



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201  
Held virtually via Zoom

**NOVEMBER 13, 2024**

**COMMISSIONERS PRESENT:** Anddie Chan-Patera; Kathleen Connor; Iphigenia Demetriades; Thomas High; Tanvi Nayar; Franklin Ross; David Sampson; and Robert Weintraub.

**COMMISSIONERS ABSENT:** David Eisen; Zsuzsanna Gaspar; Ethel MacLeod; 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).

**5:02 PM:** 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 # 24.1191 BB**

**ADDRESS: 246 BEACON STREET**

Applicant: Eric Hersum

Proposed Work: At roof replace rubber membrane roofing and cedar shingle roofing in-kind, and replace copper balustrade with a polymer stone material.

**PROJECT REPRESENTATIVES:** Bruce Miller and Eric Hersum were the project representatives.

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



**DISCUSSION TOPICS:** Discussion topics included the current condition of the roof, shingles, and decorative balustrade, areas of water infiltration, the existing material and dimension of the balustrade and wood roof deck, the proposed paint color and material of the balustrades, the visibility of the proposed work, plans to repair the shingles and roof leaks, the significance of the balustrades, the proposed paint color, dimensions and height of the new balustrades, and details regarding the proposed balustrade material.

**PUBLIC COMMENT:** Serge Savard, a Neighborhood Association of the Back Bay representative, spoke in opposition to replacing the balustrade.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y:ACP, KC, ID, TH, TN, FR, DS, RW)(N: NONE)(ABS: NONE).**

- The portion of the application pertaining to replacement of the roof and shingles is approved; the portion of the application relating to the balustrade is continued to a future meeting so that Commission staff can evaluate the feasibility of repairing the original material rather than replacing it with polymer stone material.

**COMMISSIONER ROSS LEFT THE MEETING.**

**APP # 25.0284 BB**

**ADDRESS: 195 BEACON STREET**

Applicant: Keith Brewer

Proposed Work: At roof replace deck and construct headhouse.

**PROJECT REPRESENTATIVES:** Keith Brewer & David were the project representatives.

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

**DISCUSSION TOPICS:** Discussion topics included the existing conditions, the existing and proposed roof plans, a summary of the recommendations from Inspectional Services Department, the proposed materials and dimensions of the new headhouse, the visibility of the proposed work, and the dimensions of the mock up.

**PUBLIC COMMENT:** Written Comment submitted by Barry Solar expressed concerns regarding the impact of views from abutting properties.



Serge Savard, a Neighborhood Association of the Back Bay representative, offered comments about the dimensions of the proposed headhouse.

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

- That the applicant utilizes copper for the exterior of the headhouse.
- That the drawings with accurate dimensions were submitted to staff.

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

## II. ADMINISTRATIVE REVIEW/ APPROVAL

**25.0379 BB** **9 ARLINGTON STREET:** At rear elevation repair existing fire escapes.

**25.0315 BB** **177 BEACON STREET:** At front facade repair masonry at door surround and entry steps, and reset pavers at walkway.

**25.0269 BB** **234 BEACON STREET:** Replace eight non-historic windows and three non-historic balcony doors with appropriate wood windows and doors.

**25.0334 BB** **255 BEACON STREET:** Replace thirteen third-story six-over-six wood windows in-kind.

**25.0386 BB** **289 BEACON STREET** At front facade replace non-historic entry door with historically appropriate wood entry doors.

**25.0272 BB** **290 BEACON STREET:** At front facade repaint masonry trim elements.

**25.0382 BB** **299 BEACON STREET:** At front facade and side elevation repoint and repair masonry.

**25.0303 BB** **307 BEACON STREET:** At front facade and rear elevation repair fire escapes.

**25.0336 BB** **520 BEACON STREET:** Repoint and repair masonry, and replace deteriorated sections of gutter.

**25.0372 BB** **425 BOYLSTON STREET:** At front facade replace deteriorated pavers in-kind.



**25.0329 BB** **647 BOYLSTON STREET:** At front facade reset loose pavers.

**25.0319 BB** **665 BOYLSTON STREET:** At front facade replace entry doors in-kind.

**25.0368 BB** **777 BOYLSTON STREET:** At front facade install additional entry door to tenant space.

**25.0335 BB** **21 COMMONWEALTH AVENUE:** At roof replace deteriorated deck boards at existing deck in-kind.

**25.0288 BB** **124 COMMONWEALTH AVENUE:** At front garden replace dead Laburnum tree with same species tree.

**25.0295 BB** **167 COMMONWEALTH AVENUE:** At roof repair rubber membrane roof; and at front facade repoint masonry.

**25.0340 BB** **280 COMMONWEALTH AVENUE:** At rear elevation replace gutter and downspout in-kind.

**25.0316 BB** **244 MARLBOROUGH STREET:** At front facade repair masonry.

**25.0365 BB** **378 & 380 MARLBOROUGH STREET:** At front facade relocate existing garden fence. ~~WITHDRAWN BY STAFF~~

**25.0371 BB** **11 NEWBURY STREET:** At front facade install awnings at second-story windows.

**25.0345 BB** **38-44 NEWBURY STREET:** At front facade install signage at transoms.

**25.0381 BB** **121 NEWBURY STREET:** Repoint and repair masonry, repair front entry steps, and install brick pavers front entry walkway.

**25.0359 BB** **125 NEWBURY STREET:** At front facade and rear elevation repair existing fire escape.

**25.0351 BB** **123 NEWBURY STREET:** At front facade replace entry door hardware and install window awnings.

**25.0357 BB** **127-129A NEWBURY STREET:** At front facade and rear elevation repair existing fire escape.

**25.0375 BB** **227 NEWBURY STREET:** At front facade expand and reconfigure lower-level dig-out area and relocate lower-level entry door.



**25.0354 BB      299 NEWBURY STREET:** At rear elevation repair existing fire escape.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-0-2 (Y:ACP, KC, ID, TN, DS, RW)(ABS: FR, TH).**

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Ratification of 10/9/2024 Public Hearing Minutes.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: KC, ID, TH, DS, RW)(ABS: FR, TN, ACP).**

#### **III. STAFF UPDATES**

Joseph Cornish, Director of Design Review, offered comments regarding the revised regulatory standards for Bay Village.

#### **IV. ADJOURN – 5:47 PM**

**COMMISSIONER SAMPSON MOTIONED TO ADJOURN THE HEARING. COMMISSIONER CHAN-PATERA SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**