



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
08-20-2026

APRIL 16, 2026

I. DESIGN REVIEW HEARING

5:00 PM

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

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

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 June 18, 2026.

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

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

III. DESIGN REVIEW

APP # 26.1079 BH

ADDRESS: 53 CHESTNUT STREET

Applicant: George Howland; Howland Co. Inc.



Proposed Work: Restore Decorative Wrought Iron Rail at Garden, Wrought Iron Hand Rails at Front Entry, and Wrought Iron Window Grate at Garden. Convert the existing wrought iron doors at windows to be stationary grates and remove highlighted curved detailing so that the grates are flat on the top.

PROJECT REPRESENTATIVE: George Howland was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the removal and restoration of the existing rail, an overview of the plans to preserve the original design, and the installation method for the railing. The proposed design, materials, and installation method for the new window grate were also discussed.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and requested more information regarding the window grates including the shop drawing.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, RJ, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.1080 BH

ADDRESS: 53 CHESTNUT STREET

Applicant: George Howland; Howland Co. Inc.

Proposed Work: New light fixture

PROJECT REPRESENTATIVE: George Howland was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and details about the design, dimensions, and materials of both the existing and proposed light fixtures.

PUBLIC COMMENT: Meghan Awe, 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 ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, RJ, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.1088 BH

ADDRESS: 64 CHESTNUT STREET

Applicant: Nick Downing

Proposed Work: Repaint shutters (currently black) on front facade of the house to BM Old Navy (to match front door).

PROJECT REPRESENTATIVE: Nick Downing was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and proposed paint color sample.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a review of the current front door paint color, the proposed paint for the shutters, and historically appropriate paint colors for this building style.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed voting that the proposed paint color is not historically accurate for blinds and shutters.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, RJ, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.0952 BH

ADDRESS: 59 BEACON STREET

Applicant: Paul Holland; The Holland Companies

Proposed Work: Repaint front door, install new mail slot and door hardware.

PROJECT REPRESENTATIVE: Paul Holland was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed paint color palette, and proposed mail slot and door hardware details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, plans to remove and refinish the current doors, proposed paint colors for the doors, frame and arch, and details on the dimensions, material, and design of the new mail slot and door hardware.



PUBLIC COMMENT: Meghan Awe, 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, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That a paint swatch of the door surround color will be submitted to staff for final approval.*

APP # 26.1142 BH

ADDRESS: 18 PHILLIPS STREET

Applicant: Laura Mandel; Vilna Shul

Proposed Work: Install temporary art exhibits in multiple locations throughout the district

PROJECT REPRESENTATIVES: Laura Mandel was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed signage details and designs, map of the project sites in Beacon Hill.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the proposed Be the Change public art exhibit, information about collaboration with the Museum of African American History, the exhibit timeline and duration, the visibility, design, dimensions, materials, and the location of the new signage. The Commission's purview over park elements was reviewed, and Commissioners emphasized that the proposed signage boards would not impede or interfere with the sidewalk and architecture.

PUBLIC COMMENT: Meghan Awe, 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, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the work will be maintained in a state of good condition.*
- *That the work will be removed by October 28, 2027*
- *That the directional signage for the African American Museum & Nichols House will be combined with their existing sandwich board signage.*
- *That the number and location of the corresponding signage will be documented and submitted to staff for final approval.*



APP # 26.1143 BH

ADDRESS: 18 PHILLIPS STREET

Applicant: Laura Mandel; Vilna Shul

Proposed Work: Install temporary placards in multiple locations in the district.

PROJECT REPRESENTATIVE: Laura Mandel was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and photographs of the proposed plaques.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the proposed temporary historic marker program with Everyone250, information about collaboration with the Everyone250, the exhibit timeline and duration, the visibility, design, dimensions, materials, and the location of the temporary placards at the front facade. The total number of placards were discussed and district guidelines regarding plaques.

PUBLIC COMMENT: Meghan Awe, 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, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the sign will be made from metal, not plastic.*
- *That the sign will be attached to the fence in a manner that will not damage the fence.*
- *That the sign will be removed on July 15, 2027.*

APP # 26.1127 BH

ADDRESS: 107 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: Install covers over HVAC lines at rear of property.

