



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

SEPTEMBER 11, 2024

COMMISSIONERS PRESENT: Anddie Chan-Patera, Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; Tanvi Nayar; Franklin Ross.

COMMISSIONERS ABSENT: David Eisen; David Sampson; Kenneth Tutunjian and Robert Weintraub.

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. There were no members of the press present.

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

I. DESIGN REVIEW

APP # 25.0193 BB

ADDRESS: 298-300 NEWBURY STREET

Applicant: Marguerite Roberts

Proposed Work: At front facade install flag holder and flag, and install window signage and wall plaque.

PROJECT REPRESENTATIVES: Mike Ross 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 residential and commercial district guidelines, the previous use and proposed use of the building, the materials and dimensions of the existing and



proposed work, the flag decal, and the proposed plaque location.

PUBLIC COMMENT: Serge Savard, a Neighborhood Association of the Back Bay representative, 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: ACP, KC, ID, ZG, TH, TN, FR)(N: NONE)(ABS: NONE).

- That the attachments for the flag holder and the wall plaque are to be made into the mortar joints to avoid damaging historic masonry.
- That the location of the brass plaque be approved by staff.

COMMISSIONER MACLEOD JOINED THE MEETING.

APP # 25.0066 BB

ADDRESS: 230 MARLBOROUGH STREET

Applicant: John Meyer

Proposed Work: At rear elevation construct a roof deck on top of an existing single story structure. Extend existing masonry walls up to create parapet walls using brick to match existing. Replace window with new door to match existing.

PROJECT REPRESENTATIVES: John Meyer 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 previous design proposal, the property lines, the materials and dimensions of the proposed work, the district guidelines regarding vents, the impact of the vents on abutting properties, the details and location of the existing and proposed vents, the dimensions of the garden wall, the mass of the existing masonry, details regarding the proposed bricks, the visibility of the proposed work,

PUBLIC COMMENT: Written comments were submitted by the trustees at 232 Marlborough street.

June Matte, spoke in opposition of the proposed work.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments and recommendations for the proposal.



Sonny Tecson, spoke in opposition 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: ACP, KC, ID, ZG, TH, EM, TN, FR)(N: NONE)(ABS: NONE).

- That the vents are to be located on the roof integrated with the deck area, or, if that is not physically feasible, on the wall facing the parking area of 230, Marlborough, with the location and vent design remanded to staff for approval.

APP # 25.0167 BB

ADDRESS: 18 COMMONWEALTH AVENUE

Applicant: Fraser Allan

Proposed Work: At front facade replace entry doors and install intercom; and at rear elevation construct one-story rear addition with garage door opening, convert existing first-story window into a door, and install brick pavers.

PROJECT REPRESENTATIVES: David Freed 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, an overview of the proposed changes to the front facade, the plans for the first floor, basement, roof deck, balcony and parking area, the existing and proposed brick pattern, the dimensions and materials for all proposed work, the visibility of all proposed work, the proposed railings for the roof deck, the proposed lighting details, the proposed entry door and hardware details, the installation method for the proposed hardware.

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

Dell Mitchell, spoke in opposition to the proposed work.

Tim Mitchell, offered comments regarding the history of the property.

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



- That the garage addition may not be commenced before the improvements to the front elevation are permitted, and substantial work on them has been commenced.
- That all design, details, and materials associated with the approval are remanded for final approval to the subcommittee established by the Commission at its hearing in August 2024.

COMMISSIONER NAYAR LEFT THE MEETING.

APP # 25.0184 BB

ADDRESS: 286 COMMONWEALTH AVENUE

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.

PROJECT REPRESENTATIVES: Patrick Collins, Guy Grassi, Matt McGovern, and Monika Pauli 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 existing conditions at 286 and 288 Commonwealth Avenue, the visibility of the proposed work, the specifications and details for the existing and proposed mechanical equipment, the materials and dimensions for the new penthouse expansion, the existing and proposed floor plans, details for the proposed balcony, railing, and doors, the similarities and differences between the roof at abutting properties and 286-288 Commonwealth Avenue,

PUBLIC COMMENT: Serge Savard, a Neighborhood Association of the Back Bay representative, offered comments and recommendations for the proposal.

COMMISSIONER HIGH MOTIONED TO CONTINUE APPLICATION. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, KC, ID, ZG, TH, TN, FR)(N: NONE)(ABS: NONE).

- The applicant to submit alternative designs for the penthouse, utilizing a slate surface for the rear elevation with a design setback and height to complement the abutting buildings.



APP # 25.0185 BB

ADDRESS: 291 Beacon Street

Applicant: Guy Grassi

Proposed Work: Replace all windows with historically appropriate windows; repair and repoint masonry; replace and repair slate roofing, replace copper flashings and gutters in-kind; replace deteriorated wood elements in-kind; at front facade replace entry doors, replace fire balcony elements, install intercom and fire beacon, install handrails at entry stoop, install brick pavers at entry sidewalk and re-landscape front garden; at rear elevation install brick pavers and re-landscape rear yard area, install garage door and alter third-story window openings and add balcony; and at roof add penthouse addition, terrace and mechanical equipment, and remove two chimneys.

