



City of Boston  
Landmarks Commission

**RECEIVED**

By City Clerk's Office at 5:06 pm, Oct 05, 2026



City of Boston  
Mayor Michelle Wu

## NOTICE OF PUBLIC HEARING

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

**DATE:** OCTOBER 15, 2026  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://WWW.ZOOMGOV.COM/J/1654544793](https://www.zoomgov.com/j/1654544793)

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 # 165 454 4793. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. RATIFICATION OF AUGUST 20, 2026 AND SEPTEMBER 17, 2026 PUBLIC HEARING MINUTES

### II. ANNUAL VOTE FOR CHAIR AND VICE CHAIR

### III. DESIGN REVIEW HEARING

#### **APP # 27.0271 BH**

#### **54 REVERE STREET**

Applicant: Katherine Carruthers

Proposed Work: New exterior light, prepare and repaint the existing wood front entry door in Farrow & Ball Stiffkey Blue No. 281, Full Gloss (See Additional Items Under Administrative Review).

**CITY of BOSTON**

26 COURT STREET FL. 2 BOSTON, MA 02108 | 617-635-1935 | [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)



**APP # 27.0101 BH**

**15 WEST CEDAR STREET**

Applicant: Charlotte Croteau

Proposed Work: Repaint front door from red to Delft Blue.

**APP # 27.0210 BH**

**17 MYRTLE STREET**

Applicant: Robin Krawczyk

Proposed Work: New window decal signage.

**APP # 27.0234 BH**

**7 WALNUT STREET**

Applicant: Catherine Christianson

Proposed Work: New trash sign.

**APP # 27.0276 BH**

**9 WALNUT STREET**

Applicant: Joseph E. White

Proposed Work: New penthouse.

**APP # 27.0188 BH**

**77 CHARLES STREET**

Applicant: Patrick Hickox; Hickox Williams

Proposed Work: Installation of a lighting fixture to match existing. Extension of storefront glazing to match the historical trim work at both entries. Replace mailbox and buzzer.

**APP # 27.0229 BH**

**142 CHESTNUT STREET**

Applicant: Derrick Tyler; Sleeping Dog Properties

Proposed Work: Proposed detachable pergola on the roof deck, create a privacy fence to hide the existing HVAC system.

**APP # 27.0192 BH**

**21A PINCKNEY STREET**

Applicant: Derrick Tyler; Sleeping Dog Properties

Proposed Work: Modify Skylight Dormer pitch (See Additional Items Under Administrative Review).

**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](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 27.0221 BH 16 BEACON STREET:** Remove existing deteriorated EPDM roofing membrane from the upper roof and replace in kind, Replace all associated flashing with copper flashing to match existing. Replace gutters with copper gutters matching the existing profile and dimensions.

**APP # 27.0208 BH 41 CHESTNUT STREET:** Repair/replace mortar in-kind on front steps, granite and window well, using Type O lime-rich mortar to match existing original color, joint profile, and texture in-kind. Repaint in-kind front entry, front windows, front louvers, railings with existing colors: Trim & Sashes: Jewett White (California Paints H0102 / BM mix), Shutters & Railings: BM HC-190 (Black Iron), Front Door: Newport Blue (Satin/Semi-Gloss)

**APP # 27.0223 BH 43 CHESTNUT STREET:** Repair and replace existing slate roofing as needed, including associated underlayment and flashing. Match existing slate in kind and maintain existing roof configuration, slopes, and framing.



**APP # 27.0246 BH 128 CHESTNUT STREET:** Replace bulkhead in kind.

**APP # 27.0220 BH 68 CHESTNUT STREET:** Restore three rear elevation facing Branch Street on the second floor and three total 6 over 6 double hung sash sets will be removed & restored.

**APP # 27.0282 BH 27 CHESTNUT STREET:** Replace six windows, five 1 over 1 windows and one 6 over 6 windows. Replacements will be all wood, true divided light with no low-e glass and spacer bars to match the color of the frame of the window.

**APP # 27.0101 BH 25 PHILLIPS STREET:** Strip and re-roof, replace previously approved roof deck in identical footprint as existing.

**APP # 27.0283 BH 7 MOUNT VERNON PLACE:** Stabilize and repair chimney. Chimney pots to match existing.

**APP # 27.0261 BH 37 MOUNT VERNON STREET:** Repoint existing brick on all levels. Remove mortar from brick joints and replace with new Type O mortar to match existing. Remove the air conditioning unit and replace it with brick to match existing.

**APP # 27.0192 BH 21A PINCKNEY STREET:** Replace all windows, which are not historic. Windows will be 6 over 6, all wood, true divided lights with no low-e glass. New Cedar fence at the edge of the property to match existing (*See Additional Items Under Design Review*).

**APP # 27.0271 BH 54 REVERE STREET** Existing brass hardware: Retain the existing historic brass door hardware and mail slot, new doorbell. Install one security. Remove existing house number tiles and restore masonry (*See Additional Items Under Design Review*).

**APP # 27.0198 BH 22 TEMPLE STREET:** Replace roof in kind. Replace skylight in kind.

## **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 9:00**

**DATE POSTED: 10/05/2026**

**CITY of BOSTON**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

### **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/