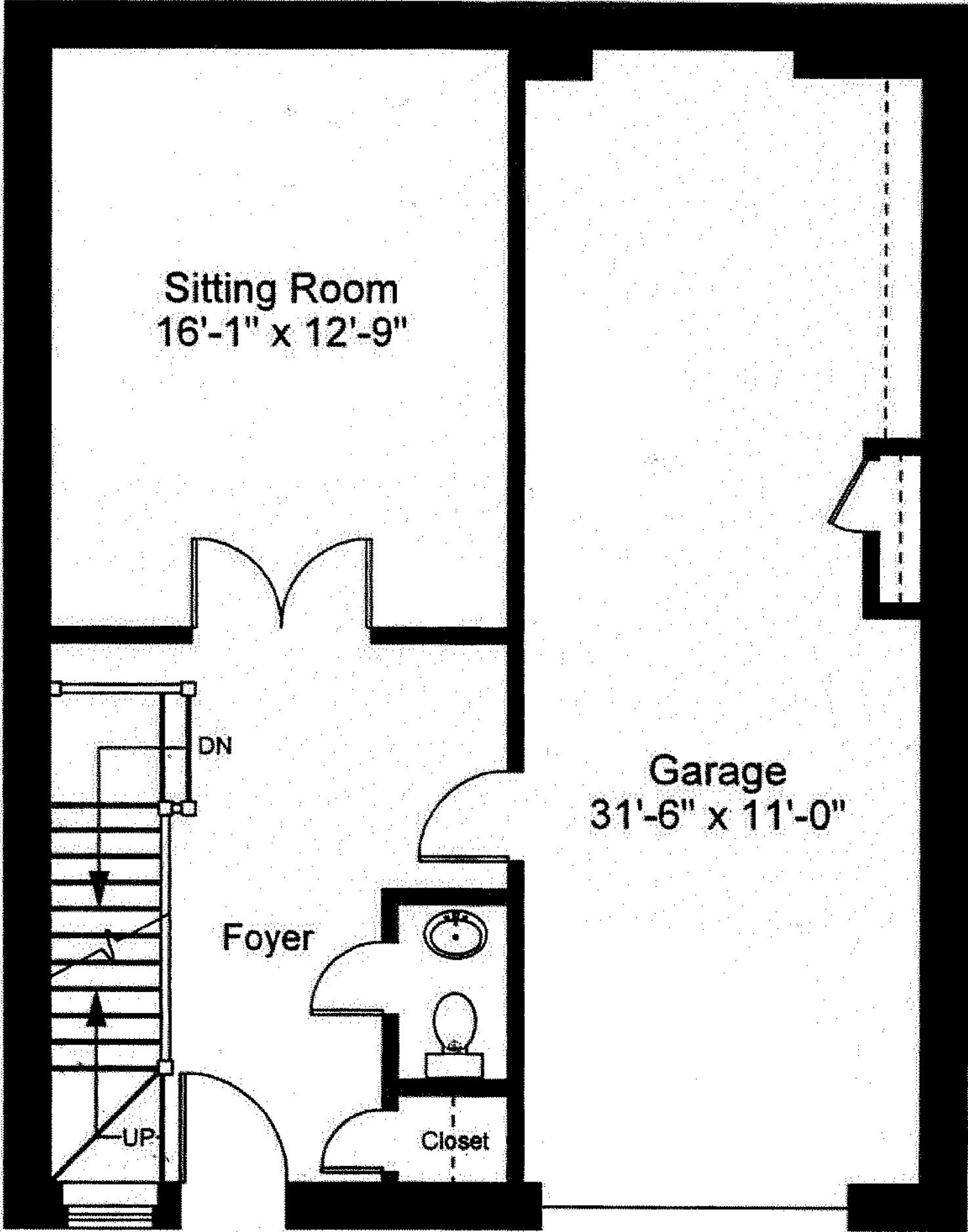
BENJAMIN MOORE PAINT
“RAINY AFTERNOON” #1575



