



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

JUNE 12, 2024

COMMISSIONERS PRESENT: John Christiansen; Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; Franklin Ross; David Sampson; and Robert Weintraub

COMMISSIONERS ABSENT: Anddie Chan-Patera; David Eisen; 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).

5:00 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 # 24.1047 BB

ADDRESS: 665 BOYLSTON STREET

Applicant: Yosuke Tanaka

Proposed Work: At front elevation install commercial flag on existing flag holder and replace café furniture and umbrellas.

PROJECT REPRESENTATIVES: Dennis Quilty and Yosuke Tanaka were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the history of the property, whether the existing umbrellas and furniture were consistent with the



design guidelines, whether the existing flag was installed without the BBAC approval, and the details of the existing enclosures and planters that have been on site since the previous restaurant.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the BBAC guidelines regarding commercial signage, the details of the proposed umbrellas, and the appropriateness of the proposed flag in relation to the previously approved signage.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the flagpole, visible storage, and the branded umbrellas.

Sue Prindle, offered public comment regarding the banner, bench, and board in front of the business.

Duncan Shine asked about the history of the existing flag pole and commented that the flagpole is not consistent with other businesses on the street.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 6-1-1-1 (Y: KC, ID, ZG, TH, DS, RW)(N: JC)(ABS: EM)(RECUSED: FR).

- The flag may be installed only during the months when there is no outdoor dining allowed in the Back Bay and the umbrellas, which contain signage, are not in place.*

APP # 24.1057 BB

ADDRESS: 46 NEWBURY STREET

Applicant: Rex Lalire

Proposed Work: Replace signage, restore all damaged façade elements and paint windows, trim, cornice and metalwork; at Berkeley Street entrance add security lighting, restore vestibule chandelier and ceiling, and replace existing doors, sidelights and windows; at Newbury Street entrance replace existing doors; and at rear elevation brick-in existing opening and enlarge existing window opening to accommodate egress door and transom.

PROJECT REPRESENTATIVES: Rex Lalire and Alexander Lalire were the project representatives.

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



DISCUSSION TOPICS: Discussion topics included an overview of the previous approvals, code requirements for doors, and an overview of the existing doors and the proposed replacement doors.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the history of the building and architect, the proposed materials, finishes and paint colors, plans for the golden fleece and transom, whether the details on the doors will be replaced, accessibility requirements, the location of a vestibule, whether the transom has been altered or touched, and plans for the Newbury St entrance.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the style of the proposed door and the accessibility and mechanical equipment for the door.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JC, KC, ID, ZG, TH, EM, FR, DS, RW)(N:NONE)(ABS: NONE).

- *That the staff will work with the applicant to finalize details and colors, and explore if it is possible to execute the details in wood rather than metal.*

APP # 24.1049 BB

ADDRESS: 464 BEACON STREET

Applicant: David Silverman

Proposed Work: At rear of building remove top section of garden wall that includes decorative crown and balusters, install concrete cap add install gate.

PROJECT REPRESENTATIVE: David Silverman was the project representative.

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

DISCUSSION TOPICS: Discussion topics included previous approvals for this property, an overview of the existing condition of the property since receiving prior approval from the Commission, the initial design renderings for the proposed roof deck, changes to the previous approval, structure issues with the height of the wall, and the removal of the decorative balusters.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the wall was an original design, and whether there were any gate



designs that could replicate a decorative design rather than current design.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the proposed gate design and recommended that the proposed gate have more decorative features.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 8-0-0-1 (Y: JC, KC, ID, ZG, TH, EM, FR, DS)(N:NONE)(ABS: NONE)(RECUSED: RW).

- *That the design of the metal gate be comparable to the design of the metal gate removed ca. 2021, with approval remanded to staff.*

Commissioner Franklin Ross left the hearing at 6:00pm

APP # 24.0916 BB

ADDRESS: 385 COMMONWEALTH AVENUE:

Applicant: Brooke Ten Eyck

Proposed Work: Installation of roof deck.

PROJECT REPRESENTATIVES: Regan Shields and Steve Walnut were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included a summary of the comments from the Neighborhood Association of the Back Bay, the proposed railing height and setback comparisons, the dimensions of the proposed deck, the visibility of the proposed work from a public way, examples of other railing heights and locations in Back Bay.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the BBAC guidelines, the dimensions of the proposed deck and railing, the visibility of the proposed deck from a public way, the location of the proposed deck, the possibility of setting the proposed deck back to limit visibility, and code requirements.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments and recommendations regarding the visibility of the proposed work.



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

- *that approval of the location and design of the deck is remanded to staff to ensure that the deck and railing will be minimally visible from the alley while maintaining a 42 inch high railing.*

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

ADDRESS: 372 MARLBOROUGH STREET

Proposed Work: Replace all windows with historically appropriate wood windows, and repair fire escapes; at front façade reset curbing at garden and install new fence, and restore window opening at sixth-story; at rear elevation create garage door opening, add bay windows, install brick paving, raise existing alleyway and reset brick paving, alter window openings and add balcony, restore copper bay, expand existing fire escape, and replace existing skylight at lower roof; and at roof remove existing headhouse, install new headhouse and roof deck, alter party wall and add privacy screen.

