

107 CHARLES ST

BEACON HILL HISTORIC REVIEW



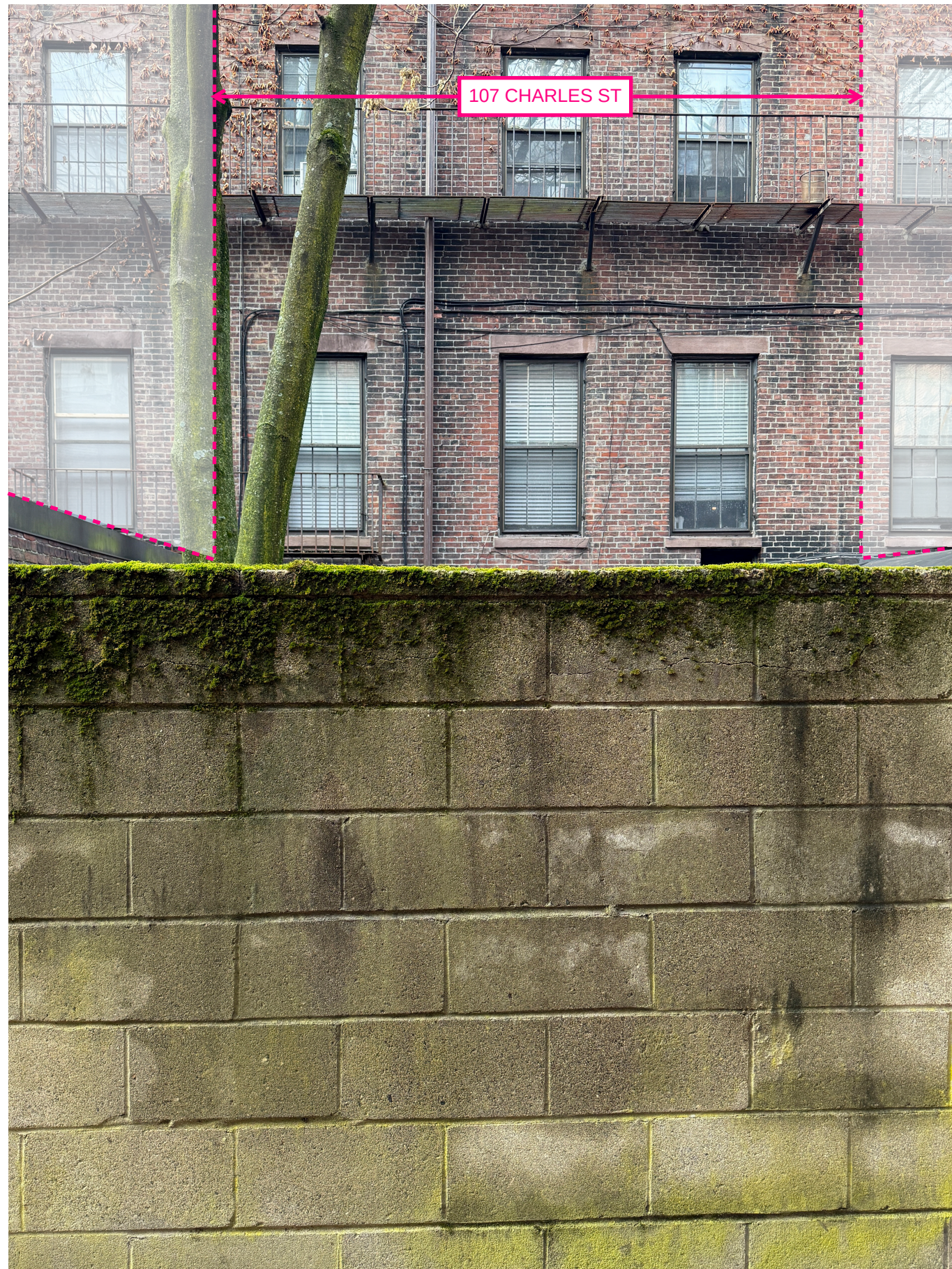
EXISTING CONDITIONS - CHARLES ST
107 CHARLES ST

08.20.2026



EXISTING CONDITIONS - CEDAR LANE WAY
107 CHARLES ST

08.20.2026



EXISTING CONDITIONS - REAR YARD
107 CHARLES ST

08.20.2026

APP # 26.0638 BH

ADDRESS: 107 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: New vestibule light, new mailbox, relocate HVAC equipment and leader lines.