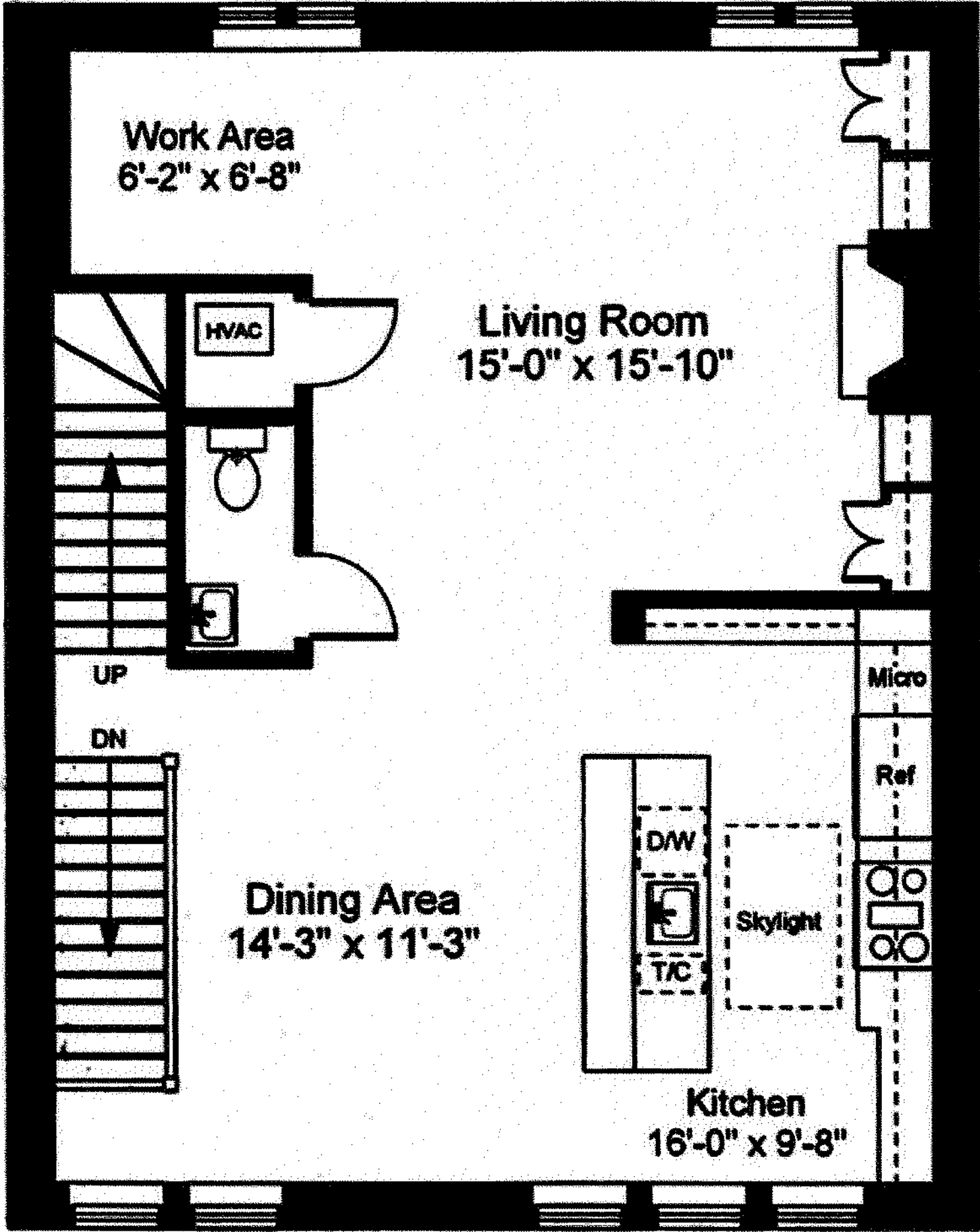
BENJAMIN MOORE PAINT
“JET BLACK” #2120-10



