



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201
Held virtually via Zoom

APPROVED BY COMMISSION
9-18-2025

AUGUST 21, 2025

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

COMMISSIONERS ABSENT: Ralph Jackson.

STAFF PRESENT: Nicholas A. Armata, Senior Preservation Planner.

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

5:02 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. There were no members of the press present.

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

I. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 6/26/25 and 7/17/25 .

COMMISSIONER STEELE MOTIONED TO APPROVE THE MINUTES FROM 6/26/25. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: AA, MK, SS)(N: NONE)(ABS: MK).

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES FROM 7/17/25. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

Following this brief introduction he called the first violation application.



II. VIOLATION HEARING

APP # 26.0096 BH

ADDRESS: 77 CHARLES STREET (VIO.24.0896 BH)

Applicant: Julieanne Kiley

Proposed Work: Ratification of unapproved storefront alterations

PROJECT REPRESENTATIVES: Philippa Hechl, Brigid Williams, and Patrick Hickox were the project representatives.

DOCUMENTS PRESENTED: Documents presented included proposed elevations, proposed window details and plans, proposed signage paint color, and proposed lighting specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the unapproved renovation of the storefront, the condition of the front facade before alterations, details and specifications about the proposed transom lighting, the material, configuration and dimensions of the proposed windows, the proposed paint colors for the front facade, and plans to reinstall the historic electrical panels.

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

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: AA, MK, SS)(N: MF)(ABS: NONE).

- *That the transom lights will be three lights in height, with the central light taller than the top and bottom lights. Updated drawings are to be submitted to staff for final approval.*
- *That the electrical panel on the bottom left panel be retained and integrated into the design.*
- *That a sample of the gold paint be mocked up for review and approval by staff.*

APP # 21.0021 BH

ADDRESS: 97 MOUNT VERNON STREET (VIO.23.0836 BH)

Applicant: S. Vigneau; Premier Property Solutions

Proposed Work: Ratification of unapproved intercom

PROJECT REPRESENTATIVES: Stephen Vigneau was the project representative.



DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the dimensions and material of the existing intercom and panel, the materials and dimensions of the proposed intercom cover, details about the engraving on the intercom cover.

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

COMMISSIONER KIEFER MOTIONED TO DISMISS THE VIOLATION AND 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 intercom system is centered on the panel, and that the unit and proposed brass box are not obstructing any architectural detail, and the final resolution as to what, if anything, to do with the existing applied molding around the intercom panel be delegated to staff.*

APP # 25.1034 BH

ADDRESS: 51 CHARLES STREET (VIO.25.0950 BH)

Applicant: Gary Shteyman; Persona LLC

Proposed Work: Ratification of unapproved signage

- *The applicant did not appear.*

Following this she called the first Design Review application.

III. DESIGN REVIEW HEARING

APP # 26.0050 BH

ADDRESS: 106 CAMBRIDGE STREET

Applicant: Ricky Zeng

Proposed Work: New awning/signage

PROJECT REPRESENTATIVES: Ricky Zeng was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, and proposed signage details.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the materials, design, and dimensions of the existing and proposed awnings and signage.

PUBLIC COMMENT: Richelle Gewertz, 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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.0079 BH

ADDRESS: 27 HANCOCK STREET

Applicant: Tim Jones; Embarc Design

Proposed Work: New door hardware, New light fixture. Replace existing, non-historic windows at all levels, repaint lintels BM HC-69, Scape and repaint door and surround to match finish of 25 Hancock Street (*See Additional Items Under Administrative*)

PROJECT REPRESENTATIVES: Timothy Jones was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed elevations, proposed hardware details, front door section drawing, and proposed window details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the materials, dimensions, and configuration of existing and proposed windows, details about the proposed door hardware, details about the proposed intercom panel, the proposed paint colors for the lintels, door, and surround, and plans for the proposed light fixture.

PUBLIC COMMENT: Maureen Collins, offered comments about the proposed paint colors for the front facade.

Christina Madek, spoke in support of the proposed work.

Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

COMMISSIONER ALLEN 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 windows will be 2 over 2, all wood, no low-e glass, with a dark spacer in between the two panes of glass. Updated drawings are to be submitted to staff for final approval.
- Additional items were approved under administrative review at the 8/21 hearing.