PROJECT REPRESENTATIVE: Shannon Rooney was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed renderings and paint color samples.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, and concerns about the visibility of the covers for HVAC lines, plans to minimize visibility, the proposed location, material, and dimensions of the covers, and details about the dimensions, material and location of the pipes.



PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the propped covers citing the size was excessive and recommended that the applicant consider a discrete design, similar to a downspout.

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

- *The Commission was not satisfied with the proposal and the visibility of the equipment. The two options were determined to bring more attention to an element that should not be visible from the areas within the purview of the Commission.*
- *If painting the lines is not possible, the Commission suggested that the applicant explore different color insulation foam.*

APP # 26.1128 BH

ADDRESS: 109 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: At rear of the property, install HVAC screening.

PROJECT REPRESENTATIVE: Shannon Rooney was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, product details for the proposed lattice screening, and mechanical equipment details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the project at 107 Charles Street, and the visibility of the proposed work. The dimensions and material of both the existing and proposed HVAC equipment, and the design, materials, and dimensions of the proposed HVAC screening was also discussed. It was noted that the existing HVAC equipment was reviewed by the Building Department but did not receive Commission approval prior to installation.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed screening option.

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

- *The Commission felt that while the viewshed of this property is in the rear of the property, it is still within the purview, considering the public nature of the Cedar Lane Way walking path.*



- The proposal would alter the profile of the rear ell, which is not conducive to guidelines.
 - C 1. Original or historic rooflines, dormer windows, chimneys, parapets, end walls, and firewalls shall be retained.
 - A9. Equipment such as HVAC components, solar panels or heaters, wind-energy equipment, telecommunications components, mechanical/electrical installations, parabolic, “dish” or other directional or similar communications antennae must be installed in such a manner that they are not visible from a public way.
- The commission requested an alternate location that does not alter the profile of the rear ell.

APP # 26.1138 BH

ADDRESS: 131 CAMBRIDGE STREET

Applicant: Shawn Willett; Spencer Preservation

Proposed Work: Reconstruction of the failed historic concrete retaining wall, selective repair of a modern concrete wall, and reassembly of shifted, historic granite steps upon a new foundation. Install a modest, detachable handrail extension.

PROJECT REPRESENTATIVE: Shawn Willett was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs of the building, elevation drawings, and plans for proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the current restoration project at Old West Church at 131 Cambridge Street, a summary of the in-kind repairs and replacements, details and findings from the professional land survey, plans to repair the concrete wall, and plans to raise the existing steps by one tread. The discussion also included an overview of the temporary extension of the existing iron handrail, and the request for more information about masonry samples.

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

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS & DENY W/O PREDJUDICE. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, RJ, MK, SS)(N: NONE)(ABS: NONE).

- That samples of the masonry repairs will be reviewed and approved by Commission staff prior to the commencement of the work.
- The handrail addition is denied until attachment point methods can be provided to the Commission for review. A new application will be required.



The Chair announced that the Commission would next review Advisory Review item(s).

IV. ADVISORY REVIEW

APP # 26.1132 BH

ADDRESS: 37, 39-41 BOWDOIN STREET

Applicant: Adam Block; 37, 39-41 Bowdoin Street

Proposed Work: Replace all windows at property

PROJECT REPRESENTATIVES: Erin Doherty, Brenda Wilson, Mike Murat were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs and atlas maps, existing historic elevation drawings of the front and rear facade, proposed window details, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and background on the buildings at 37, 39-41 Bowdoin St, alterations made to the front facade, the original design of the historic windows, and the proposed window low e glass, configurations, dimensions and material for all windows at the property. The visibility of the proposed work, district guidelines for window replacement, and the recommendation to utilize natural materials for the project.

APP # 26.1121 BH

ADDRESS: 32 WEST CEDAR STREET

Applicant: Tim Burke; Timothy Burke Arch. Inc

Proposed Work: New garage door in rear wall

PROJECT REPRESENTATIVE: Tim Burke was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed roof plans and rear elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about PIC needing to review the project before including a curb cut, details about other garage projects along the street, the dimensions, design, and material of the new garage door, and district guidelines for new openings.

Commissions expressed concerns about the removal of historic fabric and design features, and requested information about the history of the existing garden wall



and ell addition.