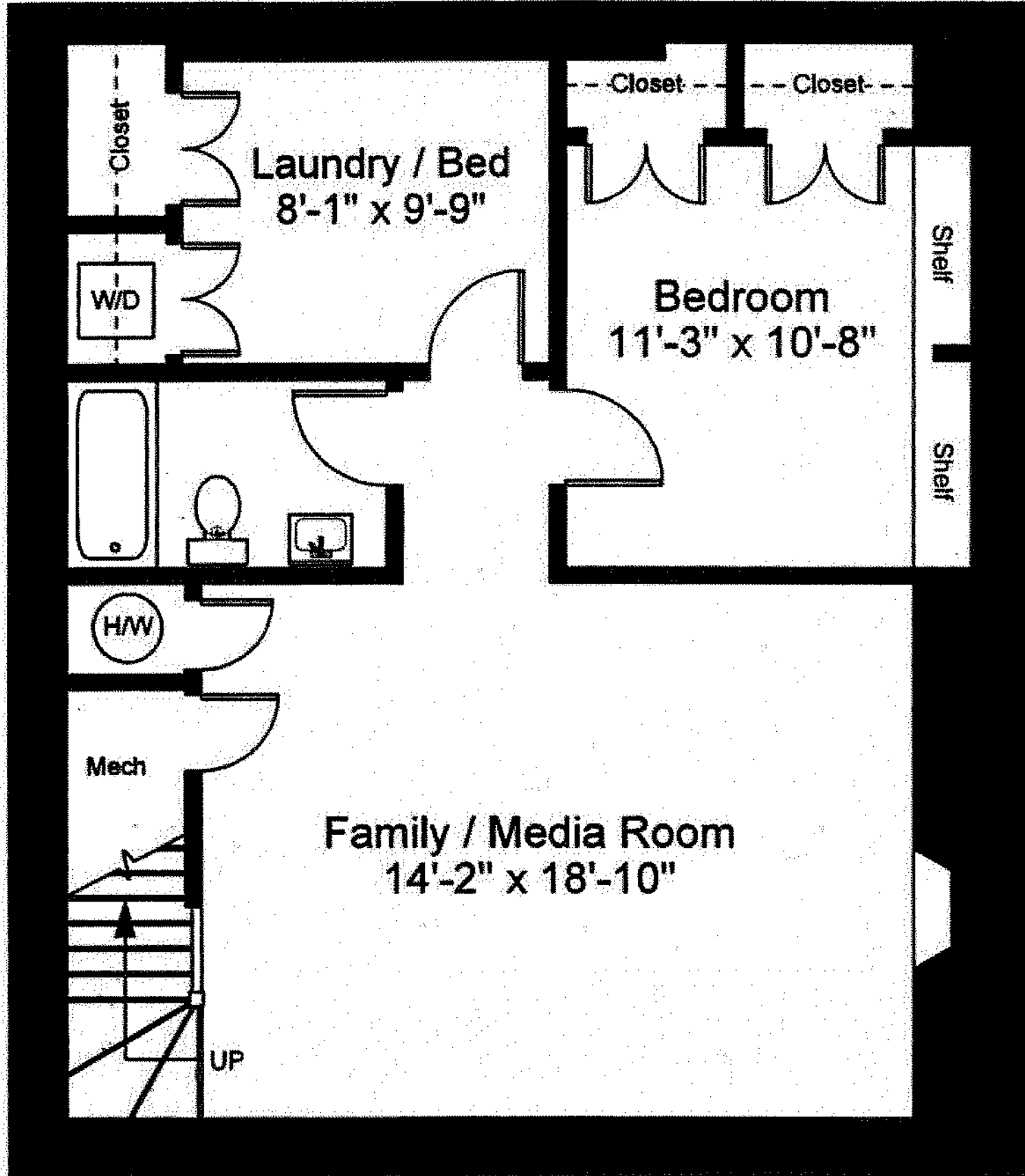
THIRD FLOOR PLAN - PREVIOUSLY DEMOLISHED



FIRST FLOOR PLAN - PREVIOUSLY DEMOLISHED



SECOND FLOOR PLAN - PREVIOUSLY DEMOLISHED



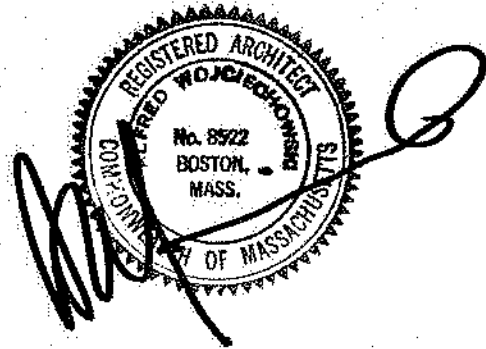
BASEMENT FLOOR PLAN - PREVIOUSLY DEMOLISHED

