



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

**APPROVED BY COMMISSION
2-19-26**

JANUARY 15, 2026

I. DESIGN REVIEW HEARING

5:00 PM

COMMISSIONERS PRESENT: *Arian Allen, Maurice Finegold, Mark Kiefer, Alice Richmond.*

COMMISSIONERS ABSENT: *Ed Fleck, Annette Given, Ralph Jackson, Curtis Kemeny, and Sandra Steele.*

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

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. 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 November 20, 2025 & December 18, 2025.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE 11/20/25 MINUTES.

COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: AA, MF, MK)(N: NONE)(ABS: AR).

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE 12/18/25 MINUTES.

COMMISSIONER ALLEN SECONDED THE MOTION.THE VOTE WAS 3-0-1 (Y: AA, MF, MK)(N: NONE)(ABS: AR).

Following this brief introduction he called the first Violation application.



III. VIOLATION REVIEW

APP # 26.0534 BH

ADDRESS: 31 CHARLES STREET

Applicant: Jean-Raphael Comte

Proposed Work: Ratification of unapproved window decals.

PROJECT REPRESENTATIVES: Steve Young, Jean Raphael, and Juan Carlos Moreno were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and renderings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and details about the temporary, unapproved window decals. The applicant provided background information on the new business and the plans to open a new store in June 2026. Details were provided about installation of the decals applied to the exterior, and the process for removing them in June. The Commission discussed its purview over signage, on the interior and exterior, and explained to the applicant that any proposed signage needs Commission approval.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, advised the applicant to use only one graphic showing the store name.

Robert Whitney, spoke in opposition to the installation of the unapproved signage.

COMMISSIONER KIEFER MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: MF, MK, AR)(N: AA)(ABS: NONE).

- *That the window decals will stay up no longer than 6 months. Any additional time will require a new application to the Commission in advance of the expiration of this approval.*

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

IV. DESIGN REVIEW

APP # 26.0515 BH

ADDRESS: 127 MOUNT VERNON STREET

Applicant: Daryl Ramdehal

Proposed Work: Replace existing intercom system.



PROJECT REPRESENTATIVES: Daryl Ramdehal and Jamie Kelly were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and intercom system product specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and the current intercom system's safety issues. The Commission also discussed the existing and proposed dimensions, materials, finishes, and locations of intercom systems, and the proposed installation method for the new system. Also, details regarding the size and restoration of the original trim. The Commission recommended brass cover, which is common on Beacon Hill. However, the applicant's manufacturer does not offer brass, so alternatives will be explored.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the applicant and recommended that the applicant explore a brass or bronze cover.

Robert Whitney, recommended manufacturing companies that offer brass covers for intercom systems.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, MF, AR)(N: NONE)(ABS: NONE)(RECUSED: MK).

- *That the intercom unit will be installed with a brass cover.*
- *That the original trim, approved for an in-kind replacement, will be restored.*
- *That updated shop drawings showing the installation methods and positioning of the unit will be submitted to staff for final approval.*

APP # 26.0516 BH

ADDRESS: 8 WALNUT STREET

Applicant: Gina Usechek

Proposed Work: Install garage door keypad.

PROJECT REPRESENTATIVES: Gina Usechek and Scott Usechek were the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and the visibility of the proposed work. The dimension, material, and location of the proposed wireless garage door keypad. The Commission discussed alternative locations for mounting the keypad into an adjacent brick wall to make it less conspicuous and reversible. The Commission expressed concerns about the new keypad's visibility and its installation in the granite. If the keypad were installed into the granite, the Commission discussed ways to attach it without causing damage or discoloration. The applicant noted they would consider alternatives, including installing into the brick surface or exploring ways to minimize the impact on the granite.

PUBLIC COMMENT: Robert Whitney, spoke in opposition to the proposed work.

Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and recommended that the applicant install the keypad on the brick wall.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, AR)(N: NONE)(ABS: NONE).

- *That no mechanical fasteners will be used during the installation, and that no holes will be drilled into the granite where the unit will be installed.*
- *That a black metal cover will be installed over the keypad system.*
- *That the unit be mounted on the interior face of the granite, with the precise location to be reviewed and approved by staff.*

APP # 26.0520 BH

ADDRESS: 40 JOY STREET

Applicant: Michael Fay

Proposed Work: Replace existing intercom system.

PROJECT REPRESENTATIVE: Michael Fay was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and product specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and the visibility of the proposed work. The Commission discussed the proposed dimensions and material of the new brass mounting plate and enclosure. The Commission also discussed the proposed installation method for the new



system, cover, and mounting plate.

