



NOTICE OF PUBLIC HEARING

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

DATE: September 17, 2026

TIME: 5:00 PM

ZOOM: [HTTPS://WWW.ZOOMGOV.COM/J/1659974089](https://www.zoomgov.com/j/1659974089)

REVISED

7:02 am, Sep 17, 2026

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such business as may come before the Commission, in accordance with Chapter 616 of the Acts of 1955 of the Massachusetts General Laws, 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 by calling 1 (646) 828-7666 and entering Meeting ID # 165 997 4089. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF AUGUST 20, 2026 PUBLIC HEARING MINUTES

II. VIOLATION REVIEW HEARING

VIO # 26.1095 180 CAMBRIDGE STREET

Applicant: Ciaran Power; C Power Masonry

Proposed Work: Ratification of unapproved side facade alterations.

III. DESIGN REVIEW HEARING

APP # 27.0182 BH 160 CHARLES STREET

Applicant: Adam Knauer; SRP Sign Corporation

Proposed Work: New board sign and awning.



APP # 27.0101 BH 15 WEST CEDAR STREET

Applicant: Charlotte Croteau

Proposed Work: Repaint Door “Delft Blue,” high-gloss finish.

APP # 27.0179 BH 9 LOUISBURG SQUARE

Applicant: Bob Paladino

Proposed Work: Modify security grate at garden-level window, replace service door and hardware. (See Additional Items Under Administrative Review.)

APP # 27.0181 BH 22 BEACON STREET

Applicant: Bart Steele; Viewpoint Sign & Awning

Proposed Work: New awning.

~~APP # 27.0188 BH 77 CHARLES STREET~~ (Removed By Staff)

~~Applicant: Patrick Hickox; Hickox Williams~~

~~Proposed Work: New lighting fixture; extension of storefront glazing to match the historic glazing; trim work at both entries; replace mailbox and buzzer.~~

APP # 27.0178 BH 147-149 CHARLES STREET

Applicant: Vivian Bosetti

Proposed Work: Construct new storefront.

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 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 and 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 # 26.1146 BH 37 BEACON STREET: 100% cut and point of the Walnut Street elevation; repair cast stone; replace broken bricks; paint window perimeter trim.

APP # 27.0185 BH 37 BYRON STREET: Repaint the front door and wood trim around the door, as well as the ground-floor front windows and windows and trim at upper levels. All wood surfaces will be painted to match the existing color and finish, using Benjamin Moore Black W096 80 with a Soft Gloss finish. Repaint the ironwork above the entrance, using the existing paint color and finish (Black, Rust-Oleum Professional High Performance Protective Enamel).

APP # 27.0163 BH 240 CAMBRIDGE STREET: Repair stucco; removed and new stucco will be applied with a matching, in-kind color.

APP # 27.0175 BH 37 GARDEN STREET: Replace five total sash sets. Three window openings are on the second-floor front elevation. Two window openings are on the second-floor rear elevation visible from Anderson Street. The existing windows are non-historic. The new sash sets will be 1-over-1, double-hung, all-wood sash. The new sash will use clear glass and be glazed at the exterior. Change the exterior color to match most of the windows on the upper floors to Navajo White, semi-gloss.

APP # 27.0179 BH 9 LOUISBURG SQUARE: Spot repointing at front and rear elevations; replacement of decayed lintels and sills at rear elevation; repair/replacement of decayed window trim at rear elevation; repair/replacement of copper flashing, gutters, and downspouts at front and rear elevations; repair damaged plaster at front door surround;



repaint front entry vestibule (match existing color). (See Additional Items Under Design Review.)

APP # 27.0142 BH 8 MOUNT VERNON PLACE: Restore windows in place, paint and repair in kind, remove existing storm windows on bowed windows, and replace them with curved storm windows.

APP # 27.0133 BH 29 REVERE STREET: Cut and repoint joints using Type O mortar.

APP # 27.0139 BH 37 REVERE STREET: Replace nine non-historic 1-over-1 windows with nine 1-over-1 wood windows with no low-E glass.

APP # 27.0184 BH 36 SOUTH RUSSELL STREET: Repaint the following items using previously approved colors: Cornice: Keystone Gray SW7504; window sashes, frames, and trim: Peyton Randolph Gray W82-1086; outside door: Palmer House Green W84-1084.

APP # 27.0140 BH 128 MYRTLE STREET: Repair and repaint front steps in kind.

APP # 27.0207 BH 8 WALNUT STREET: Remove several panels around door, repair, and repaint in kind.

APP # 27.0162 BH 5 WEST HILL PLACE: Repoint brick using Type O mortar.

V. ANNUAL VOTE FOR CHAIR AND VICE CHAIR

VI. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: SEPTEMBER 4, 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



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu