



Contract - Detailed

Pella Windows and Doors
 HIC# 183279 / Tax ID# 26-1413183 45 Fondi Road
 Haverhill, MA 01832
Phone: (978) 373-2500 **Fax:**

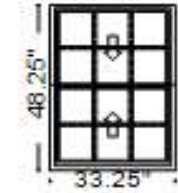
Sales Rep Name: Clancy, Ryan
Sales Rep Phone: 978-373-2500
Sales Rep Fax:
Sales Rep E-Mail: clancyrp@pellaboston.com

Customer Information	Project/Delivery Address	Order Information
<p>Matt Fronczke 10 Charles River Sq BOSTON, MA 02114-3266 Primary Phone: (630) 3470330 Mobile Phone: Fax Number: E-Mail: mfronczke@yahoo.com Great Plains #: 1005703920 Customer Number: 1009563608 Customer Account: 1005703920</p>	<p>Fronczke, Mathew, Boston, MA 10 Charles River Sq Lot # BOSTON, MA 02114-3266 County: SUFFOLK</p>	<p>Quote Name: 2022 - Basement Windows Order Number: 741RC1366 Quote Number: 14976049 Order Type: Installed Sales Payment Terms: Deposit/C.O.D. Tax Code: MA TAX 6.25 Quoted Date: 1/2/2022</p>

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Delivery	Delivery/Setup - Delivery/Setup	\$204.12	1	\$204.12

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15	Base Guest Room	Lifestyle, Double Hung, 33.25 X 48.25, Without HGP, White	\$2,415.70	3	\$7,247.10
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Viewed From Exterior

PK #
2105

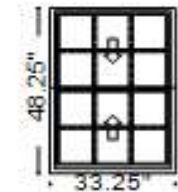
1: Non-Standard Size Non-Standard Size Double Hung, Equal
Frame Size: 33 1/4 X 48 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.50, VLT 0.57, CPD PEL-N-35-00422-00003, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 30.062, Clear Opening Height 20.875, Clear Opening Area 4.357946, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 163".

Frame Size: 33.25" X 48.25"

City Logistics - City Logistics	Qty	1
FE Exter Trim - Frame Expander Trim	Qty	1
Historic Window Install - Historic Window Install	Qty	1
PI_Insulate Pockets - Insulate Weight Pockets	Qty	1
Lead Safe Install - Lead Safe Install	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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20	Base Guest Bath	Lifestyle, Double Hung, 33.25 X 48.25, Without HGP, White	\$2,415.70	2	\$4,831.40
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Viewed From Exterior

PK #
2105

1: Non-Standard Size Non-Standard Size Double Hung, Equal
Frame Size: 33 1/4 X 48 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.50, VLT 0.57, CPD PEL-N-35-00422-00003, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 30.062, Clear Opening Height 20.875, Clear Opening Area 4.357946, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 163".

Frame Size: 33.25" X 48.25"

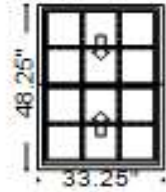
FE Exter Trim - Frame Expander Trim	Qty	1
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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Lead Safe Install - Lead Safe Install	Qty	1
PI_Insulate Pockets - Insulate Weight Pockets	Qty	1
City Logistics - City Logistics	Qty	1
Historic Window Install - Historic Window Install	Qty	1

Line #	Location:	Attributes			
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25	Base LR	Lifestyle, Double Hung, 33.25 X 48.25, Without HGP, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,415.70	2	\$4,831.40



Viewed From Exterior

PK #
2105

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 33 1/4 X 48 1/4

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Natural Sun Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.50, VLT 0.57, CPD PEL-N-35-00422-00003, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 30.062, Clear Opening Height 20.875, Clear Opening Area 4.357946, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 163".

Frame Size: 33.25" X 48.25"

PI_Insulate Pockets - Insulate Weight Pockets	Qty	1
Lead Safe Install - Lead Safe Install	Qty	1
FE Exter Trim - Frame Expander Trim	Qty	1
City Logistics - City Logistics	Qty	1
Historic Window Install - Historic Window Install	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	Base LR	Replacement: Sash Only. Architect, Traditional, Sash Set, Fixed, 15.25 X 50.25, White	\$1,802.14	1	\$1,802.14



Viewed From Exterior

PK #
2105

1: Traditional, Non-Standard Size Non-Standard Size Fixed Sash Set
Frame Size: 15 1/4 X 50 1/4
General Information: Standard, Clad, Pine, 5", 3 11/16"
Service: Sash Only, Sep 2007 - Current
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude
Grille: ILT, No Custom Grille, Mixed 7/8" & 2", Traditional (1W4H), Ogee, Ogee
Wrapping Information: Perimeter Length = 131", Glazing Pressure = 110.