APP # 26.0080 BH

ADDRESS: 29 HANCOCK STREET

Applicant: Tim Jones; Embarc Design

Proposed Work: Replace side entrance door, lower and reset threshold on side door to make entrance ada compliant, replace all non-historic windows with all wood, 2 over 2, double hung windows. Repaint cornice black (See Additional Items Under Administrative Review)

PROJECT REPRESENTATIVES: Timothy Jones was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing elevations, proposed hardware and paint color details, front entrance section drawing, and proposed window details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the current facade restoration project, the material, dimensions, and configuration of the existing and proposed windows, the proposed dimensions and material of the new entrance doors, and the proposed plans to make entrances ADA compliant.

PUBLIC COMMENT: Richelle Gewertz, 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 color of the cornice will be revised to reflect a color consistent with the existing color and masonry work. A sample color chip is to be submitted to staff for final approval.
- That revised drawings are submitted to staff reflecting the change in the door dimensions and trim.
- That the windows are installed with a two over two configuration, with true divided lights, all wood and no low-e glass.

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



IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0037 BH 43 ANDERSON STREET: In kind fire escape repairs.

APP # 26.0082 BH 25 BEACON STREET: In kind fire escape repairs.

APP # 26.0063 BH 79 CHARLES STREET: Spot point masonry brick, where needed repaint black window escapes black.

APP # 25.1046 BH 126 CHARLES STREET: Relocate previously approved sign from 88 Charles Street to 126 Charles Street.

APP # 26.0048 BH 18 CHESTNUT STREET: Remove synthetic slate and replace it with real slate matching shape, size and color, replace copper gutter in kind.

APP # 26.0079 BH 27 HANCOCK STREET: New intercom, repaint fire escape, patch and repair cast stone lintels, Repair existing parage, repaint BM-HC-69, scrape clean and repair wood trim and paint BM HC-190 black (*See Additional Items Under Design Review*).

APP # 26.0080 BH 29 HANCOCK STREET: Repoint brick facade, repaint metal security grills in kind, Repaint fire escapes in kind, Patch and repair cast stone lintels and sills, repaint BM HC-69, Restore front door, clean and repair granite stoop (*See Additional Items Under Design Review*).

APP # 26.0093 BH 40-42 MOUNT VERNON STREET: Repair all deteriorated flat brownstone surfaces. No ornamental work. All repairs to be done with Jahn M70 brownstone material to match original color and profile. Paint all windows and fire escape in historical approved color.

APP # 25.0821 BH 97 MOUNT VERNON STREET: Replace nine sash sets keeping the existing jambs, brick moldings and wood sills at, second floor, unit two. Two total, 2 over 2 and one total, 6 over 6 or in a triple jamb on Mount Vernon Street, 2nd floor. Six total 6 over 6's are on the second floor on West Cedar Street. The existing windows are non-operational & not believed to be original. The new sash will be all wood, true divided light, double hung, using clear glass and painted in kind at the exterior. The muntin design would be a 13/16" interior profile width and bell that would match an original sash. The exterior will be a 3/16" exterior wood stem and glazed for equal sight lines. No masonry or jambs to be removed.

APP # 26.0045 BH 71 REVERE STREET: Front facade masonry restoration. Cut back the brick mortar joints 100%, at least ¾" in depth, remove the dust and debris and properly tuck point the prepared areas 100% with mortar colored to match as close as possible. Inspect and repair the lintels and sills as necessary, properly coat with a waterproof



masonry paint, color to match original. Scrape, caulk and paint the window perimeters. Scrape and paint the shutters. Replace the copper gutter and downspout.

APP # 26.0081 BH 15 PINCKNEY STREET: In kind fire escape repair.

APP # 26.0087 BH 89 PINCKNEY STREET: Restore windows at front of the property, replace shutters in kind; parlor level shutters will have three segments as seen in existing shutters.

APP # 26.0047 BH 28 WEST CEDAR STREET: Install small metal conduit at rear of the property that follows the gutter and party wall.

APP # 26.0088 BH 59 WEST CEDAR STREET: Replace two windows at level one, front facade. Replacements will be all wood, 6 over 6, double hung windows with now low-e glass.

COMMISSIONER ALLEN 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, invited Commissioners to join BLC staff for a tabling event at Hillfest in Beacon Hill on Sunday, September 28th.

VI. ADJOURN – 7:04

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