



NOTICE OF PUBLIC HEARING

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

DATE: 10/17/2019
TIME: 5:00 PM
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review 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

- VIO # 20.010 BH** **86 Chestnut Street**
Applicant: Dustin Nolan
Proposed Work: Ratification of unapproved removal of rear garden door and installation of front light, door handle, and alarm bell without BHAC approval.
- APP # 20.347 BH** **24 Joy Street:**
(Violation 19.078) **Applicant:** Kristie Aussubel; Cobblestone Convenience LLC
Proposed Work: Replace existing window signage with new signage.

II. DESIGN REVIEW HEARING

- APP # 19.777 BH:** **45 Beacon Street**
Applicant: Robert E. McLaughlin Sr. Esq.
Proposed Work: Install asphalt berm at rear wall of Carriage barn.
 (Remanded to Commission for reconsideration per Order of Superior Court)
- APP # 20.409 BH** **28 Pinckney Street:**
Applicant: Sander A. Rikleen; Sherin and Lodgen LLP
Proposed Work: Install new roll up garage door.

- APP # 20.209 BH** **9 Willow Street:**
Applicant: Deborah Thomas
Proposed Work: At all facades; repaint wood windows, trim, and bays in kind.
- APP # 20.283 BH** **92 Pinckney Street:**
Applicant: Steve Calandrella CM
Proposed Work: At North, West and South Facades replace all windows (historic and replacement) with proper pane configuration to match existing.
- APP # 20.362 BH** **88 Charles Street:**
Applicant: Sophie Stokes; Sophie Hughes Inc.
Proposed Work: At front façade, install new blade sign.
- APP # 20.371 BH** **151-153 Charles Street:**
Applicant: Thomas Maguire
Proposed Work: At side yard visible from Charles Street, replace wooden picket fence gate with metal diamond plate.
- APP # 20.377 BH** **75 Hancock Street:**
Applicant: Megan Morgan; Payne/Bouchier
Proposed Work: At front façade, install custom window security grill for front street level window.
- APP # 20.379 BH** **10 Otis Place:**
Applicant: David Doyno
Proposed Work: At rear façade facing Storrow Drive, replace existing barbed wire fence with a cedar privacy fence.
- APP # 20.380 BH** **71 Beacon Street #5:**
Applicant: Andrew Hamilton
Proposed Work: At rear facades level four, replace five, wood, 6 over 6 original windows with five, 6 over 6, simulated divided light windows.
- APP # 20.381 BH** **33 Bowdoin Street:**
Applicant: Jan Steenbrugge
Proposed Work: At front façade, change the previously approved (App: 16.931) replacement windows from the existing shade of white to black.
- APP # 20.382 BH** **150 Mount Vernon Street:**
Applicant: Simon Boyd
Proposed Work: At front façade, replace existing electronic lock and key set, and door knocker. Replace existing door numbers, At side door, replace existing mail slot.
- APP # 20.273 BH** **10 Walnut Street**
Applicant: Tim Sheehan
Proposed Work: At front façade, replace 14 original double hung 6 over 6 wood windows. Install horn, fire strobe, and sprinkler connection (See additional items in administrative review).

III. ADMINISTRATIVE REVIEW/APPROVAL: *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 commission 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 one year 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 southendldc@boston.gov. Thank you.

