



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
10-15-2026

AUGUST 20, 2026

I. DESIGN REVIEW HEARING

5:00 PM

COMMISSIONERS PRESENT: *Arian Allen, Mark Kiefer, Sandra Steele.*

COMMISSIONERS ABSENT: *Ed Fleck, Ralph Jackson, 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 July 16, 2026.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE MINUTES. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MK, SS)(N: NONE)(ABS: NONE).

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

III. DESIGN REVIEW

APP # 27.0016 BH

ADDRESS: 115 CHARLES STREET



Applicant: Maria Stolt
Proposed Work: Install new blade sign.

PROJECT REPRESENTATIVE: Emil was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed signage details, and context photos of signage on Charles Street.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, a summary of design changes, details about the proposed signage including the design, dimensions, material, and paint color, plans for signage installation using existing brackets, information about the company's branding and district signage guidelines.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, opposed the previous proposal because of concerns about the durability and use of plastic lettering and materials. However, this comment did not apply to the current application, as it was made before the design was revised.

Patricia Tully, a representative from the Beacon Hill Civic Association, requested a photograph of the business's Nantucket branding or a physical paint color sample to understand the appearance of the color.

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

APP # 27.0088 BH

ADDRESS: 107 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: Cover linesets in order to be less visible from Cedar Lane Way.

PROJECT REPRESENTATIVE: Shannon Rooney was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, details about the previous approval at the February hearing, the locations of existing condensers, visibility of the proposed work, details about the



proposed installation cover tape, information about how the installation tape contrasts with the brick, the possibility of finding a cover resembling a downspout, details about the proposed PVC lineset product and the number of lines to be covered.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the PVC and tape and recommended a cover that resembles a copper downspout.

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

APP # 27.0090 BH

ADDRESS: 109 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: Relocate HVAC equipment to the roof of the main structure of property.

PROJECT REPRESENTATIVE: Shannon Rooney was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, sight line and section drawings.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the location and height of the proposed condensers, the existing height of the chimney, and the visibility of the proposed work from Cedar Lane and Charles Street.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, discussed visibility and noted they were not visible.

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

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

IV. ADMINISTRATIVE REVIEW/APPROVAL



APP # 26.1146 BH 37 BEACON STREET: 100% cut and point of the Walnut Street elevation; repair cast stone; replace broken bricks; paint window perimeter trim.

APP # 27.0022 BH 48 BEACON STREET: Remove seven existing 1-over-1 wood windows. Replace with seven 1-over-1 wood windows, single-hung, exterior painted black, with no visible jamb liners.

APP # 27.0075 BH 87 BEACON STREET: Replace one non-original 1-over-1 double-sash set at the rear elevation, visible from Brimmer Street. Replace with wood, double-hung sash sets using clear glass, glazed at the exterior, and painted semi-gloss black to match the existing exterior. The existing exterior aluminum storm window is to be removed. The existing jamb, brick moldings, and wood sill will remain and be painted semi-gloss black.

APP # 27.0027 BH 95 BEACON STREET: Remove the non-historic spiral staircase. The staircase will not be replaced at this time.

APP # 26.1117 BH 27 BOWDOIN STREET: At the front facade, restore brownstone in kind. Color and profile to match the historic profile and color.

APP # 27.0035 BH 55 MOUNT VERNON STREET: A three-foot length of cornice on the northwest side of the Nichols House, just before the intersection with the cornice at 57 Mt. Vernon Street, will be replaced in kind due to rot. The replacement will include a section of cove molding, fascia, and soffit. A small section of flashing will also be replaced in kind. The area will be repainted to match the existing trim color.

APP # 26.0510 BH 41 PHILLIPS STREET #18: Replace 12 non-historic sash sets, keeping the existing jambs. All windows are located at the top floor at the Phillips Street, Anderson Street, and rear courtyard elevations. The replacement windows will include ten 6-over-6 and two 4-over-4 windows, all wood, true divided light, glazed at the exterior, and painted to match the existing semi-gloss black. All new windows will be double-hung and use clear glass. The muntin design will have a 13/16-inch interior profile width.

APP # 26.1126 BH 25 REVERE STREET: Replace thirteen non-historic 1-over-1 wood windows with no low-E glass, in kind.

APP # 26.1144 BH 52 WEST CEDAR STREET: Replace new copper gutters in kind.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MK, SS)(N: NONE)(ABS: NONE).

- *Commissioner Kiefer recused himself or abstained from application 26.1146 BH for 37 Beacon Street, and voted yes with respect to the remaining applications.*

V. STAFF UPDATES

There were no updates.

VI. ADJOURN – 5:42 PM

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