



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
12-18-2025

**OCTOBER 16, 2025**

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

**COMMISSIONERS ABSENT:** None.

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

A full recording of the hearing is available at [Boston.gov/landmarks](https://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. There were no members of the press present.

Following this brief introduction he called for a ratification of the public hearing minutes.

**I. RATIFICATION OF HEARING/ MEETING MINUTES**

Review and ratification of public hearing minutes from 9/18/25.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE MINUTES. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: AA, MF, RJ, MK, SS)(N: NONE)(ABS: NONE).**



## II. VIOLATION HEARING

**APP #26.0248 BH**

**ADDRESS: 105 CHARLES STREET**

Applicant: Patrick Mahoney

Proposed Work: Ratification of unapproved intercom system

**PROJECT REPRESENTATIVES:** Julianne Raposo was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the dimensions and material of the existing unapproved intercom system, the mounting method for the intercom system, the dimensions and material of the proposed intercom system covering, similar appropriate intercom systems and brass coverings on Beacon Street, the location of the intercom system, the cost of the proposed work, and the visibility of the proposed work.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

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

- *That the entire intercom system will fit inside the brass box, including the silver plate, which is to be minimized as much as possible.*

## III. DESIGN REVIEW

**APP # 26.0201 BH**

**ADDRESS: 7 SMITH COURT**

Applicant: Tim Burke

Proposed Work: Extend existing roof deck

**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, the visibility of the proposed work, the dimensions and material of the existing and proposed roof deck, details about zoning relief for a future headhouse, details about the proposed headhouse plans, and the height of the existing and proposed railing.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, offered comments about the visibility of the proposed work and spoke in support of the deck railing.

Patricia Tully, a representative from the Beacon Hill Civic Association, said if you get a refusal from ISD about excessive FAR for the headhouse you would have to go through the whole community effort. Not looking for approval for the headhouse. Only the deck and the hatch.

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

- *That the hatch option is approved as submitted. Should the applicant wish to install a head house, zoning relief will be required, then the applicant shall return to the Commission with a new application and a mock-up set up for the Commission to review.*

**APP # 26.0262 BH**

**ADDRESS: 105 CHARLES STREET**

Applicant: Ariel Harris

Proposed Work: New sign

**PROJECT REPRESENTATIVES:** Julianne Raposo was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, details regarding the existing signage and brackets, the dimensions, design, and material of the proposed hanging signage and window decals, the proposed mounting method for the new hanging sign, district guidelines regarding signage, the proposed scale for the window decals, and the number of signs allowable per business within the district.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of installing the blade signage using existing brackets



and spoke in opposition to the window decals.

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

- *The reduction in the size of the window graphics to no more than 30 percent of the window space and a confirmation that the signage will be made from wood and in the dimensions of 24x36.*

**APP # 26.0301 BH**

**ADDRESS: 64 CHESTNUT**

Applicant: Nicholas Downing

Proposed Work: Replace front entry threshold, riser and landing with granite to match existing steps between street and landing.

**PROJECT REPRESENTATIVES:** Nicholas Downing was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing condition photographs, details regarding the previous stair replacement, the dimensions and material of the proposed granite, district guidelines regarding stair materials.

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

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

- *That the threshold and landing will be repaired in kind with marble. Should the applicant locate evidence that the steps were replaced with marble recently, the applicant may replace the tread and landing with granite provided a sample of the granite is submitted to staff for review and approval.*

**COMMISSIONER KIEFER LEFT THE MEETING. COMMISSIONER ALLEN CHAIRED THE MEETING AT 6:19 PM.**



**APP # 26.0207 BH**

**ADDRESS: 64 CHESTNUT STREET**

Applicant: Nicholas Downing

Proposed Work: Repaint front door BM Old Navy; Exterior remainder of entryway BM White Dove; Repaint front (Chestnut Street) bay BM White Dove, Repaint rear (Branch) window wall BM White Dove; Repaint rear (Branch) fence BM Old Navy (to match front door) Replace rear (Branch) lock.

