



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

**OCTOBER 9, 2024**

**COMMISSIONERS PRESENT:** Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Franklin Ross; David Sampson; Robert Weintraub.

**COMMISSIONERS ABSENT:** Anddie Chan-Patera; David Eisen; Ethel MacLeod; Tanvi Nayar; and Kenneth Tutunjian.

**STAFF PRESENT:** Joseph Cornish, Director of Design Review; and Sarah Lawton, Preservation Assistant.

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

**5:03PM:** Commissioner 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. There were no members of the press present.

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

**I. DESIGN REVIEW**

**APP # 25.0215 BB**

**TIME: 5:04 PM**

**ADDRESS: 247 MARLBOROUGH STREET**

Applicant: The Newman School

Proposed Work: Installation of a Little Free Library bookshelf in front of the Newman School at 247 Marlborough Street.

**PROJECT REPRESENTATIVES:** Julie Porrazzo was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** An overview of the registration process and history of the



Little Free Library organization, locations of other Little Free Libraries throughout Back Bay, the proposed materials and dimensions of the library and its signage, and the possibility of making the library wheelchair accessible.

**PUBLIC COMMENT:** Serge Savard, a Neighborhood Association of the Back Bay representative, spoke in support of the proposed work.

Sue Prindle, offered questions about the height of the library.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: KC, ID, ZG, TH, DS, RW)(N: NONE)(ABS: FR).**

- *The library is a free-standing structure not attached to any portion of the building.*
- *There will be no writing, logos, or symbols on the structure other than the “Little Free Library” plaque*
- *It will be removed when no longer used for this purpose or when the ownership or occupancy of the building changes.*
- *The final design, including color and materials, is remanded to staff for approval.*

**APP # 25.0130 BB**

**TIME: 5:19 PM**

**ADDRESS: 11 NEWBURY STREET:**

Applicant: Nader Golestaneh

Proposed Work: At front facade modify lobby entry by replacing existing arched opening with a squared opening, installing entry door and glass, and installing canopy; replace existing directory; relocate address numbers; repair and repaint masonry; and install new concrete paving at sidewalk.

**PROJECT REPRESENTATIVES:** Ron Margolis, Bill Ajemian, and N Golestaneh were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** An overview of the current conditions, the existing paint color, and materials on the front facade, an overview of alterations and additions made to the facade, the previous and current owners of the site, the existing and proposed location and material of the address numbers, the plans to repair the masonry, the original design and current condition of the bays, the proposed paint colors for the bay, whether the archway was original, plans to repair the cracking in existing columns, the proposed paint color for existing window frames and arch.



**PUBLIC COMMENT:** Serge Savard, a Neighborhood Association of the Back Bay representative, offered comments and spoke in support of the proposed work.

Poppy Psinakis Patterson, offered comments and spoke in support of the proposed work.

**COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).**

- *The existing arch will be retained.*
- *The canopy is omitted from the project; and final paint color selection for the facade is remanded to staff for review and approval.*

**APP #25.0255 BB**

**TIME: 5:36 PM**

**ADDRESS: 208 Beacon Street**

Applicant: Henry Ladd

Proposed Work: At rear courtyard construct deck with hot tub.

**PROJECT REPRESENTATIVE:** Henry Ladd was the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** The condition of the existing spiral staircase, the visibility of the proposed work, the plans for the proposed construction of the deck, and the materials for the proposed work.

**PUBLIC COMMENT:** Sue Prindle, offered questions regarding the proposed work.

**COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).**

**APP #25.0184 BB**

**TIME: 5:42 PM**

**ADDRESS: 286 COMMONWEALTH AVE**

Applicant: Monika Pauli

Proposed Work: At roof remove existing penthouse, deck and mechanical equipment, and construct larger penthouse, and decks, and install new mechanical equipment.

**CONTINUED FROM 9-11-2024.**

**PROJECT REPRESENTATIVES:** Monika Pauli and Patrick Collins were the project representatives.



**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** An overview of the existing conditions, the visibility of the proposed work, differences between the front and rear facade cornice molding and trim details, the proposed paint colors, materials, and setbacks dimensions for options one and two.