PROJECT REPRESENTATIVES: Shannon Rooney were the project representatives.

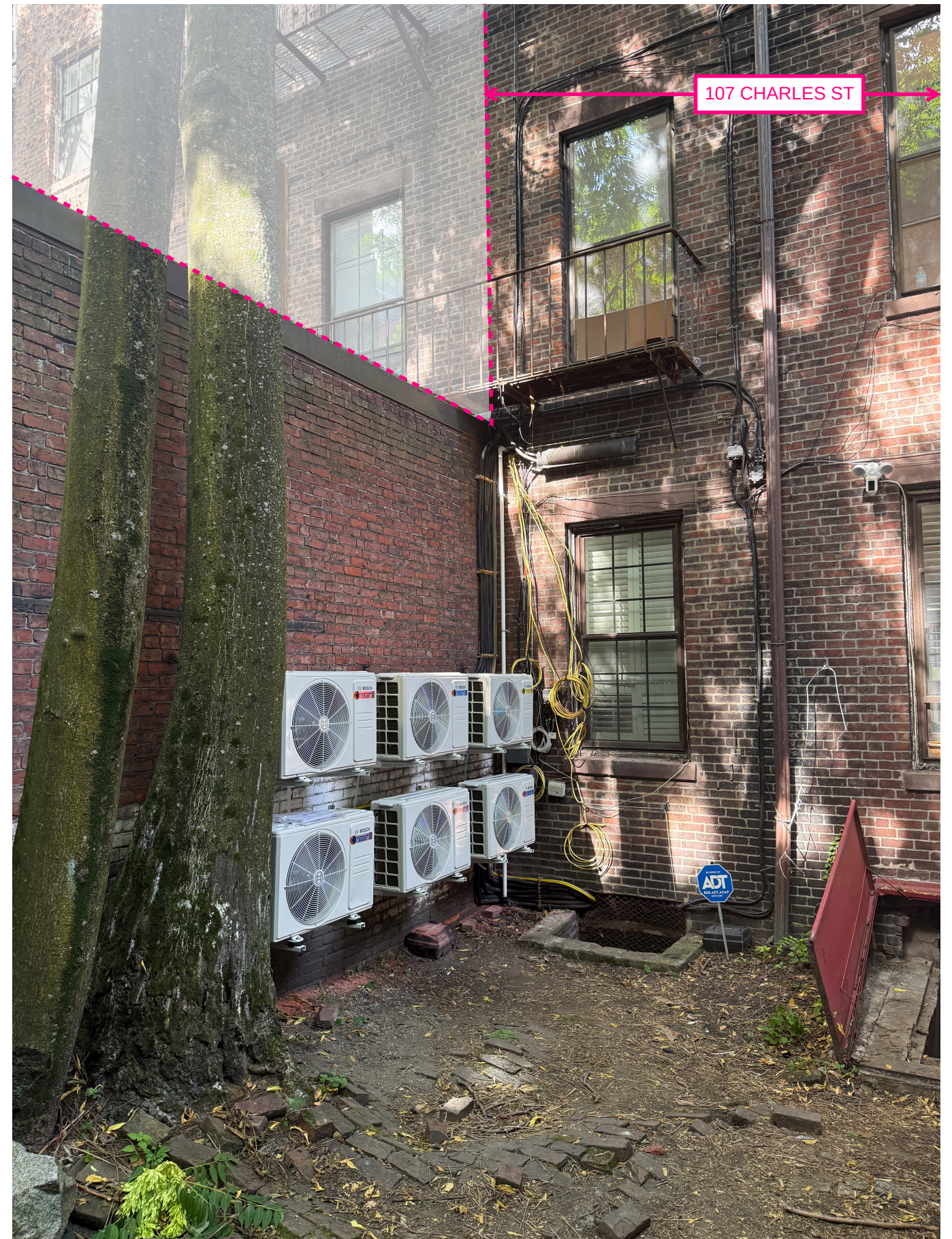
DOCUMENTS PRESENTED: Documents presented included existing condition photographs and product specifications for the new exterior lighting, mailbox, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed location and height of the HVAC equipment, the location and specifications of the new vestibule lighting, the proposed dimensions, finish, and location of the new mailbox. Commissioners also discussed the visibility of the proposed work from public streets and ways.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work but opposed the massive copper covering the letter lines at the rear facade.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