Frame Size: 15.25" X 50.25"

Lead Safe Install - Lead Safe Install	Qty	1
PI_Insulate Pockets - Insulate Weight Pockets	Qty	1
Coil - Coil Wrap/Cap Exterior Trim	Qty	1
City Logistics - City Logistics	Qty	1
Historic Window Install - Historic Window Install	Qty	1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	Iron Grate Removal	Misc. Labor - Miscellaneous Labor	\$2,000.00	1	\$2,000.00

Customer Notes: In coordinating the work of a 3rd party contractor including but not limited to plumbers, electricians, painters, iron workers, staging companies etc. Note that Pella DOES NOT make any warranties expressed or implied nor takes any responsibility for the nature/ quality of their workmanship, their employees, or timeliness of when the work will start and be completed. Simply put Pella is scheduling a task with a company on the homeowner/ purchaser behalf or making an introduction for the homeowner/ purchaser to contact them on their own. *I acknowledge these terms and any associated costs are not included in this contract nor will be reimbursed by Pella Windows and Doors. MF Homeowner Initial

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	Spoon Locks	0CSMAB00 - AS (Model 3, 5, 6) Spoon Lock/Strike, Antique Brass	\$47.25	7	\$330.75

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	WOCD	0597AB00 - AS (Model 5, 6) WOCD, Antique Brass	\$28.35	7	\$198.45

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for

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any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Project Checklist Review (Installed Orders Only)

Before the Installation the Homeowner agrees to do the following:

Obtain Condo Association Approval

Obtain Historic Approval

Remove existing shutters and awnings

Remove air conditioners

Remove existing shades, drapes, window treatments, wall hangings, and personal belongings

Move furniture at least 3 feet away from work area

Tie or cut back trees, bushes and shrubs in the work area

Arrange to have alarm system and doorbells disconnected

Arrange to have any plumbing and electrical repairs or changes made by appropriate licensed contractor

Provide a door handle and lockset for entry door if Pella handle and lockset is not purchased.

Before the Installation Pella agrees to do the following:

Obtain Building Permit (When required)

Prefinish products when purchased in contract

During the Installation the Homeowner agrees to do the following:

Keep pets safely away from work area

Keep children safely away from work area

Allow Pella Installer room to work safely within your home

During the Installation Pella agrees to do the following:

Deliver and unload products purchased per contract

Place and remove drop cloths in work area then vacuum, and remove all debris at end of day

Remove existing product, including storm windows, and dispose of it unless otherwise specified

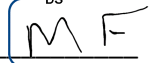
Install all products using method specified in contract per Pella Installation Instructions
Replace interior and/or exterior trim only if purchased
If Purchased, install exterior primed pine wood trim or Composite. Composite will be unfinished.
If Purchased, install interior trim matching wood window finish or White trim for Impervia and Encompass
Install non-Pella entry door lockset provided by you. Pella is not responsible for it's quality or performance

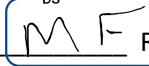
After the Installation the Homeowner agrees to do the following:

- Be available for completion and sign off to verify all products purchased are in working order
- Reinstall existing shutters and awnings
- Re-install existing shades, drapes, window treatments, wall hangings, and reposition furniture
- Arrange to have alarm system and doorbells reinstalled
- Reinstall air conditioners
- Remove stickers from product and save for energy rebate and tax purposes
- Wash all interior & exterior glass surfaces
- Fill nail holes and joints on interior trim if windows are to be stained (after staining)
- Clean up exterior casing issues due to storm window removal if full wrap or new exterior trim is not purchased

 Project Checklist has been reviewed
Customer initial

_____ Product Only Addendum has been reviewed

 Final payment is due upon Substantial Completion per the Terms and Conditions
Customer Initial

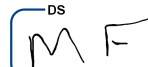
 Removal and reinstallation of blinds are the responsibility of the homeowner. If for any reason blinds are not removed, you will be charged to remove the blinds and we are not responsible for any damage that might occur to the existing blinds. Pella will not reinstall blinds and does not guaranty existing blinds will fit in to the new windows.

