



**NOTICE OF PUBLIC HEARING**

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2019 NOV 18 A 9 10  
BOSTON, MA

The **BEACON HILL HISTORIC DISTRICT COMMISSION** will hold a public hearing:

**DATE:** 11/21/2019  
**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 Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review 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**

- APP # 20.209 BH**      **9 Willow Street(Continued from 10/17/2019 & 11/5/2019):**  
**Applicant:** Deborah Thomas  
**Proposed Work:** At all facades; repaint wood windows, trim, and bays in kind.
- APP # 19.1150 BH**      **60 Chestnut Street:**  
**Applicant:** John Holland; The Holland Group  
**Proposed Work:** Remediation of condenser location, planter, and deck height.
- APP # 20.371 BH**      **151-153 Charles Street (Continued from 10/17/2019):**  
**Applicant:** Thomas Maguire  
**Proposed Work:** At side yard visible from Charles Street, replace wooden picket fence gate with metal diamond plate.
- APP # 20.516 BH**      **71 Beacon Street (Continued from 10/17/2019):**  
**Applicant:** Andrew R. Hamilton  
**Proposed Work:** At fourth floor at front, rear and side facades, replace five, 6 over 6, wood windows with five, 6 over 6, wood windows.
- APP # 20.283 BH**      **92 Pinckney Street(Continued from 10/17/2019):**  
**Applicant:** Steve Calandrella CM  
**Proposed Work:** At north, west and south facades replace all windows (historic and replacement) with proper pane configuration to match existing.  
*Removed By Staff*

- APP # 20.523 BH**      **34 Beacon Street**  
**Applicant:** Mona Bonnot  
**Proposed Work:** Remove upper railing and hatch at upper roof. At Joy Street façade level 1, replace three 6 over 6 wood windows with 3 6 over 6 windows. At front façade dormer level, replace two, 2 over 2, wood windows with two, 2 over 2, wood windows. Replace flag pole. (See Additional Items Under Administrative Review).
- APP # 20.519 BH**      **32 Hancock Street**  
**Applicant:** Lynne Ornstedt  
**Proposed Work:** Re-stain front door to its original color.
- APP # 20.410 BH**      **104 Mt. Vernon Street (11A West Cedar)**  
**Applicant:** Shari Loessberg and Christopher Smart  
**Proposed Work:** At front façade, restore leaded glass on side lights and transom by cleaning and removing existing paint. Restore existing front door, repaint door (BM Grand Entrance Red). Restore 11A main Entry repaint door (BM Grand Entrance Red).
- ~~**APP # 20.521 BH**      **71 Charles Street**  
**Applicant:** Monika Pauli  
**Proposed Work:** At front façade, replace existing main front door and side lights, replace existing front garden level door and shave sloped stone, install new light in door well. Repaint door vestibule Whispering Spring. Install two new hand rails, install two new sign, install wood flowerboxes. Install fire department connection. At front and rear facades, replace existing 6 over 6 wood windows with 6 over 6 wood windows. Install star tiebacks at front façade. (See Additional Items in Administrative Review) Removed By Staff~~
- APP # 20.520 BH**      **30 Chestnut Street**  
**Applicant:** Alex Slote  
**Proposed Work:** At front façade, replace wood shutters. At front and rear facades all levels, replace all wood windows (6 over 6) with 6 over 6 wood windows. Replace granite curbstone with brick. Install steel balconies at second and third level of rear. Relocate downspout at rear of the property. Install roof deck. (See Additional Items in Administrative Review)
- APP # 20.514 BH**      **65-66 Beacon Street**  
**Applicant:** Daniel Brennan  
**Proposed Work:** At Charles Street façade, replace existing double doors with a single leaf door and sidelight.
- APP # 20.497 BH**      **145 Pinckney Street**  
**Applicant:** Giovanni Grimaldi  
**Proposed Work:** Replace existing perimeter fence in kind.
- ~~**APP # 20.503 BH**      **31 Irving Street (Adjacent)**  
**Applicant:** Nathaniel Walton  
**Proposed Work:** Install tree guard around street tree. **Moved to December per Applicant**~~
- APP # 20.510 BH**      **6 Mt. Vernon Place**  
**Applicant:** Stephen Gallagher R.A.  
**Proposed Work:** At front and side facades, install 4 decorative lights.
- ~~**APP # 20.327 BH**      **89-91 West Cedar:**  
**Applicant:** Frank Role  
**Proposed Work:** Replace three windows on 5<sup>th</sup> Floor (See Additional Items In Administrative Review). Removed By Staff~~
- APP # 20.459 BH**      **13 Chestnut Street:**  
**Applicant:** Oliver Colburn  
**Proposed Work:** Install new light fixture at front façade.

