



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
4-16-2026

I. DESIGN REVIEW HEARING

5:00 PM

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

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

STAFF PRESENT: *Nicholas A. Armata, Senior Preservation Planner and Sarah Lawton, Preservation Assistant.*

5:01 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 February 19, 2026.

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

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

III. DESIGN REVIEW

APP # 26.0624 BH

ADDRESS: 101 MYRTLE STREET

Applicant: Padraig Smith

Proposed Work: Replace all front facing windows.



PROJECT REPRESENTATIVE: Padraig Smith was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, window specifications for the existing and proposed windows, the total number of windows being replaced and their locations, the configuration of the new windows, and the architectural style of the building. The history of the existing window styles was also discussed.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, requested additional information about the condition of the existing windows and opposed the simulated divided light windows with a spacer bar.

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 windows will be replaced with 2 over 2 windows on all floors, with true divided light, all wood, double hung and no low-e glass. The muntin bar shall be trapezoidal with a 7/8" muntin bar.*
- *The 1st (parlor) floor shall have two sashes that are of the same height. Updated drawings are to be submitted to staff for final approval.*

APP # 26.0673 BH

ADDRESS: 20 CHARLES STREET

Applicant: Babak Bina

Proposed Work: Painting the exterior of 20 Charles St Unit B a storefront. The main color covering all the millwork (mullions, doors etc) is named "Bryant Gold" as part of Benjamin Moore's historic colors. We also wish to add a band in blue (PMS 303C) in an approximate height of 6" under the window.

PROJECT REPRESENTATIVE: Babak Bina 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 proposed storefront paint color, the dimensions, material, and paint color for the new signage, and the proposed installation method.



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 # 26.0690BH

ADDRESS: 43 BOWDOIN STREET

Applicant: Scott Simonsen

Proposed Work: New life safety equipment installation.

PROJECT REPRESENTATIVE: Scott Simonsen 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, fire code requirements, adjustments to the existing conduit that will run behind wooden carpentry, the alternative option to run the conduit behind masonry, and the location of the beacon.

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

- *That the conduit will be installed internally, behind the wood paneling and/or brick, with only the beacon being exposed. Updated drawings are to be submitted to staff for final approval.*

APP # 26.0694 BH

ADDRESS: 71 REVERE STREET

Applicant: William Stattman

Proposed Work: New roof deck.

PROJECT REPRESENTATIVE: William Stattman was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, building section drawings, a proposed roof plan, and headhouse materials.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, and the location of the new deck and railing.

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

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0628 BH 52 BRIMMER STREET: Replacement of two garden level windows facing Brimmer Street to match existing in configuration. New windows to be wood with insulated glass, weight and chain balance with mahogany jamb. Painted to match existing. Window one is 1 over 1, Window two is 3 over 3. Iron grills over windows to be removed, sandblasted, primed, painted and reinstalled on refurbished hinges, all to match existing.

APP # 26.0681 BH 53 CHESTNUT STREET: Install new brass intercom, flush with wood, centered on the right most panel, on the right side of the door.

APP # 26.0693 BH 11 JOY STREET: Replace four non-historic total sash sets keeping the existing jambs at 11 Joy Street #2, second floor front elevation. Two total 4 over 4's and two total 6 over 6's. The new sash sets would be double hung, true divided light, wood, mortise and tenon, using clear glass & painted semi-gloss black at the exterior to match the existing color. The new muntin design to match would be 13/16" width at the interior, 3/16" exterior wood stem and glazed. The existing storm windows to be removed.

APP # 26.0687 BH 96 MOUNT VERNON STREET: Demolish existing chimney on west side which is tilting and rebuild in kind from roof level up with new brick to match existing color, size and details, remove failed coating on stone at entry and apply new Conproco Mimic epoxy coating in black color, replace missing wood shutter with new wood shutter to match existing. Repair damaged shutters on front elevation. Paint all shutters black, Paint balcony black color, remove stains on masonry below balcony, Remove stains from granite steps, repaint woodwork and door at entry in existing colors, repaint window trim and sashes with color to match existing.



APP # 26.0695 BH 160 MOUNT VERNON STREET: Restore existing door at lower level of house. Door swing will be reversed. The jamb and brickmould will be replaced in kind. Original hardware and door number will be restored and reused.

APP # 26.0702 BH 79 MYRTLE STREET: Remove replaced in-kind; copper metal coping caps at the roof parapets, cut and point mortar joints at chimneys on the east and west elevations, one stone lintel and one stone sill at the fifth floor on the north elevation, one punched window (1 over 1, all wood, no low-e glass) at the 5th floor stairwell at the east elevation, cut and point mortar joints at the top third portion of the masonry wall on the East elevation.

APP # 26.0647 BH 100 REVERE STREET: Restore top floor front elevation window wall/artist window. The window wall has three upper sections that are: 18 light fixed sash. three lower sections that were originally “swing out” casement windows. Replace rusted exterior steel hinges with solid brass, black in color: two per casement and new brass casement latches and casement stays at interior to make operational. There is currently 60-70% of the existing glass to be older than 1925 which would all be cleaned and will remain. All exterior glazing will be re-done. Diamond points to be used where needed. The entire interior and exterior of the sash, wood sills and brick moldings will be stripped, epoxy where needed, primed and finished painted multiple coats: semi-gloss black as currently exists. Minor sash wood repair is needed: mahogany dutchman’s and abatron epoxy will be used.

APP # 26.0661 BH 52 RIVER STREET: Restore all front facing windows in kind, except the dormer windows which will not be touched.

APP # 26.0691 BH 4 WEST CEDAR STREET: Replace existing rear wood door. Proposed work includes an in-kind replacement painted BM Soft Gloss Black, with a brass kick plate, brass plaque, and a new black deadbolt and pull.

APP # 26.0685 BH 60 WEST CEDAR STREET: Remove and replace deck in kind, previously approved in 1987.

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).

- *Commissioner Steele recused herself for application 26.0685 BH for 60 West Cedar Street.*

V. STAFF UPDATES



Nicholas Armata, Senior Preservation Planner, announced that the Boston Article 11 Signage Code has been revised. He also noted that all Commissioners should contact their nominating organizations as Commissioner terms are set to expire.

VI. ADJOURN – 6:45 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.