



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

JULY 10, 2024

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

COMMISSIONERS ABSENT: Anddie Chan-Patera; David Eisen; David Sampson; 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://www.Boston.gov/landmarks).

5:05 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 # 24.1122 BB

ADDRESS: 64 COMMONWEALTH AVENUE

Applicant: Everett Andrews

Proposed Work: At front façade replace non-historic entry door, restore transom and install metal grillwork.

PROJECT REPRESENTATIVE: Everett Andrews 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 the existing conditions, the components within the application, the plans to replace the front door and the trim, the proposed new hardware, security grills for the glass, the significance of the transom, the potential glass materials for the transom, and whether the applicant could utilize double doors to match the existing doors at 66 Commonwealth Avenue.

PUBLIC COMMENT: There were no public comments

THE APPLICANT WITHDREW THE APPLICATION.

APP # 24.1147 BB

ADDRESS: 336 MARLBOROUGH STREET

Applicant: Kurt Edwardsen

Proposed Work: At rear of building replace existing fence and paving, re-landscape rear yard, and convert existing lower level window into a door.

PROJECT REPRESENTATIVE: Christian Klein was the project representative. He presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace an existing fence and pavement,

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

DISCUSSION TOPICS: Discussion topics included an overview of the property line, the enclosed use of the rear yard for the owners, protecting the existing tree, the details of the security grille at the door, and the height of the fence.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered recommendations for the proposal and provided a summary of the comments NAAB provided when they met with the applicant.

Paule Jansen, the owner of 338 Property, offered comments regarding the fence that borders 336 Marlborough, the existing Elm tree, and offered recommendations and requests for the proposal.

Sue Prindle, offered comments regarding maintaining the Elm tree and the proposed height of the fence.

Laurie Thomas, a representative from the Garden Club, offered comments regarding the age and condition of the tree and also offered recommendations for the



proposal.

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

- That the new fence shall be six (6') feet in height.;
- That the security grille details are remanded to staff; and
- the existing tree is protected during construction.

APP # 24.1153 BB

ADDRESS: 204-206 BEACON STREET

Applicant: Corey Zehngebot

Proposed Work: At roof Extend existing headhouse in direction of Back Street to accommodate stair access to roof, and remove one existing skylight and relocate on sloped roof of headhouse.

PROJECT REPRESENTATIVE: Corey Zehngebot was the project representative.

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

DISCUSSION TOPICS: Discussion topics included the existing conditions, the visibility of the proposed work from a public way,

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

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JC, KC, ID, ZG, TH, EM, TN, FR, RW)(N: NONE)(ABS: NONE).

APP # 24.0854 BB

ADDRESS: 372 MARLBOROUGH STREET

Applicant: Anthony Macchi

Proposed Work: Replace all existing windows with historically appropriate wood windows, inspect existing front and singular rear fire escapes – sand, prime, paint black all; at front façade reset curbing at garden, install herringbone pattern walk and install new ornamental fence, install new plantings with irrigation, restore window opening at sixth-story, and remove existing vines and repoint masonry; at rear elevation create garage door opening, add two-story oriel windows, install brick paving at apron, install new alley tree with



irrigation, install new alley wall inset 1'-0" with door, install new Level 1 porch enclosing existing alley, restore copper bay, remove fire escapes, and remove existing skylight at lower roof, add roof deck and railings at Level 3; at rear wall (Level 1- Level 3)- build new rear wall to align with 370 Marlborough rear wall; new small deck at Level 4 rear wall with railing; and at roof remove existing headhouse and assoc. abandoned roof structures, install new low profile access hatch and roof deck and railings.

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 details of the brick pattern at the front entry sidewalk, location of the mechanical equipment, and visibility of the lower deck railing.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments in support of the proposed work and provided recommendations for the mechanicals and visibility.

Sue Prindle, offered comments in support of the proposed work and provided comments regarding a balcony.

