



## NOTICE OF PUBLIC HEARING

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

**DATE:** JUNE 18, 2026  
**TIME:** 5:00 PM  
**ZOOM:** [HTTPS://WWW.ZOOMGOV.COM/J/1655077107](https://www.zoomgov.com/j/1655077107)

**REVISED**

10:04 am, Jun 09, 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 Link](#) or calling 1 646 828 7666 and entering meeting id # 165 507 7107. You can also submit written comments or questions to [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov).

### I. RATIFICATION OF APRIL 16, 2026 & MAY 21, 2026 PUBLIC HEARING MINUTES

### II. VIOLATION REVIEW HEARING

**APP # 26.0937 BH**

**88 MOUNT VERNON STREET**

Applicant: AMC Property Services, LLC  
Proposed Work: Ratification of unapproved intercom system.

**APP # 26.0992 BH**

**140 MOUNT VERNON STREET**

Applicant: Peter Senne; Senne Management LLC  
Proposed Work: Ratification of unapproved intercom system.

### III. DESIGN REVIEW HEARING



**APP # 26.1019 BH**

**160 MOUNT VERNON STREET**

Applicant: Brigid Williams; Hickox Williams Proposed Work: Modify existing curb cut to match approved garden gate.

**APP # 26.0945 BH**

**170 CHARLES STREET**

Applicant: Agnes Hayes; The Whitney Hotel Proposed Work: Enclose the existing gate doors with a solid iron panel.

**APP # 26.1028 BH**

**135 CHARLES STREET**

Applicant: Raymond Thill; Boston Sign Co. Proposed Work: New Storefront signage.

**APP # 26.0498 BH**

**2 WALNUT STREET**

Applicant: David Freed; Choo & Co. Proposed Work: Alter original windows on front facade to include 1 1/8" muntin, add penthouse and roof deck, install fire connection and bell. Repaint trim at roof in BM Hale Navy, (See Additional Items Under Administrative Review)

**APP # 26.0987 BH**

**7 SMITH COURT**

Applicant: Tim Burke; T. Burke Architecture. Proposed Work: Remove existing hatch and construct a new headhouse with red copper standing seam cladding.

**APP # 26.0986 BH**

**46 CHESTNUT STREET**

Applicant: Tim Burke; T. Burke Architecture. Proposed Work: Modify rear wall on Branch Street to add a garage door.

**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 # 26.0980 BH 48 BEACON STREET:** Masonry cleaning and reinstallation of waterproofing treatment.

**APP # 26.1029 BH 87 BEACON STREET:** At rear and side elevation replace five, 1 over 1, wood, non-historic windows with five, 1 over 1, wood, windows with no low-e glass.

**APP # 26.0961 BH 31-33 CHARLES STREET:** Full repointing and masonry repairs across all elevations of four sides of the building, all in accordance with Landmark requirements, using historic materials, tooling, and mortar type. Includes lintel replacement, flashing, and structural stabilization where required.

**APP # 26.1002 BH 76 CHARLES STREET:** Replace previously approved roof deck in kind. Railing will be a simple, all black metal railing.

**APP # 26.1000 BH 106 CHESTNUT STREET:** Maintenance to the granite treads, reset, re-level, power wash and re-caulk.

**APP # 26.0953 BH 144 CHESTNUT STREET:** Restore front decorative balcony.

**APP # 26.0947 BH 29 HANCOCK STREET:** Restore fire escape in kind.

**APP # 26.0932 BH 11 LOUISBURG SQUARE:** Install new snow guard on roof. New electrical plug near main entrance.

**APP # 26.0990 BH 32 MYRTLE STREET:** Replace approximately fifteen damaged bricks along the sides of an entry doorway, Cut and repoint failing mortar joints at first floor level,



Clean the area with masonry detergent after mortar cures. All masonry and joints to match historic conditions.

**APP # 26.0621 BH 140 MOUNT VERNON STREET:** At level three, front facade, replace five, 6 over 6, wood, non-historic windows with 6 over 6, true divided lights, all wood, with no low-e glass and a spacer bar that matches the color of the window sash.

**APP # 26.0832 BH 41 PINCKNEY STREET:** Installation of hand rail at front entrance.

**APP #26.0923 BH 17 SOUTH RUSSELL STREET:** Repoint brick using type “O” mortar joints. Repair overhang corner repaint in kind. Paint window trim in kind.

**APP # 26.0498 BH 2 WALNUT STREET** Replace windows on side facade with 2 over 2, wood, true divided lights with no low-e glass, Repaint front door in kind, restore existing door hardware, install DoorBird Intercom, reattach existing scroll railing, restore existing marble threshold, replace service door in kind, restore existing hardware on service door in kind, Repair damaged wood trim on dormers in kind with mahogany, Repaint shutters & ironwork benjamin moore black hc-190 repaint steps & water table only (no work on front sills) benjamin moore whitall brown hc-69, at side elevation relocate cable by extending underground length toward rear yard repaint sills benjamin moore whitall brown hc-69, (See Additional Items Under Design Review)

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

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: JUNE 8, 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/*