



# 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 - REVISED

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

**DATE:** Thursday, 15 November 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

~~19.176 BH~~ ~~60 Chestnut Street~~ ***CONTINUED FROM 9-20-2018 & 10-18-2018 PUBLIC HEARINGS***  
Applicant: ~~John Holland, Holland Companies.~~  
Proposed Work: ~~Installation of deck railing at rooftop deck at rear garage; installation of HVAC condensers at garage roof; proposal to install temporary mesh screening in front of condensers.~~ ***WITHDRAWN BY STAFF***

### II. DESIGN REVIEW

19.243 BH      20 Chestnut Street: ***CONTINUED FROM 10-18-2018 PUBLIC HEARING***  
Applicant: Monika Pauli  
Proposed Work: At front façade install new storm windows at first-story windows.

19.525 BH      71 Chestnut Street ***CONTINUED FROM 10-18-2018 PUBLIC HEARING***  
Applicant: Jennifer Mello  
Proposed Work: At front façade re-point masonry; replace all sills and lintels with cast stone; remove existing iron grate over door and iron gate at door alcove; clean rust off existing steel beam and re-paint; replace existing wood panels in transom over double doors with new glass panes; repair all doors; replace deteriorated sections of wood trim in-kind; Replace first-story sixteen-light wood window in-kind; and re-paint all exterior wood elements.

- 18.1423 BH 36 Joy Street **CONTINUED FROM 7-19-2018; 8-16-2018 & 10-18-2018 PUBLIC HEARINGS**  
 Applicant: Lawrence O'Connor  
 Proposed Work: Replace existing 6'-0" cedar stockade fencing alongside yard; attach five panels of treated lattice fencing for ivy wall; install single lattice panel at wall and alley end for ivy wall.
- ~~19.042 BH 79 West Cedar Street **CONTINUED FROM 9-20-2018 & 10-18-2018 PUBLIC HEARING**  
 Applicant: Sean P. Cryts  
 Proposed Work: Install brass flag mount into mortar on front elevation and install flagpole between windows on second story. **WITHDRAWN BY APPLICANT**~~
- 19.370 BH 12 Otis Place  
 Applicant: Anastasia Contos  
 Proposed Work: Replace existing fence with wood fence and gate.
- 19.338 BH 12 Walnut Street  
 Applicant: Peter Ferreira  
 Proposed Work: At sidewalk eliminate failed coal chute and install brick pavers.
- 19.377 BH 86 Chestnut Street  
 Applicant: Dustin Nolin  
 Proposed Work: At front façade alter first-story entry and storefront by replacing fanlight at entry with raised paneling; replace one entry door in-kind and replace one entry door with paneled wall; remove carpet from entry steps and repair steps; remove handrail at steps; replace wood mouldings in-kind; replace transom windows in-kind; remove window grates and plate glass windows; install six-light wood casement windows; remove lower level windows; and install gray granite at former lower level window locations (*see also Administrative Review/Approval below*).
- 19.361 BH 20 Pinckney Street  
 Applicant: John Corey  
 Proposed Work: Remove lower window security grate (*see also Administrative Review/Approval below*).
- 19.248 BH 45A Hancock Street  
 Applicant: John Papadopoulos  
 Proposed Work: At front façade raise height of lower level windows to above sidewalk level, install new window sash, frames and trim, eliminate window wells, and continue sidewalk to foundation.
- 19.374 BH Pinckney Street at Charles Street  
 Applicant: Joseph Shannon, Crown Castle  
 Proposed Work: Remove existing street light and install new street light with small cell node.
- 19.375 BH Mount Vernon Street at Charles Street  
 Applicant: Joseph Shannon, Crown Castle  
 Proposed Work: Remove existing street light and install new street light with small cell node.
- 19.376 BH Revere Street at Charles Street  
 Applicant: Joseph Shannon, Crown Castle

- 19.207 BH Proposed Work: Remove existing street light and install new street light with small cell node.  
37-41 Bowdoin Street  
 Applicant: Sarah Graulty, Cellco Partnership
- 19.251 BH Proposed Work: Install two antenna enclosures at rooftop.  
22 West Cedar Street  
 Applicant: John Day  
 Proposed Work: At rear elevation remove metal cladding at bay window and parapet and install copper cladding in details to match existing cladding; remove faux cement fiber black slate at second-story bay and upper Mansard roof and install black slate; install roof deck on top of existing rear two-story addition; and replace non-historic six-over-six wood window with eight-light wood door.

**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**

- 19.346 BH 60 Beacon Street: At front façade repair and re-paint cornice in-kind.
- 19.352 BH 5 Brimmer Street: At front façade re-point masonry.
- 19.357 BH 37 Brimmer Street: At rear elevation replace first-story six-over-nine and four-over-six non-historic wood windows in-kind; and replace ten-light non-historic door in-kind.
- 19.377 BH 86 Chestnut Street: At front façade replace wood and slate siding at dormer in-kind; replace slate roof in-kind; replace copper gutter and downspout in-kind; repoint masonry; repair brownstone; and re-paint doors and shutters black (*see also Design Review above*).

- 19.379 BH 17 Louisburg Square: At front façade replace copper cladding and gutter at fifth-story in-kind.
- 19.316 BH 104 Mount Vernon Street: At roof rebuild top portion of chimney in-kind.
- 19.361 BH 20 Pinckney Street: At front façade re-paint entry door to match existing color; replace downspout with copper downspout; and re-paint entry steps and risers black (*see also Design Review above*).
- 19.348 BH 20 Pinckney Street: At front façade replace nine six-over-six non historic wood windows in-kind.
- 19.349 BH 86 Pinckney Street: At front façade replace: fourteen six-over-six non-historic wood windows in-kind; two three-over-three non-historic wood windows in-kind; and one nine-over-nine non-historic wood windows in-kind.
- 19.347 BH 46 West Cedar Street: At front façade repair and re-paint door black.

#### **IV. REVIEW and RATIFICATION OF October 18, 2018 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT:** 9:00 PM

**DATE POSTED:** 9 November 2018

#### BEACON HILL ARCHITECTURAL COMMISSION

Paul Donnelly, Joel Pierce, Miguel Rosales (Vice-Chair), 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