PUBLIC COMMENT: Richelle Gewertz, 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, MF, MK, AR)(N: NONE)(ABS: NONE).

- *That the brass base plate will be removed from the proposal; the intercom and brass cover will be mounted directly onto the wood surround.*
- *That updated shop drawings are to be submitted to staff for final review and approval.*

APP # 26.0541 BH

ADDRESS: 59 CHESTNUT STREET

Applicant: Zaid Mongell

Proposed Work: Repaint front door Louisburg Green-HC-113.

PROJECT REPRESENTATIVE: Zaid Mongell was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a review of historically appropriate paint colors for the Beacon Hill district. The Commission discussed the existing and proposed paint colors, and guidelines for painting front doors.

PUBLIC COMMENT: Richelle Gewertz, 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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, AR)(N: NONE)(ABS: NONE).

APP # 26.0551 BH

ADDRESS: 29-31 BRIMMER STREET

Applicant: Timothy Burke

Proposed Work: Remove thin brick on the party wall shared with 33 Brimmer Street and install new 12" wide flat seam aluminum panels.



PROJECT REPRESENTATIVES: Timothy Burke 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 the existing conditions and the visibility of the proposed work. The applicant proposed replacing the historic brick wall shared with 33 Brimmer Street with new aluminum panels designed to resemble copper. The Commission also considered the impact of the proposed work on the property's view from the Esplanade and reviewed feedback from the Beacon Hill Civic Association. The applicant offered to provide staff and the Commission with samples of the proposed siding materials.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of replacing the existing brick wall but advised that alternative appropriate materials be explored.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, AR)(N: NONE)(ABS: NONE).

- *That the alternative design presented at the hearing incorporates a standing seam configuration and a bronze-like color.*

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

V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0572 BH 8 LOUISBURG SQUARE: Replace one non-historic rear entrance door and one front elevation (under the stairs) door. The rear elevation door is visible from West Cedar Street. The new door would be wood, true divided, 15 light, with no low-e glass to more align with the existing home and original pane configuration. Paint in kind. The front door under the granite stairs is non-historic, and proposed for replacement in wood, true-divided light. Nine light upper section and two inset panel lower section. All the existing solid brass custom hardware would be re-used: Mail slot, mortise, lockset & knob. The existing steel grille on the inside would be restored & rehung on the new door. No existing masonry would be altered. Exterior of the door would be painted semi-gloss black to match.

APP # 26.0417 BH 51 ANDERSON STREET #3: Replace three non-historic windows on front facade in unit #3. Windows will be 1 over 1, wood with no low-e glass.



APP # 26.0566 BH 70 CHARLES STREET: Replace door hardware.

APP # 26.0571 BH 33 CHESTNUT STREET: Replace existing storm window at second floor front.

APP # 26.0525 BH 2 LOUISBURG SQUARE (ADJACENT): Install three new tree guards using pre-approved design.

APP # 26.0550 BH 17 LOUISBURG SQUARE: Replace all 15 non-historic front elevation sash sets keeping the original jambs, brick moldings & wood sills. New cedar shutters painted black to replace the existing non-original shutters & plastic hardware. New shutter pins & tie backs will be metal & match to an original design. Nine new sash sets will be bowed and 6 over 6. These will be templated to original masonry & jamb for exact bow. Six flat sash sets. All new sash will be fabricated from mahogany, true divided light, 13/16" interior muntin profile width. Clear glass and glazed at the exterior. All sash sets are 6 over 6 pane configurations except the 2nd floor which will be three 6 over 9's to match the existing. All new sash, jambs, brick moldings and shutters will be painted black at the exterior.

APP # 26.0374 BH 25 REVERE STREET: At side facade facing Rollins Place, replace one, 1 over 1, non-historic window with one, 1 over 1, wood, with no low-e glass.

APP # 26.0563 BH 4 WEST CEDAR STREET: Replace shutters in kind.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions at 8 Louisburg Square and details about the proposed work. The Commission also discussed the visibility of the proposed changes.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, requested clarification on the visual context of the facade and asked the applicant to explain how the proposed rear door design complies with the guidelines.

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

VI. STAFF UPDATES



Nicholas Armata, Senior Preservation Planner, announced that the Office of Historic Preservation will be hosting a celebration of service for Boston Landmarks Commissioners in recognition of fifty years of the Boston Landmarks Commission. The event will be held at 26 Court Street, on Thursday, February 12th. from 5:30 to 7:30 PM.

VII. ADJOURN – 7:06 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.