



NOTICE OF PUBLIC HEARING

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

DATE: OCTOBER 16, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1606932375](https://www.zoomgov.com/j/1606932375)

RECEIVED

By City Clerk at 10:46 am, Oct 06, 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 # 160 693 2375. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF SEPTEMBER 18, 2025 PUBLIC HEARING MINUTES

II. VIOLATION REVIEW HEARING

APP # 26.0248 BH

105 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: Ratification of unapproved intercom system.

III. DESIGN REVIEW HEARING

APP #26.0201 BH

7 SMITH COURT

Applicant: Tim Burke; Tim Burke Architecture

Proposed Work: Extend existing roof deck

APP # 26.0193 BH

20 LOUISBURG SQUARE

Applicant: Kevin ten Brinke Kt2 Design Group

Proposed Work: Install railing above rear dormer



APP # 26.0262 BH

105 CHARLES STREET

Applicant: Ariel Harris
Proposed Work: New sign

APP # 26.0263 BH

125 CHARLES STREET

Applicant: Kelly Smith
Proposed Work: New sign

APP # 26.0301 BH

64 CHESTNUT STREET

Applicant: Nicholas Downing
Proposed Work: Replace front entry threshold, riser and landing with granite to match existing steps between street and landing.

APP # 26.0207 BH

64 CHESTNUT STREET

Applicant: Nicholas Downing
Proposed Work: Repaint front door BM Old Navy, Exterior remainder of entryway BM White Dove. Repaint front (Chestnut Street) bay BM White Dove, Repaint rear (Branch) window wall BM White Dove Repaint rear (Branch) fence BM Old Navy (to match front door) Replace rear (Branch) lock

APP # 26.0166 BH

76 CHARLES STREET

Applicant: Dava Muramatsu
Proposed Work: Repaint windows black

APP # 26.0318 BH

2 AND 3 WEST CEDAR STREET

Applicant: Mich Carey
Proposed Work: Replace rear fence

APP # 26.0310 BH

2 SPRUCE STREET

Applicant: Wesley Karger
Proposed Work: Replace rear garden door, garden level windows and install new intercom system

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 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 Thank you.

APP # 26.0278 BH 7 BRIMMER STREET: Replace five, 2 over 2 windows. Three at the second floor front bay and two at the third floor flat facade. The existing windows at the first floor (casements) will be restored & painted in kind. The new sash sets will be keeping the existing brick moldings, jambs & wood sills. All will be painted semi-gloss black at the exterior. The new sash will be fabricated from wood, true divided light & be double hung. Using clear glass and glazed at the exterior.

APP # 26.0218 BH 23 BRIMMER STREET: Replace entire roof.

APP # 26.0311 BH 70 CHARLES STREET: Repair leak on roof. Replace roofing in kind.

APP # 26.0085 BH 105 CHARLES STREET: At front facade, third floor, replace three non-original, straight, wood, 6 over 6, windows and replace with three straight, wood, 6 over 6, windows existing layout to remain exterior painted black to match the building trim, at front elevation, fourth floor, remove three, 1 over 1, non-original, wood windows and replace with three, 1 over 1, wood windows existing layout to remain exterior painted black to match building. At rear elevation, third floor, remove three non-original, straight, wood, 6 over 6, windows and replace with three three, straight, 6 over 6, windows. Existing layout to remain, exterior painted black to match the building. At rear elevation, fourth floor, remove three, non-original, straight, wood, 6 over 6 windows and replace with three, straight, wood, 6 over 6, windows using existing layout to remain exterior painted black to match the building.



APP # 26.0260 BH 33 CHESTNUT STREET: Replace front facing windows in unit five with all wood, 1 over 1, with no low-e glass.

APP # 26.0281 BH 10 HANCOCK STREET: Replace five, non-historic windows on the third floor. Three total at the front elevation of the third floor, two at the rear elevation on the third floor. The new sash sets will be keeping the existing jambs and brick moldings. The new sash sets will be fabricated from wood, mortise and tenon construction. All new sash sets will be double hung, true divided light, using clear glass. Muntin design will be 13/16" interior width. Rear elevation windows will be painted in kind: semi-gloss black. The front elevation windows will be painted in kind, custom beige at the exterior.

APP # 26.0188 BH 20 LOUISBURG SQUARE: Renew the application approval for applications 24.0254 BH, originally approved on 10-19-2023; At rear facade, reconfigure non-historic dormer, new service entry door and light fixture and front facade. Reset front granite steps, using existing granite. 24.0426 BH; originally approved on 11-16-2023; Install EV outlet in sidewalk. 25.0173 BH; originally approved 9-19-2024; Removal of existing brick pavers, installation of a hydronic sidewalk snowmelt system below and reinstallation of existing brick pavers and required sensors.

APP # 26.0265 BH 19 MYRTLE STREET: Repair cast iron drain pipe in kind.

APP # 26.0221 BH 3 WALNUT STREET: At rear facade cut 3/4" into the joints of the bricks and repoint in kind to address an occurring leak. Refinish lintels and sills in kind.

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:30

DATE POSTED: OCTOBER 6, 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/