



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
1-15-26

NOVEMBER 20, 2025

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

COMMISSIONERS ABSENT: *Sandra Steele.*

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).

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 10/16/25 have been postponed until the next hearing.

II. DESIGN REVIEW HEARING

APP # 26.0419 BH

ADDRESS: 9 LOUISBURG SQUARE

Applicant: Bob Paladino; Mellowes & Paladino

Proposed Work: Modify existing front dormer

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

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, and previous and proposed elevations, drawings and renderings.



DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, details of the previous proposal, a summary of Commissioner feedback on previous proposals, details of the new slate roof, whether the fenestration has changed since the previous proposal, details of the proposed new windows, and visibility of the proposed work.

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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, RJ, MK)(N: NONE)(ABS: NONE).

- *That the fenestration in the dormer, be constructed, with true divided lights, wood windows with true divided lights, and no low e glass.*

APP # 26.0324 BH

ADDRESS: 170 CHARLES STREET

Applicant: Agnes Hayes; The Whitney Hotel

Proposed Work: New sign board.

PROJECT REPRESENTATIVES: Agnes Hays was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the proposed location for a new menu board on the exterior, the visibility of the proposed work, the dimensions, material, and design of the proposed menu board, whether the proposed board is illuminated, the proposed mounting method, district guidelines, and alternative locations for the signage board, both inside and outside.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed signage but spoke in opposition to the illumination.

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



- *That the sign will be placed on the pole that the applicant feels is the most suitable for the location, with the understanding that several Commissioners have a preference for the side (non-street facing) position looking towards the main entrance.*

APP # 26.0340 BH

ADDRESS: 94 CHARLES STREET

Applicant: William Hearty

Proposed Work: New HVAC Equipment at rear of property.

PROJECT REPRESENTATIVES: William Hearty was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and mechanical equipment and enclosure details.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the existing and proposed locations of the mechanical equipment, the visibility of the proposed work, the Commission's purview over Public Alley 301, the size of the proposed HVAC equipment, and the dimensions and design of the proposed enclosure.

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

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

- *That the applicant will work with staff to develop a screening of the unit, including dimensions, location and material.*

APP # 26.0424 BH

ADDRESS: 52 CHESTNUT STREET

Applicant: Rob Ferree; Ferree Group, Inc.

Proposed Work: At the rear elevation, replace five non-original casement windows at rear elevation, top floor shed dormer, with three double-hung, four-over-four, custom wood windows, and two fixed non-operational window panels of matching dimensions (See additional items under Administrative Review).

PROJECT REPRESENTATIVES: Sean Cryts was the project representative.

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



DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, an overview of the dormers in the surrounding areas of Branch and Chestnut Street, details and plans for the proposed dormers, the proposed configuration and material of the replacement windows, the proposed paint colors to match existing trim, and the proposed plans to replace exterior moldings and trim in kind.

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

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

- *The Commission asked the applicant to return to the Commission with an alternate proposal for the windows that preserves the verticality of the current design.*

APP # 26.0423 BH

ADDRESS: 145 PINCKNEY STREET

Applicant: Mich Carey Payne Bouchier Fine Builders

Proposed Work: Add condenser to balcony.

PROJECT REPRESENTATIVES: Megan Morgan was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the Commission's decisions approving similar applications without enclosures, the dimensions and materials of the proposed enclosure, and explanations that the proposed condenser could not feasibly be located on the roof due to property bylaws and management constraints.

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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, RJ, MK)(N: NONE)(ABS: NONE).

- *That no enclosure will be installed, only the HVAC unit.*



APP # 26.0408 BH

ADDRESS: 24 BRIMMER STREET

Applicant: Brigid Williams; Hickox Williams

Proposed Work: Restore front stoop handrail.

PROJECT REPRESENTATIVES: Brigid Williams was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the proposed plans to replace the existing wrought iron fence with a cast iron fence matching adjacent railings, the dimensions and material of the proposed handrail, the removal of the original railings, required safety measures, and the currently unprotected area between the stairs and front door.

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, RJ, MK)(N: NONE)(ABS: NONE).

