



**BEACON HILL ARCHITECTURAL COMMISSION  
PUBLIC HEARING/MEETING MINUTES**

Boston City Hall, 1 City Hall Plaza Room 709  
Boston, MA, 02201 (ONLINE ONLY HEARING)

**MARCH 18, 2021**

**Commissioners Present:** Matthew Blumenthal, Alice Richmond, Miguel Rosales, Danielle Santos, PT Vineburgh, and Wen Wen.

**Commissioners Absent:** Arian Allen

**Staff Present:** Nicholas Armata

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

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**5:02 PM:** Commissioner Vineburgh 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.

Following this brief introduction he called the first design review application.

**1. DESIGN**

**APP # 21.0682 BH 27 BRIMMER STREET (Continued From 2-18-2021 Hearing)**

**Applicant:** Peter White

**Proposed Work:** Replace roof deck, remove and rebuild head house in a new location, new guardrails, and new skylight.

**Project Representatives:** Peter White

**Documents Presented:** Existing conditions photographs, site plan, renderings

**Discussion Topics (brief):**

- Visibility of deck from street and Esplanade.



- Need for elements of the roof deck.
- History of project
- Area precedent
- Head house options.
- Previous approval.

**Public Comment:** BHAC; no objections.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS THAT THE HATCH OPTION FOR HEADHOUSE IS APPROVED. COMMISSIONER ROSALES N SECONDED THE MOTION. THE VOTE WAS 6-0-0**

**COMMISSIONER WEN LEFT THE HEARING**

**APP # 21.0722 BH 55 CHESTNUT STREET**

**APPLICANT:** John Rogers; Sagamore select finishes group

**PROPOSED WORK:** At front façade, roof levels install eight galvanized steel snow guards.

**Project Representatives:** John Rogers

**Documents Presented:** Existing conditions photographs, cut sheet for hardware

**Discussion Topics (brief):**

- Type of metal
- Location/placement of snow guards
- Need
- Precedent

**Public Comment:** BHAC; deck should not be visible from the street and esplanade in accordance with the district guidelines.

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS THAT THE HATCH OPTION FOR HEADHOUSE IS APPROVED. COMMISSIONER ROSALES N SECONDED THE MOTION. THE VOTE WAS 5-0-0**



**APP # 21.0723 BH 32 DERNE STREET**

**APPLICANT:** Laura Feddersen

**PROPOSED WORK:** New Pergola, New Fence, and New Planters.

**Project Representatives:** Laura Feddersen

**Documents Presented:** Existing conditions photographs, cut sheet for hardware, site plan, renderings

**Discussion Topics (brief):**

- Visibility from street
- Need for work
- Mock ups
- Pergola proposal

**Public Comment:** BHAC; deck and materials should not be visible from the street, Opposition to pergola.

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS THAT THE PERGOLA IS WITHDRAWN DUE TO ITS VISIBILITY. COMMISSIONER BLUMENTHAL SECONDED THE MOTION. THE VOTE WAS 5-0-0**



**APP # 21.0727 BH 83 CHARLES STREET**

**APPLICANT:** Gillian Rozynek

**PROPOSED WORK:** New Signage, Remove awning at front façade.

**Project Representatives:** Gillian Rozynek, Joe from “Kured”

**Documents Presented:** Existing conditions photographs, cut sheet for sign, renderings

**Discussion Topics (brief):**

- Location of sign
- View from sign
- Hardware
- Awning age, need

**Public Comment:** BHAC; support sign

**COMMISSIONER ROSALES MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS THAT THE PERGOLA IS WITHDRAWN DUE TO ITS VISIBILITY. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-0-0**

**II. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building’s appearance, to commission staff pending ratification at its monthly public hearing. Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:*

- ▶ *Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize*



the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

▶ PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW. The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

▶ If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [BeaconHillAC@boston.gov](mailto:BeaconHillAC@boston.gov) Thank you.

**APP # 21.0724 BH 69 CHARLES STREET:** Repaint storefront trim in kind BM (Black) HC-180.

**APP # 21.0725 BH 10 OTIS PLACE:** At rear façade, facing Storrow Drive, level 2, replace nine, 6 over 6, wood window sash sets and two, 8 over 8, wood window sash sets with nine, 6 over 6, wood sash sets and two, 8 over 8, wood window sash sets. Existing windows are not historic.

**APP # 21.0726 BH 133 MOUNT VERNON STREET:** Repoint rear façade in kind.

## NO PUBLIC COMMENT

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 5-0-0.**

## II. RATIFICATION OF 2/18/2021 PUBLIC HEARING MINUTES

**COMMISSIONER VINEBURGH MOTIONED TO APPROVE THE MEETING MINUTES. COMMISSIONER ROSALES SECONDED THE MOTION. THE VOTE WAS 5-0-0.**



### III. STAFF UPDATES

*Commissioner blumenthal's last hearing, new online application program.*

### IV. ADJOURNMENT: 5:49 PM

**COMMISSIONER VINEBURGH MOTIONED TO ADJOURN MEETING  
COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 5-  
0-0.**