REVISIONS		
#	DATE	DESCRIPTION

RECONSTRUCTION

7 BEAVER PLACE
BOSTON, MA 02108

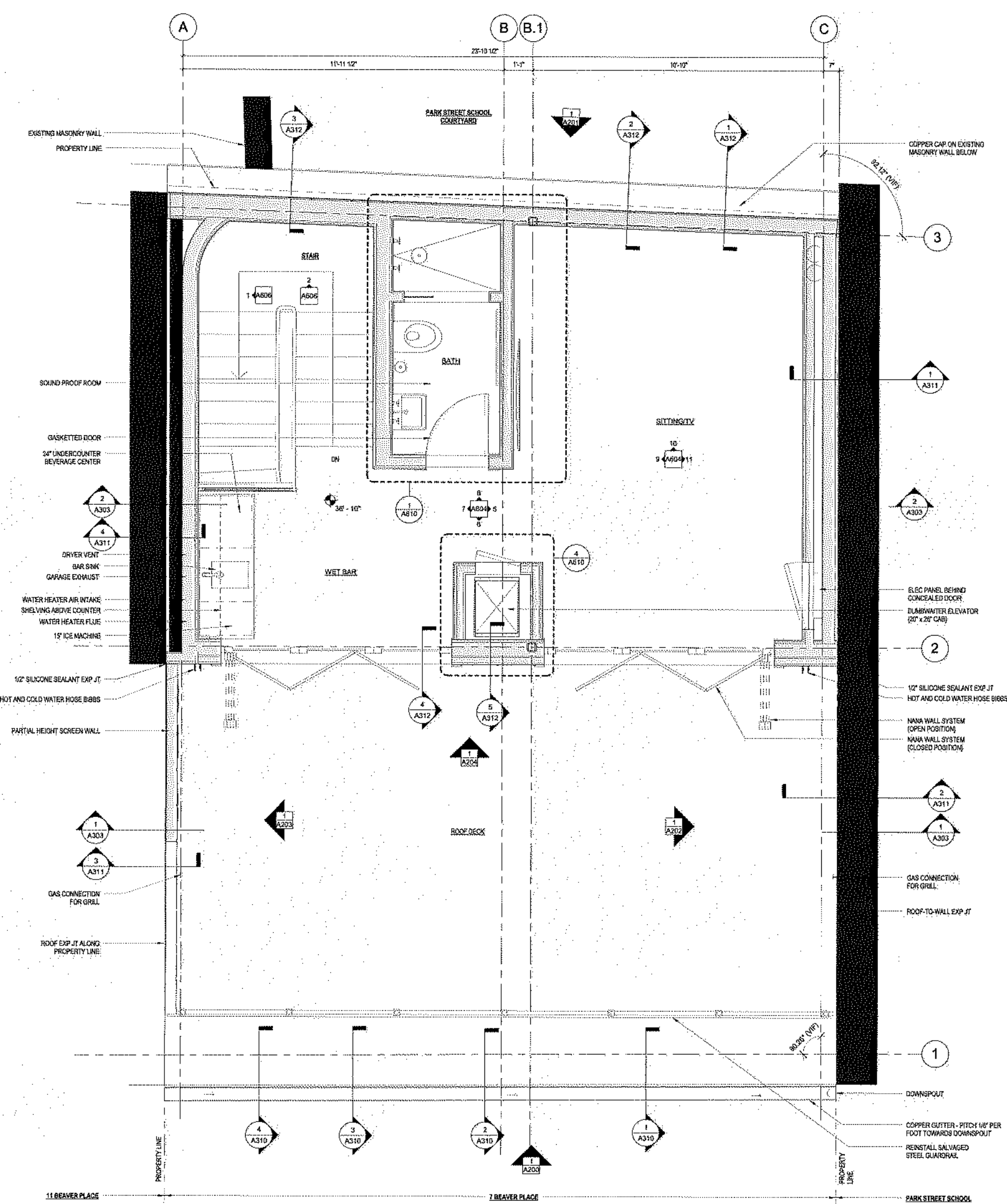
