RECEIVED
By 135872 at 3:54 pm, Nov 09, 2026

NOTICE OF PUBLIC HEARING

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

DATE: **NOVEMBER 19, 2026**
TIME: **5:00 PM**
ZOOM: **HTTPS://WWW.ZOOMGOV.COM/J/1654342741**

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 # 165 434 2741. You can also submit written comments or questions to BeaconHillAC@boston.gov.*

I. RATIFICATION OF SEPTEMBER 17, 2026 & OCTOBER 15,2026 PUBLIC HEARING MINUTES

II. ANNUAL VOTE FOR CHAIR AND VICE CHAIR

III. DESIGN REVIEW HEARING

APP # 27.0287 BH **7 MOUNT VERNON PLACE**
Applicant: Paul O'Toole
Proposed Work: Add roof deck at rear of property.

APP # 27.0270 BH **32 CHESTNUT STREET**
Applicant: Mark Van Brocklin
Proposed Work: At rear of property, modify window to door, replace roof deck at upper most level, install deck at rear parlor level, modify existing grille at right-most window to be

operable for egress access. At rear parlor level, replace existing windows with new French casements with transoms. Raise sill; head and masonry opening width remain. (*See Additional Items Under Administrative Review*).

APP # 27.0234 BH **7 WALNUT STREET**
Applicant: Catherine Christianson
Proposed Work: New trash signage.

APP # 27.0394 BH **8 MOUNT VERNON PLACE**
Applicant: Denis Semprebon
Proposed Work: Modify chimney caps and install new exhaust fan.

APP # 27.0309 BH **31 CHARLES STREET**
Applicant: Jean Raphael Comte
Proposed Work: New window decals

APP # 27.0378 BH **103 CHARLES STREET**
Applicant: Amir Oskouei
Proposed Work: New signage and window decals

APP # 27.0395 BH **70 CHARLES STREET**
Applicant: Don Mills; Mills Whitaker Architects LLC
Proposed Work: Relocate existing signage, add new signage.

APP # 27.0396 BH **16 CHARLES RIVER SQUARE**
Applicant: Brigid Williams
Proposed Work: Add headhouse, roof monitor, roof deck railing, reduce height of chimney, remove section of River Street fire escape, masonry repair and repointing in kind using historic mortar color tooling and mixture, repair and repaint gate and hardware in kind (*See Additional Items Under Administrative Review*).

APP # 27.0393 BH **4 ACORN STREET**
Applicant: Brigid Williams
Proposed Work: Modify dormer walls, window, skylight, gutter and fascia.

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 # 27.0375 BH 44 BEACON STREET: Restore all windows in kind.

APP # 27.0294 BH 55 BEACON STREET: Rebuild two chimneys in kind using existing brick and historic mortar mixture, tooling, color and depth. Replace skylights in kind, replace copper flashing in kind.

APP # 27.0350 BH 79 BEACON STREET: Replace three total non-wood jamb liner windows in the top dormers at the front elevation. Two windows in the shed

dormer and one window in the doghouse dormer. Also new wood casings to match in kind will be fabricated and painted the current exterior color: Black Forest Green. The new sash sets will be wood, double hung and using clear glass. The exterior of the sash will be glazed and also painted in kind to the existing color: Black Forest Green. The existing copper on the wood sills, slate and jambs will remain.

APP # 27.0096 BH 49 BRIMMER STREET: Remove three cracked brownstone lintels and support brick above. Install three new brownstone lintels to match existing dimensions and color. Remove the existing brick planter bed and remove dirt as needed. Install new City Hall pavers to extend the sidewalk to meet the building.

APP # 27.0373 BH 98 CHARLES STREET: Fire escape restoration.

APP # 27.0357 BH 18 CHESTNUT STREET: Replace garden level, three gang windows in kind, two side lights are 1 over 1, wood,the center window is a six light, true divided light window, all windows will have no low-e glass, restore security grille.

APP # 27.0270 BH 32 CHESTNUT STREET: Patch and repair existing slate and rubber roofs, as required, Restore and repair existing copper gutters and downspouts, as required. Repair and repoint existing brick masonry façade at front and rear of the property in kind using historic tooling, mortar type and color, scrape, repair and paint wood-trimmed oriel. Any replacement of trim elements to match existing. Paint Warm Gray: Benjamin Moore HC-87 “Ashley Gray”, Replace shutters and shutter hardware, paint black, Patch and repair brownstone sills and lintels, Paint Warm Gray: Benjamin Moore HC-87 “Ashley Gray”, Clean and repair as needed existing granite stoop, steps, and granite base. Repair and restore existing window grilles at basement level, Restore all front windows, mix of 1-over-1, 2-over-2, 6-over-6, repaint Off-White: Benjamin Moore OC-23 “Classic Gray”, Install new window boxes at parlor level windows. Flower boxes to be removable; no attachment to masonry façade. Paint black. Patch and repair wood trim, door frame, and panels at entry sides and ceiling. Paint Off-White: Benjamin Moore OC-23 “Classic Gray”Restore and paint existing front doors, Paint Black. Restore existing house numbers. Replace mail slot in existing location; replace keyed deadbolt hardware. Install new kickplates. All new hardware to be un-lacquered brass. Install new “DoorBird” entry buzzer. Mount flush in wood side panel within entry surround in existing location, replace exterior pendant light fixture in existing location. Repair as needed and scrape/paint handrails and boot scraper. Paint

Black. Install new un-lacquered brass kickplates. Patch and repair existing slate and rubber roofs, as required. Restore and repair existing copper gutters and downspouts, as required. Patch and repair brownstone sills and lintels, paint Warm Gray: Benjamin Moore HC-87 “Ashley Gray” At rear, restore windows on level two and 3. Paint Off-White: Benjamin Moore OC-23 “Classic Gray” Windows at dormer to be replaced with 6 over 6, all wood, true divided lights with no low-e glass. Replace door in kind at existing headhouse. *(See Additional Items Under Design Review).*

APP # 27.0363 BH 40 HANCOCK STREET: Clean masonry, spot repointing using historic mortar tooling, mixture, color and depth, repair two window headers, coating of the remaining window headers and sills, and cleaning and painting of the fire escape. All work will match the existing finishes including colors and materials.

APP # 27.0258 BH 21-23 JOY STREET: Remove and replace damaged and broken front gutter with in kind materials.

APP # 27.0287 BH 8 MOUNT VERNON PLACE: Repair masonry on chimney in kind.

APP # 27.0355 BH 48 MOUNT VERNON STREET: Replace fourteen total sash sets keeping the existing jambs, brick moldings and wood sills. The front elevation has eight total window openings. The side (west elevation) has six total window openings. The existing jambs and brick moldings are believed to be original or very old and will remain. The sash sets are non-historic. The new sash sets would be all 6 over 6 to match the existing, double hung, using clear glass and fabricated from wood. The existing muntins are 13/16" interior profile width and the new sash would be the same 13/16" with a 3/16" exterior wood stem and glazed at the exterior. All new sash would be painted semi-gloss black to match the existing color.

APP # 27.0238 BH 81 REVERE STREET: Rebuild upper portion of the dormer in kind to match existing.

APP # 27.0274 BH 69 HANCOCK STREET: Repair existing chimney in kind using existing bricks, match historic mortar in tooling, mixture and color.

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 9:00

DATE POSTED: 11/09/2026

BEACON HILL ARCHITECTURAL COMMISSION

Members: Mark Kiefer (Chair), Arian Allen (Vice Chair) Ralph Jackson, Vacancy, 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/*