**PROJECT REPRESENTATIVES:** Nicholas Downing was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and paint colors for all proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the proposed paint colors for the front door, vestibule, window trim, rear fence, wall, and lock.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

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

- *That the Baldwin 8225 model in brass will be used for the rear entry.*

**APP # 26.0166 BH**

**ADDRESS: 76 CHARLES STREET**

Applicant: Dava Muramatsu

Proposed Work: Repaint windows black

**PROJECT REPRESENTATIVES:** Dava Muramatsu was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and historic photographs of the building.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the existing and proposed paint colors for the front facade, and examples of appropriate paint colors for the district.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.



**COMMISSIONER JACKSON MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: AA, RJ, SS)(N: MF)(ABS: NONE).**

- *Repaint storefront windows and door surround black.*

**APP # 26.0318 BH**

**ADDRESS: 2 AND 3 WEST CEDAR STREET**

Applicant: Mich Carey

Proposed Work: Replace rear fence

**PROJECT REPRESENTATIVES:** Mich Carey was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, and the dimensions, design, and material of the existing and proposed rear fence.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the proposed work.

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

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

#### **IV. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 26.0278 BH 7 BRIMMER STREET:** Replace five, 2 over 2 windows. Three at the second floor front bay and two at the third floor flat facade. The existing windows at the first floor (casements) will be restored & painted in kind. The new sash sets will be keeping the existing brick moldings, jambs & wood sills. All will be painted semi-gloss black at the exterior. The new sash will be fabricated from wood, true divided light & be double hung. Using clear glass and glazed at the exterior.

**APP # 26.0218 BH 23 BRIMMER STREET:** Replace entire roof.

**APP # 26.0311 BH 70 CHARLES STREET:** Repair leak on roof. Replace roofing in kind.

**APP # 26.0085 BH 105 CHARLES STREET:** At front facade, third floor, replace three non-original, straight, wood, 6 over 6, windows and replace with three straight, wood, 6



over 6, windows existing layout to remain exterior painted black to match the building trim, at front elevation, fourth floor, remove three, 1 over 1, non-original, wood windows and replace with three, 1 over 1, wood windows existing layout to remain exterior painted black to match building. At rear elevation, third floor, remove three non-original, straight, wood, 6 over 6, windows and replace with three three, straight, 6 over 6, windows. Existing layout to remain, exterior painted black to match the building. At rear elevation, fourth floor, remove three, non-original, straight, wood, 6 over 6 windows and replace with three, straight, wood, 6 over 6, windows using existing layout to remain exterior painted black to match the building.

**APP # 26.0263 BH 125 CHARLES STREET:** New sign

**APP # 26.0260 BH 33 CHESTNUT STREET:** Replace front facing windows in unit five with all wood, 1 over 1, with no low-e glass.

**APP # 26.0281 BH 10 HANCOCK STREET:** Replace five, non-historic windows on the third floor. Three total at the front elevation of the third floor, two at the rear elevation on the third floor. The new sash sets will be keeping the existing jambs and brick moldings. The new sash sets will be fabricated from wood, mortise and tenon construction. All new sash sets will be double hung, true divided light, using clear glass. Muntin design will be 13/16" interior width. Rear elevation windows will be painted in kind: semi-gloss black. The front elevation windows will be painted in kind, custom beige at the exterior.

**APP # 26.0188 BH 20 LOUISBURG SQUARE:** Renew the application approval for applications 24.0254 BH, originally approved on 10-19-2023; At rear facade, reconfigure non-historic dormer, new service entry door and light fixture and front facade. Reset front granite steps, using existing granite. 24.0426 BH; originally approved on 11-16-2023; Install EV outlet in sidewalk. 25.0173 BH; originally approved 9-19-2024; Removal of existing brick pavers, installation of a hydronic sidewalk snowmelt system below and reinstallation of existing brick pavers and required sensors.

**APP # 26.0265 BH 19 MYRTLE STREET:** Repair cast iron drain pipe in kind.

**APP # 26.0221 BH 3 WALNUT STREET:** At rear facade cut 3/4" into the joints of the bricks and repoint in kind to address an occurring leak. Refinish lintels and sills in kind.

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

## **V. STAFF UPDATES**

No staff updates.

## **VI. ADJOURN – 6:48 PM**



City of Boston  
Landmarks Commission



City of Boston  
Mayor Michelle Wu

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