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By City Clerk's Office at 1:08 pm, Mar 09, 2026

**NOTICE OF PUBLIC HEARING**

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

**DATE: MARCH 19, 2026**  
**TIME: 5:00 PM**  
**ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1609822644](https://www.zoomgov.com/j/1609822644)**

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 Link](#) or calling 1 (929) 205-6099 and entering meeting id # 160 982 2644. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

**I. RATIFICATION OF 2/19/2026 PUBLIC HEARING MINUTES**

**II. DESIGN REVIEW HEARING**

**APP # 26.0624 BH**

**101 MYRTLE STREET**

Applicant: Pdraig Smith; Red Sky Construction  
Proposed Work: Replace all front facing windows.

**APP # 26.0673 BH**

**20 CHARLES STREET**

Applicant: Babak Bina  
Proposed Work: Painting the exterior of 20 Charles St Unit B a storefront. The main color covering all the millwork (mullions, doors etc) is named "Bryant Gold" as part of Benjamin Moore's historic colors. We also wish to add a band in blue (PMS 303C) in an approximate height of 6" under the window.

**APP # 26.0690BH**

**43 BOWDOIN STREET**

Applicant: Scott Simonsen; Charlesgate  
Proposed Work: New life safety equipment installation.



**APP # 26.0694 BH**

**71 REVERE STREET**

Applicant: William Stattman

Proposed Work: New roof deck.

**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 # 26.0628 BH 52 BRIMMER STREET:** Replacement of two garden level windows facing Brimmer Street to match existing in configuration. New windows to be wood with insulated glass, weight and chain balance with mahogany jamb. Painted to match existing. Window one is 1 over 1, Window two is 3 over 3. Iron grills over windows to be removed, sandblasted, primed, painted and reinstalled on refurbished hinges, all to match existing.

**APP # 26.0681 BH 53 CHESTNUT STREET:** Install new brass intercom, flush with wood, centered on the right most panel, on the right side of the door.



**APP # 26.0693 BH 11 JOY STREET:** Replace four non-historic total sash sets keeping the existing jambs at 11 Joy Street #2, second floor front elevation. Two total 4 over 4's and two total 6 over 6's. The new sash sets would be double hung, true divided light, wood, mortise and tenon, using clear glass & painted semi-gloss black at the exterior to match the existing color. The new muntin design to match would be 13/16" width at the interior, 3/16" exterior wood stem and glazed. The existing storm windows to be removed.

**APP # 26.0687 BH 96 MOUNT VERNON STREET:** Demolish existing chimney on west side which is tilting and rebuild in kind from roof level up with new brick to match existing color, size and details, remove failed coating on stone at entry and apply new Conproco Mimic epoxy coating in black color, replace missing wood shutter with new wood shutter to match existing. Repair damaged shutters on front elevation. Paint all shutters black, Paint balcony black color, remove stains on masonry below balcony, Remove stains from granite steps, repaint woodwork and door at entry in existing colors, repaint window trim and sashes with color to match existing.

**APP # 26.0695 BH 160 MOUNT VERNON STREET:** Restore existing door at lower level of house. Door swing will be reversed. The jamb and brickmould will be replaced in kind. Original hardware and door number will be restored and reused.

**APP # 26.0702 BH 79 MYRTLE STREET:** Remove replaced in-kind; copper metal coping caps at the roof parapets, cut and point mortar joints at chimneys on the east and west elevations, one stone lintel and one stone sill at the fifth floor on the north elevation, one punched window (1 over 1, all wood, no low-e glass) at the 5th floor stairwell at the east elevation, cut and point mortar joints at the top third portion of the masonry wall on the East elevation.

**APP # 26.0647 BH 100 REVERE STREET:** Restore top floor front elevation window wall/artist window. The window wall has three upper sections that are: 18 light fixed sash. three lower sections that were originally "swing out" casement windows. Replace rusted exterior steel hinges with solid brass, black in color: two per casement and new brass casement latches and casement stays at interior to make operational. There is currently 60-70% of the existing glass to be older than 1925 which would all be cleaned and will remain. All exterior glazing will be re-done. Diamond points to be used where needed. The entire interior and exterior of the sash, wood sills and brick moldings will be stripped, epoxy where needed, primed and finished painted multiple coats: semi-gloss black as currently exists. Minor sash wood repair is needed: mahogany dutchman's and abatron epoxy will be used.



**APP # 26.0661 BH 52 RIVER STREET:** Restore all front facing windows in kind, except the dormer windows which will not be touched.

**APP # 26.0691 BH 4 WEST CEDAR STREET:** Replace existing rear wood door. Proposed work includes an in-kind replacement painted BM Soft Gloss Black, with a brass kick plate, brass plaque, and a new black deadbolt and pull.

**APP # 26.0685 BH 60 WEST CEDAR STREET:** Remove and replace deck in kind, previously approved in 1987.

#### **IV. STAFF UPDATES**

#### **V. PROJECTED ADJOURNMENT: 7:00 PM**

**DATE POSTED: MARCH 9, 2026**

#### **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/