Customer Initial

A 1.5% FINANCE CHARGE PER MONTH WILL BE ASSESSED TO ALL BALANCES OLDER THAN 30 DAYS

Credit Card Account #: Last 4 Digits _____

Expiration Date: _____ / _____

Charge final payment to same account 

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

(Upon substantial completion)

Customer initial

Matt Fronczke

Customer Name (Please print)

DocuSigned by:



Customer Signature

1/3/2022

Date

DocuSigned by:



Credit Card Approval Signature

Ryan Clancy

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	\$13,624.12
Sales Tax @ 6.25%	\$851.51
Non-taxable Subtotal	\$7,821.24
Total	\$22,296.87
Deposit Received	\$7,432.29
Amount Due	\$14,864.58

Lead Safe Installation Customer Performance Expectations

In order to ensure a proper Lead Safe Installation, it is essential that we have you complete the below tasks prior to your installation:

- ALL furniture needs to be moved at least 8 feet away from any window or door being replaced
- ALL personal items, wall hangings, and collectibles must be removed prior to your installation date
- All blinds and any interior window treatments need to be removed prior to your installation date
- Any non-movable furniture (for example: pianos, entertainment centers, built in cabinets, etc) must be cleared of items and be surface dusted prior to installation
- You will be responsible for replacing all furniture and personal items after your installation
- Other items: _____

What to Expect the Containment/Work Area to Look Like

- In order to ensure your safety, we will be taking measures to minimize dust / debris does not spread beyond our work area. This may include the use of plastic sheeting on the floors and/or walls, caution signs, sealing of heating and cooling air vents, and asking that you turn off your HVAC system during our work.
- During your Lead Safe Installation, you may also see your installation professional wearing Personal Protection Equipment.
- For your own safety, we are not permitted to allow you inside the work area during the removal of your current product or the installation of your new windows / doors.

By signing the form below, I am affirming that I understand all the expectations noted above and that I have agreed to have all items completed prior to my installation commencing. I understand that failure to have these items completed will result in the re-scheduling of my installation and that my installation date will be scheduled for the next available date.

DocuSigned by:

Customer Signature

1/3/2022
Date

Pre-Renovation Form

Occupant Confirmation

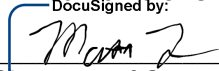
Pamphlet Receipt

_____ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Matt Fronczke

Printed Name of Owner-occupant

DocuSigned by:



1/3/2022

Signature of Owner-occupant

Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

_____ **Declined** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

_____ **Unavailable for signature** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by:

(Fill in how pamphlet was left)

Printed Name of Person Certifying Delivery

Attempted Delivery Date

Signature of Person Certifying Delivery

Unit Address

Note Regarding Mailing Option -- As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.



NOTICE OF PUBLIC HEARING

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

DATE: 4/16/2020
TIME: 5:00 p.m.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH 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 616 of the Acts of 1955 of the Massachusetts General Law 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.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to <https://zoom.us/j/289955040> or calling 1-929-205-6099 and entering id 289 955 040#. You can also submit written comments or questions to BeaconHillAC@boston.gov or via Twitter [@bostonlandmarks](https://twitter.com/bostonlandmarks).

I. VIOLATIONS

- APP # 20.704 BH** **5 West Cedar Street**
Applicant: Anne Stetson
Proposed Work: Ratification of unapproved “private way” signage.
- VIO # 20.014 BH** **4 Pinckney Street**
Applicant: Sandy Steele
Proposed Work: Ratification of unapproved work at the rear of the property and an unapproved shoe scraper.
- APP # 20.927 BH** **54 Pinckney Street**
Applicant: John Corey
Proposed Work: Ratification of unapproved work at front façade including crack repair in lintel, cracked sills, step crack. Replace exterior lantern, doorbell. Paint front Door.

II. DESIGN

- APP # 20.740 BH** **35 Beacon Street:**
Applicant: Jeremy Kindall; New England Window Works
Proposed Work: At front façade level four, remove six existing storm windows and replace with new ProVia storms. Fabricate and install wood sills to replace the existing deteriorated sills in kind.

- APP # 20.860 BH** **10 Charles River Square**
 Applicant: Anthony Griseto
 Proposed Work: Repaint front door. At rear façade level 1 through 5, replace five (total), wood, 6 over 6 windows with five, aluminum clad, 6 over 6 windows. (*See additional items in administrative review*).
- APP # 20.789 BH** **52 Beacon Street (Continued from 2/2020)**
 Applicant: John Day
 Proposed Work: Install sliding glass access hatch with copper clad end walls.
- APP # 20.868 BH** **20 Beacon Street**
 Applicant: Cara Forcellati; Boston Bar Association
 Proposed Work: Install small vent for new boiler at front façade.
- APP # 20.783 BH** **73 Mount Vernon Street**
 Applicant: Elise Nash
 Proposed Work: At front yard, install seasonal planter, add stone garden bench, granite pavers, pea stone path.
- ~~**APP # 20.793 BH*** **30 Brimmer Street**
 Applicant: Peter Madsen; Parish of the Advent
 Proposed Work: At all facades, level one and two, replace 14, wood, 4 over 4, double hung windows. Removed by Staff~~
- APP # 20.833 BH** **17A Branch Street**
 Applicant: James Fay
 Proposed Work: Install light fixture to the right of the main door.
- APP # 20.863 BH** **99 Pinckney Street**
 Applicant: Bryan Driscoll
 Proposed Work: Remove and replace roof deck in the same dimensions with a new code compliant handrail (*See Additional Items in Administrative Review*).
- APP # 20.881 BH** **104 Mount Vernon Street**
 Applicant: Brigid Williams; Hickox Williams
 Proposed Work: Rebuild front brick wall, restore to include a granite foundation veneer that existed historically, install new handrail.
 Recast stone sills at side façade
- APP # 20.965 BH** **10.5 Beacon Street**
 Applicant: Matthew Bronski P.E; Simpson, Gumpertz & Heger
 Proposed Work: Extensive façade restoration at north (Beacon Street) façade and terrace.
- APP # 20.967 BH** **10.5 Beacon Street**
 Applicant: Shwartz Silver Architects
 Proposed Work: Small alterations to front bronze doors and interior leather doors.

III. ADVISORY

2 Beaver Place

Applicant: Patricia Harris

Proposed Work: Add window in well which is currently bricked up, add access door at side façade.

IV. 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 BeaconHillAC@boston.gov Thank you.*

- APP # 20.880 BH*** **48 Beacon Street:** At right side façade, repoint masonry above windows and door, install flashing above windows and door, remove brick bulge on 11th floor, scrape and repaint windows. Replace deteriorated wood in kind.
- APP # 20.831 BH** **77 Charles Street:** At front façade, restore brownstone brackets at gutter line, rebuild brickwork at fire escape braces, cut and point brick masonry joints.
- APP # 20.825 BH*** **137 Charles Street:** At front façade, repair brick façade in kind.
- APP # 20.860 BH** **10 Charles River Square:** At front façade levels one, two, and three, replace five, wood, 6 over 6 windows with five, wood, 6 over 6 windows (See Additional Items in Design Review).

- APP # 20.881 BH** **50 Chestnut Street:** At dormer level, front façade, replace two, 6 over 6, simulated divided lite, wood windows and at rear façade dormer level, replace four, simulated, 6 over 6, wood windows with six, 6 over 6, wood, true divided light windows.
- APP # 20.851 BH** **68 Chestnut Street:** Repair and repoint right side and chimney of 68 Chestnut Street with mortar type N.
- APP # 20.872 BH** **11 Hancock Street:** At front façade, spot repoint brick and repair in kind. Replace deteriorated trim in kind. Replace gutter in kind.
- APP # 20.920 BH** **129 Mount Vernon Street:** Repoint right façade with mortar 6-7 Parts Sand, 1-2 Parts Portland, 1-2 Parts Lime.
- APP # 20.863 BH** **99 Pinckney Street:** Remove and replace front and rear slate roof and dormer cheek wall in kind. Replace copper flashing in kind, cut and repoint left and right side rising wall, and rear façade using mortar type N. Repaint front shutters and window sash and trim in kind with BM Aura, Grand Entrance Black (*See Additional Items in Design review*).
- APP # 20.899 BH** **112 Pinckney Street:** At front façade level 1, replace three, wood 6 over 1, windows with three, 6 over 1, wood, true divided light windows
- APP # 20.864 BH** **3 Spruce Street:** Repoint front and side facades using mortar type N. Repair deteriorated wood to match existing.
- APP # 20.881 BH** **9 Temple Street** At front façade, level two replace three 6 over 6 wood replacement windows and storm windows, with three,, 6 over 6 wood windows, no storm windows.

**Pending Outstanding Requirements*

V. RATIFICATION OF 2/20/2020 PUBLIC HEARING MINUTES & 1/15/2020 PUBLIC SUBCOMMITTEE MEETING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 P.M.

