



**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 7/18/2019**  
**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. EXECUTIVE SESSION**

**Litigation Matters**

**II. DESIGN REVIEW HEARING**

RECEIVED  
CITY CLERK'S OFFICE  
2019 JUL 16 A 10:36  
BOSTON, MA

**19.1231 BH 81 Beacon Street:**  
Applicant: Jeanne Hilsinger  
Proposed Work: At rear elevation remove window grates at four second-story windows.

**19.1312 BH 74 Chestnut Street: Continued from 6/20/2019 Public Hearing**  
Applicant: Ryan Garrity  
Proposed Work: At rear elevation replace black cedar garage door with plywood door. **WITHDRAWN BY APPLICANT**

**19.1359 BH 123 Pinckney Street aka 97 Charles Street:**  
Applicant: Daniel Brennan  
Proposed Work: Replace existing Starbuck's blade sign to reflect company's trademark white/green colors.

**19.1445 BH 107 Chestnut Street:**  
Applicant: Eugene H. Clapp  
Proposed Work: Install gas shut-off valve adjacent to courtyard area.

**19.1443 BH**     **103 Pinckney Street:**  
Applicant: Joseph Macey  
Proposed Work: At rear elevation enlarge existing window/access to rear deck (**See Administrative Review items below**).

**19.1390 BH** — **71 Myrtle Street:**  
Applicant: Capital Construction Contracting, Inc.  
Proposed Work: Replace existing roof deck. **WITHDRAWN BY STAFF**

**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.

**19.1457 BH**     **41 Beacon Street:** At front façade replace deteriorated and missing roof slate in-kind, replace copper flashing in-kind (including flashing visible at rear elevation), repair gutter and downspouts, replace deteriorated window sills and trim in-kind, and at entryway repair frame at sidelight, re-paint door and trim, and repair and re-paint wrought iron.

**19.1415 BH**     **87/88 Beacon Street:** At rear elevation rebuild deteriorated brick wall between rear courtyards in-kind.

**19.1455 BH**     **3 Byron Street:** Re-point upper portion of sidewall, replace concrete cap in-kind, and replace flashing at front chimney in-kind.

**19.1361 BH**     **73 Hancock Street:** At front façade re-point masonry and re-caulk areas where metalwork is attached to building.

**19.1416 BH**     **10 Louisburg Square:** At front façade repair deteriorated wood elements in-kind and re-paint windows, trim, shutters and entry door.

- 19.1336 BH** **70-72 Mount Vernon Street:** At rear addition repair/reinforce and re-paint fire escapes and balconies, replace damaged sills and masonry in-kind, re-point masonry, and re-paint courtyard walls and windows.
- 19.1417 BH** **85 Mount Vernon Street:** At front façade of rear extension remove wood work at mid-level flashing, replace copper flashing in-kind, reinstall wood work and replace deteriorated sections in-kind, and re-point masonry.
- 19.1414 BH** **85 Myrtle Street:** Re-point masonry at side and rear elevations.
- 19.1468 BH** **1 Otis Place:** Remove and rebuild chimney in-kind.
- 19.1426 BH** **2 Otis Place:** Replace deteriorated roof slate to replicate historic color and pattern, replace copper flashing and gutter in-kind, and replace deteriorated wood trim at dormer in-kind.
- 19.1451 BH** **10 Otis Place, Unit 3AB:** Replace two six-over-three, twenty six-over-six, and two three-light wood windows in-kind.
- 19.1450 BH** **10 Otis Place, Unit 4B:** Replace two eight-over-eight, sixteen six-over-six, and three three-light wood windows in-kind.
- ~~**19.1195 BH** **25 Pinckney Street:** At front façade repair and re-point masonry, replace deteriorated window sills with cast stone, re-paint windows and trim black to match existing color. **WITHDRAWN BY STAFF**~~
- ~~**19.1196 BH** **27 Pinckney Street:** At front façade repair and re-point masonry, replace deteriorated window sills with cast stone, re-paint windows and trim black to match existing color. **WITHDRAWN BY STAFF**~~
- 19.1439 BH** **30 Pinckney Street:** At front façade replace deteriorated wood trim at two oriel windows in-kind, and re-paint windows and trim to match existing color.
- 19.1363 BH** **83 Pinckney Street:** At rear extension repair and re-point chimney.
- 19.1443 BH** **103 Pinckney Street:** At rear elevation replace all existing storm windows at the first, second, third and fourth stories and re-paint window trim and sash black (**See Design Review item above**).
- 19.1360 BH** **104 Revere Street:** At front façade repair cracks at entryway's paneling and re-paint wood elements and metalwork to match existing colors.
- 19.1317 BH** **13 West Cedar Street:** At front façade replace deteriorated roof slate, flashing and wood trim in-kind, and replace eight lintels and six window sills in-kind.
- 19.1395 BH** **47 West Cedar Street:** Rebuild deteriorated chimney in-kind.
- 19.1425 BH** **50 West Cedar Street:** At Mansard roof of front façade replace deteriorated slate, wood sills and drip edges, and gutter and downspout in-kind, and at Mansard roof of rear elevation replace deteriorated slate, frieze board, and downspout in-kind, replace sills and drip edge with wood, and install copper gutter to match that at front façade.
- 19.1296 BH** **87 West Cedar Street:** Replace deteriorated door to lower unit in-kind.

**IV. RATIFICATION OF 6/20/2019 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 7:00PM**

**DATE POSTED: 7/16/2019**

**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