



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
1-15-2026

DECEMBER 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 and Sarah Lawton, Preservation Assistant.*

5:04 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 was present.

Following this brief introduction he called for the review and ratification of the meeting minutes.

II. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from October 16, 2025. The minutes from November 20, 2025 were postponed.

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

Following this brief introduction he called the first Design Review application.



III. DESIGN REVIEW

APP # 26.0469 BH

ADDRESS: 73 BEACON STREET

Applicant: Tricia Dillon

Proposed Work: Add iron security topper to rear garden wall.

PROJECT REPRESENTATIVES: Johnna Barry was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and security concerns, the visibility of the proposed work from Byron and River Street, the boundary between the public and private ways, the applicant noted the existing decorative fence will remain unchanged, the design and material for the proposed curved iron spike toppers, and the method for securing the new iron security topper to the existing fence.

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

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

~~**APP # 26.0469 BH**~~

~~**ADDRESS: 4 LIME STREET**~~

~~Applicant: Joshua Leffler~~

~~Proposed Work: Repaint front entry and shutters Amish Green (DHC 094).~~

- ~~• The applicant did not appear.~~

APP # 26.0509 BH

ADDRESS: 68 CHESTNUT STREET #4

Applicant: Sean Cryts

Proposed Work: Replace artist window.

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 the existing



conditions, details on the temporary installation of plexiglass as an emergency repair, the visual impact of the proposed work on the buildings exterior, the configuration, paint color, and material for the replacement artist window, a comparison of the existing and proposed muntin dimensions, an overview of a similar artist window at 82 Mount Vernon Street, and the position of the Beacon Hill Civic Association.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work. She cites a lack of documentation that demonstrates that the historic windows are beyond repair as required by the district guidelines.

COMMISSIONER FINEGOLD 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 windows will be installed using restoration glass. Samples are to be submitted to staff for final approval.*

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0476 BH 55 BEACON STREET: Restore rear fire escape.

APP # 26.0457 BH 68 BEACON STREET: Remove all old paint and rust from the staircase and apply a fresh coat of paint to restore its appearance and protection.

APP # 26.0460 BH 1 CHESTNUT STREET: Restore fire escape in kind.

APP # 26.0428 BH 18 CHESTNUT STREET: Historic Window & Door proposes to replace four existing, non-historic 2 over 2 sash sets on the top floor. Three new windows in the top floor bay and one new window in the single doghouse dormer. All new sash will be wood, true divided light, double hung, using clear glass and have a 13/16" interior muntin profile width, 3/16" exterior wood stem, glazed & painted in kind to existing custom beige. Existing storm windows to be removed.

APP # 26.0461 BH 33 CHESTNUT STREET: Replace EPDM roof and copper edge metal. Replace intercom system with a similar unit with brass cover. Recess intercom so that it is flush with the surrounding trim.



APP # 26.0095 BH 104 CHESTNUT STREET: Replace existing, non-historic front door and side lights in kind. Existing door sidelights to be restored. Reuse existing door handle and mail slot.

APP # 26.0508 BH 33 MYRTLE STREET: Remove and replace a total of nine windows, at the front elevation floor five, remove three non-original 1 over 1, vinyl windows and replace with three 1/1 wood windows exterior to be painted black existing layout to remain rear elevation floor 5, remove five non-original 1/1 vinyl, windows and replace with five 1/1, composite windows exterior to be painted black.

APP # 26.0502 BH 9 WILLOW STREET: Replace one, non-historic north facing arched top window wall in kind. The new window wall will have 4 arched top set pieces. Two lower eight, light set pieces and one operational 8 by 8 light “swing out” casement set. All new sections will be true divided light, mahogany, solid block, using clear glass & painted at the exterior to match: Briarwood, semi-gloss. The existing metal details & jamb will remain.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN 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, provided a summary of the Beacon Hill Architectural Commission’s accomplishments from 2025. He reported that the Commission reviewed 223 applications, outlined the total cost spent on building improvements within the district, and addressed both ratified and outstanding violations. He concluded by thanking Commissioners and the public for their dedication to the Commission and the preservation of Beacon Hill.

VI. ADJOURN – 5:45 PM

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