- *That the rail extension at the top of the stairs will be installed on both sides. Updated drawings are to be submitted to staff for final approval.*

APP # 26.0410BH

ADDRESS: 160 MOUNT VERNON STREET

Applicant: Brigid Williams; Hickox Williams

Proposed Work: New, redesigned gate at rear.

PROJECT REPRESENTATIVES: Brigid Williams was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and a proposed gate plan and section drawing.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, dimensions, design, and materials of the proposed gate, details on the gate's upward motion and configuration, dimensions of the existing lot, whether changes to the existing curb cut are planned, the gate's overhang on the sidewalk when open, and concerns about pedestrian safety.



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 AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, RJ, MK)(N: NONE)(ABS: NONE).

APP # 26.0394 BH

ADDRESS: 250 CAMBRIDGE STREET

Applicant: Andy Fitz; Project Expediters Consulting
Proposed Work: New Signage.

PROJECT REPRESENTATIVES: Shane Healey and Anthony Landi were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, an aerial map photograph, proposed signage details, and proposed elevations.

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

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 WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, RJ, MK)(N: NONE)(ABS: NONE).

- *That details on the color of light fixtures and hardware will be submitted to staff for final approval.*

APP # 26.0419 BH

ADDRESS: 101 PINCKNEY STREET

Applicant: Rob & Fiona Soni

Proposed Work: Remove portion of rear garden wall and construct a garage door opening. The drive will use an existing curb cut.

PROJECT REPRESENTATIVES: Erin Doherty and Timothy Burke were the project representatives. Rob and Fiona Soni are the property owners.



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

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, district guidelines for new openings, the building and brick garden walls historical background; including past decisions, precedents for nearby garage doors on Pinckney and West Cedar Street, original design of the street and surrounding area, plans to reuse the existing curb cut and its origins, maneuverability on Pinckney Street, the dimensions, materials, and configuration of the proposed garage door, details about existing hardware and the new doorbell, plans for new brickwork to shift the door opening, safety concerns related to the garage door, and the Commission's purview regarding safety.

PUBLIC COMMENT: Twelve written comments were submitted in support of the proposed work. One written comment was submitted in opposition to the proposed work. These comments remain on file at the Office of Historic Preservation and may be reviewed by request.

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

Daryl Pomicter, submitted a written comment and spoke in opposition to the proposed work.

Leiha Macauley, spoke in opposition to the proposed work.

Charlotte Thibodeau, spoke in opposition to the proposed work.

Christophe Oliver, spoke in opposition to the proposed work.

Thomas Clemens, offered a question regarding the difference between a facade and a brick surface.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: MF, RJ, MK)(N: AA)(ABS: NONE).

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



III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0342 BH 31 ANDERSON STREET: Replace existing, non-historic door and surround with historic design. Application #93.198 BH was originally approved in 1992.

APP # 26.0389 BH 36 BEACON STREET: In kind fire escape repairs.

APP # 26.0425 BH 56 BEACON STREET: Install curved glass in previously approved curved sash; Replace existing roofing and dormer trim; Replace existing stone lintels and sills; Replace existing skylight/ base in kind; Replace mansard copper siding and gutter; Rebuild two existing chimneys.

APP # 26.0405 BH 95 BEACON STREET: Replace three total triple hung windows at the front elevation, second floor of 95 Beacon Street. The existing windows are non-historic. The new proposed sash sets will be triple hung (each with six panes), all wood, true divided light, using clear glass, glazed at the exterior & painted in kind to the existing color: Navajo White semi-gloss. The existing masonry, jambs, wood sills & brick moldings will remain.

APP # 26.0415 BH 96 BEACON STREET: Restore front entry in kind.

APP # 26.0372 BH 37 BOWDOIN STREET: Renew cell antenna installation on headhouse of property. The project was previously approved by the Commission on 9-9-2020.

APP # 26.0401 BH 23 BRIMMER STREET: Repair an active water leak in the vicinity of the southeast chimney. Repoint masonry in a limited area, caulk joints and flash the top of the chimney. Apply two coats of masonry sealer.

APP # 26.0363 BH 180 CAMBRIDGE STREET: Cut and point masonry using type o mortar.

