



### NOTICE OF PUBLIC HEARING

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

**DATE:** 9/19/2019  
**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. EXECUTIVE SESSION

Litigation Matter

#### II. DESIGN REVIEW HEARING

- APP # 20.268 BH**      **40 Charles Street**  
Applicant: Jocelyn Hallstein; Brass  
Proposed Work: At storefront level, repurpose existing hanging sign.
- APP # 20.129 BH**      **25 Pinckney**  
Applicant: Ken Wang  
Proposed Work: At front façade all levels, repair/or replace wood lintels and sills, paint to match existing. Repoint all masonry with type N mortar. Replace front entry surround and interior with cast stone and painted to match brownstone, repaint fire escapes in kind, at rear yard replace fence.
- APP # 20.130 BH**      **27 Pinckney**  
Applicant: Ken Wang  
Proposed Work: At front façade level one; replace two sills and two lintels with cast stone, painted to match color of the underlying stone, at front façade, level two; replace the right lintel with cast stone, painted to match color of the underlying stone. At front façade level three; replace two lintels with cast stone, painted to match color of the underlying stone. Repoint all masonry with type N mortar. Repaint all window trim black to match existing. Replace front entry surround with cast stone and painted to match brownstone, repaint fire escape in kind. At rear yard replace fence.

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**APP # 20.204 BH**

**12 Joy Street**

Applicant: Sean P Cryts; HWD Holdings  
Proposed Work: At front façade, replace all windows as listed: garden level; replace two, wood, single pane windows in kind, level one; replace two, 1 over 1, wood windows in kind, level two; replace three, wood, 2 over 1 windows in kind, level three; replace three, 2 over 1, wood windows in kind, level four; replace three, 2 over 2, wood windows in kind.

**APP # 20.251 BH**

**12 Lime Street**

Applicant: Dan Desrochers; Pomeroy + Company  
Proposed Work: At front façade main entry, install five new energy panels over side-lites and transom.

**APP # 20.253 BH**

**2 Chestnut Street**

Applicant: Mike Sullivan  
Proposed Work: At roof level, relocate four existing condensers visible from a public way.

**APP # 20.260 BH**

**15 Charles Street**

Applicant: Lisa Mullan  
Proposed Work: At storefront level, repurpose existing wall sign, add awning with signage, replace flag.

**APP # 20.261 BH**

**135 Mt. Vernon Street**

Applicant: John Holland; The Holland Companies  
Proposed Work: At front façade all levels; replace existing wood window sashes, five of the windows are 2 over 2, six over the windows are 1 over 1.

**APP # 20.267 BH**

**85 Pinckney Street**

Applicant: Adam Gilmore  
Proposed Work: At front façade basement level; replace existing louvers with a six paned window and decorative metal grate, replace front door light fixture, door hardware, mail slot, intercom panel, new step lights, brass fire connection, and new copper light fixture adjacent to basement door. Repaint all front wood trim, shutters, and metal balcony in kind. ~~At rear façade, add a small copper clad addition to the existing penthouse, paint rear fire escape in the same color.~~

**APP # 20.279 BH**

**10 Beacon Street**

Applicant: Nathalie Beddiar; High Spot Deli  
Proposed Work: ~~At front façade remove old blade sign and replace with new blade sign.~~ **Removed by staff, just outside the district**

**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 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 # 20.240 BH**      **77 Beacon Street:** At roof level, remove and replace slate, copper flashing in kind. At front façade, level 1; remove existing oriel cooper roof and window trim and replace in kind. At front façade, dormer level; replace copper roof and rotted wood trim of the two dormers in kind. Iron cresting at roof level is to be treated with rust-inhibiting primer.
- APP # 20.234 BH**      **2 Chestnut Street:** At roof level, remove and replace existing slate roof with the same color slate and copper gutter in kind. Repair dental work in kind. At front façade, repoint brick in kind.
- APP # 20.262 BH**      **72 Chestnut Street** At all facades, repaint all existing wood work to match existing color.
- APP # 20.255 BH**      **101 Chestnut Street:** At east façade, repoint mortar joints in kind.
- APP # 20.265 BH**      **49 Garden Street:** Proposed Work: At front façade, level two and three; replace six, non-historic, 1 over 1, wood windows with six, 1 over 1, wood windows. Paint to match existing.
- APP # 20.138 BH**      **4 Lime Street** At front façade change existing front surround from off white/yellow to Jewett White. Front door to remain painted as BM Regal Black. Steps to be repainted and remain BM Black.
- APP # 20.249 BH**      **18 Phillips Street:** Amendment to previously approved application for an ADA accessibility ramp and handrail, retaining wall that and recessed lighting. This proposal will only change the grade, remove the previously approved gate and allow for the abutters property to have safe access to the ramp.
- APP # 20.203 BH**      **54 Pinckney Street:** At rear façade, dormer level replace six, non-historic, 6 over 6, wood windows with six, 6 over 6, wood windows.
- APP # 20.152 BH**      **37 Revere Street:** At front façade, spot repoint brick in kind. Repoint stone surrounding main entrance. Caulk building expansion joint, repoint voids and window sills as necessary. At basement level (2<sup>nd</sup> window from intersection on Anderson Street) Replace deteriorated sill and bricks, repair remaining window sills in kind. Scrape and repaint doors and perimeters in kind. Scrape and repaint iron window grates.

- APP # 20.264 BH**      **27 Temple Street:** At front façade, level four, replace three, non-historic, 1 over 1, wood windows with three, 1 over 1, wood windows.
- APP # 20.209 BH**      **9 Willow Street:** At all facades; repaint wood windows, trim, and bays in kind.

**IV. RATIFICATION OF 8/15/2019 PUBLIC HEARING MINUTES**

**V. UPDATES ON VIOLATIONS**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 6:00P.M.**

**DATE POSTED:** 9/9/2019

**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/ 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/