



REVISED

3:49 pm, Jun 16, 2025

NOTICE OF PUBLIC HEARING

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

DATE: JUNE 26, 2025
TIME: 5:00 PM
ZOOM: [HTTPS://ZOOM.US/J/93607414747](https://zoom.us/j/93607414747)

RECEIVED

By OFFICE OF THE CITY CLERK at 3:49 pm, Jun 16, 2025

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 (929) 205-6099 and entering meeting id # 936 0741 4747. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. RATIFICATION OF MAY 15, 2025 PUBLIC HEARING MINUTES

II. VIOLATION HEARING

APP # 25.0744 BH

41 PHILLIPS STREET

Applicant: Alexis Comeau; Comeau Property Mgmt.
Proposed Work: Ratification of unapproved intercom.

III. DESIGN REVIEW HEARING

APP # 25.0668 BH

41 PHILLIPS STREET #20

Applicant: Guy Grassi; Grassi Design Group
Proposed Work: Install retractable awning system on upper level terrace.

CITY of BOSTON



APP # 25.0960 BH

56 BEACON STREET

Applicant: Guy Grassi; Grassi Design Group
Proposed Work: Enlarge garage door opening, repair/replace front treads, install new elevator override (See Additional Items Under Administrative Review).

APP # 25.0874 BH

55 PHILLIPS STREET

Applicant: Frank McGuire
Proposed Work: Replace glass storefront with operable unit for egress purposes.

APP # 25.0967 BH

35 SOUTH RUSSELL STREET

Applicant: Frank McGuire
Proposed Work: Paint front door red.

APP # 25.0958 BH

GRANARY BURIAL GROUND

Applicant: Kelly Thomas; Parks Dept.
Proposed Work: Repair John Hancock, Franklin, and Mosely Family Monuments. Conserve 100 Gravestones in "Section A" of the Cemetery.

APP # 25.0896 BH

52 CEDAR LANE WAY

Applicant: Timothy Burke Architecture Inc.
Proposed Work: Replace wood rail with metal rail.

APP # 25.0871 BH

148 CAMBRIDGE STREET

Applicant: Stanley Chow; Suffolk University
Proposed Work: Replace ten existing non-historic, 6 over 6, windows with ten, all wood, double hung, true divided light windows with no low-e glass.

APP # 25.0865 BH

127 MOUNT VERNON STREET

Applicant: Daryl Ramdehal
Proposed Work: Replace wooden flagpole with aluminum flag pole.

APP # 25.0944 BH

5 WEST CEDAR STREET

Applicant: Patrick Guthrie; Design Associates
Proposed Work: Replace deck fence in kind.



APP # 25.0974 BH

78 BEACON STREET

Applicant: Zachary Quarella

Proposed Work: Restore front curb and stoop, replace two light fixtures.

APP # 25.0975 BH

27 BRIMMER STREET

Applicant: Colin Smith; Colin Smith Architecture

Proposed Work: New light fixtures, and door hardware, new railing (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 THE DETERMINATION SHEET 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 # 25.0955 BH 27 ANDERSON STREET #5: Remove and replace six non-historic windows, with wood, single hung, true divided light, existing layout to



remain, exterior painted to match existing, black spacer to cover gasket, front elevation 3rd floor, three, 1 over 1 windows replaced with three, 1 over 1, wood windows, street facing side elevation 3rd floor, three, 1 over 1, windows replaced with three, 1 over 1, wood windows.

APP # 25.0937 BH 40 BEACON STREET: Repair purple window glass in kind.

APP # 25.0950 BH 49 BEACON STREET: Replace damaged wood, metal or masonry in kind to match historic profile, texture, color, and tooling.

APP # 25.0960 BH 56 BEACON STREET Restore/replace existing handrail on front stoop in kind, replace roof deck rail in kind (*See Additional Items Under Design Review*).