**PUBLIC COMMENT:** Serge Savard, a Neighborhood Association of the Back Bay representative, offered comments and spoke in support of option one.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).**

- *Approved based on the design illustrated in Option 1, with all design details remanded to staff for approval, including the cornice design and the extension of the chimney.*

**APP #25.0267 BB**

**TIME: 5:53 PM**

**ADDRESS: 441 MARLBOROUGH STREET**

Applicant: Ian Meyer

Proposed Work: At rear elevation enlarge existing window openings, install doors, and replace existing balcony with larger balcony.

**PROJECT REPRESENTATIVE:** Kyle Coughlin was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** The existing conditions of the rear elevation, the dimensions of the current Juliette style balcony, the visibility of the proposed work, the dimensions and materials for the new balcony and balustrade, code requirements for balcony railings, details regarding the existing and proposed windows and door, the proposed brace for the balcony, other examples and precedent of rear balconies within the district, and an overview of the Commission's previous decisions and recommendations regarding Juliette balconies.

**PUBLIC COMMENT:** Serge Savard, a Neighborhood Association of the Back Bay representative, offered comments and questions about the proposed work.



Conrad Armstrong, a direct abutter, spoke in support of the proposed work.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).**

- The depth of the deck not exceed 4.5 feet
- The doors are to maintain the window pane configuration of the existing Queen Anne style windows.
- All design details are remanded to staff for approval.

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

## II. ADMINISTRATIVE REVIEW/ APPROVAL

- 25.0265 BB**      **166 Beacon Street:** At roof replace black rubber membrane roof in-kind.
- 25.0249 BB**      **227 Beacon Street:** At roof replace four skylights in-kind.
- 25.0252 BB**      **255 Beacon Street:** At front facade and side elevation repoint masonry and repaint two windows.
- 25.0198 BB**      **279 Beacon Street:** At rear yard replace wood and dirt patio with pavers and replace existing fence.
- 25.0260 BB**      **396 Beacon Street:** At rear elevation replace one second-story two-over-two wood window in-kind.
- 25.0160 BB**      **462 Beacon Street:** At roof replace black rubber membrane roof and skylights in-kind, replace existing roof deck, and clad existing headhouse in standing-seam metal.
- 25.0244 BB**      **505-507 Beacon Street:** At roof replace black rubber membrane roofing in-kind.
- 25.0180 BB**      **327 Commonwealth Avenue:** Replace twelve windows with historically appropriate wood windows.
- 25.0259 BB**      **362 Commonwealth Avenue:** At roof rebuild roof decks removed in 2020-2021 for roof replacement and previously approved by BBAC on 4-12-2023.



- 25.0250 BB**     **374 Commonwealth Avenue:** At front garden install gates and alter existing fencing related to outdoor dining patio approved in 2023; and replace window grates.
- 25.0270 BB**     **386 Commonwealth Avenue:** At front facade replace two first-story one-over-one non-historic windows with one-over-one wood windows.
- 25.0264 BB**     **330 Dartmouth Street:** Replace five seventh-story wood windows in-kind.
- 25.0246 BB**     **3 Fairfield Street:** Repair existing fire escape.
- 25.0257 BB**     **289 Marlborough Street:** At roof replace existing HVAC equipment.
- 25.0266 BB**     **411 Marlborough Street:** At lightwell repoint and repair masonry.
- 25.0262 BB**     **73 Newbury Street:** At front facade replace wall signage.
- 25.0242 BB**     **123 Newbury Street:** At front facade install awnings at first-story windows, and install mosaic tiles at entry floor.
- 25.0225 BB**     **182 Newbury Street:** At front facade replace existing storefront.
- 25.0247 BB**     **201 Newbury Street:** At front facade install wall sign at lower level retail space.
- 25.0261 BB**     **211 Newbury Street:** At front facade install awnings at first-story windows.
- 25.0254 BB**     **224 Newbury Street:** At front facade replace wall sign at lower level retail space.
- 25.0182 BB**     **230 Newbury Street:** At front facade replace wall sign at lower level retail space.
- 25.0283 BB**     **250 Newbury Street:** At roof replace deteriorated slate and copper flashing in-kind.
- 25.0285 BB**     **274 Newbury Street:** At rear elevation repoint and repair masonry.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).**



### III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of Public Hearing Minutes from 9/11/2024 .

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES.  
COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: KC, ID,  
ZG, TH, FR, DS)(N: NONE)(ABS: RW).**

### IV. STAFF UPDATES

There were no updates.

### V. ADJOURN - 6:14 PM

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