



NOTICE OF PUBLIC HEARING

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

DATE: DECEMBER 18, 2025

TIME: 5:00 PM

ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1601330547](https://www.zoomgov.com/j/1601330547)

REVISED

3:17 pm, Dec 05, 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 # 160 133 0547. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF OCTOBER 16, 2025 & NOVEMBER 20, 2025 PUBLIC HEARING MINUTES

II. DESIGN REVIEW HEARING

APP # 26.0469 BH

73 BEACON STREET

Applicant: Tricia Dillon/ Bridge Property Services
Proposed Work: Add iron security topper to rear garden wall.

APP # 26.0469 BH

4 LIME STREET

Applicant: Joshua Leffler
Proposed Work: Repaint front entry and shutters Amish Green (DHC 094).

APP # 26.0509 BH

68 CHESTNUT STREET #4

Applicant: Sean Cryts; Historic Window & Doors
Proposed Work: Replace artist window.



II. 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 # 26.0476 BH 55 BEACON STREET: Restore rear fire escape.

APP # 26.0457 BH 68 BEACON STREET: Remove all old paint and rust from the staircase and apply a fresh coat of paint to restore its appearance and protection.

APP # 26.0460 BH 1 CHESTNUT STREET: Restore fire escape in kind.

APP # 26.0428 BH 18 CHESTNUT STREET: Historic Window & Door proposes to replace four existing, non-historic 2 over 2 sash sets on the top floor. Three new windows in the top floor bay and one new window in the single doghouse dormer. All new sash will be wood, true divided light, double hung, using clear glass and have a 13/16" interior muntin profile width, 3/16" exterior wood stem, glazed & painted in kind to existing custom beige. Existing storm windows to be removed.



APP # 26.0461 BH 33 CHESTNUT STREET: Replace EPDM roof and copper edge metal. Replace intercom system with a similar unit with brass cover. Recess intercom so that it is flush with the surrounding trim.

APP # 26.0095 BH 104 CHESTNUT STREET: Replace existing, non-historic front door and side lights in kind. Existing door sidelights to be restored. Reuse existing door handle and mail slot.

APP # 26.0508 BH 33 MYRTLE STREET: Remove and replace a total of nine windows, at the front elevation floor five, remove three non-original 1 over 1, vinyl windows and replace with three 1/1 wood windows exterior to be painted black existing layout to remain rear elevation floor 5, remove five non-original 1/1 vinyl, windows and replace with five 1/1 , composite windows exterior to be painted black.

APP # 26.0502 BH 9 WILLOW STREET: Replace one, non-historic north facing arched top window wall in kind. The new window wall will have 4 arched top set pieces. Two lower eight, light set pieces and one operational 8 by 8 light “swing out” casement set. All new sections will be true divided light, mahogany, solid block, using clear glass & painted at the exterior to match: Briarwood, semi-gloss. The existing metal details & jamb will remain.

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: DECEMBER 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/*