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

- the level 3 addition on top of the existing addition is to be eliminated;
- the sizes and/or locations of the deck on the uppermost roof and the deck on the rear ell are to be modified to minimize their visibility, with approval remanded to staff;
- the location of the mechanical equipment is remanded to staff to confirm that it will be minimally visible;
- the landscaping plan is to be developed in consultation with the Garden Club, with approval remanded to staff; and
- the additions and modifications to the rear façade approved in this decision are not precedents for other applications but are approved in this case because of the unusual configuration of this property, including a wide pre-existing three-story ell that extends almost to the property line and a similar multi-story ell at the abutting property at 370 Marlborough the western wall of which is on or at the property line with 372 Marlborough, the combination of which make the proposed additions at 372 Marlborough minimally visible from the alley.



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

II. ADMINISTRATIVE REVIEW/ APPROVAL

24.1068 BB **195 Beacon Street:** At front façade repair masonry and repaint fire escapes and trim elements.

24.1138 BB **274 Beacon Street:** Replace forty windows with historically appropriate wood windows.

24.1097 BB **279 Beacon Street:** At rear elevation replace four one-over-one wood windows in-kind.

24.1143 BB **303 Berkeley Street:** Repair masonry and windows, and replace deteriorated wood trim and metalwork in-kind.

24.1055 BB **569 Boylston Street:** At rear elevation convert third story window into roof access door and enclose ladder to roof.

24.1152 BB **569 Boylston Street:** At front façade replace existing non-historic storefront and add second entry door.

24.1148 BB **278 Clarendon Street:** Repair existing fire escape.

24.1162 BB **34 Commonwealth Avenue:** Remove all storm windows and replace windows with historically appropriate wood windows; at front façade refurbish entry doors and replace hardware, and add keypad panel below existing control panel; and at roof install one HVAC unit.

24.1116 BB **120 Commonwealth Avenue:** At rear addition replace copper roof in-kind.

24.1155 BB **120 Commonwealth Avenue:** At rear elevation replace existing roof deck and copper roof in-kind.

24.1105 BB **216 Commonwealth Avenue:** At front façade replace two, six-over-one, and one nine-over-one wood windows in-kind.

24.1158 BB **311 Commonwealth Avenue:** At front façade replace failed sealants and repoint masonry.

24.1139 BB **390 Commonwealth Avenue:** At rear elevation replace thirteen one-over-one aluminum-clad windows in-kind



24.1154 BB **397 Commonwealth Avenue:** At front façade repaint entry doors black, replace door hardware and install entry access pad; and at rear elevation paint garage door black, install entry access pad and install security camera.

24.1146 BB **12 Hereford Street:** Replace deteriorated window sills and trim in-kind.

24.1188 BB **140 Marlborough Street:** Replace rotting wood in 4th floor rear dormer, insulate rear windows. Patch and repair front steps to match existing. Enlarge rear drain in enclosed patio.

24.1166 BB **225 Marlborough Street:** At side elevation repoint masonry.

24.1149 BB **398 Marlborough Street:** Repair existing fire escape.

24.1150 BB **37 Newbury Street:** At front façade clean and repaint façade elements and install new signage.

24.1119 BB **85 Newbury Street:** At rear remove and reset pavers onto new concrete base.

24.1117 BB **201 Newbury Street:** At front façade replace signage.

24.1173 BB **305 Newbury Street:** At front façade replace signage.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JC, KC, ID, ZG, TH, EM, TN, FR, RW)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

RATIFICATION OF 6/12/2024 PUBLIC HEARING MINUTES

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: JC, KC, ID, ZG, TH, EM, FR, RW)(N: NONE)(ABS: TN).

III. STAFF UPDATES

Joseph Cornish, Director of Design Review, noted that the current Director of the Office of Historic Preservation, Murray Miller will be leaving on July 19th, 2024.



IV. ADJOURN – 6:27 PM

**COMMISSIONER DEMETRIADES MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. A VOICE VOTE WAS
CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**

DRRAFT