



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
10-16-2025

**SEPTEMBER 18, 2025**

**I. DESIGN REVIEW HEARING**

**5:00 PM**

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

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

**STAFF PRESENT:** Nicholas A. Armata, Senior Preservation Planner; Joseph Cornish, Director of Design Review; Sarah Lawton, Preservation Assistant; Katherine Kottaridis, Director of the Office of Historic Preservation; Elizabeth Sherva, Deputy Director of the Office of Historic Preservation.

**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 of the Beacon Hill Times made himself known.

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

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

Review and ratification of public hearing minutes from 8/21/25 & 7/14/25 subcommittee minutes.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE 8/21/25 MINUTES.**

**COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE 7/14/25 MINUTES.**

**COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**



### III. DESIGN REVIEW

**APP # 26.0179 BH**

**ADDRESS: 34 W CEDAR STREET**

Applicant: Kristin Kinsella

Proposed Work: Repaint front entry in existing Benjamin Moore Swiss Coffee OC-45 semi-gloss and repaint front door in existing Benjamin Moore Dahlia 319 high gloss. Propose repainting front entry ceiling in Benjamin Moore Wythe Blue HC-143 semi-gloss.

**PROJECT REPRESENTATIVES:** Kristin Kinsella was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, and color swatches.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the architectural style of the property, district guidelines regarding paint color, visibility of the proposed work, and the existing and proposed paint colors for the front door, entry surround, and ceiling.

**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 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**

- *That the blue shade proposed for the entry ceiling is approved as submitted. However, should the applicant feel an alternate blue is needed, approval of that variation of color is to be reviewed and approved by staff.*

**APP # 26.0180 BH**

**ADDRESS: 62 CHARLES STREET**

Applicant: Jason Parillo; Bluebird Graphic Solutions

Proposed Work: New blade sign & window decals.

**PROJECT REPRESENTATIVES:** Jason Parillo 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, district guidelines regarding signage, the dimensions and material of the new signage and window decals, and the height of the new brackets.

**PUBLIC COMMENT:** Richelle Gewertz, 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 JACKSON SECONDED THE MOTION. THE VOTE WAS 4-1-0 (Y: MF, RJ, MK, SS)(N: AA)(ABS: NONE).**

**APP # 26.0187 BH**

**ADDRESS: 48 BEACON STREET**

Applicant: Allison Weafer; Allison Curran Designs

Proposed Work: Install small copper-covered conduit along the party wall.

**PROJECT REPRESENTATIVES:** Allison Weafer was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs.

**DISCUSSION TOPICS:** Discussion topics included existing condition photographs, visibility of the proposed work, the material, dimension, and location of the proposed conduit cover.

**PUBLIC COMMENT:** Richelle Gewertz, 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 ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**

**APP # 26.0193 BH**

**ADDRESS: 20 LOUISBURG SQUARE**

Applicant: Kevin tenBrinke; Kt2 Design Group

Proposed Work: Install railing above rear dormer. (*See Additional Items Under Administrative Review*).

**PROJECT REPRESENTATIVES:** Kevin tenBrinke was the project representative.

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



**DISCUSSION TOPICS:** Discussion topics included an overview of the existing condition photographs, the purpose of installing a balustrade, the proposed material and height of the new railing, and the visibility of the proposed work.

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

**COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 4-0-1 (Y: AA, MF, MK, SS)(N: NONE)(ABS: RJ).**

- *That the applicant move the mock-up by 3 feet in both the easterly and northern directions to help determine the visibility.*

**APP # 26.0206 BH**

**ADDRESS: 9 LOUISBURG SQUARE**

Applicant: Mellowes & Paladino Architects

Proposed Work: Modify front and rear shed dormers with true divided lite historic wood windows, painted wood trim to match historically appropriate details and colors, and flat-seam copper roofing. Construct a new roof deck, replace all membrane and asphalt shingle roofing with slate or flat seam copper. Repair and restore brick chimneys and existing chimney pots.

**PROJECT REPRESENTATIVES:** Emily and Bob Paladino were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed elevations, and plans for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, visibility of the proposed work, the plans to modify the existing dormers, plans for the new roof hatch, the height and material of the new roof deck and railing, the dimensions, material and configuration of the existing and proposed windows, and the restoration plans for the existing chimneys.

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

**COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**



- That the application be approved with respect to the EV charger port.
- That the rear facade 5th floor roof deck railing and front facade roof deck railing be denied without prejudice.
- That the front facade storm windows be denied without prejudice.
- The applicant is asked to return, with a revised proposal reflecting retaining of the shape of the dormer and the general direction of the fenestration as proposed.

