



NOTICE OF PUBLIC HEARING

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

DATE: 5/16/2019
TIME: 5:00 PM
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

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BOSTON, MA

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 & 3/21/2019 PUBLIC HEARINGS**
Applicant: Corinne Getchell
Proposed Work: Installation of intercom system.

II. DESIGN REVIEW HEARING

19.900 BH **94 Beacon Street: (CONTINUED FROM 3/21/2019 PUBLIC HEARING)**
Applicant: Timothy Burke
Proposed Work: Replace deteriorated roof slates in-kind; replace deteriorated wood trim at dormer in-kind, and install new copper flashing.

19.1151 BH **25 Phillips Street:**
Applicant: Ted Toran
Proposed Work: At rear elevation replace rear door to deck and restore brick-in window opening (**See Administrative Review items below**).

19.1011 BH **77A Revere Street:**
Applicant: Mark Little
Proposed Work: At roof reconstruct roof deck.

- 19.905 BH** **43 Mount Vernon Street:**
 Applicant: Ken Portanova
 Proposed Work: At roof move existing roof deck to one side. replace black rubber membrane roof and copper capping in-kind, and move deck back to same area.
- 19.1155 BH** **33 Mount Vernon Street:**
 Applicant: Dartagnan Brown
 Proposed Work: At front façade replace existing wood and vinyl windows with wood six-over-two windows, install window shutters and window flower boxes, repair entry door and door surround and paint black, replace door hardware, and install new buzzer at entry (**See Administrative Review items below**).
- 19.1144 BH** **4 Walnut Street:**
 Applicant: Jonathan and Claire Ellis
 Proposed Work: At roof replace existing roof deck with similar size and shape deck; remove and roof over one skylight; and replace access hatch.
- 19.1086 BH** **65-66 Beacon Street:**
 Applicant: Daniel Brennan
 Proposed Work: At Charles Street elevation install safety glass at entry door and refurbish automatic door opener.
- 19.1148 BH** **39 Beacon Street:**
 Applicant: Guy Grassi
 Proposed Work: At front façade replace intercom system and install fire connection; and at rood replace existing steel railing system at deck and install green roof.
- 19.1071 BH** **109 Charles Street:**
 Applicant: Mike Carey
 Proposed Work: At rear lower roof replace two existing skylights in-kind.
- 19.1004 BH** **28 Pinckney Street: (PREVIOUSLY APPLICATION 19.744 BH CONTINUED FROM 2/21/2019 & 4/18/2019 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 & 4/18/2019 PUBLIC HEARINGS)**
 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.

- 19.1148 BH** **39 Beacon Street:** Clean and repair masonry; repair and re-paint window frames, sash and mouldings; repair and repaint metalwork; repair and repaint front entry portico, trim, door, transom and sidelights; repair downspout and gutter system; repair copper parapet at front façade; and repair and repaint rear entry doors and sidelight (See Design Review item above).
- 19.796 BH** **25 Charles Street:** Clean and repair masonry (See Design Review item above).
- 19.1152 BH** **75 Chestnut Street:** At front façade replace four second-story six-over-six non-historic wood windows in-kind.
- 19.1083 BH** **27-29 Hancock Street:** At front façade replace three black steel brackets at fire escape in-kind.
- 19.1155 BH** **33 Mount Vernon Street:** At front façade clean, repair and re-point masonry and repair and repaint lower entry door (See Design Review item above).
- 19.1136 BH** **90 Mount Vernon Street:** At front façade restore nine existing windows and replace two cellar three-over-three windows in-kind.
- 19.1111 BH** **129-131 Mount Vernon Street:** At front façade bay roofs replace black rubber membrane roof and copper drip edge in-kind.
- 19.1172 BH** **2 Otis Place:** Re-point masonry.
- 19.1151 BH** **25 Phillips Street:** At front façade replace three second-story two-over-two wood windows in-kind (See Design Review item above).

19.1084 BH

41 West Cedar Street: Repaint entry door and stairs.

19.1128 BH

1 West Hill Place: Repair deteriorated masonry cornice and masonry belt course, and re-point brickwork.

IV. RATIFICATION OF 4/18/2019 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 9:00PM

DATE POSTED: 5/6/2019

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