APP # 26.0424 BH 52 CHESTNUT STREET: For rear windows; Sashes/lites to be true divided light, using clear glass; with mahogany, mortise and tenon construction. Paint new windows and trimwork to match existing windows and trimwork on home's back, lower levels (providing one consistent color scheme across all levels) using Benjamin Moore Chelsea Gray HC-168. Front Elevation: Paint front elevation window sashes and trimwork (brick molds, etc.), shutters, front entry door and surround to match existing colors: Windows and trimwork. Benjamin Moore Chelsea Gray HC-168, Front door and shutters: Benjamin Moore Black Forest Green HC-167, Front entry masonry arch: Paint in-kind, Roof and Gutters: Remove existing slate, rubber membrane, flashing and gutters from roof. Install ice & water shield on entire roof. Replace existing gutters with 20oz copper gutters maintaining the same profile and dimensions. Install new North Country Black slate and



Carlisle EPDM membrane to match existing roof in-kind. Replace all flashing with copper flashing. Masonry: Re-point front chimney and re-build crown. Re-build rear chimney using existing bricks. Mortar to comply with following specification: 1 Portland / 2 Lime / 7 Sand. (See additional items under Design Review)

APP # 26.0427 BH 28-32 DERNE STREET: The scope of work includes the following: 1. Replacement of stucco cladding and accessories on the north facade 2. Replacement of existing wood window assemblies on the east and south facades 3. Repointing select areas of brick masonry on the south facade (See Additional Items Under Design Review).

APP # 26.0356 BH 34 MYRTLE STREET: Replace copper gutter and copper cladding of roof pyramid in kind.

APP # 26.0397 BH 127 PINCKNEY STREET: Replace all the front elevation sash sets. One 6 over 6 on the 4th floor, three total 24 over 1 on the third floor. Five total 6 over 6 on the 2nd floor. Four total 6 over 6 on the first floor and two basement 6 over 6 windows. New Cedar shutters by Beech River Mill on each front elevation window, new shutter pins, tie backs & painted semi-gloss black. There are existing broken shutter pins & a few tie backs left in the existing brick/masonry. All the new sash sets will be true divided light, mahogany, mortise & tenon, double hung, using clear glass, glazed & painted semi-gloss black at the exterior. All existing wood sills, brick moldings & jambs to remain except grade level windows have extensive rot & 2 new mahogany wood sills painted black fabricated to exact same existing specifications as exist. Sealing to be done around existing brick moldings: Dowsil 995 black silicone will be used. All existing broken aluminum storm windows to be removed. All new sash sets will be made in kind except the 3 total 24/1's to become: 24/6's at the client/owners request.

APP # 26.0342 BH 86 REVERE STREET: Install handrail at main entrance.

APP # 26.0396 BH 141 REVERE STREET: Repair roof balustrades in kind.

APP # 26.0331 BH 15 TEMPLE STREET: In kind roof replacement, copper gutter replacement.

APP # 26.0416 BH 34 TEMPLE STREET: Restoration work to be completed at side facades; Repointing to be completed using appropriate mortar mix; 1 portland: 2 lime: 7 sand, repairs to be carried out to lintels using Conproco Matrix, window frames to be repaired and then painted in kind using Benjamin Moore products, fire escapes to be scraped/primed and painted with rustoleum paint.



APP # 26.0277 BH 3 WALNUT STREET: At top floor, unit 5, replace all windows which are non-historic. Windows will be ten 2 over 2 and one, 1 over 1 wood true divided lights with no low-e glass. The spacers in-between the glass will match the color of the exterior window.

APP # 26.0227 BH 8 WEST HILL PLACE: Replace all rear facing windows with all wood, double hung, true divided lights with no low-e glass. Window pane configuration will match existing; which are 6 over 6, 4 over 4 and a 16 light picture window.

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

- *Commissioner Kiefer recused himself from 36 Beacon Street.*
- *Commissioner Jackson recused himself from 34 Myrtle Street.*

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work at 31 Anderson Street.

IV. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, spoke with Commissioners about accessing their online portals to review applications and staff comments. Also, announcing new landmark approvals from the Boston Landmarks Commission.

V. ADJOURN – 9:09 PM

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