



NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 3/21/2019
TIME: 5:00 PM
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH 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

- 19.099 BH** **11 Irving Street CONTINUED FROM 8/16/2018 PUBLIC HEARING**
Applicant: Corinne Getchell
Proposed Work: Installation of intercom system.
- 19.789 BH** **8 Joy Street CONTINUED FROM 2/21/2019 PUBLIC HEARING**
Applicant: James McClutchy
Proposed Work: At front façade and side elevation replace sixteen wood windows and 14 window casings in-kind; and at front façade and side elevation repair five wood windows and seven window casings.
- 19.804 BH** **81 Charles Street**
Applicant: Farshad Sayan, Clevergreen Cleaners
Proposed Work: Rehang blade sign formerly located at 109 Charles Street; recover awning and install wall signage.

II. DESIGN REVIEW HEARING

- ~~**19.873 BH** **144-158 Charles Street: WITHDRAWN BY APPLICANT**~~
~~Applicant: Edward D. Pare, Jr., Esq.~~
~~Proposed Work: At roof remove existing antennas and mounting hardware on chimney and relocate inside three new fiberglass canisters.~~

19.890 BH

20 Revere Street:

Applicant: Meghan McNamara

Proposed Work: Repair existing iron gate and re-paint black; remove existing patio and steps and replace with a new poured concrete patio and steps; remove existing pavers and replace with brick pavers; install wrought iron handrail; secure loose exterior wires to building; remove existing flood light over entry door; install three wall light fixtures; install two electrical receptacles; and paint existing phone box black.

19.796 BH

25 Charles Street:

Applicant: Curtis Kemeny

Proposed Work: At Charles Street façade relocate entry and install new entry doors, replace and lengthen first-story windows, repair and replace existing cornice and awning brackets as needed, recover awning; at Branch Street elevation create new window openings; and replace wooden window shutters at Charles Street façade and Branch Street elevation (**See Administrative Review items below**).

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 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. Thank you.

19.878 BH

75 Beacon Street: At front façade re-paint wood trim, window sash and entry doors.

19.900 BH

94 Beacon Street: Replace deteriorated roof slates in-kind; replace deteriorated wood trim at dormer in-kind, and install new copper flashing.

- 19.886 BH** **37 Brimmer Street**: At front façade replace one pair of first-story non-historic four-over-twelve wood windows in-kind.
- 19.796 BH** **25 Charles Street**: Clean and repair masonry (**See Design Review item above**).
- 19.887 BH** **5 Chestnut Street**: At front façade replace five fifth-story non-historic one-over-one wood windows in-kind.
- 19.807 BH** **87 Chestnut Street**: Replace copper cap at top of parapet wall in-kind.
- 19.845 BH** **11 Phillips Street**: At front façade replace six first-story non-historic six-over-six wood windows in-kind.
- 19.866 BH** **54 Pinckney Street**: At front façade replace eight non-historic six-over-six wood windows in-kind, one non-historic eight-over-eight wood window with a six-over-six wood window; and one non-historic six-light wood window in-kind.
- 19.885 BH** **123 Pinckney Street**: At Charles Street elevation re-point masonry and repair sandstone lintels.
- 19.839 BH** **82 Revere Street**: At front façade repair sandstone lintels and sills.

IV. RATIFICATION OF 2/21/2019 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:00PM

DATE POSTED: 3/15/2019

BEACON HILL ARCHITECTURAL DISTRICT COMMISSION

Paul Donnelly, Joel Pierce, Miguel Rosales (Vice-Chair), P.T. Vineburgh,
Alternates: Danielle Santos, *Five 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