



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
8-21-2025

**JULY 17, 2025**

**COMMISSIONERS PRESENT:** *Arian Allen, Maurice Finegold, Mark Kiefer, and Sandra Steele.*

**COMMISSIONERS ABSENT:** *Ed Fleck, Annette Given, Curtis Kemeny, Alice Richmond, Ralph Jackson.*

**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://www.boston.gov/landmarks).

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**5:03 PM:** Commissioner Kiefer called the public hearing to order. He 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. He also briefly explained how to participate in the online hearing. Dan Murphy from the Beacon Hill Times made himself known.

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

**I. RATIFICATION OF HEARING/ MEETING MINUTES**

The review and ratification of public hearing minutes from 6/26/2025 was postponed until the next meeting.

**II. VIOLATION HEARING**

**APP # 25.1034 BH**

**ADDRESS: 51 CHARLES STREET**

Applicant: Gary Shteyman; Persona LLC

Proposed Work: Ratification of unapproved signage.

- *Did not appear.*

**COMMISSIONER STEELE JOINED THE MEETING.**



### III. DESIGN REVIEW HEARING

**APP # 25.1052 BH**

**ADDRESS: 27 BRIMMER STREET**

Applicant: Colin Smith Architecture, Inc.

Proposed Work: New wall sconces at two entrances along Brimmer St., Install permanently fixed window planter boxes at rear elevation, new fence & door along Storrow Drive, thin cut brick veneer to replace wood.

**PROJECT REPRESENTATIVES:** Colin Smith was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed lighting specifications, proposed elevation, proposed planter box and fence details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, district guidelines regarding window boxes, the proposed installation method of the window boxes, details about the proposed wall scones, the visibility of the proposed work, and the height and material of the new fence and door.

**PUBLIC COMMENT:** Holland Ward, a representative from the Beacon Hill Civic Association, spoke in support of the new light fixtures. However, Holland spoke in opposition to the proposed changes to the wooden fence and the proposed window boxes.

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

- *That the rear fence is rebuilt in wood, using a utilitarian style seen on adjacent properties, or properties seen nearby. The fence shall be no taller than the existing. Details are to be submitted to staff for final approval.*
- *The light fixtures are approved as submitted.*
- *The flower box alternative design that does not permanently affix the boxes to the facade is approved.*

**APP # 25.0974 BH**

**ADDRESS: 78 BEACON STREET**

Applicant: Zachary Quarella; Sea-Dar Construction

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

**PROJECT REPRESENTATIVES:** Zack Quarella was the project representative.



**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and proposed sconce and pendant details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the location of the existing sconce, the dimensions and material of the existing and proposed lighting fixtures, and an overview of the plans to repair the front granite curb, and how the curb would be determined the curb is beyond repair.

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

**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 granite repairs being performed at the front of the building on the stoop and garden curb will be corrected using dutchman techniques. The Dutchman samples shall be approved by staff for final approval.*
- *The light fixtures are approved as submitted.*

**APP # 25.0982 BH**

**ADDRESS: 111 PINCKNEY STREET**

Applicant: Kathleen Mitchell

Proposed Work: Replace wood gate.

**PROJECT REPRESENTATIVES:** Jason LaGorga was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and existing and proposed gate elevations.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, whether the existing gate is historic, the material and dimensions of the existing and proposed gate, and details about the existing gate hardware.

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

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS )(N: NONE)(ABS: NONE).**



**APP # 25.1029 BH**

**ADDRESS: 28-30 MOUNT VERNON STREET**

Applicant: David Doyno

Proposed Work: Rebuilt chimneys with same brick but with a reduced height, from from 21” to 12”.

**PROJECT REPRESENTATIVES:** Jim McClucy was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and plans for the proposed work. Photos of neighboring buildings were also supplied.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the report from ISD and their structural engineer regarding the condition of the existing chimneys, the proposed dimensions, height, and material of the chimneys, and the location of the proposed chimneys on the roof.

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

**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 documentation be submitted to demonstrate the structural defect specifically from the structural engineer further demonstrating that it simply can't be cured by traditional or conventional means.*
- *That the raze order from the building department be submitted.*
- *That the documentation, including the exact dimensions and other specifications of the original condition prior to its removal, be submitted to staff.*

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

#### **IV. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 25.1032 BH 28 ANDERSON STREET:** Restore metal facade in kind in terms of design, color and material. Repair fire escape.

**APP # 25.1042 BH 77 CHARLES STREET:** Install two handrails on residential entrance.



**APP # 25.1037 BH 51 CHESTNUT STREET:** Restore brownstone entry in kind.

**APP # 25.1031 BH 73 HANCOCK STREET:** Replace eight total front elevation, non-historic sash sets keeping existing jambs, brick moldings and wood sills. On the first floor, replace two 6 over 9 windows. On the second floor, replace three total 6 over 6 windows. On the third floor replace three total 6 over 6 windows. The new proposed sash will be wood, true divided light, using clear glass, double hung. All exteriors of the new sash will be glazed & painted semi-gloss black as exists currently. Existing aluminum storm windows will be removed. The new sash will match the existing pane configuration. The new sash will have a 13/16" interior muntin profile width. 3/16" exterior wood stem & glazed.

**APP # 25.1028 BH 165 MOUNT VERNON STREET:** At level three, replace twelve 6 over 9, non-historic windows. Six windows are at the rear elevation facing Storrow Drive, four are facing Mount Vernon Street, and two are facing Brimmer Street. Replace all twelve sash sets while keeping the existing jambs, wood sills and brick moldings. The new sash will be true divided light, double hung, using clear glass. The sash sets will be all wood. New muntin design interior width of: 13/16" at interior. All new sash sets will be painted semi-gloss black at the exterior to match the rest of the building.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS )(N: NONE)(ABS: NONE).**

## **V. STAFF UPDATES**

Nicholas Armata, Senior Preservation Planner, announced that the Old South Meeting House was designated a Boston Landmark.

## **VI. ADJOURN – 6:30 PM**

**COMMISSIONER ALLEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER FINEGOLD SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**