



NOTICE OF PUBLIC HEARING

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

DATE: JULY 17, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/96591046415](https://zoom.us/j/96591046415)

RECEIVED

By City Clerk at 2:18 pm, Jul 07, 2025

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 by request. 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 our [Zoom hearing](#) or calling 1 (929) 205-6099 and entering meeting id #9659 104 6415. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF JUNE 26, 2025 PUBLIC HEARING MINUTES

II. VIOLATION REVIEW HEARING

APP # 25.1034 BH

51 CHARLES STREET

Applicant: Gary Shteyman; Persona LLC
Proposed Work: Ratification of unapproved signage.

III. DESIGN REVIEW HEARING

APP # 25.1052 BH

27 BRIMMER STREET

Applicant: Colin Smith Architecture, Inc.
Proposed Work: New wall sconces at two entrances along Brimmer St., Install permanently fixed window planter boxes at rear elevation, new fence & door along Storrow Drive, thin cut brick veneer to replace wood.



APP # 25.0974 BH

78 BEACON STREET

Applicant: Zachary Quarella; Sea-Dar Construction
Proposed Work: Restore front curb and stoop,
replace two light fixtures.

APP # 25.0982 BH

111 PINCKNEY STREET

Applicant: Kathleen Mitchell
Proposed Work: Replace wood gate.

APP # 25.1029 BH

28-30 MOUNT VERNON STREET

Applicant: David Doyno
Proposed Work: Rebuilt chimneys with same brick
but with a reduced height, from from 21" to 12".

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 two years from the date of the approval letter. 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 617.635.1935 or BeaconHillAC@boston.gov Thank you.



APP # 25.1032 BH 28 ANDERSON STREET: Restore metal facade in kind in terms of design, color and material. Repair fire escape.

APP # 25.1042 BH 77 CHARLES STREET: Install two handrails on residential entrance.

APP # 25.1037 BH 51 CHESTNUT STREET: Restore brownstone entry in kind.

APP # 25.1031 BH 73 HANCOCK STREET: Replace eight total front elevation, non-historic sash sets keeping existing jambs, brick moldings and wood sills. On the first floor, replace two 6 over 9 windows. On the second floor, replace three total 6 over 6 windows. On the third floor replace three total 6 over 6 windows. The new proposed sash will be wood, true divided light, using clear glass, double hung. All exteriors of the new sash will be glazed & painted semi-gloss black as exists currently. Existing aluminum storm windows will be removed. The new sash will match the existing pane configuration. The new sash will have a 13/16" interior muntin profile width. 3/16" exterior wood stem & glazed.

APP # 25.1028 BH 165 MOUNT VERNON STREET: At level three, replace twelve 6 over 9, non-historic windows. Six windows are at the rear elevation facing Storrow Drive, four are facing Mount Vernon Street, and two are facing Brimmer Street. Replace all twelve sash sets while keeping the existing jambs, wood sills and brick moldings. The new sash will be true divided light, double hung, using clear glass. The sash sets will be all wood. New muntin design interior width of: 13/16" at interior. All new sash sets will be painted semi-gloss black at the exterior to match the rest of the building.

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:00

DATE POSTED: JULY 7, 2025



Landmarks Commission
50th Anniversary



City of Boston
Mayor Michelle Wu

BEACON HILL ARCHITECTURAL COMMISSION

Members: Mark Kiefer (Chair), Arian Allen (Vice Chair) Ralph Jackson, Moe Finegold, Sandra Steele
Alternates: Curtis Kemeney, Edward Fleck, Annette Given, Alice Richmond, 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/