



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
6-18-2026

**APRIL 16, 2026**

**I. DESIGN REVIEW HEARING**

**5:00 PM**

**COMMISSIONERS PRESENT:** *Arian Allen, Maurice Finegold, Annette Given, Ralph Jackson, Mark Kiefer.*

**COMMISSIONERS ABSENT:** *Ed Fleck, Curtis Kemeny, Alice Richmond, 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 March 19, 2026.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE MINUTES. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, RJ, MK)(N: NONE)(ABS: NONE).**

Following this brief introduction he called the first Violation application.

**COMMISSIONER FINEGOLD JOINED THE MEETING.**



### III. VIOLATION REVIEW

**APP # 26.0709 BH**

**ADDRESS: 32 MYRTLE STREET (VIO.26.1034)**

Applicant: Lalit Verma

Proposed Work: Ratification of unapproved security camera, vinyl decals, and signage lighting.

**PROJECT REPRESENTATIVE:** Lalit Verma 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 current violation of unapproved security cameras, decals, and lighting, district guidelines regarding signage and lighting, and alternative locations for the proposed security cameras.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, offered recommendation for the proposed project including installing the proposed security cameras in a way that is not visible from the street. They spoke in opposition to the window decals.

**COMMISSIONER KIEFER MOTIONED TO RATIFY THE VIOLATION. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, MF, AG, MK)(N: NONE)(ABS: NONE).**

- *That the electrical conduits will be removed from the facade, and the wiring will be installed behind the masonry so as not to be visible from the exterior.*
- *That all of the window decals are removed from the windows and that the original Beacon Capital Market sign will be returned to the interior of the window in front of a black board that is set back from the window sill.*
- *That the cameras is reinstalled within the doorway, installed through the wood trim and painted black.*

Following the Violation Review he called the first Design Review application.

### IV. DESIGN REVIEW

**APP # 26.0797 BH**

**ADDRESS: 19 WEST CEDAR STREET**

Applicant: Michael Leabman



Proposed Work: Replace two, non-historic dormer windows on fifth floor, new roof deck and hatch (See *Additional Items Under Design Review*).

**PROJECT REPRESENTATIVE:** Michael Leabman was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, existing floor plans, window shop drawings and details, railing details, roof deck and hatch drawings and plans.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, an overview of the alterations made to the existing building, the existing and proposed dormer window details, the configuration of the neighbouring windows, proposed roof deck plans, setback from the roof edge, and visibility of the proposed work.

**PUBLIC COMMENT:** Joe Berman, an abutter, discussed privacy concerns regarding the proposed roof deck and spoke in opposition to the deck project.

Richelle Gewertz, a representative from the Beacon Hill Civic Association, requested window shop drawings of the existing windows, and spoke in opposition to the proposed deck and hatch.

Gene Cook, questioned whether railing design will surround the entire deck.

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

- *That the dormer windows and small window on the firewall will be 1 over 1, all wood, with no low e glass.*
- *The roof deck is approved with the understanding that there is minimal visibility from small vantage points on West Cedar and Mt. Vernon, but no more than previously approved decks in the area.*
- *The life safety fire hose hookup and drain is approved for the location to the left of the service door. The alarm bell shall be installed to the right of the front entrance, towards the top of the door where the cast stone/brownstone meets the brick area, centered on one of the rusticated stones. The precise location should be verified by staff prior to installation.*

**APP # 26.0793 BH**

**ADDRESS: 90 REVERE STREET**

Applicant: Guy Grassi; Grassi Design Group



Proposed Work: New roof deck, restore level one lintels, replace historic storefront window with replacement window, install intercom, New HVAC equipment on roof, new window to left of doorway in existing opening (*See Additional Items Under Administrative Review*).

**PROJECT REPRESENTATIVE:** Guy Grassi was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, existing and proposed elevations, proposed window details, door hardware and intercom specifications, and mechanical equipment details.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, background information on the building, proposed roof deck plans, mechanical equipment location and dimensions, plans for the proposed restoration of the decorative lintels, the material and dimensions of the new intercom system, plans for the new roof deck railing system and the visibility of the proposed work.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, discussed the visibility of the proposed work and spoke in support of the restoration of the decorative lintels, the replacement of the storefront and basement windows, and the intercom system.

Andrew Henson, spoke in support of 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, AG, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the roof deck and HVAC is not visible from any public way.*
- *That the design of the window lintels are to match the Myrtle Street facade on a floor by floor basis.*
- *The door transom will match the details of the first floor window lintels seen on the Myrtle Street side, with the final design to be approved by staff with shop drawings submitted for final review.*
- *That the storefront window is approved for replacement with the provisos that the muntin profile seen on the existing window be replicated exactly, and that the spacer bars match the color of the muntins. The window glass shall have no low-e glass.*
- *That the intercom is approved in concept, and that shop drawings regarding its installation location and method are to be submitted and approved by staff for final approval.*

**APP # 26.0636 BH**  
**ADDRESS: 157-159 CHARLES STREET**



Applicant: Ruthie Kuhlman; RODE Architects

Proposed Work: Demolish existing structure and construct a new five story, mixed use structure.

**PROJECT REPRESENTATIVES:** Eric Robinson were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the feedback received at previous meetings, an overview of the design updates including the masonry details, soffit design, the materiality, the proposed roof deck plans, and proposed lighting and signage plans.

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

Tim Cook, spoke in opposition to the proposed project.

John Cory, spoke in opposition to the proposed project.

Andrew Henson, spoke in opposition to the proposed project.