DATE POSTED: 4/6/2020

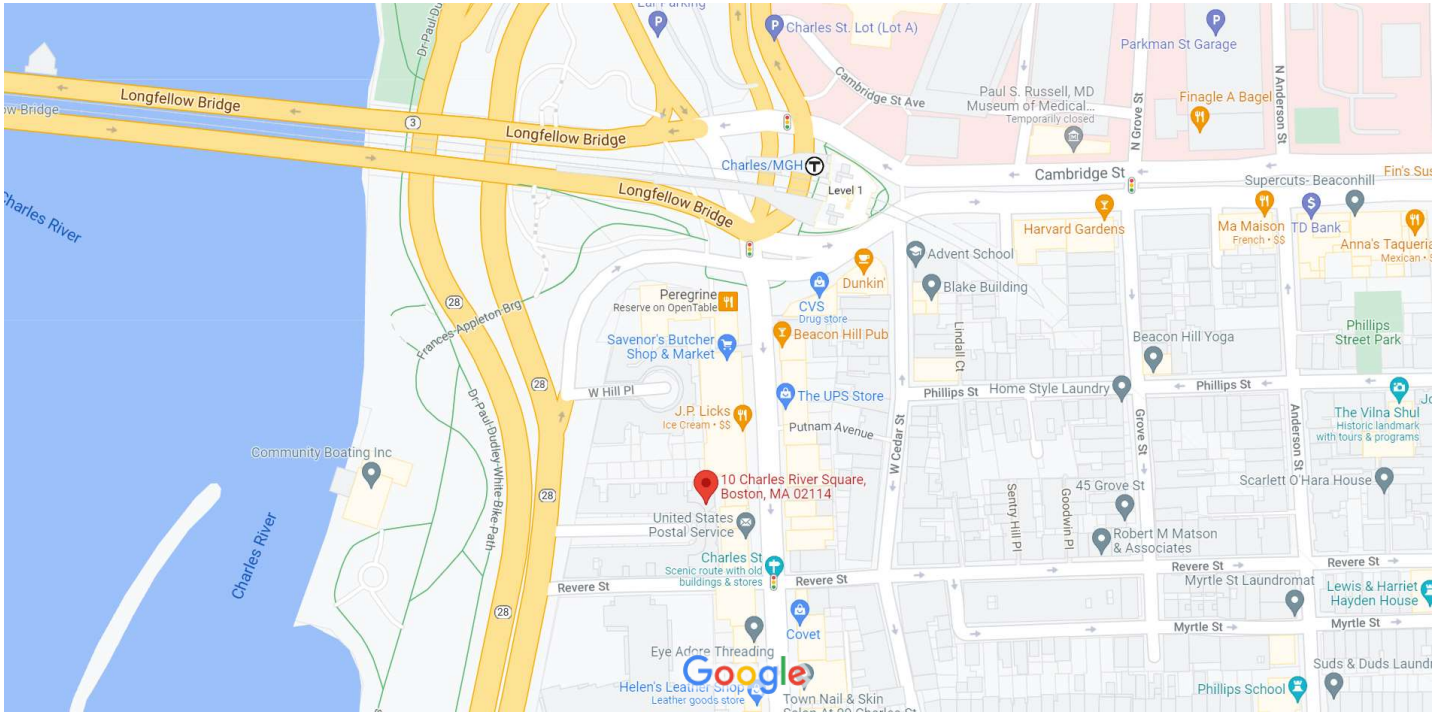
BEACON HILL ARCHITECTURAL COMMISSION

Members: Arian Allen, Joel Pierce, Miguel Rosales, Danielle Santos, P.T. Vineburgh,

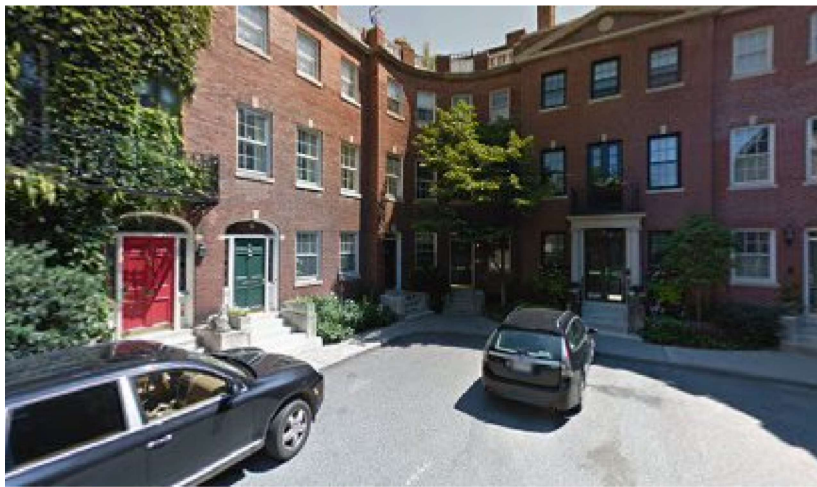
Alternates: Matthew Blumenthal, Alice Richmond, Wen Wen, Vacancy, Vacancy

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/*



Map data ©2022 Google 100 ft



10 Charles River Square

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9W5H+WG Boston, Massachusetts

Photos

