



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
6-18-2026

**MAY 21, 2026**

**I. DESIGN REVIEW HEARING**

**5:00 PM**

**COMMISSIONERS PRESENT:** *Arian Allen, Ralph Jackson, Mark Kiefer.*

**COMMISSIONERS ABSENT:** *Maurice Finegold, Annette Given, 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 have been postponed.

**COMMISSIONER MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SECONDED THE MOTION. THE VOTE WAS 0-0-0 (Y: )(N: NONE)(ABS: NONE).**

Following this brief introduction he called the first Violation application.

**III. VIOLATION REVIEW**



**APP # 26.0854 BH**

**ADDRESS: 106 CAMBRIDGE STREET**

Applicant: Gilmar DaSilva

Proposed Work: Ratification of unapproved store signage.

**PROJECT REPRESENTATIVE:** Jon Silca was the project representative.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the unapproved signage, the design, dimensions, and material of the new signage, the proposed gooseneck lighting, the need for finalized signage drawings, and district guidelines regarding signage.

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

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

- *That the placement, dimensions, and quantity of the gooseneck lights will be determined by staff.*
- *That the signage will fill the white space on both elevations, with updated drawings to be submitted to staff for final approval.*

**APP # 26.0937 BH**

**ADDRESS: 88 MOUNT VERNON STREET**

Applicant: Anthony McDermott AMC Property Services, LLC

Proposed Work: Ratification of unapproved intercom system.

- **The applicant did not appear.**

Following this he called the first Design Review application.

**IV. DESIGN REVIEW**

**APP # 26.0933 BH**

**ADDRESS: 24 BRIMMER STREET**

Applicant: Brigid Williams

Proposed Work: Installation of new cast-iron railings at garden and front entry.

**PROJECT REPRESENTATIVES:** Brigid Williams and Amy were the project



representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed elevations, proposed railing drawings, and railing specifications.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the design, height, and material of the proposed fence, and the design and dimensions of the adjacent existing fence, and the proposed installation method for the new fence.

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

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, RJ, MK)(N: NONE)(ABS: NONE).**

**APP # 26.0865 BH**

**ADDRESS: 250 CAMBRIDGE STREET**

Applicant: Andy Fitz

Proposed Work: New awnings for storefront.

**PROJECT REPRESENTATIVES:** Andy Fitz and Shane Healey were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the design and material of the proposed awning, the locations of the proposed signage on Cambridge Street and Anderson Street, the installation method for the new signage, and district guidelines regarding signage.

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

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, RJ, MK)(N: NONE)(ABS: NONE).**



**APP # 26.0822 BH**

**ADDRESS: 48 TEMPLE STREET**

Applicant: Frank McGuire

Proposed Work: Replace rear ell cladding.

**PROJECT REPRESENTATIVE:** Frank McGuire was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and proposed rendering images.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the location of the ell, the proposed materials for the rear ell cladding, appropriate paint colors for the siding, details regarding the height and material of the base of the ell.

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

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

- *That the clapboard option number 1 is selected for the siding of the rear ell*
- *That a dark color of paint is selected, subject to the approval of Commission staff.*
- *That the granite base be reduced in height to minimize its visibility. Updated drawings are to be submitted to staff for final approval.*

**APP # 26.0636 BH**

**ADDRESS: 155- 159 CHARLES STREET**

Applicant: Ruthie Kuhlman

Proposed Work: Demolition of existing structure and construction of new building.

**PROJECT REPRESENTATIVES:** Ruthie Kuhlman and William Young were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, proposed rendering images, proposed material palettes, and proposed rendering lighting concepts.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of the Commission's previous decision of approving the project in part and denying the project without prejudice, a summary of the previous proposal and the revised proposal, an overview of the feedback received



from the Commission, plans regarding the facade material, cornice and soffit transitions, the proposed signage and lighting plans for the front facade were also discussed.

**PUBLIC COMMENT:** Richelle Gewertz, a representative from the Beacon Hill Civic Association, spoke in support of the signage plans, and the cornice and soffit transitions but spoke in opposition to the proposed lighting fixtures.

**COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, RJ, MK)(N: NONE)(ABS: NONE).**

- *That the cornice and soffit transition be approved as submitted in the revised design.*
- *That the signage be approved as submitted in the revised design with the following proviso: specify, consistent treatment of signs across businesses; apply letters of consistent coloring and materials, with respect to the flat and projecting sign, that the bracketry for the projecting signs be revised to provide a stronger expression with the revised window frames design; with the final design details be remanded to staff.*
- *That the down lighting and catenary lighting in Silver Place be approved as submitted with shop drawings, detailing all of the above to be submitted to staff and approved prior to any construction.*
- *That a mock up be installed showing the proposed materials and components of the facade, masonry, cornice, window frames, first floor tile and soffit material be submitted and approved prior to construction.*

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

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

**APP # 26.0747 BH 107 CHARLES STREET:** At front facade, level three, replace two, 6 over 6, non-original wood windows with 6 over 6, all wood, no low-e glass, true divided light, curved sash windows with spacer bars that match the color of the window sash. At front facade level four replace three non-historic, wood, 1 over 1 windows with three, 1 over 1, wood, windows with no low-e glass. At the rear elevation, level three, replace three, non-historic, 6 over 6 windows with 6 over 6, true divided light, wood windows with no low-e glass. At rear elevation, level four replace one stationary, non-original wood window and replace with one stationary 16 light wood window with true divided lights with no low-e glass. Remove one, 6 over 6, non-original wood window and replace with one, 6 over 6, wood window with true divided lights and no low-e glass. Each window will have a spacer bar that matches the color of the window sash. Remove two non-historic, 4 over 4,



wood windows and replace with two, 4 over 4, wood windows with true divided lights and no low-e glass. Each window will have a spacer bar that matches the color of the window sash.

**APP # 26.0862 BH 53 CHESTNUT STREET:** Repaint existing front door, exterior window trim and shutters in kind.

**APP # 26.0805 BH 64 CHESTNUT STREET:** Replace all windows on property, which are non-historic, with all wood, true divided light windows, with no low-e glass and spacer bars that match the color of the window frame. Each window will maintain its existing window pane configuration and style.

**APP # 26.0843 BH 9 LOUISBURG SQUARE:** At dormer level, change manufacturer of previously approved windows. Windows will be all wood, true divided lights with no low-e glass. All other details of the windows will remain the same.

**APP # 26.0861 BH 43 MOUNT VERNON STREET:** Replace all non-historic, eleven sash sets at penthouse: all dormers on top floor. There are two arched top windows on Mount Vernon Street. Six arched top windows on Joy Street and one (Joy), two (rear elevation) flat 2 over 2 windows. The existing jambs, wood sills, exterior decorative millwork and copper will remain, replace the sash sets in kind only. The arch will be templated to each dormer at top sash. The new windows will be wood, with a 13/16" interior profile width muntin, 3/16" exterior wood stem and glazed. All new sash sets will be double hung, true divided light and painted in kind "custom beige" semi-gloss at the exterior. Use clear glass.

**APP # 26.0844 BH 85 MOUNT VERNON STREET:** Full exterior painting of all exterior trim windows and doors. Paint to match using Ben Moore HC-79 in soft gloss, and HC-83 in soft gloss. Removal repair(In mahogany) and painting of the exterior shutter. Paint to match with Ben Moore HC-187 in soft gloss. Painting of all fencing and iron work in satin black to match. Cleaning of exterior masonry with D/2 Biological Solution.

**APP # 26.0736 BH 130 MOUNT VERNON STREET:** Repair/repaint failing exterior wood trim elements at the dormers in kind. Repair/replace running and vertical trim. Repair other facade facade trim in kind. Spot repair cedar sidewall shingles in kind. Repair/restore doors and hardware in kind. Restore basement windows at the sidewalk level of River Street In kind. All restored and new work will be painted with Benjamin Moore products to match existing color and sheen. Restore fire escapes and security grills in kind. Repair roofing in kind. Any new slate, should it be required, will match existing (North Country Unfading Black) as will the copper (20 oz red copper). Patch repair stucco panels to match existing as needed.

**APP # 26.0824 BH 99.5 MYRTLE STREET:** Repoint front/side facade in kind using historic type O mortar and tooling.

**APP # 26.0800 BH 77 PINCKEY STREET:** At front facade, level two, replace three, non-original, 12 over 12, wood windows with 12 over 12, wood, true divided light windows with no-low e glass and spacer bars that match the color of the window sash. At level three,



replace two, 6 over 6, wood windows with two, 6 over 6, wood, true divided lights with no low-e glass.

**APP # 26.0936 BH 95 TREMONT STREET:** Conserve twenty five gravestones in front of section C and clean and reset all of the gravestones in this part.

**APP # 26.0935 BH 119 TREMONT STREET:** Repair exterior trim of church in kind.

**APP # 26.0877 BH 2 WEST CEDAR STREET:** Repair first floor window in kind.

**APP # 26.0836 BH 76 WEST CEDAR STREET:** At side elevation, level two replace three, 2 over 2 windows with three, 2 over 2, true divided light, wood windows with no low-e glass.

**COMMISSIONER ALLEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: AA, RJ, MK)(N: LIST COMMISSIONERS)(ABS: LIST COMMISSIONERS).**

## **VI. STAFF UPDATES**

Nicholas Aramta, Senior Preservation Planner, announced two new landmark designations and offered a Commissioner appointment update.

## **VII. ADJOURN – 7:28 PM**

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