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

#### IV. ADMINISTRATIVE REVIEW/ APPROVAL

**APP # 26.01092 BH 29 SOUTH RUSSELL STREET:** Chimney 1; Remove chimney down to roof line and rebuild chimney back to original height, Chimney 2; Remove four courses of bricks and rebuild chimney to original height, Chimney 3; grind out old loose mortar and repoint chimney.

**APP # 26.0177 BH 27 ANDERSON STREET:** In kind fire escape repairs.

**APP # 25.0999 BH 34 BEACON STREET:** Install seven iron window grilles on the 1st level of the Joy Street elevation through the mortar joints.. The new units will match the existing grilles on the property. Install a small pin light above the front door.

**APP # 26.0185 BH 48 BEACON STREET:** Replace balcony door in kind.

**APP # 26.0198 BH 56 BEACON STREET:** Modify previously approved window replacements at front curved bay on 1st, 2nd, 3rd & 4th floor with new windows with straight glass & curved sash. Window pane configuration to remain the same. Windows will be all wood, true divided lights, with no low e glass and a spacer bar in between the glass to match window frame color.

**APP # 26.0200 BH 23 BRIMMER STREET:** Remove roof deck, replace roof, reinstall in original location, previously approved by the Commission.

**APP # 26.0174 BH 71 CHARLES STREET:** Chimney repair to include replacing any cracked bricks and replace/repoint any deteriorated or disintegrated mortar joints. Mortar joints to match historic profile, tooling and mix.

**APP # 26.0141 BH 88 CHARLES STREET:** New carved wood sign, in the same dimensions as the sign previously hanging from the same bracket.

**APP # 26.0036 BH 43 BOWDOIN STREET:** Install new Doorbird intercom that will be centered on the existing wood panel.



**APP # 26.0017 BH 56 CHESTNUT STREET:** Install tree guard style number three, from the pre-approved styles.

**APP # 26.0156 BH 107 CHESTNUT STREET:** Stucco repairs & painting to match existing. Painting and trim work on all windows, doors and shutters to match existing.

**APP # 26.0156 BH 109 CHESTNUT STREET:** Painting and trim work for stucco masonry surfaces and windows and trim to match existing.

**APP # 26.0193 BH 20 LOUISBURG SQUARE:** Spot brick repointing on the chimney (See *Additional Items Under Design Review*).

**APP # 26.0118 BH 87 MOUNT VERNON STREET:** Replace brownstone steps with cast stone steps. Design to remain the same.

**APP # 26.0164 BH 82 MYRTLE STREET #5:** Replace three, non-historic, 1 over 1, wood windows on the front elevation with all wood, 1 over 1 windows with no low-e glass. Paint to match existing.

**APP # 26.0184 BH 133 MYRTLE STREET:** Repaint front door Benjamin Moore Black Forest Green HC-187 , service door Benjamin Moore Black Forest Green HC-187, entry vestibule Benjamin Moore Corinthian White OC-111 in kind.

**APP # 26.0116 BH 73 PINCKNEY STREET:** Replace existing lockset, restore front door.

**APP # 26.0178 BH 35 WALNUT STREET:** In kind, slate repair.

**APP # 26.0199 BH 19 WEST CEDAR STREET:** Install life safety bell, hose hookup and drain.

**APP # 26.0070 BH 31 WEST CEDAR STREET:** Install new pendant light fixture, repaint front entry surround in kind, Restore existing brickwork on Pinckney St facade with mortar to match existing, historic mix, tooling and color. Replace Lintels and sills in kind. Restore fire escape, replace chimney flashings to match existing. Replace membrane roof on shed dormers and main roof. Replace existing copper flashings with appropriate - weight red copper. Reset granite curbs at a small triangular garden. Restore and reinstall existing iron railing. Restore existing wood double hung windows including combination storm windows.

**COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**

## **V. STAFF UPDATES**



Nicholas Armata, Senior Preservation Planner, announced that Beacon Hill Hill Fest will be held on Sunday, September 28, 2025. Also, he discussed the process of reporting violations.

## **VI. UPDATE ON 46 BEACON STREET LAWSUIT**

Nicholas Armata, read a public statement based on the 46 Beacon Street Lawsuit. He announced that a settlement agreement had been reached regarding the appeal of the Beacon Hill Architectural Commission's decision made at its December 21, 2023 public hearing to deny application 24.0544 BH for a proposed garage door entry at the rear of 46 Beacon Street. A certificate of appropriateness was issued to the applicant approving the proposed garage entry door with specifications.

## **VII. ADJOURN – 8:03 PM**

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