APP # 25.0975 BH 27 BRIMMER STREET Replace grill on front vent, replace non-historic, rear windows on lower three floors with 1 over 1, wood, double hung, with a spacer bar between the glass that matches the color of the window sash, the windows will not have low-e glass. Replace non-historic, front windows on lower level and level two with 1 over 1, wood, double hung, with a spacer bar between the glass that matches the color of the window, the windows will not have low-e glass low-e glass (*See Additional Items Under Design Review*).

APP # 25.0964 BH 80 CHARLES STREET: Replace cap flashing in kind, brace the existing front parapet wall with a steel beam along its length and braced to the roof, cut and point the third and fourth floors, front elevation. Mortar mix to match existing in color and aggregate, make flashing repairs to the masonry on the first and second floors and to repaint existing masonry Ben. Moore, Philadelphia Cream, Historic Color HC-30 to match existing.

APP # 25.0921 BH 100 CHARLES STREET: At front facade level two, Replace two, non-historic, 1 over 1 windows, and one non-historic, 2 over 2, wood, single hung, true divided lights, with no low-e glass.

APP # 25.0914 BH 103 CHARLES STREET: At upper level front facade, replace three arched, non-historic windows with three, 1 over 1, arched top sash, double hung windows, with no low-e glass.

APP # 25.0952 BH 49 CHESTNUT STREET: Restore six existing windows on front elevation to include re-glazing and re-painting in-kind using Benjamin Moore



Navajo White OC-95 Soft Gloss, Replace three non-original sash sets on front elevation with 6-over-6, double hung sash sets in existing jambs. (one at dormer and two at grade level.) Sash sets to be true divided light, using clear glass; with mahogany, mortise and tenon construction; painted in-kind using Benjamin Moore Navajo White OC-95 Soft Gloss, Re-paint front entry door in-kind using Benjamin Moore Heritage Red OC-181 Gloss. Re-paint woodwork surrounding front entryway in-kind using Benjamin Moore Navajo White OC-95 Soft Gloss. Replace six pairs of existing non-original exterior shutters on front elevation with historically accurate custom Beacon Hill style shutters using Spanish cedar with mortise and tenon construction; and with period appropriate hardware to replicate existing hardware in-kind. Paint new shutters Benjamin Moore Essex Green HC-188, Remove existing slate, flashing and gutter from front roof area. Install ice & water shields on the entire front roof area. Replace existing front gutter with 20oz copper gutter maintaining the same profile and dimensions. Install new slate to match existing slate in-kind. Replace all flashing with copper flashing, spot re-point masonry and perform repairs to existing lintels on front elevation as needed. Mortar to comply with following specification: 1 Portland / 2 Lime / 7 Sand. Lintel repairs to be performed using Conproco Matrix.

APP # 25.0875 BH 57A CHESTNUT STREET: Repair fire escape in kind.

APP # 25.0915 BH 65 CHESTNUT STREET (34-36 CHARLES): Paint previously paint surfaces in kind; all trim, windows, fire escape, replace multiple rotted clapboard in kind.

APP # 25.0980 BH 31 MYRTLE STREET: Replace/reset bricks as needed, spot pointing, caulk and paint all window trim, replace rotted trim, repair/replace broken stone sills and lintels.

APP # 25.0969 BH 35 PINCKNEY STREET: At rear elevation, level two, replace two, non-historic, 1 over 1, wood windows in kind.

APP # 25.0888 BH 51 REVERE STREET: Install a small metal conduit along the side facade of the building, under existing lines.

APP # 25.0979 BH 22 RIVER STREET: Spot pointing various areas at the top floor of the Chestnut St elevation as well as the top right corner of the River St.



elevation. Repair cast stone as needed, replacing approximately 20 bricks and repointing a small set of steps. All work will be done in kind with the original.

APP # 25.0891 BH 9 TEMPLE STREET: Install small sconce on rear balcony.

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: JUNE 16, 2025

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 and Development Authority/ 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/*