



**BACK BAY ARCHITECTURAL COMMISSION  
PUBLIC HEARING/ MEETING MINUTES**

*Held virtually via Zoom*

**April 12, 2023**

**Commissioners Present:** *Anddie Chan-Patera, John Christiansen, Kathleen Connor, Iphigenia Demetriades, Zsuzsanna Gaspar, Tom High, Ethel Macleod, David Sampson, and Robert Weintraub.*

**Commissioners Absent:** *Lisa Saunders and Tanvi Nayar*

**Staff Present:** *Joseph Cornish, Director of Design Review; Kira Torrieri, Preservation Assistant*

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

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**5:04 PM:** Commissioner Kathleen Connor 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.

Following this brief introduction she called the first Design Review application.

**I. DESIGN REVIEW**

**APP # 23.0750 BB**

**TIME: 5:06 PM**

**ADDRESS: 216 Newbury Street**

Applicant: Joseph McCarthy

Proposed Work: At rear elevation create masonry opening and install a six (6") inch by eight (8") inch diffuser vent.

**The applicant failed to appear.**

**APP # 23.0744 BB**

**TIME: 5:07 PM**

**ADDRESS: 44-46 Newbury Street**

Applicant: Julie Reker

Proposed Work: At Newbury Street Façade redesign entrance. Work includes installing granite ramp and entry steps, converting existing window into an entry door with sidelights, replacing a set of entry doors with single door with sidelights, and adding plaque with address; and at roof replace HVAC equipment.

**Project Representative:** Julie Reker was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the appropriate design of the front entrance area - the appropriate design and separation of the steps, the number and



placement of railings, and the design of the ramp.

**Public Comment:** Serge Savard, Neighborhood Association of the Back Bay (NABB), supported painting the equipment on the roof and expressed concern about the corner of the building and cutting people off from getting close to the storefront windows. Sue Prindle, NABB, encouraged the applicant to explore options to soften the corner of the building and to reduce the scale of the granite elements to compliment the lighter scale of the building's existing elements, and preserve the openness of the streetscape. Laurie Thomas, Garden Club of the Back Bay, supported adding planters to the front entrance.

**Commissioner R Weintraub motioned to continue the application. Commissioner I Demetriades seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

**APP # 23.0605 BB**

**TIME: 5:47 PM**

**ADDRESS: 349 Marlborough Street**

Applicant: Rebecca Marston

Proposed Work: At rear yard remove dead Ailanthus tree.

**Project Representative:** Rebecca Marston was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and recommendations from the Garden Club of the Back Bay.

**Discussion Topics:** The Commissioners discussed the appropriateness of planting a replacement tree at the front garden of this property.

**Public Comment:** Laurie Thomas, Back Bay Garden Club, supported planting a replacement tree in the front garden; she also expressed interest in working with the applicant to examine the other plants in the front garden that may be impacted by the new tree.

**Commissioner T High motioned to approve the application with provisos. Commissioner J. Christiansen seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

- **Replace removed tree at rear yard with a tree in front garden, in consultation with Garden Club**

**APP # 23.0793 BB**

**TIME: 5:56 PM**

**ADDRESS: 302 Beacon Street**

Applicant: Douglas Mills

Proposed Work: Amend application 23.0640 BB approved on 3-8-2023 to relocate existing door surround at lower entry to approved upper entry door.

**Project Representative:** Mark Cutone was the project representative.



The Commissioners reviewed a presentation consisting of photos of existing conditions, the previously approved plans, and the current plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the placement of the door surround.

**Public Comment:** Alice Murphy, neighbor, supported the application but asked the applicant to consider the relationship of the balustrade to the rest of the front facade. Laurie Thomas, Garden Club of the Back Bay, asked the applicant to reconsider the design of the balustrade and window.

**Commissioner J Christiansen motioned to approve the application with provisos.**

**Commissioner I Demetriades seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

- **Details of the installation of the door surround are remanded to staff.**

**APP # 23.0330 BB**

**TIME: 6:06 PM**

**ADDRESS: 362 Commonwealth Street**

Applicant: Diego Arabbo

Proposed Work: At roof replace existing roof deck.

**Project Representative:** Diego Arabbo was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners discussed the visibility of the railings.

**Public Comment:** Serge Savard, NABB, encouraged the applicant to further minimize the visibility of the railing, particularly on the east side.

**Commissioner R Weintraub motioned to approve the application as submitted.**

**Commissioner J Christiansen seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

**APP # 23.0798 BB**

**TIME: 6:23 PM**

**ADDRESS: 14 Hereford Street**

Applicant: Timothy Burke

Proposed Work: At side (north) elevation remove unapproved vents and repair masonry; and install exhaust vent at rear (east) elevation.

**Project Representative:** Timothy Burke was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.



**Discussion Topics:** The Commissioners discussed the location and material of the proposed vent.

**Public Comment:** Alice Murphy, neighbor, supported the application.

**Commissioner R Weintraub motioned to approve the application as submitted. Commissioner I Demetriades seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

**Commissioner A Chan-Patera left the hearing.**

**APP # 23.0702 BB**

**TIME: 6:32 PM**

**ADDRESS: 251 Commonwealth Avenue**

Applicant: Ron Payne

Proposed Work: Install new rubber roof and new copper gutters and downspouts; wood window replacement in-kind including curved sash at front and rear bays; masonry re-pointing; removal of rear fire escape; new brick paving at front entry and rear yard; new courtyard masonry garden walls; install low profile pyramidal skylight, copper clad elevator override and roof top air conditioning condensers.

**Project Representative:** Ron Payne was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

**Discussion Topics:** The Commissioners agreed that the project be approved as submitted.

**Public Comment:** Serge Savard, NABB, supported the application. Laurie Thomas, Garden Club of the Back Bay, recommended Japanese Holly as opposed to Boxwood.

**Commissioner T High motioned to approve the application as submitted. Commissioner J Christiansen seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

**6:44 PM** The Chair announced that the Commission would next review Administrative Review/Approval applications.

## II. ADMINISTRATIVE REVIEW/ APPROVAL

**23.0697 BB**

**19 Arlington Street:** Repair existing fire escapes at rear and side elevations.

**23.0800 BB**

**122 Beacon Street:** Re-landscape front garden.



- 23.0787 BB** **128 Beacon Street:** At rear elevation replace deteriorated copper cladding at bay window in-kind.
- 23.0797 BB** **160 Beacon Street:** At front façade, repaint door, window trim and metal railings, and repair masonry.
- 23.0796 BB** **177 Beacon Street:** At rear elevation replace non-historic metal fencing with wood fencing.
- 23.0694 BB** **274 Beacon Street:** At roof complete temporary repairs to north chimney to stop active water entry into building.
- 23.0738 BB** **289 Beacon Street:** At front façade repair and re-point masonry.
- 23.0746 BB** **370 Beacon Street:** Re-point masonry.
- 23.0813 BB** **461 Beacon Street:** At front garden remove dead Cherry tree and plant a Rutgers Dogwood tree as recommended by Garden Club of the Back Bay.
- 23.0718 BB** **565 Boylston Street:** At rear elevation lower roof replace black rubber membrane roof in-kind.
- 23.0805 BB** **44 Commonwealth Avenue:** At rear elevation replace rooftop exhaust vent at rear elevation.
- 23.0510 BB** **160 Commonwealth Avenue:** At rear elevation add three sets of window grates to lower level windows.
- 23.0788 BB** **239 Commonwealth Avenue:** Replace seven one-over-one windows in-kind.
- 23.0818 BB** **287 Commonwealth Avenue:** At rear elevation install window grates at lower level windows.
- 23.0747 BB** **290 Commonwealth Avenue:** At roof remove roof deck and replace black rubber membrane roof in-kind.
- 23.0780 BB** **347 Commonwealth Avenue:** At façade repair and re-point masonry, replace copper gutter in-kind, repaint ironwork, and re-glaze and repaint windows.
- 23.0782 BB** **374 Commonwealth Avenue:** Roof replacement including new membrane roof, new copper gutters and downspouts, new copper cladding at headhouse,



replacement of skylights, and replacement of access door.

**23.0748 BB**

**390 Commonwealth Avenue:** Roof and masonry repairs to address water infiltration into building.

**23.0742 BB**

**409 Commonwealth Avenue:** At rear elevation replace three second-story one-over-one non-historic wood windows in-kind.

**23.0701 BB**

**283 Dartmouth Street:** At rear elevation re-point and repair masonry, and replace missing roof slate in-kind.

**23.0795 BB**

**140 Marlborough Street:** At front façade repair entry steps.

**23.0734 BB**

**256 Marlborough Street:** At front façade re-point masonry.

**23.0791 BB**

**2 Newbury Street:** At front façade and side elevation renovate existing storefronts and replace signage.

**23.0706 BB**

**108 Newbury Street:** At front façade install wall sign.

**23.0809 BB**

**135 Newbury Street:** At front façade replace wall sign at first story retail space.

**23.0804 BB**

**139 Newbury Street:** At front façade install ADA compliant door opener.

**23.0686 BB**

**176 Newbury Street:** At front façade revise design and color of previously approved wall sign at lower level retail space.

**Commissioner I Demetriades motioned to approve the administrative review items. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

### **III. Advisory Review**

**ADDRESS: 581 Boylston Street**

**TIME: 6:47 PM**

**Project Representative:** Ozge Diler Himes, Federica De Biase, Emmett Neidhart and Laurent Bouzelmat were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and



plans for the proposed work.

**Discussion Topics:** The Commissioners encouraged the applicant to simplify the front facade by minimizing the band design and using more glass. They also discussed the design of the decorative crown and the placement of the signage.

**Public Comment:** Serge Savard, NABB, encouraged the applicant to lighten up the front facade and to simplify the design of the decorative crown; he also questioned the appropriateness of the proposed lighting. Sue Prindle, NABB, encouraged the applicant to bring a streetscape rendering in order to see the proposed design in the context of surrounding buildings when they return to the commission.

#### **IV. Ratification of 3/8/2023 Public Hearing Minutes**

**Commissioner D Sampson motioned to ratify the 3/8/2023 public hearing minutes as submitted. Commissioner E MacLeod seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, EM, DS, RW) (N: None).**

#### **V. Adjourn – 7:30 PM**

**Commissioner J Christiansen motion to adjourn the hearing. Commissioner I Demetriades seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, EM DS, RW) (N: None).**