- *That the mailbox numbers will be swapped out for something more in line with the character of the architecture.*
- *That the mailbox will match the brass cover of the intercom system.*
- *The HVAC equipment location is approved, however the applicant should explore a different type of approach for concealing the leader lines from areas within the purview of the Commission. The Commission suggested possibly painting the lines to match the color of the brick, or a similar approach.*



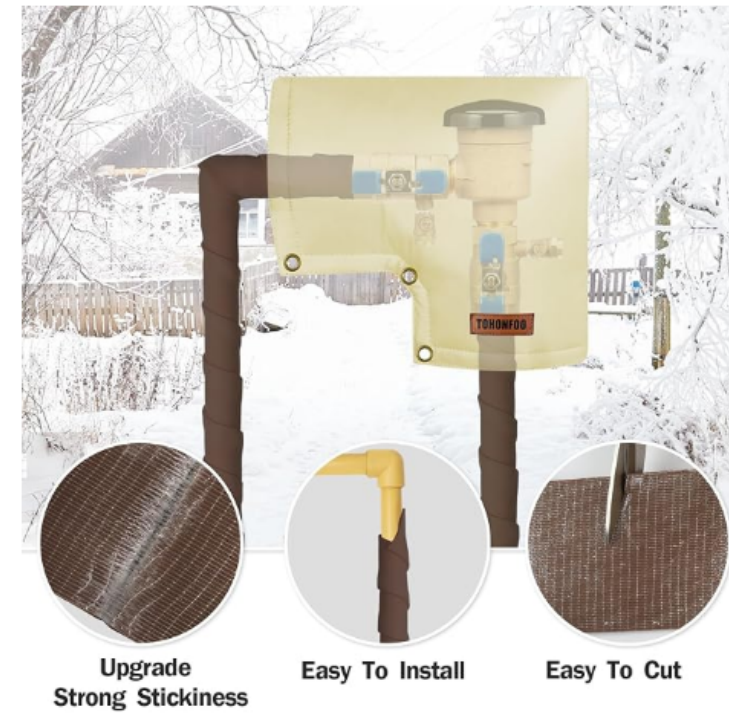
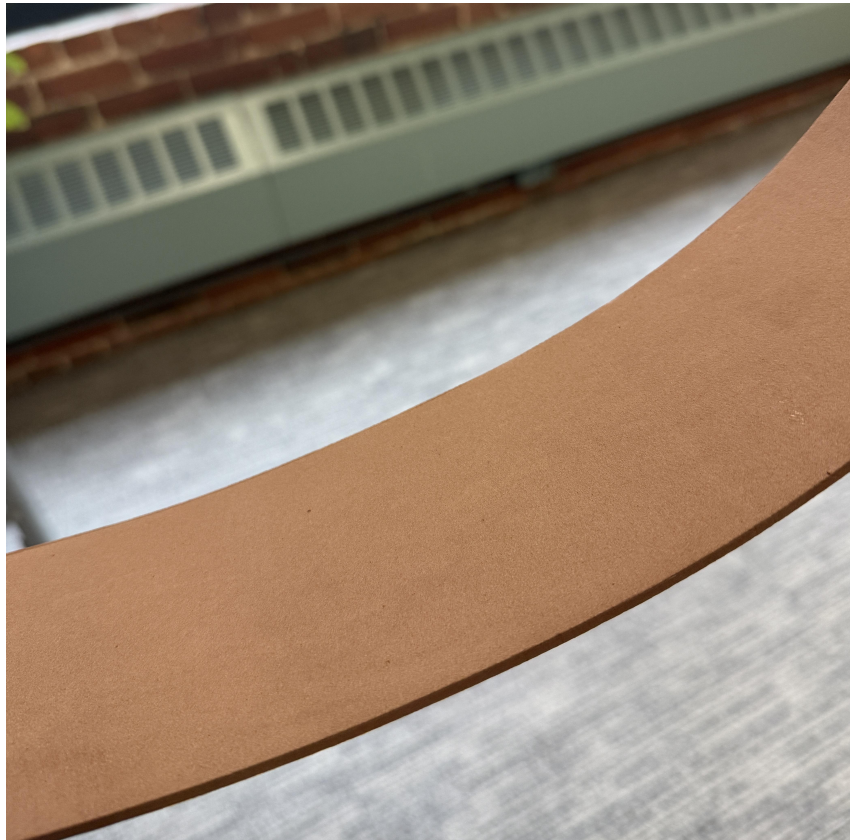
EXISTING CONDITIONS - REAR YARD
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EXISTING CONDITIONS - REAR YARD
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✂ 3 1/2" ✂

