



**BEACON HILL ARCHITECTURAL COMMISSION
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
3-19-2026

FEBRUARY 19, 2026

I. DESIGN REVIEW HEARING

5:00 PM

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

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

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

5:00 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 MINUTES

Review and ratification of public hearing minutes from January 15, 2026.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE JANUARY 15, 2026 HEARING MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-0-1 (Y: AA, MF, MK)(N: NONE)(ABS: SS).

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



III. DESIGN REVIEW

APP # 26.0478 BH

ADDRESS: 4 LIME STREET

Applicant: Joshua Leffler

Proposed Work: repainting the existing primary and secondary front entry doors and window shutters at 4-6 Lime Street. The existing painted finish is black. The proposed new color is Amish Green (DHC 094).

PROJECT REPRESENTATIVE: Timothy Pingree was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the buildings architectural style, existing and proposed paint colors for the primary and secondary front entrance doors and shutters on the 2nd and 3rd story. The Commission discussed historically appropriate paint colors. Commissioner Finegold expressed concern about the proposed paint combination for the doors and shutters and questioned whether there was precedent within the district for contrasting paint colors on shutters, doors, and windows.

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 ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.0637 BH

ADDRESS: 70 CHARLES STREET

Applicant: Elizabeth Colt; Meeting House Suites

Proposed Work: Recess central doors from retail shops vestibule to exterior at central facade.

PROJECT REPRESENTATIVES: Don Mills and Elizabeth Colt were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, 1937 historic photographs, proposed door specifications, a building



department refusal letter, a letter of support from Historic New England, and existing and proposed exterior door drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the buildings history and uses, and the location of the current and historical door openings. The applicant presented the building department refusal letter stating the proposed door swinging out over the public way without panic hardware and outlined the Appeal Board requirements. The applicant presented the alternative proposals and plans to reposition the existing doors without encroaching on the public way. The Commission discussed the proposed dimensions, material, door swing, hardware details, and plans to restore the original brick jambs. The applicant also summarized the feedback received from the Beacon Hill Civic Association and provided information on the Historic New England's preservation restriction for the building.

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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

- *The option to push the doors back so they do not project outward at all beyond the facade when open is selected.*

APP # 26.0569 BH

ADDRESS: 43 BOWDOIN STREET

Applicant: Pamela Gonzalez; Charlesgate

Proposed Work: Install new vent within front door vestibule.

PROJECT REPRESENTATIVES: Derek Bloom and Scott Simonsen were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details on the failing mechanical room equipment, the proposed vent's material, dimensions, and location, and the proposed paint color for the paneling.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work and requested more information



about shop drawings and material specifications.

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

- *That shop drawings showing the precise location, dimensions and materials are submitted to staff for final approval.*

APP # 26.0606 BH

ADDRESS: 20 CHARLES STREET

Applicant: Adam Knauer; SRP Sign Corporation

Proposed Work: New signage.

PROJECT REPRESENTATIVES: Babak Bina and Adam Knauer were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and the proposed signage details and specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the previous storefront signage, background information on both the previous and incoming business, the dimensions and material of the proposed signage. The application did not include storefront painting, the applicant must submit a separate application for approval.

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 FINEGOLD SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

- *The sign will be installed through the mortar joints.*

APP # 26.0600 BH

ADDRESS: 282 CAMBRIDGE STREET

Applicant: Raymond Thill; Boston Sign Co. Inc.

Proposed Work: Replace existing wall and blade signs.

PROJECT REPRESENTATIVES: Raymond Thill were the project representatives.

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



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the material, design, and dimensions of the existing and proposed signage, and details regarding the installation method.

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 ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE).

APP # 26.0615 BH

ADDRESS: 31-33 CHARLES STREET

Applicant: Maria Karsanidi; Atmosphere Design

Proposed Work: New awning and blade sign.

PROJECT REPRESENTATIVES Maria Karsanidi was the project representative.

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

DISCUSSION TOPICS: Discussion topics included existing condition photographs, the previous storefront signage, plans to replace the existing blade sign and awning, and the proposed material, design, and dimensions and location of the new blade sign and three awnings. The applicant also indicated that the existing bracket would be used.

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, SS)(N: NONE)(ABS: NONE).

APP # 26.0626 BH

ADDRESS: 31-33 CHARLES STREET:

Applicant: Steve Young

Proposed Work: Paint of this corner building's exterior-1st floor/ground level RA 9005 jet black glossy.



PROJECT REPRESENTATIVE: Steve Young 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 and historically appropriate paint colors within the district. The Commissioners discussed similar examples within the district where storefronts are painted one color and upper floors a different color, and the existing and proposed paint colors. The applicant presented the plans to repaint the storefront and vertical elements in black and awnings in brown.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work but offered recommendations for proposed paint colors.

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

APP # 26.0618 BH

ADDRESS: 14 BEACON STREET

Applicant: Scott Winkler; Wessling Architects

Proposed Work: Replacement of severely deteriorated marble spandrel panels with matching cast stone (*See Additional Items Under Administrative Review*).

PROJECT REPRESENTATIVES: Scott Winkler was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and examples of cast stone replicas.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, plans to fully restore the building's masonry, replace the deteriorated marble panels, and the history of the acidic cleaning that led to the deterioration. The Commissioner discussed whether the panels could be repaired rather than replaced. The applicant presented plans to replace the panels with replicas matching the original design and architectural detailing. He also discussed the material and dimension of the existing and proposed panels. Commissioners expressed interest in staff reviewing samples to ensure accuracy, material, and detailing of the proposed panels.



PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work but stated a physical sample should be requested to confirm in advance of work.

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

- *The Commission generally requires that facade repairs or replacements use in-kind materials. However, because marble is not considered a durable material for this type of environment, and because the existing marble has deteriorated beyond repair due to a chemical reaction from a previously used cleaning product, the Commission will approve replacement of the material subject to the following condition:*
- *A half-scale mock-up of the decorative frieze must be fabricated and reviewed by staff for appropriateness. Staff reserves the right to refer the application back to the Commission if deemed necessary.*
- *Staff will also review all current panels for potential retention.*

APP # 26.0638 BH

ADDRESS: 107 CHARLES STREET

Applicant: Patrick Mahoney

Proposed Work: New vestibule light, new mailbox, relocate HVAC equipment and leader lines.

PROJECT REPRESENTATIVES: Shannon Rooney were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and product specifications for the new exterior lighting, mailbox, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed location and height of the HVAC equipment, the location and specifications of the new vestibule lighting, the proposed dimensions, finish, and location of the new mailbox. Commissioners also discussed the visibility of the proposed work from public streets and ways.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work but opposed the massive copper covering the letter lines at the rear facade.



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

- *That the mailbox numbers will be swapped out for something more in line with the character of the architecture.*
- *That the mailbox will match the brass cover of the intercom system.*
- *The HVAC equipment location is approved, however the applicant should explore a different type of approach for concealing the leader lines from areas within the purview of the Commission. The Commission suggested possibly painting the lines to match the color of the brick, or a similar approach.*

APP # 26.0636 BH

ADDRESS: 155-159 CHARLES STREET

Applicant: Ruthie Kuhlman; RODE Architects

Proposed Work: Demolition of existing structure and construction of new five story mixed use building.

PROJECT REPRESENTATIVES: Eric Robinson, William Young, and Ruthie Kuhlman were the project representatives.

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, neighborhood architectural context, and the proposed demolition of the existing structure. The applicant presented architectural elements and material details for the proposed five-story mixed-use building, including window details, brick material and patterning, cornice details, paneling materials, landscaping precedents, and proposed retail signage. The Commission reviewed the Charles Street and Cambridge Street elevations, focusing on the proposed building materials, architectural details, windows, and offered recommendations for the plans for the proposed work.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, offered recommendations for the proposed work.

Ree Dawson, offered comments regarding the proposed brick and mortar material and requested more information about plans for the top floors.



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

- *The application be denied without prejudice so the applicant can make further refinements to the design in keeping with the comments made by the Commissioners.*

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0618 BH 14 BEACON STREET: Historic Facade Restoration at all exterior walls. Notable masonry work includes; in kind mortar joint repointing with matching mortar, brick masonry unit replacement with matching brick, stone masonry crack and spall repairs, rebuilding a select portion of the main roof chimney, and masonry cleaning. Repainting will take place at the North and South elevation cast iron balconies. Other miscellaneous work includes sealing exterior wall penetrations and installing lead "T" caps at various skyward facing masonry joints. All restoration work will be confirmed to match existing with mockups. New pointing mortar and repair mortar will be custom matched to existing. *(See Additional Items Under Design Review).*

APP # 26.0580 BH 36 BEACON STREET: Remove and replace the wood columns, in kind with new wood columns to match. Repairs to existing bluestone where they sit, in kind, as necessary.

APP # 26.0579 BH 53 GARDEN STREET: In kind fire escape repairs.

APP # 26.0622 BH 11 JOY STREET: At front facade, floor three, replace four non-historic sash sets keeping the existing jambs, sills & brick moldings in existing masonry openings. Two windows are 4 over 4 and two are 6 over 6. The replacement windows will be wood, true divided lights, with no low-e glass. Windows will be double hung, true divided light, glazed at the exterior & finish painted to match the existing color: semi-gloss black. Existing non-functioning aluminum storm windows to be removed.

APP # 26.0582 BH 19 MYRTLE STREET: Scrape, prime and paint the commercial store fronts and wrought iron fence in driveway off Joy Street in kind.

APP # 26.0616 BH 19 MYRTLE STREET: Increase the Scope of Work previously approved under APP#:23.1140 BH to include the Myrtle Street, Joy Street Elevations in addition to the Rear Elevation. Elevations in addition to the Rear Elevation. Replacement of existing aluminum windows and screens floors 3 through 8 with new aluminum windows



and screens. Painted the previously approved color "Beacon Green." Also included in the work is restoration of the masonry facades on Myrtle Street, Joy Street Elevations and partial Rear Elevation at back of driveway. Restoration includes cut and repoint masonry and stone joints, replace and rebuild damage brick, replace sealants, clean masonry. In field samples of all masonry treatments to be reviewed by assigned Landmarks Staff prior to proceeding with Work. Go over existing roof with 20-year warranty sheet membrane not visible from a public way.

APP # 26.0610 BH 145 PINCKNEY STREET UNIT 405: Install two condensers on the porch of the unit against the wall, below the rail line, in line with units previously approved on this building.

PUBLIC COMMENT: Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in opposition to the proposed work because of visibility of the proposed work.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 4-0-0-1 (Y: AA, MF, MK, SS)(N: NONE)(ABS: NONE)(RECUSED: KIEFER FOR 36 BEACON STREET ONLY).

V. STAFF UPDATES

Nicholas Armata, Senior Preservation Planner, provided a recap of the Boston Landmarks Commissioner event hosted by the Office of Historic Preservation on Thursday, February 12th. He also announced that Commissioner nominations are now open and that Commissioners should connect with their nomination organizations.

VI. ADJOURN – 8:10 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.