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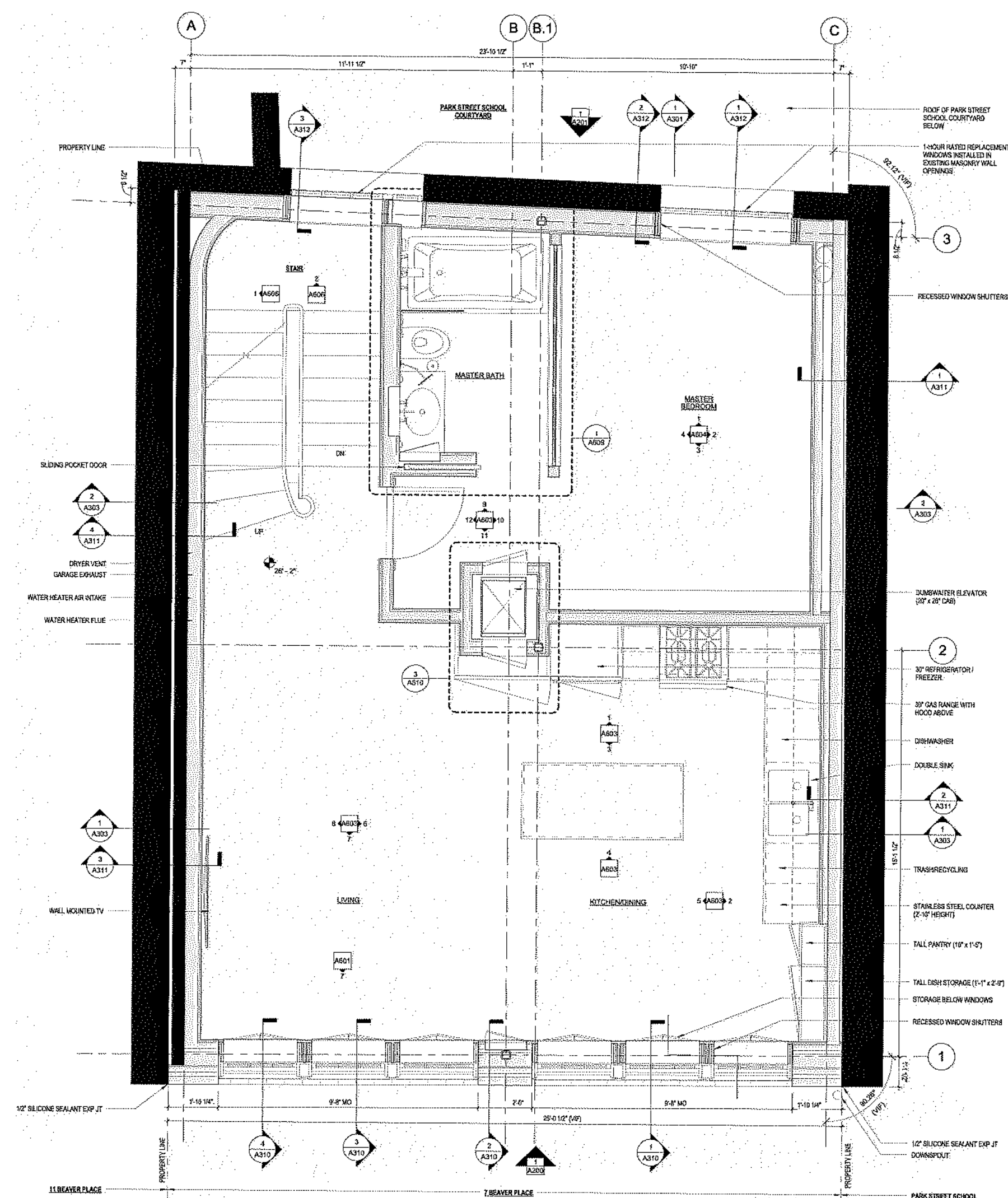
FLOOR PLANS -
PREVIOUSLY
DEMOLISHED