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

- Approve the project in part and deny it without prejudice in part specifically regarding the soffit transition and the lighting and signage plan.

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

## **V. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 26.0798 BH 27 ANDERSON STREET:** Full repoint on both sides of building, Repairs to brickwork and stones as necessary using historic brick, mortar mix, tooling, dimensions and color.

**APP # 26.0714 BH 37 BEACON STREET:** At side elevation, floor three, remove one non-historic, 8 over 8, wood window and replace with one, 8 over 8, wood window with no low-E glass. Paint to match existing windows.



**APP # 26.0732 BH 19 CHESTNUT STREET:** Restore, replace shutters as needed, restore entry surround in kind, paint to match existing color using HC-69, repair brickwork on several location on front facade using historic brick, and mortar that matches historic coloring, restore/repair shutter hardware, fix several leaks around window area on front facade.

**APP # 26.0732 BH 52 CHESTNUT STREET:** At rear dormer, install five total casement windows. There would be five total eight light casement windows to replace the existing. They will be fabricated from wood, true divided light, using clear glass & have a 13/16" muntin width. Glazed at the exterior & painted to match all the lower door and window openings. Custom blue/grey color in semi-gloss matched on site. All wood details at this dormer as to the surround moldings, sill protrusion & size will be fabricated in kind to match the existing. (*Previous proposal denied under 26.0424 BH*).

**APP # 26.0763 BH 4 GOODWIN PLACE:** Repair slate in kind, install new copper gutters and flashing at chimney.

**APP # 26.0784 BH 25 SOUTH RUSSELL STREET:** Rebuild existing front facade using existing, historic brick and using type N mortar with historic color and tooling. Headers and sills to be replaced with cast stone and match existing, historic dimensions and color. Garden level granite headers are to remain.

**APP # 26.0707 BH 5 SMITH COURT:** Rebuild existing, previously approved roof deck under 09.1122 BH in the same footprint. The rail will change from wood to a simple, black metal rail.

**APP #26.0625 BH 33 BRIMMER STREET:** Restore three front facing transom lights on second floor oriel, replace remaining windows with wood, double paned glass. Two side lights will be 1 over 1, wood with spacer bars that match the window frame. All of the windows will not have low-e glass and be painted to match existing.

**APP # 26.0758 BH 13 LOUISBURG SQUARE:** Removal of existing shutters, brackets and hinges, prepare and finish spray off site in "BM Black 2132-10", which will match existing. Reinstall at original locations. Scrape and prep of window sills and frames, finish paint "BM Black 2132-10", which will match existing.

**APP # 26.0806 BH 26 MOUNT VERNON STREET:** Cut and point of front elevation, Spot cut and point right side elevation, replace failing lintels and sills in kind, prep and paint perimeter window trim in kind.



**APP # 26.0754 BH 61 MOUNT VERNON STREET:** Replace thirteen existing, non-historic sash sets keeping the existing jambs, brick moldings and wood sills located on the Pinckney Street elevation at the rear of the building. Three total: two 4 over 4's, one 6 over 6 are on the east elevation. Five 6 over 6's on the north elevation. Five 6 over 6's on the west elevation. The existing and remaining brick moldings, wood sills and jambs will be restored: strip existing paint, epoxy, prime and finish paint the existing color: "Briarwood" semi-gloss. The new sash sets will be wood solid block, mortise and tenon, using clear glass, double hung, true divided light & have a 13/16" interior muntin profile width. The exterior will have a 3/16" wood stem & glazed. All the existing broken aluminum storm windows will be removed.

**APP # 26.0808 BH 54 MYRTLE STREET:** Cut and point head house area, replace bricks as needed and repair other masonry in the vicinity in kind.

**APP # 26.0794 BH 58-60 PINCKNEY STREET:** Rebuild shared chimney in kind using historic brick and interspersed new brick when necessary. Mortar to match historic mixture, dimensions and tooling. Existing chimney pots to remain.

**APP # 26.0793 BH 90 REVERE STREET:** Remove conduit for strobe, install new strobe, restore main and storefront doors, restore main transom light, restore service entry, install new life safety equipment, remove window security grills, remove fire escapes on front facade, repoint and clean facade using historic mortar mix and tooling, restore, repair and replace elements of cornice as needed, replace headhouse cladding with standing seam copper, on all facades replace all windows (non-historic) with 6 over 6, double hung, wood, true divided lights, with no low-e glass, restore window trim, lintels and sills in kind, replace louvers in basement window on Myrtle Street in kind (*See Additional Items Under Design Review*).

**APP # 26.0477 BH 56 RIVER STREET:** Repoint brick facade in kind using same/historic color, tooling and mortar mix.

**APP # 26.0797 BH 19 WEST CEDAR STREET:** Repair/refinish front doors and trim in kind, repair/repaint side door and trim; replace existing entry system with Door Bird video Doorbell (*See Additional Items Under Design Review*).

**APP # 26.0804 BH 60 WEST CEDAR STREET:** Replace deteriorated slate roofing, associated copper flashing, and exterior trim, all proposed in kind to match existing materials, profiles, and detailing. Replace the existing 6 over 6 double-hung windows with wood, true divided-light 6 over 6 double-hung units with insulated glass.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, recommended that the mortar type be revised for 25 South Russell Street.



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

- Commissioner Kiefer abstains from 37 Beacon Street.

## **VI. STAFF UPDATES**

Nicholas Armata, Senior Preservation Planner, announced new landmark designations.

## **VII. ADJOURN – 6:45 PM**

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