



## NOTICE OF PUBLIC HEARING - REVISED

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

**DATE:** 4/18/2019  
**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

**19.777 BH**      **45 Beacon Street (CONTINUED FROM 2/21/2019 PUBLIC HEARING)**  
Applicant: Robert E. McLaughlin, Sr. Esq.  
Proposed Work: Ratification of the existing grade in Spruce Place; repair masonry at rear elevation of Carriage Barn; replace two missing granite bollards at east and west corners of Carriage Barn; modify door at rear elevation of Carriage Barn by extending its length and lowering bottom jamb; and install asphalt berm at rear wall of Carriage barn.

### II. DESIGN REVIEW HEARING

**19.986 BH**      **33 Chestnut Street:**  
Applicant: Erik Erlingsson  
Proposed Work: At front façade install black steel handrail at entry steps.

**19.994 BH**      **41 Chestnut Street:**  
Applicant: Brad Richards  
Proposed Work: At front façade restore and re-paint entry door.

**19.814 BH**      **55 Chestnut Street:**  
Applicant: Melissa and Trevor Fetter  
Proposed Work: At front façade replace non-historic front door and hardware in-kind; and re-paint door, door surround, window trim window sash, shutters and window boxes.

- 19.1009 BH**     **158 Mount Vernon Street:**  
 Applicant: Dustin Nolin  
 Proposed Work: At rear elevation replace existing wooden garage door, posts and header with wood door, posts and header, and repair and reset brick pavers.
- 19.1006 BH**     **74 Chestnut Street:**  
 Applicant: Ryan Garrity  
 Proposed Work: At rear elevation replace existing wooden garage door with black steel door.
- 19.915 BH**     **25 Phillips Street:**  
 Applicant: Ted Toran  
 Proposed Work: At rear elevation install brick in front of concrete block infill at second story window opening and install bathroom vent.
- 19.1004 BH**     **28 Pinckney Street: (PREVIOUSLY APPLICATION 19.744 BH CONTINUED FROM 2/21/2019 PUBLIC HEARING)**  
 Applicant: Monika Pauli  
 Proposed Work: Replace existing in-filled garage door opening with new overhead garage door painted black; paint existing door black; remove existing paint from masonry; and restore curb cut and sidewalk (work previously approved by BHAC on June 18, 2015).
- 19.796 BH**     **25 Charles Street: (CONTINUED FROM 3/21/2019 PUBLIC HEARING)**  
 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**).
- 19.1011 BH**     **77A Revere Street: WITHDRAWN BY STAFF**  
 Applicant: Mark Little  
 Proposed Work: ~~At roof reconstruct roof deck.~~
- 19.873 BH**     **144-158 Charles Street:**  
 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.

**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](mailto:BeaconHillAC@boston.gov). Thank you.

- 19.998 BH**                      **4 Acorn Street:** At front façade repair windows and window shutters, and re-paint front steps and fire escape.
- 19.1000 BH**                     **61 Beacon Street:** At front façade repair brick cornice at roofline.
- 19.796 BH**                      **25 Charles Street:** Clean and repair masonry (**See Design Review item above**).
- 19.1005 BH**                     **76 Chestnut Street:** At front replace eight pairs of wood window shutters in-kind.
- 19.921 BH**                      **20 Pinckney Street:** At front façade replace second-story granite window sill in-kind.

#### IV. RATIFICATION OF 3/21/2019 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

#### VI. PROJECTED ADJOURNMENT: 8:30PM

**DATE POSTED: 4/17/2019**

#### **BEACON HILL ARCHITECTURAL DISTRICT COMMISSION**

Paul Donnelly, Joel Pierce, Miguel Rosales (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