SCALE PROJECT # DATE ISSUED
158007.00 02.15.2018

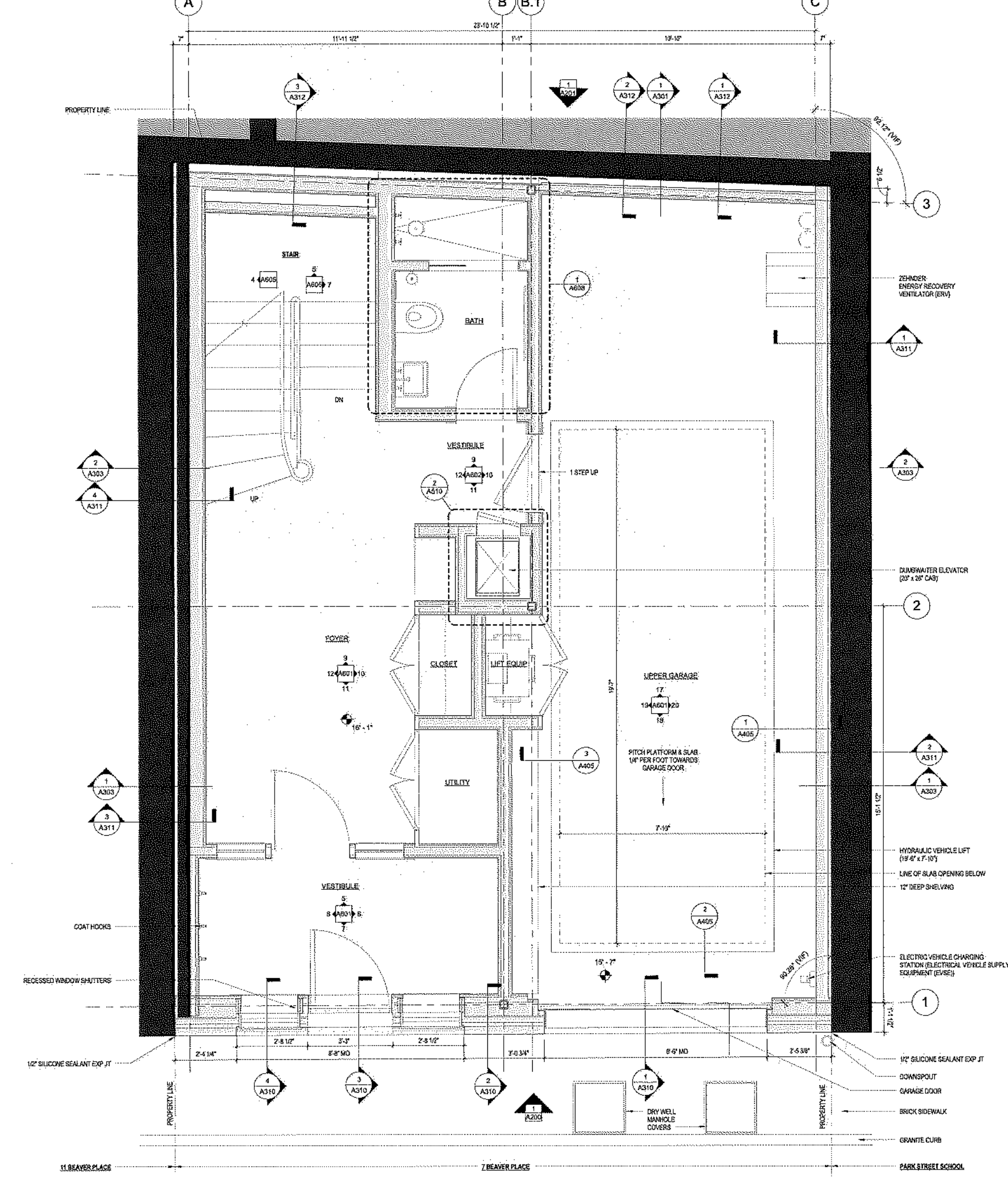
EX100



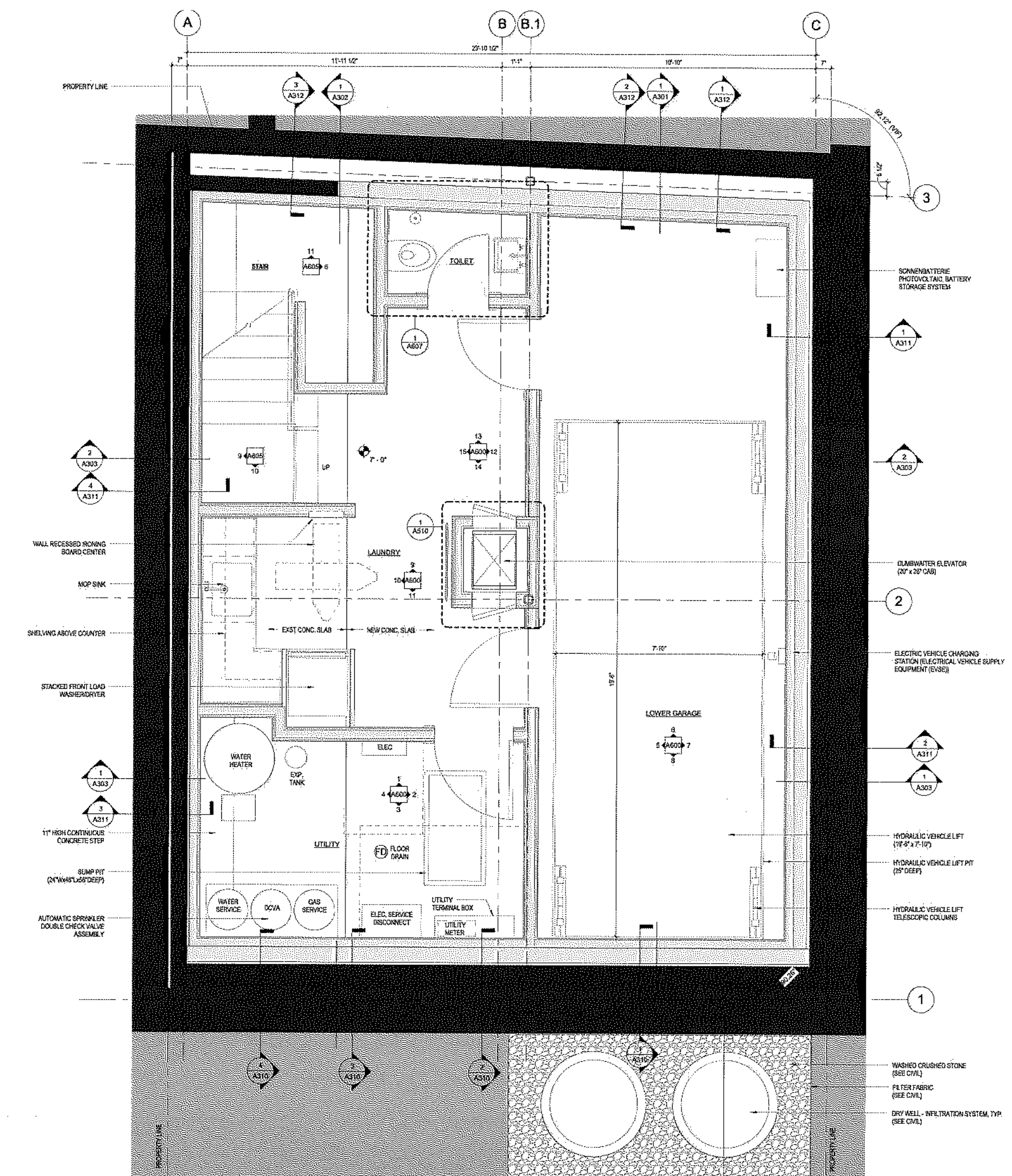
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



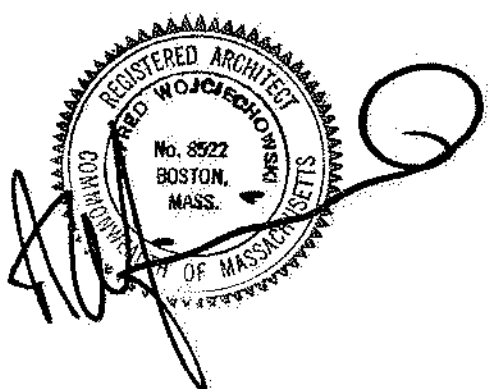
BASEMENT FLOOR PLAN

REVISIONS		
#	DATE	DESCRIPTION

RECONSTRUCTION

7 BEAVER PLACE
BOSTON, MA 02108

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PLAN

SCALE
1/2" = 1'-0"

PROJECT #
158007.00

DATE ISSUED
02.15.2018

A100