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

V. ADMINISTRATIVE REVIEW/APPROVAL

APP # 26.1058 BH 23 BRIMMER STREET: Re-constructed roof deck in previous location. The roof had been previously replaced and the old deck removed

APP # 26.1072 BH 33 BRIMMER STREET: At rear of the property, level one, replace non-historic, existing french doors, stationary lites and transoms

APP # 26.1137 BH 109 CHARLES STREET: Remove and replace a total of 14 windows at front and rear elevation. At Front, Floor 3; remove two bowed 6 over 6 windows and one straight 6 over 6 window. Replace with two bowed, 6/6, wood windows and one, 6 over 6 straight window. All single hung. Front elevation floor four remove four 1 over 1 vinyl windows (one shattered pane) and replaces it with four 1 over 1, wood windows. Windows to be painted black on exterior. Rear elevation floor three, remove three existing wood, 6 over 6, windows and replace with three 6 over 6, wood windows, single hung painted black on exterior. Rear elevation floor four, remove four existing windows (two 4 over 4, two 6 over 6) and replace with two 4 over 4 wood windows and two 6 over 6 wood windows single hung true divided light, painted black on exterior. All windows will not have low-e glass

APP # 26.1038 BH 18 CHESTNUT STREET: Install new copper gutters and flashing. Replace roof materials in kind

APP # 26.1111 BH 63 MOUNT VERNON STREET: Cut and repoint sections of the rear wall using historic mortar mix, tooling and color

APP # 26.0663 BH 88 MOUNT VERNON STREET: Replace five total sash sets keeping original jambs and brick moldings on the fourth floor. Three windows are at the front Mount Vernon Street elevation Three 6 over 6's. Two total windows are on the Willow Street elevation, One 6 over 6 and one four over four. The existing windows are not historic. The new sash would be fabricated from wood, mortise and tenon, true divided light, double hung. They will use clear glass and be glazed at the exterior. The muntin profile width will be 13/16". All new sash sets will be painted semi-gloss black at the exterior. All existing storm windows to be removed



APP # 26.1123 BH 160 MOUNT VERNON STREET: Replace existing doorbell with flush mount intercom

APP # 26.0771 BH 23 PINCKNEY STREET: At fourth floor, front facade replace four, non-historic, 1 over 1, wood windows in kind. The windows will have no low-e coating and the spacer bar between the two panes of glass will match the color of the sash

APP # 26.1115 BH 41 PINCKNEY STREET: Replace five total non-original sash sets at the top floor Front elevation. One: 2 over 2 in the single dormer. Two: 2 over 2's in the middle bay. Two: 1 over 1's at the sides of the bay. The existing windows are all 1980's package jamb liner replacement windows with side white plastic tracks. The new proposed sash sets would be fabricated from mahogany, mortise & tenon. True divided light on the 2 over 2's, using clear glass & painted semi-gloss black at the exterior as the previous windows approved were done by HWD. Muntin design is 13/16" interior profile width & 3/16" exterior wood stem and glazed

APP # 26.1139 BH 127 PINCKNEY STREET: Cut and point 100% of front and sides, replace 4 stones, prep and paint windows, and replace a handful of broken bricks in kind

APP # 26.1039 BH 25 RIDGEWAY LANE: Repoint brick facade using historic tooling, color and mixture

APP # 26.1112 BH 4 WALNUT STREET #7: Replace two total top floor front elevation sash sets keeping the existing jambs, wood sills and exterior casings. The existing windows are non-historic. Replace sash sets with new wood, true divided light, double hung sash. The existing muntin is a 1 1/4" interior profile & the new proposed sash would have a more typical 13/16" interior profile width, 3/16" exterior wood stem & glazed. Using clear glass & painted in kind at the exterior: Black Forest Green semi-gloss

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

- *Commissioner Kiefer recused himself or abstained from application 26.1112 BH for 4 Walnut Street, and voted yes with respect to the remaining applications.*

VI. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, announced that the Commissioner appointments and reappointment process is currently in progress. Commissioners were informed to notify their nominating bodies if they were interested. He also discussed the new Tour250 app, created in celebration of Boston 250.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

VII. ADJOURN – 8:06 PM

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