



### NOTICE OF PUBLIC HEARING

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

**DATE:** 6/20/2019  
**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. DESIGN REVIEW HEARING

RECEIVED  
CITY CLERK'S OFFICE  
2019 JUN - 7 PM 1:30  
BOSTON, MA

- 19.1311 BH      94 Beacon Street:**  
Applicant: Timothy Burke  
Proposed Work: At front façade replace deteriorated six-over-six double-hung windows in flanking dormers in-kind; and enlarge shed dormer window openings and replace four eight-light casement wood windows with four ten-light casement wood windows or alternatively with three six-over-six wood windows.
- 19.1231 BH      81 Beacon Street:**  
Applicant: Jeanne Hilsinger  
Proposed Work: At rear elevation remove window grates at four second-story windows.
- 19.1294 BH      11 Louisburg Square:**  
Applicant: Ryan Garrity  
Proposed Work: At front façade replace fourteen windows as approved by BHAC in 2018; however, remove the proviso of using restoration glass in some panes.
- 19.1312 BH      74 Chestnut Street:**  
Applicant: Ryan Garrity  
Proposed Work: At rear elevation replace black cedar garage door with plywood door.

- 19.1261 BH**      **Tremont Street (Opposite 110 Tremont Street Between Hamilton Place and Broomfield Street):**  
 Applicant: Michael S. Giaimo  
 Proposed Work: Replace existing city light pole with small cell wireless antenna system.
- 19.1278 BH**      **37-41 Bowdoin Street:**  
 Applicant: John Moran  
 Proposed Work: At roof install four antennas, four remote radio heads and two junction boxes within fiberglass screen walls.
- 19.1155 BH**      **33 Mount Vernon Street: (CONTINUED FROM 5-16-2019 PUBLIC HEARING)**  
 Applicant: Dartagnan Brown  
 Proposed Work: At front façade repair entry door and door surround and paint black, replace door hardware, and install new buzzer at entry
- 19.1221 BH**      **87 Pinckney Street:**  
 Applicant: Brigid Williams  
 Proposed Work: At rear elevation create new window opening in masonry wall at third-story and install air intake and exhaust vent (**See Administrative Review items below**).
- 19.1301 BH**      **40 Beacon Street:**  
 Applicant: Guy Grassi  
 Proposed Work: At rear elevation install two precast concrete steps and alter brick wall and railing to accommodate an in-swing gate.
- 19.1148 BH**      **39 Beacon Street: (CONTINUED FROM 5-16-2019 PUBLIC HEARING)**  
 Applicant: Guy Grassi  
 Proposed Work: At front façade replace intercom system and install fire connection; and at roof replace existing steel railing system at deck and install green roof.
- 19.1298 BH**      **92 Pinckney Street:**  
 Applicant: Steve Calandrella  
 Proposed Work: At roof replace black rubber membrane roof and deck in-kind.
- 19.1242 BH**      **20 Chestnut Street:**  
 Applicant: Monika Pauli  
 Proposed Work: Replace deteriorated chimney pot cap with black aluminum termination cap.
- 19.1004 BH**      **28 Pinckney Street: (PREVIOUSLY APPLICATION 19.744 BH CONTINUED FROM 2/21/2019, 4/18/2019 & 5/16/2019 PUBLIC HEARINGS)**  
 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**).

**II. 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.

**19.1148 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**).

**19.1288 BH**      **59 Beacon Street:** At front façade repaint eight windows.

**19.796 BH**      **25 Charles Street:** Clean and repair masonry (**See Design Review item above**).

**19.1205 BH**      **48 Charles Street:** At front façade repair stucco and re-paint window trim.

**19.1284 BH**      **58 Chestnut Street:** At roof replace slate and copper flashing in-kind.

- 19.1285 BH**      **10 Joy Street**: At roof replace deteriorated slate and copper hips in-kind.
- 19.1297 BH**      **60 Joy Street**: Replace black rubber membrane roof and copper flashings in-kind.
- 19.1295 BH**      **42 Mount Vernon Street**: At roof re-point southeast chimney and repair adjacent roofing.
- 19.1302 BH**      **63 Mount Vernon Street**: At front façade re-set and repair stone pavers at walkway.
- 19.1303 BH**      **150 Mount Vernon Street**: At front façade replace eight six-over-six wood windows in-kind, and replace deteriorated wood window trim in-kind.
- 19.1254 BH**      **7 & 8 Park Street**: At front façade replace three first-story six-over-six non-historic wood windows in-kind; and at rear elevation replace four first-story six-over-six non-historic wood windows in-kind and two first-story fifteen-light non-historic wood windows in-kind.
- 19.1221 BH**      **87 Pinckney Street**: At front façade repair third-story windows; and at rear elevation replace three third-story two-over-two wood windows and three third-story one-over-one wood windows in-kind, and replace deteriorated sandstone lintel and sill with cast stone.
- 19.1324 BH**      **2 Sentry Hill Place**: At front façade and rear elevation re-point masonry.
- 19.1183 BH**      **43 South Russell Street**: At front façade and side elevation re-paint masonry walls.
- 19.1199 BH**      **56 West Cedar Street**: At front façade re-paint front door and trim, and repair and touch-up paint at bay window.

**III. RATIFICATION OF 5/16/2019 PUBLIC HEARING MINUTES**

**IV. STAFF UPDATES**

**V. PROJECTED ADJOURNMENT: 9:00PM**

**DATE POSTED: 6/10/2019**

**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