



**REVISED**

10:01 am, Sep 09, 2025

## NOTICE OF PUBLIC HEARING

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

**DATE:** SEPTEMBER 18, 2025  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://ZOOM.US/J/92213456223](https://zoom.us/j/92213456223)

**RECEIVED**

By City Clerk's Office at 9:58 am, Sep 09, 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 #922 1345 6223. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. RATIFICATION OF 8-21-2025 PUBLIC HEARING MINUTES & 07-14-2025 PUBLIC SUBCOMMITTEE MEETING MINUTES

### II. DESIGN REVIEW

**APP # 25.0095 BH**

**104 CHESTNUT STREET**

Applicant: Andrew Gordon

Proposed Work: Replace existing front door.

**APP # 26.0179 BH**

**34 WEST CEDAR STREET**

Applicant: Kristin Kinsella

Proposed Work: Repaint front entry in existing Benjamin Moore Swiss Coffee OC-45 semi-gloss and repaint front door in existing Benjamin Moore Dahlia 319 high gloss. Propose repainting front entry ceiling in Benjamin Moore Wythe Blue HC-143 semi-gloss.

**APP # 26.0180 BH**

**62 CHARLES STREET**

Applicant: Jason Parillo; Bluebird Graphic Solutions

Proposed Work: New blade sign & window decals.

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**APP # 26.0187 BH**

**48 BEACON STREET**

Applicant: Allison Weafer; Allison Curran Designs  
Proposed Work: Install small copper-covered conduit along the party wall.

**APP # 26.0193 BH**

**20 LOUISBURG SQUARE**

Applicant: Kevin tenBrinke; Kt2 Design Group  
Proposed Work: Install railing above rear dormer. (See Additional Items Under Administrative Review).

**APP # 26.0206 BH**

**9 LOUISBURG SQUARE**

Applicant: Mellowes & Paladino Architects  
Proposed Work: Modify front and rear shed dormers with true divided lite historic wood windows, painted wood trim to match historically appropriate details and colors, and flat-seam copper roofing. Construct a new roof deck, replace all membrane and asphalt shingle roofing with slate or flat seam copper. Repair and restore brick chimneys and existing chimney pots.

**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 AN APPROVAL LETTER BY EMAIL 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](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 26.01092 BH 29 SOUTH RUSSELL STREET:** Chimney 1; Remove chimney down to roof line and rebuild chimney back to original height, Chimney 2; Remove four courses of bricks and rebuild chimney to original height, Chimney 3; grind out old loose mortar and repoint chimney.

**APP # 26.0177 BH 27 ANDERSON STREET:** In kind fire escape repairs.

**APP # 25.0999 BH 34 BEACON STREET:** Install seven iron window grilles on the 1st level of the Joy Street elevation through the mortar joints.. The new units will match the existing grilles on the property. Install a small pin light above the front door.

**APP # 26.0185 BH 48 BEACON STREET:** Replace balcony door in kind.

**APP # 26.0198 BH 56 BEACON STREET:** Modify previously approved window replacements at front curved bay on 1st, 2nd, 3rd & 4th floor with new windows with straight glass & curved sash. Window pane configuration to remain the same. Windows will be all wood, true divided lights, with no low e glass and a spacer bar in between the glass to match window frame color.

**APP # 26.0200 BH 23 BRIMMER STREET:** Remove roof deck, replace roof, reinstall in original location, previously approved by the Commission.

**APP # 26.0174 BH 71 CHARLES STREET:** Chimney repair to include replacing any cracked bricks and replace/repoint any deteriorated or disintegrated mortar joints. Mortar joints to match historic profile, tooling and mix.

**APP # 26.0141 BH 88 CHARLES STREET:** New carved wood sign, in the same dimensions as the sign previously hanging from the same bracket.

**APP # 26.0036 BH 43 BOWDOIN STREET:** Install new Doorbird intercom that will be centered on the existing wood panel.

**APP # 26.0017 BH 56 CHESTNUT STREET:** Install tree guard style number three, from the pre-approved styles.



**APP # 26.0156 BH 107 CHESTNUT STREET:** Stucco repairs & painting to match existing. Painting and trim work on all windows, doors and shutters to match existing.

**APP # 26.0156 BH 109 CHESTNUT STREET:** Painting and trim work for stucco masonry surfaces and windows and trim to match existing.

**APP # 26.0193 BH 20 LOUISBURG SQUARE:** Spot brick repointing on the chimney (See *Additional Items Under Design Review*).

**APP # 26.0118 BH 87 MOUNT VERNON STREET:** Replace brownstone steps with cast stone steps. Design to remain the same.

**APP # 26.0164 BH 82 MYRTLE STREET #5:** Replace three, non-historic, 1 over 1, wood windows on the front elevation with all wood, 1 over 1 windows with no low-e glass. Paint to match existing.

**APP # 26.0184 BH 133 MYRTLE STREET:** Repaint front door Benjamin Moore Black Forest Green HC-187, service door Benjamin Moore Black Forest Green HC-187, entry vestibule Benjamin Moore Corinthian White OC-111 in kind.

**APP # 26.0116 BH 73 PINCKNEY STREET:** Replace existing lockset, restore front door.

**APP # 26.0178 BH 35 WALNUT STREET:** In kind, slate repair.

**APP # 26.0199 BH 19 WEST CEDAR STREET:** Install life safety bell, hose hookup and drain.

**APP # 26.0070 BH 31 WEST CEDAR STREET:** Install new pendant light fixture, repaint front entry surround in kind, Restore existing brickwork on Pinckney St facade with mortar to match existing, historic mix, tooling and color. Replace Lintels and sills in kind. Restore fire escape, replace chimney flashings to match existing. Replace membrane roof on shed dormers and main roof. Replace existing copper flashings with appropriate - weight red copper. Reset granite curbs at a small triangular garden. Restore and reinstall existing iron railing. Restore existing wood double hung windows including combination storm windows.

#### IV. STAFF UPDATES

#### V. UPDATE ON 46 BEACON STREET LAWSUIT

**PROJECTED ADJOURNMENT: 8:00 PM**



Landmarks Commission  
50th Anniversary



City of Boston  
Mayor Michelle Wu

**DATE POSTED: 9-5-2025**

**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 Department/ 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/

**CITY of BOSTON**

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