PROJECT REPRESENTATIVES: Guy Grassi 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 visibility of the proposed work, the dimensions and materials of the existing and proposed windows and doors, the plans to repair and replace the existing slate roof, the height of the roof, the removal of the fire escape, the details for the proposed intercom and fire system, the proposed material and method for installing for the handrails, the existing and proposed landscape at the front and rear yard, plans for the proposed the brick pavers at the front and rear elevations, the existing stone slab, the plans and specifications for the window openings, balcony, and the new penthouse additions, and the details for the proposed garage door.

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

Laurie Thomas, a Garden Club of the Back Bay representative, 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: ACP, KC, ID, ZG, TH, EM, FR)(N: NONE)(ABS: NONE).

- *That the deck, railing, and penthouse be modified to eliminate visibility from Beacon to be approved by staff*



- *The coal cellar covers or coal shoot covers be retained, and the stone slab surrounding them be restored or replaced in kind.*
- *That a more traditional style of door hardware be selected to be approved by staff.*
- *That the rear balconies be redesigned to be 2 small balconies, one at each window opening at each window, opening to be approved by staff.*

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

- 25.0131 BB** **154 Beacon Street:** At rear elevation repair existing fire escape.
- 25.0134 BB** **211 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0140 BB** **213 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0139 BB** **215 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0141 BB** **217 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0190 BB** **247 Beacon Street:** Replace three first-story one-over-one wood windows in-kind.
- 25.0183 BB** **286 Beacon Street:** At front facade restore six fifth-story windows and replace existing storm windows.
- 25.0206 BB** **488 Beacon Street:** At roof replace decking, roofing, penthouse doors, and penthouse windows in-kind.
- 25.0117 BB** **529 Beacon Street:** At roof remove existing rubber/tar and gravel roof, install black rubber membrane roofing, repoint chimneys, and replace copper gutters in-kind.
- 25.0174 BB** **302 Berkeley Street:** At rear yard erect removable platform at enclosed patio area to connect rear entry door to existing rear patio stairs.
- 25.0112 BB** **24 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind.



- 25.0103 BB** **24 Commonwealth Avenue Unit 7:** At roof replace existing deck in-kind.
- 25.0105 BB** **24 Commonwealth Avenue Unit 8:** At roof replace existing deck in-kind.
- 25.0138 BB** **120 Commonwealth Avenue:** At rear elevation replace railing at existing roof deck.
- 25.0062 BB** **151 Commonwealth Avenue:** At front garden remove dead Dogwood tree.
- 25.0144 BB** **199 Commonwealth Avenue:** Facade and roof restoration work; remove three wall air conditioning units, and install three heat pumps at uppermost roof.
- 25.0132 BB** **233 Commonwealth Avenue:** At rear elevation replace three second-story two-over-two wood windows in-kind.
- 25.0122 BB** **255 Commonwealth Avenue:** At roof replace flashing, black rubber membrane roof and deck in-kind.
- 25.0120 BB** **295 Commonwealth Avenue:** At rear elevation replace one one-over-one wood window in-kind.
- 25.0166 BB** **340 Commonwealth Avenue:** At roof replace rubber membrane roofing and deck in-kind.
- 25.0150 BB** **400 Commonwealth Avenue:** At rear elevation install two mechanical louvers at existing window openings; and at courtyard install one mechanical louver at existing window opening.
- 25.0157 BB** **167 Marlborough Street:** Repair and repoint masonry, and replace chimney flashing in-kind.
- 24.0224 BB** **67 Marlborough Street:** Replace all windows with historically appropriate wood windows.
- 25.0170 BB** **29 Marlborough Street:** At rear elevation replace two first-story two-over-two wood windows in-kind.
- 25.0201 BB** **299 Marlborough Street:** At front facade and rear elevation repair existing fire escape.
- 25.0162 BB** **317 Marlborough Street:** At rear elevation repoint masonry.



- 25.0204 BB** **121 Newbury Street:** At rear elevation repair existing fire escape.
- 25.0175 BB** **83 Newbury Street:** At front facade reconfigure and repair non-historic storefront, install awnings and add signage.
- 25.0126 BB** **134 Newbury Street:** At front facade replace signage.
- 25.0187 BB** **201 Newbury Street:** At front facade extend roof over entry at non-historic storefront.
- 25.0128 BB** **201 Newbury Street:** At alley repair and repoint masonry at rear yard wall.
- 25.0171 BB** **205 Newbury Street:** At front facade replace signage.
- 25.0097 BB** **242 Newbury Street:** At front facade install blade sign.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER CHAN-PATERA SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, KC, ID, ZG, TH, EM, FR)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 7/10/2024 & 8/14/2024 public hearing minutes.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES 7/10/24. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, KC, ID, ZG, TH, EM, FR)(N: NONE)(ABS: NONE).

COMMISSIONER HIGH MOTIONED TO APPROVE THE 8/14/24 MINUTES. COMMISSIONER CHAN-PATERA SECONDED THE MOTION. THE VOTE WAS 5-0-2 (Y: ACP, KC, ZG, TH, FR)(N: NONE)(ABS: ID, EM).

III. STAFF UPDATES

There were no staff updates.

IV. ADJOURN – 7:11 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

COMMISSIONER HIGH MOTIONED TO ADJOURN THE HEARING. COMMISSIONER SECONDED MACLEOD THE MOTION. ALL COMMISSIONERS PRESENT VOTED IN FAVOR OF ADJOURNMENT.

DRAFT