- APP # 20.294 BH** **37 Beacon Street:** At ground level, front and side facades replace five, 8 over 8, wood, windows at front and one window at side façade with 8 over 8 wood, true divided lites. Exterior to be painted Navajo White to match existing.
- APP # 20.306 BH** **41 Beacon Street:** At West (side) façade, remove and replace gutter with new copper gutter.
- APP # 20.322 BH** **41 Beacon Street:** At main entrance to 41 and 41A Beacon Street and stone soffit, repair and clean stonework using SEI Chemical Limestone Cleaner AR-104-5. At front façade, remove rust from base of wrought iron fencing where it joins granite using SEI Chemical Masonry Rust Remover AR 103-5. Repoint stonework using type S mortar. Color, style and tooling made to match existing.
- APP # 20.293 BH** **91 Beacon Street #3:** At front elevation level four, replace two, wood, non-original bowed 2 over 2 windows with two, wood, bowed 2 over 2 windows painted black to match existing.
- APP # 20.322 BH** **39 Brimmer Street:** At front entrance, cut and restore existing masonry, seal with Tremco Building Sealant with color to match existing. Restore base of left column brownstone with cast stone, with integrated color to match existing. Seal top steps with Tremco sealant. At left side of steps, cut and repair cracks, seal with Tremco sealant integrated color to match existing.
- APP # 20.320 BH** **77 Charles Street:** At front façade all levels, restore headers and sills as needed, clean façade with sure clean 600, coat headers and sills with Tammscoat, sand and repaint all window trim to match existing, seal existing gutters.

- APP # 20.272 BH** **44 Chestnut Street:** At rear façade, scrape and repaint wood trim with BM Aura Exterior Paint, low lustre.
- APP # 20.391 BH** **67 Chestnut Street:** At front façade, remove all slate and copper; install high temp ice and water shield, install new slate. Slate is to match existing in color, style and shape. Install new copper gutters, new copper dormer tops, down spout and window pans. At front façade, replace all decorative trim and sills in kind with like materials.
- APP # 20.308 BH** **10 Derne Street:** At front façade scrape and repaint entryway front and secondary door. Paint to match existing color; BM Regal Select.
- APP # 20.326 BH** **20 Grove Street:** At front façade, cut and repoint brick using mortar type “N” and fine sand, mortar joints to match existing.
- APP # 20.356 BH** **11 Irving Street:** At front façade, level 3. Replace 3 non-original wood 6 over 1 windows with 3, wood, 6 over 1 windows.
- APP # 20.387 BH** **45 Mount Vernon Street:** At front façade third floor, repoint brick to match existing.
- APP # 20.376 BH** **81 Myrtle Street:** At rear façade, replace slate mansard slate with like slate in color, shape and pattern. Install new copper gutter, flashing, and downspout, reset existing fire escape.
- APP # 20.316 BH** **11A Revere Street:** At front façade garden level 1, replace two, 1 over 1 , wood windows in kind.
- APP # 20.291 BH** **23 Pinckney Street:** At rear façade, repair and repoint bricks using type N. Repair brick line under gutter, replace deteriorated window sills as needed. Replace all window trim in kin repaint trim to match existing. Repaint steel post on deck rail to match existing.
- APP # 20.310 BH** **112 Pinckney Street:** At front façade Unit 34; replace 8 cracked window panes, repaint windows black to match existing.
- APP # 20.273 BH** **10 Walnut Street:** At front façade, patch slate roof as needed, replacements to match existing. Replace copper gutter and downspout in kind. Remove 2 storm doors and 3 storm windows at penthouse level (See Additional Items in Design Review).
- APP # 20.327 BH** **89-91 West Cedar Street:** At front façade, cut and repoint using mortar type N. At fifth floor replace three 1 over 1 wood windows with three 6 over 6 wood windows.
- APP # 20.370 BH** **9 Willow Street:** At penthouse level west elevation, replace wood arched window in kin. At southern façade, level 7, replace three 6 light casement windows in kind. Windows are only slightly visible from the Willow Street.

IV. RATIFICATION OF 9/19/2019 PUBLIC HEARING MINUTES & 09/12/2019, 09/19/2019 & 10/2/2019 subcommittee meeting minutes.

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00P.M.

DATE POSTED: 10/7/2019

BEACON HILL ARCHITECTURAL COMMISSION

*Miguel Rosales, Kenneth Taylor (Chair), Joel Pierce (Vice-Chair), Paul Donnelly, P.T. Vineburgh,
Alternates: Thomas Hopkins, Danielle Santos, Three Vacancies*

Cc: *Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/*