- APP # 20.470 BH**      **70 Charles Street:**  
**Applicant:** Jasmine Punzalan  
**Proposed Work:** Install new signage.
- APP # 20.379 BH**      **10 Otis Place:**  
**Applicant:** David Doyno  
**Proposed Work:** At rear yard facing Storrow Drive replace chain link fence with cedar privacy fence.
- APP # 20.251 BH**      **12 Lime Street**  
**Applicant:** Dan Desrochers; Pomeroy + Company  
**Proposed Work:** At front façade main entry, install five new energy panels

**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 commission 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 one year 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 [southendldc@boston.gov](mailto:southendldc@boston.gov). Thank you.

- APP # 20.319 BH**      **34 1/2 Beacon Street:** At front façade, remove and replace raised panels and replace/repaint in kind.
- APP # 20.523 BH**      **34 Beacon Street:** At front façade, level 2, replace standing seam copper roof, install TPO roofing system. (See Additional Items Under Design Review)
- APP # 20.521 BH**      ~~**71 Charles Street:** Replace existing front and rear gutters in kind with copper gutters, replace existing roof level flashing in kind with copper flashing. At front façade, restore existing windows on level two and three. At front façade level 1, repair metal detail in kind. Repair snow guards, Rebuild existing chimney in kind. Repair front door vestibule molding in kind. At rear façade, repoint brick, in kind. (See Additional Items in Design Review)~~  
 Removed By Staff
- APP # 20.398 BH**      **135 Charles Street:** At front and north façade cut and repoint brick joints with type "N" mortar. Repair and paint sills to match existing Color is brownstone 37H by Matrix. Remove existing slate roof, install rubber membrane, reinstall slate roof.

- APP # 20.520 BH** **30 Chestnut Street:** At front and rear facades, clean and repoint brick in kind. At rear façade, repair garage header in kind, replace copper gutter in kind. (See Additional Items in Administrative Review)
- APP # 20.495 BH** **130 Chestnut Street:** Paint front main vestibule BM - Windham Cream
- APP # 20.384 BH** **37 Joy Street:** At front and rear facades, repair spalled brick and cast stone sill, stabilize displaced brick and reset cast stone lintels and sills, repair step cracks, spot repoint as needed. All work is to be done in kind.
- APP # 20.410 BH** **104 Mt. Vernon Street (11A West Cedar):** At front façade, restore leaded glass by cleaning and removing existing paint. Restore existing front door, repaint door (BM Grand Entrance Red). Restore 11A main Entry repaint door (BM Grand Entrance Red).
- APP # 20.467 BH** **129-131 Mount Vernon Street:** At front façade level one; replace two, 2 over 2, wood windows and four, one over one, wood windows in kind.
- APP # 20.460 BH** **54 Myrtle Street #5:** At front façade, level three replace three, 1 over 1, wood, windows with three, 1 over 1, wood windows.
- APP # 20.517 BH** **69 Phillips Street** At front façade levels 1-5, replace all one over one wood windows with 1 over 1 wood windows. Total of 14 windows.
- APP # 20.513 BH** **123 Pinckney Street:** Paint and repair wood storefront in kind.
- APP # 20.522 BH** **1 Primus Avenue:** At front and side elevation levels 4 and 5, replace eight, 6 over 6, wood, replacement windows with six over six wood windows.
- APP # 20.466 BH** **75 Revere Street** At front façade level three, replace two, non-historic, 6 over 6 wood windows with two, 6 over 6 wood windows.
- APP # 20.395 BH** **104 Revere Street:** Refinish existing shutters, repaint in the same color.
- APP # 20.515 BH** **33-61 Temple Street:** Restore Derne and Temple Streets to their existing condition.
- ~~**APP # 20.511 BH** **87 West Cedar Street:** Repaint entry door and trim in kind. Removed By Staff~~
- ~~**APP # 20.327 BH** **89-91 West Cedar:** Cut and repoint brick using type "N" mortar (See Additional Items In Design Review). Removed By Staff~~

### III. RATIFICATION OF 10/17/2019 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

### V. PROJECTED ADJOURNMENT: 9:00p.m.

**DATE POSTED: 11/8/2019**

### **BEACON HILL ARCHITECTURAL COMMISSION**

Members: Miguel Rosales, Paul Donnelly, Joel Pierce, P.T. Vineburgh, Vacancy

Alternates: Santos, Vacancy, Vacancy, Vacancy

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/