



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
8-21-2025

JUNE 26, 2025

COMMISSIONERS PRESENT: Arian Allen, Annette Given, Maurice Finegold, Edward Fleck, and Sandra Steele.

COMMISSIONERS ABSENT: Curtis Kemeny, Alice Richmond, Ralph Jackson, Mark Kiefer.

STAFF PRESENT: Nicholas A. Armata, Senior Preservation Planner and Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at [Boston.gov/landmarks](https://boston.gov/landmarks).

5:02 PM: Commissioner Allen called the public hearing to order. She explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called for a ratification of the public hearing minutes.

I. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of May 15, 2025 public hearing minutes.

COMMISSIONER STEELE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, MF, AG, SS)(N: NONE)(ABS: EF).

Following this brief introduction she called the first violation application.

II. VIOLATION HEARING



APP # 25.0744 BH

ADDRESS: 41 PHILLIPS STREET

Applicant: Alexis Comeau; Comeau Property Mgmt.

Proposed Work: Ratification of unapproved intercom.

PROJECT REPRESENTATIVES: Louie Comeau was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and an elevation drawing.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, product details about the proposed brass cover, and the visibility of the proposed work.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER STEELE MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *A brass cover will be installed around the intercom as described on the application. The box will be installed within 90 days of this correspondence.*

Following this she called the first Design Review application.

III. DESIGN REVIEW HEARING

APP # 25.0668 BH

ADDRESS: 41 PHILLIPS STREET #20

Applicant: Guy Grassi; Grassi Design Group

Proposed Work: Install retractable awning system on upper level terrace.

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial view images, partial floor plans and elevations, and mock up photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of the proposed work, details about the retraction of the awning, the proposed mounting methods, the proposed material and color of the awning, alternative awning colors, and alternative locations of the awning to



minimize visibility.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *That the awning cover and frame will be a dark brown or brick color to blend into the brick facade it is mounted on. That the awning will be installed through the mortar joints, not through brick.*

APP # 25.0960 BH

ADDRESS: 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).

PROJECT REPRESENTATIVES: Guy Grassi was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed building section, sight line and elevation drawings, and proposed floor and roof plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of previous Commission decisions, visibility and visual impact of the proposed work, the existing and proposed dimensions of the garage door and center posts, the proposed granite material for the front treads, the process for replacing the broken tread, and the plans and details for the new elevator override.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the restoration of the front tread. However, Holland spoke in opposition to the proposed plans to alter the existing garage door and to install a new elevator override.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *That the front steps, including the trends and hand rail will be restored with as much original content as possible. The applicant consult with staff should any materials needed to be replaced.*



APP # 25.0874 BH

ADDRESS: 55 PHILLIPS STREET

Applicant: Frank McGuire

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

PROJECT REPRESENTATIVES: Frank McGuire was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial map images, and window details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the plans to convert the building from commercial to residential space, egress requirements, the material and dimensions of the proposed operable window, details about the proposed hardware,

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

APP # 25.0967 BH

ADDRESS: 35 SOUTH RUSSELL STREET

Applicant: Frank McGuire

Proposed Work: Paint front door red.

PROJECT REPRESENTATIVES: Frank McGuire was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and plans for proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and details about the proposed paint color.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.



COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

APP # 25.0958 BH

ADDRESS: 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.

PROJECT REPRESENTATIVES: Kelly Thomas and Josh Craine were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the proposed plans to restore, clean, and repair the John Hancock, Franklin, and Mosely Family Monuments, the proposed method of repairing and cleaning the gravestones, and the proposed materials for repairing the gravestones.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

Richelle Gewertz, offered comments about the proposed method of repairing the gravestones and monuments.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: MF, EF, AG, SS)(N: NONE)(RECUSED: AA).

APP # 25.0871 BH

ADDRESS: 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.

PROJECT REPRESENTATIVES: Stanley Chow was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and window details.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the proposed material, dimensions, and configurations of the proposed windows, district guidelines regarding windows, the possibility of coordinating a subcommittee to further review the proposed windows.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER ALLEN MOTIONED TO ESTABLISH A SUBCOMMITTEE. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *That a subcommittee be established to review a sample, mock up and make a decision on this particular property based on this window.*

APP # 25.0865 BH

ADDRESS: 127 MOUNT VERNON STREET

Applicant: Daryl Ramdehal

Proposed Work: Replace wooden flagpole with aluminum flag pole.

PROJECT REPRESENTATIVES: Katherine Snider was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and product details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on Hill House a non-profit organization, the material and dimension of the proposed flag pole, the dimensions of the existing flagpole, whether the existing flag pole was historic, the proposed mounting method, and details about the existing and proposed hardware.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of material for the new flag pole. However, Holland spoke in opposition to the proposed round bracket.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *That the existing hardware reused or replicated, including the square surface mount. Should this not be possible, the applicant should consult with staff for next steps.*
- *That the dimensions of the new flag pole are the same as the existing.*



APP # 25.0944 BH

ADDRESS: 5 WEST CEDAR STREET

Applicant: Patrick Guthrie; Design Associates

Proposed Work: Replace deck fence in kind.

PROJECT REPRESENTATIVES: Patrick Guthrie was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and the material, dimensions, and color of the proposed deck fence.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

APP # 25.0974 BH

ADDRESS: 78 BEACON STREET

Applicant: Zachary Quarella

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

- **The applicant did not appear.**

APP # 25.0975 BH

ADDRESS: 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*).

PROJECT REPRESENTATIVES: Colin Smith was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed window, door, and wall details, existing and proposed elevations and floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of proposed work under administrative review, the proposed design, dimensions, and material of the new light fixtures, hardware, and railing, the proposed installation method of the light fixtures and railing, and the



visibility of the proposed work.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the proposed lighting fixtures and railings. However, Holland spoke in opposition to the proposed stair termination.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

- *That the door hardware, stoop ending, and stoop handrail were approved as submitted.*
- *That the light fixtures were denied; the commission requested that the applicant return with more historically appropriate light fixtures.*

The Chair announced that the Commission would next review Administrative Review/Approval applications.

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0896 BH 52 CEDAR LANE WAY: Replace wood rail with metal rail.

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.

PUBLIC COMMENT: Holland Ward, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work at 9 Temple Street.

COMMISSIONER FINEFOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, EF, AG, SS)(N: NONE)(ABS: NONE).

V. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, announced new landmark designations.

VI. ADJOURN – 8:00 PM

COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER STEELE SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN