



NOTICE OF PUBLIC HEARING

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

DATE: THURSDAY, MAY 21, 2026
TIME: 5:00 PM
ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1653104532](https://www.zoomgov.com/j/1653104532)

RECEIVED

By City Clerk's Office at 3:21 pm, May 11, 2026

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 (646) 828-7666 and entering meeting id # 165 310 4532. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF APRIL 16, 2026 PUBLIC HEARING MINUTES

II. VIOLATION REVIEW HEARING

APP # 26.0854 BH **106 CAMBRIDGE STREET**
Applicant: Gilmar DaSilva
Proposed Work: Ratification of unapproved store signage.

APP # 26.0937 BH **88 MOUNT VERNON STREET**
Applicant: Anthony McDermott AMC Property Services, LLC
Proposed Work: Ratification of unapproved intercom system.

III. DESIGN REVIEW HEARING

APP # 26.0933 BH **24 BRIMMER STREET**
Applicant: Brigid Williams; Hickox Williams



Proposed Work: Installation of new cast-iron railings at garden and front entry.

APP # 26.0865 BH

250 CAMBRIDGE STREET

Applicant: Andy Fitz, Project Expeditors Consulting
Proposed Work: New awnings for storefront.

APP # 26.0822 BH

48 TEMPLE STREET

Applicant: Frank McGuire; F. McGuire Architects
Proposed Work: Replace rear ell cladding.

APP # 26.0636 BH

155-159 CHARLES STREET

Applicant: Ruthie Kuhlman; RODE Architects
Proposed Work: Demolition of existing structure and construction of new building.

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 # 26.0747 BH 107 CHARLES STREET: At front facade, level three, replace two, 6 over 6, non-original wood windows with 6 over 6, all wood, no low-e glass, true divided light, curved sash windows with spacer bars that match the color of the window sash. At front facade level four replace three non-historic, wood, 1 over 1 windows with three, 1 over 1, wood, windows with no low-e glass. At the rear elevation, level three, replace three, non-historic, 6 over 6 windows with 6 over 6, true divided light, wood windows with no low-e glass. At rear elevation, level four replace one stationary, non-original wood window and replace with one stationary 16 light wood window with true divided lights with no low-e glass. Remove one, 6 over 6, non-original wood window and replace with one, 6 over 6, wood window with true divided lights and no low-e glass. Each window will have a spacer bar that matches the color of the window sash. Remove two non-historic, 4 over 4, wood windows and replace with two, 4 over 4, wood windows with true divided lights and no low-e glass. Each window will have a spacer bar that matches the color of the window sash.

APP # 26.0862 BH 53 CHESTNUT STREET: Repaint existing front door, exterior window trim and shutters in kind.

APP # 26.0805 BH 64 CHESTNUT STREET: Replace all windows on property, which are non-historic, with all wood, true divided light windows, with no low-e glass and spacer bars that match the color of the window frame. Each window will maintain its existing window pane configuration and style.

APP # 26.0843 BH 9 LOUISBURG SQUARE: At dormer level, change manufacturer of previously approved windows. Windows will be all wood, true divided lights with no low-e glass. All other details of the windows will remain the same.

APP # 26.0861 BH 43 MOUNT VERNON STREET: Replace all non-historic, eleven sash sets at penthouse: all dormers on top floor. There are two arched top windows on Mount Vernon Street. Six arched top windows on Joy Street and one (Joy), two (rear elevation) flat 2 over 2 windows. The existing jambs, wood sills, exterior decorative millwork and copper will remain, replace the sash sets in kind only. The arch will be templated to each dormer at top sash. The new windows will be wood, with a 13/16" interior profile width muntin, 3/16" exterior wood stem and glazed. All new sash sets will be double hung, true divided light and painted in kind "custom beige" semi-gloss at the exterior. Use clear glass.



APP # 26.0844 BH 85 MOUNT VERNON STREET: Full exterior painting of all exterior trim windows and doors. Paint to match using Ben Moore HC-79 in soft gloss, and HC-83 in soft gloss. Removal repair(In mahogany) and painting of the exterior shutter. Paint to match with Ben Moore HC-187 in soft gloss. Painting of all fencing and iron work in satin black to match. Cleaning of exterior masonry with D/2 Biological Solution.

APP # 26.0736 BH 130 MOUNT VERNON STREET: Repair/repaint failing exterior wood trim elements at the dormers in kind. Repair/replace running and vertical trim. Repair other facade facade trim in kind. Spot repair cedar sidewall shingles in kind. Repair/restore doors and hardware in kind. Restore basement windows at the sidewalk level of River Street In kind. All restored and new work will be painted with Benjamin Moore products to match existing color and sheen. Restore fire escapes and security grills in kind. Repair roofing in kind. Any new slate, should it be required, will match existing (North Country Unfading Black) as will the copper (20 oz red copper). Patch repair stucco panels to match existing as needed.

APP # 26.0824 BH 99.5 MYRTLE STREET: Repoint front/side facade in kind using historic type O mortar and tooling.

APP # 26.0800 BH 77 PINCKEY STREET: At front facade, level two, replace three, non-original, 12 over 12, wood windows with 12 over 12, wood, true divided light windows with no-low e glass and spacer bars that match the color of the window sash. At level three, replace two, 6 over 6, wood windows with two, 6 over 6, wood, true divided lights with no low-e glass.

APP # 26.0936 BH 95 TREMONT STREET: Conserve twenty five gravestones in front of section C and clean and reset all of the gravestones in this part.

APP # 26.0935 BH 119 TREMONT STREET: Repair exterior trim of church in kind.

APP # 26.0877 BH 2 WEST CEDAR STREET: Repair first floor window in kind.

APP # 26.0836 BH 76 WEST CEDAR STREET: At side elevation, level two replace three, 2 over 2 windows with three, 2 over 2, true divided light, wood windows with no low-e glass.

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:30 PM



Landmarks Commission
50th Anniversary



City of Boston
Mayor Michelle Wu

DATE POSTED: MAY 11, 2026

BEACON HILL ARCHITECTURAL COMMISSION

Members: Mark Kiefer (Chair), Arian Allen (Vice Chair) Ralph Jackson, Sandra Steele, Vacancy
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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