



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING MINUTES**

Boston City Hall  
Boston, MA, 02201 (Held Online Only)

**JANUARY 20, 2022**

**COMMISSIONERS PRESENT:** *Arian Allen, Annette Given, Alice Richmond, Martha McNamara*

**STAFF PRESENT:** *Nicholas Armata, Senior Preservation Planner; and Kira Torrieri, Preservation Assistant*

**COMMISSIONERS ABSENT:** *Wen Wen*

A full recording of the hearing is available at:  
<https://www.boston.gov/historic-district/beacon-hill-architectural-district>

**5:00 PM:**

*Chair M. McNamara called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing.*

**I. VIOLATIONS**

**VIO # 21.068 BH 29 PINCKNEY STREET** **5:01PM**  
Applicant: Alex Ehrlich  
Proposed Work: Ratification of unapproved window replacement.

*The applicant failed to appear.*

**VIO # 22.544 BH 40 WEST CEDAR STREET** **5:02PM**  
Applicant: Bob Smith  
Proposed Work: Ratification of unapproved signage

Project Representative: Sean Murphy  
Documents Presented: The Commissioners reviewed a presentation consisting of photos of the existing conditions.



Discussion Topics: Commissioners discussed the proposed materials and attachments for the sign. They also requested shop drawings with more detailed measurements.

Public Comment: Richelle Gewertz of the Beacon Hill Civic Association (BHCA) commented that there is no objection to the proposed project but that it must go through the traditional review process.

**COMMISSIONER A. RICHMOND MOTIONED TO RATIFY THE VIOLATION WITH PROVISOS. A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AA, AG, AR, and MM).**

- *The applicant must submit shop drawings to Staff.*

## II. DESIGN REVIEW

### APP # 22.0573 BH 35 PINCKNEY STREET

5:08PM

Applicant: Ross Fishman

Proposed Work: At front and rear façade, level three and four replace eight historic 2 over 2, wood, double hung windows with 2 over 2, wood, double hung windows.

Project Representative: Ross Fishman

Documents Presented: The Commissioners reviewed a presentation consisting of details and photos of the existing conditions.

Discussion Topics: Commissioners discussed the visibility, age, and condition of the existing windows.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) expressed concern about the dimensions and glazing of the proposed windows and recommended repairing them as opposed to replacing them.

**COMMISSIONER A. RICHMOND MOTIONED TO CONTINUE THE APPLICATION SO STAFF CAN REVIEW THE WINDOWS AND DECIDE IF REPLACEMENT OR RESTORATION IS BEST. A. RICHMOND WITHDREW THEIR MOTION. COMMISSIONER A. ALLEN MOTIONED TO CONTINUE THE APPLICATION WITH PROVISOS. M. MCNAMARA SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

- *Staff will review the windows and decide administratively if they should be repaired or replaced.*



**APP # 22.0576 BH 131 CHARLES STREET**

**5:35PM**

Applicant: Carolyn Thayer

Proposed Work: New signage.

Project Representative: Carolyn Thayer

Documents Presented: The Commissioners reviewed a presentation consisting of details and photos of proposed signage.

Discussion Topics: Commissioners discussed using the existing bracket to attach the sign as opposed to installing new hardware. They requested documentation of the black metal loops that would be used to attach the sign to the brackets.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) requested confirmation of the hardware material and color that would be used to attach the sign to the brackets.

**COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

- *Applicant must submit documentation of hardware used to attach sign to Staff.*

**APP # 22.760 BH 7 LOUISBURG SQUARE**

**5:42PM**

Applicant: Sean Cryts; Historic Windows & Doors

Proposed Work: At front and rear façade, replace all windows

Project Representative: Sean Cryts

Documents Presented: The Commissioners reviewed a presentation consisting of details, plans, historic photos, and photos of the existing conditions.

Discussion Topics: The Commissioners discussed the history and significance of the home. They also discussed the diamond panes and dormers on the front façade and the configuration of the “L” at the rear of the building. The Commissioners decided to postpone conversation about the dormers until the applicant discusses restoration options with the homeowners. They discussed moving the historic windows versus keeping them in situ on the 4<sup>th</sup> floor at the front façade. They also confirmed with the applicant the different types of windows present at each level of the home.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) commented that there is no objection to replacing the windows in kind. She also pointed out that the 5<sup>th</sup> floor windows are unique and requested shop drawings of the proposed windows.



**COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

- Conversation about the 5<sup>th</sup> floor former will be continued.
- The two original 4<sup>th</sup> floor front facade windows will be restored, and the northernmost window can be swapped with the southernmost window.
- The other front façade windows will be replaced in kind.
- The grate will be retained.
- The rear façade windows and the door will be replaced in kind.
- On the Southern façade of the “Ell,” the windows and the door will be replaced in kind and the 8 over window will be replaced with a 6 over 6.

**APP # 22.0619 BH 68 CHESTNUT STREET**

**6:44PM**

Applicant: Lisa Leblanc

Proposed Work: Repaint front door from green to Anchor Grey.

Project Representative: Lisa Leblanc & Jim Leblanc

Documents Presented: The Commissioners reviewed a presentation consisting of photos of existing conditions and the proposed door color.

Discussion Topics: The Commissioners discussed the appropriateness of the proposed color and the possibility of a dark green or black color instead.

Public Comment: Charlotte Thibodeau of the Beacon Hill Civic Association (BHCA) recommended that the door be painted by brush and not with high gloss. She also requested a water-based paint.

**COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0(Y: AA, AG, MM, AR).**

- That Staff approve a door color that contrasts with the surrounding woodwork.



### III. ADMINISTRATIVE REVIEW/APPROVAL:

**APP # 22.0692 BH**

**APP # 22.0712 BH**

**APP # 22.0755 BH**

**APP # 22.0711 BH**

**103 CHARLES STREET:** Replace cracked glass in fan light

**10 HANCOCK STREET:** At rear elevation, level two, replace four 6 over 6, wood, double hung, non-historic windows with like replacements.

**67 PINCKNEY STREET:** Remove and replace the top six courses of brick, cut and repoint the rest of the chimney joints. Seal all new joints and brick.

**48-60 TEMPLE STREET:** Replace six (count) tree guards in the preapprove style.

Public Comment: There was no public comment.

**COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE APPLICATIONS. COMMISSIONER A. GIVENS SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**

### IV. RATIFICATION OF 12/16/2021 PUBLIC HEARING MINUTES

**COMMISSIONER M. MCNAMARA MOTIONED TO APPROVE THE MINUTES AS AMENDED. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 3-1-0 (Y: AA, AG, and MM; A: AR).**

### VI. ADJOURNMENT: 7:08 PM

**COMMISSIONER M. MCNAMARA MOTIONED TO ADJOURN THE HEARING. COMMISSIONER A. ALLEN SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: AA, AG, AR, and MM).**