PROJECT REPRESENTATIVE: Anthony Macchi was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of feedback received during previous advisory reviews, the existing conditions, an overview of the history of the building, the original design of the building, new additions to the building, and plans to remove the existing fire escape.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: oriel windows above the garage door, the material and proposed paint color of the oriel windows, the building out of the rear facade, and the proposed work that is visible from a public way.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

Duncan & Karen Shine, abutters from 376 Marlborough, expressed concerns about the extension for the garage and ell.



Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the dimensions and extension of the ell and garage.

Sue Prindle, offered comments regarding the proposed additions and bays.

Laurie Thomas, offered comments regarding the irrigation system and the proposed and existing greenery.

ADDRESS: 323 COMMONWEALTH AVENUE

Proposed Work: At rear elevation alter window openings, construct one-story garage addition with roof deck, and redesign landscape.

PROJECT REPRESENTATIVES: Zach Millay and Jay Magnero 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 proposed rear garage addition, the previous proposal to add four outdoor parking spaces, the dimensions of the proposed parking area, the appropriateness of the proposed roof deck, and plans to keep the existing greenery.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the BBAC guidelines, previous approvals made by the BBAC about garage bay openings in rear facades, the possibility of setting a negative precedent, and the original approval for open parking.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

Received six written comments in opposition to the proposed work. Concerns ranged from sight lines, to traffic, to noise from the proposed deck, and the possible precedent of building a structure.

Laurie Thomas, offered comments regarding the possible removal of existing greenery and how the privacy wall would impact existing trees.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments and recommendations regarding the new construction.

Sue Prindle, offered support for the comments mentioned by Commissioners and



the community.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

- 24.1040 BB** **5 Arlington Street:** Replace eleven, two-over-two wood windows in-kind.
- 24.1052 BB** **144 Beacon Street:** At front façade replace six windows in-kind and at rear elevation replace four windows and two doors in-kind.
- 24.0988 BB** **173 Beacon Street:** At front façade repair entry steps.
- 24.1019 BB** **173 Beacon Street:** At roof replace existing HVAC unit.
- 24.1031 BB** **208 Beacon Street:** At front façade restore masonry and re-landscape front garden.
- 24.1061 BB** **260 Beacon Street:** At front façade repoint masonry and replace deteriorated wood trim in-kind.
- 24.1050 BB** **275 Beacon Street:** At front façade repair dormers and Mansard roof, and replace copper downspout in-kind.
- 24.0951 BB** **399 Boylston Street:** At front façade replace signage and café furniture.
- 24.1077 BB** **48 Commonwealth Avenue:** At roof replace section of black rubber membrane roofing in-kind.
- 24.1014 BB** **57 Commonwealth Avenue:** At front façade repair and repoint masonry, and repair entry steps.
- 24.1033 BB** **148 Commonwealth Avenue:** At rear entry replace existing roof structure.
- 24.1089 BB** **303 Commonwealth Avenue:** At rear elevation repoint masonry.
- 24.1054 BB** **390 Commonwealth Avenue:** At front façade replace three, seventh story one-over-one non-historic metal windows with one-over-one wood windows.
- 24.1079 BB** **20 Fairfield Street:** At side elevation repair existing fire escape.



- 24.1053 BB** **6 Gloucester Street:** At front façade repair entry door, replace door hardware and replace intercom.
- 24.0891 BB** **11 Gloucester Street:** Replace seven windows with historically appropriate wood windows.
- 24.1020 BB** **177 Marlborough Street:** At rear elevation repoint masonry.
- 24.1062 BB** **226 Marlborough Street:** At front façade repoint masonry.
- 24.0919 BB** **384 Marlborough Street:** Replace all windows with historically appropriate wood windows; at rear elevation replace non-historic entry doors in-kind.
- 24.1044 BB** **31 Massachusetts Avenue:** At roof replace rubber membrane roofing in-kind.
- 24.1060 BB** **103-105 Newbury Street:** At rear elevation repair existing fire escape.
- 24.1060 BB** **118 Newbury Street:** At front façade replace signage.
- 24.1037 BB** **177 Newbury Street:** At front façade replace signage.
- 24.1007 BB** **230 Newbury Street:** At front façade replace signage.
- 24.0921 BB** **246 Newbury Street:** At front façade replace signage.
- 24.0987 BB** **282 Newbury Street:** At rear elevation repair masonry and repaint windows and wood trim.

COMMISSIONER SAMPSON MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JC, KC, ID, ZG, TH, EM, DS, RW)(N: NONE)(ABS:NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 5/8/2024 public hearing minutes.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JC, KC, ID, ZG, TH, EM, DS, RW)(N:NONE)(ABS: NONE).

IV. STAFF UPDATES



Joseph Cornish, Director of Design Review, announced the new Chief of the Environment, Energy and Open Space Cabinet, Brian Swett.

V. ADJOURN – 7:06 PM

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