



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
7-16-2026

JUNE 18, 2026

I. VIOLATION REVIEW HEARING

4:00 PM

COMMISSIONERS PRESENT: *Ed Fleck, Annette Given, Ralph Jackson, Mark Kiefer, and Sandra Steele.*

COMMISSIONERS ABSENT: *Arian Allen, Curtis Kemeny, Alice Richmond.*

STAFF PRESENT: *Nicholas A. Armata, Senior Preservation Planner.*

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. Member of the press Dan Murphy Beacon Hill Times made himself known.

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

RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from April 16, 2026.

COMMISSIONER JACKSON MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER KIEFER SECONDED THE MOTION. THE VOTE WAS 3-0-2 (Y: RJ, MK, SS)(N: NONE)(ABS: EF, AG).

Review and ratification of public hearing minutes from May 21, 2026 were postponed due to a lack of consensus.

Following this brief introduction he called the first Violation application.



APP # 26.0937 BH

ADDRESS: 88 MOUNT VERNON STREET

Applicant: AMC Property Services, LLC

Proposed Work: Ratification of unapproved intercom system.

PROJECT REPRESENTATIVE: Anthony McDermott was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details regarding the unapproved installation of an intercom system, the proposed dimensions and material for the intercom cover, architectural details within the entryway that could possibly be impacted by the intercom system

PUBLIC COMMENT: Robert Whitney, spoke in support of the proposed brass cover and commented on the trim in the entryway.

COMMISSIONER KIEFER MOTIONED TO RATIFY THE VIOLATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That architectural drawings are submitted showing precisely where and how the brass box will be installed.*
- *That no architectural trim would be obstructed.*
- *That the box will have four sides and a door that obstructs any light source.*
- *That the box is installed within 90 days of approval.*
- *That finally the nature and extent of any restoration of the molding profile above and below, the box when it's installed, be delegated to staff and approved in advance if any changes are warranted.*

APP # 26.0992 BH

ADDRESS: 140 MOUNT VERNON STREET

Applicant: Peter Senne; Senne Management LLC

Proposed Work: Ratification of unapproved intercom system.

PROJECT REPRESENTATIVE: Nancie Chamberlain was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, finish colors for the proposed cover, and detail drawings for the proposed intercom system.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the dimensions and material for the proposed intercom system, the proposed installation method and location of the intercom, and the proposed finish of the brass cover.

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

Robert Whitney, offered recommendations for the proposed work and discussed district guidelines regarding intercom systems.

COMMISSIONER KIEFER MOTIONED TO RATIFY THE VIOLATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the hardware is installed through mortar joints, rather than the brick.*
- *That the finish of the brass box be done in a consistent manner with that extant at 87 Beacon Street.*

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

II. DESIGN REVIEW HEARING

5:00 PM

APP # 26.1019 BH

ADDRESS: 160 MOUNT VERNON STREET

Applicant: Brigid Williams; Hickox Williams

Proposed Work: Modify existing curb cut to match approved garden gate.

PROJECT REPRESENTATIVE: Brigid Williams was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the previous approval to move the existing curbstones at the garage gate to match the width of the garage gate, examples of similar curb cut designs within the district, whether the existing curb cut was historic, and plans and details related to the modifications to the existing curb cut.

PUBLIC COMMENT: Robert Whitney, offered recommendations for the proposed work.



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

COMMISSIONER JACKSON MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.0945 BH

ADDRESS: 170 CHARLES STREET

Applicant: Agnes Hayes; The Whitney Hotel

Proposed Work: Enclose the existing gate doors with a solid iron panel.

PROJECT REPRESENTATIVE: Agnes Hayes was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the design, material, and size of the proposed iron enclosure that would cover the existing gates.

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

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

APP # 26.1028 BH

ADDRESS: 135 CHARLES STREET

Applicant: Raymond Thill; Boston Sign Co.

Proposed Work: New Storefront signage.

PROJECT REPRESENTATIVE: Raymond Thill was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed rendering image, signage specifications and details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the design, material, and dimensions of the proposed new storefront signage, the proposed installation method for the new signage, district guidelines regarding the number of signs per business.



PUBLIC COMMENT: Robert Whitney, spoke in opposition to the proposed work due the location and placement of the proposed signage.

Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed signage.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That the alternate, square sign option is approved, to be installed through the mortar joints near the entrance of the business.*
- *The signage is reduced to 30 inches in height.*
- *That the right edge of the sign line up with the lintel above the door and the lintel above the opening.*
- *That updated signage drawings are submitted to staff for final approval.*

APP # 26.0987 BH

ADDRESS: 7 SMITH COURT

Applicant: Tim Burke; T. Burke Architecture.

Proposed Work: Remove existing hatch and construct a new headhouse with red copper standing seam cladding.

PROJECT REPRESENTATIVE: Tim Burke was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed elevations and roof deck plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the existing deck and access hatch, the visibility of the proposed work, the height, design, and material for the proposed headhouse, the location of the headhouse on the roof, and district guidelines regarding additions and height.

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed copper cladding and offered recommendations for the project.

Robert Whitney, spoke in opposition to the proposed work.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *That a copy of the variance from the zoning Board of Appeal with respect to the structure be supplied to staff in advance of any construction.*

APP # 26.0986 BH

ADDRESS: 46 CHESTNUT STREET

Applicant: Tim Burke; T. Burke Architecture.

Proposed Work: Modify rear wall on Branch Street to add a garage door.

PROJECT REPRESENTATIVE: Tim Burke was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, district guidelines about new openings in facades, a discussion about the Commission's record of decisions regarding garage door installations, the visibility of the proposed work, the height of the existing rear wall, and details and plans about the proposed plan to add a second garage door and modify the existing rear wall.

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

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION.

COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- *The application was denied due to the inappropriate nature of introducing a garage within the historic ell structure of the property, a proposal that is inconsistent with District Guideline A7. This guideline stipulates that new openings in façades shall not be permitted and that no alterations shall be made to existing window or door openings unless such changes involve the restoration of original features supported by documentation demonstrating the existence of those original features.*
- *Additionally, the Commission considered its consistent record of decisions regarding the introduction of new garage door openings within the district. Based on the Commission's research, approvals for new garage doors have been limited strictly to circumstances involving a back street and the installation of a garage door within an existing fence, garden wall, or similar site feature, rather than within the face of a building. In the present case, the proposal would introduce a garage door directly into*



the rear ell of the building. The Commission found no exemplary or documented instances of garage doors serving as original features within rear ells of buildings in the district.

- Furthermore, the ell into which the proposed garage door would be introduced is itself a historic feature of the building, dating to at least the period between 1870 and 1908 and, for practical purposes under the Commission's consideration, likely before 1874. The Commission therefore determined that the introduction of the proposed garage door would be historically and architecturally inappropriate in this specific circumstance. The proposal is inconsistent both with the District Guidelines and with the Commission's longstanding and consistent record of decisions regarding garage door installations.

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

III. ADMINISTRATIVE REVIEW

APP # 26.0980 BH 48 BEACON STREET: Masonry cleaning and reinstallation of waterproofing treatment.

APP # 26.1029 BH 87 BEACON STREET: At rear and side elevation replace five, 1 over 1, wood, non-historic windows with five, 1 over 1, wood, windows with no low-e glass.

APP # 26.0961 BH 31-33 CHARLES STREET: Full repointing and masonry repairs across all elevations of four sides of the building, all in accordance with Landmark requirements, using historic materials, tooling, and mortar type. Includes lintel replacement, flashing, and structural stabilization where required.

APP # 26.1002 BH 76 CHARLES STREET: Replace previously approved roof deck in kind. Railing will be a simple, all black metal railing.

APP # 26.1000 BH 106 CHESTNUT STREET: Maintenance to the granite treads, reset, re-level, power wash and re-caulk.

APP # 26.0953 BH 144 CHESTNUT STREET: Restore front decorative balcony.

APP # 26.0947 BH 29 HANCOCK STREET: Restore fire escape in kind.

APP # 26.0932 BH 11 LOUISBURG SQUARE: Install new snow guard on roof. New electrical plug near main entrance.

APP # 26.0990 BH 32 MYRTLE STREET: Replace approximately fifteen damaged bricks along the sides of an entry doorway, Cut and repoint failing mortar joints at first floor level, Clean the area with masonry detergent after mortar cures. All masonry and joints to match historic conditions.



APP # 26.0621 BH 140 MOUNT VERNON STREET: At level three, front facade, replace five, 6 over 6, wood, non-historic windows with 6 over 6, true divided lights, all wood, with no low-e glass and a spacer bar that matches the color of the window sash.

APP # 26.0832 BH 41 PINCKNEY STREET: Installation of hand rail at front entrance.

APP #26.0923 BH 17 SOUTH RUSSELL STREET: Repoint brick using type “O” mortar joints. Repair overhang corner repaint in kind. Paint window trim in kind.

~~**APP # 26.0498 BH 2 WALNUT STREET** Replace windows on side facade with 2 over 2, wood, true divided lights with no low-e glass, Repaint front door in kind, restore existing door hardware, install DoorBird Intercom, reattach existing scroll railing, restore existing marble threshold, replace service door in kind, restore existing hardware on service door in kind, Repair damaged wood trim on dormers in kind with mahogany, Repaint shutters & ironwork benjamin moore black he 190 repaint steps & water table only (no work on front sills) benjamin moore whithall brown he 69, at side elevation relocate cable by extending underground length toward rear yard repaint sills benjamin moore whithall brown he 69, (See Additional Items Under Design Review) (Removed By Staff)~~

PUBLIC COMMENT: Meghan Awe, a representative from the Beacon Hill Civic Association, offered comments and recommendations regarding application 26.0932 BH at 11 Louisburg Square.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: EF, AG, RJ, MK, SS)(N: NONE)(ABS: NONE).

- Commissioner Fleck recused himself from 26.0953 BH 144 Chestnut Street.

IV. STAFF UPDATES

No updates.

V. ADJOURN – 7:06 PM

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