



**BACK BAY ARCHITECTURAL COMMISSION
PUBLIC HEARING/ MEETING MINUTES**

Held virtually via Zoom

June 14, 2023

Commissioners Present: John Christiansen, Kathleen Connor, Iphigenia Demetriades, Zsuzsanna Gaspar, Tom High, , Tanvi Nayar, David Sampson, and Robert Weintraub.

Commissioners Absent: Anddie Chan-Patera and Ethel Macleod.

Staff Present: Joseph Cornish, Director of Design Review.

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

5:02 PM: Commissioner Kathleen 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.

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

I. DESIGN REVIEW

APP # 23.1015 BB

ADDRESS: 7 Newbury Street

Applicant: Raymond Thill

Proposed Work: At front façade install wall and window signage, and install flag holder and commercial flag.

Project Representative: Raymond Thill and Mike Jammen were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of a flag at this location, considered the number of retailers located at this address, and compared the project to the Rolex store at 8 Newbury Street where a flag was approved.

Public Comment: Jim Berkman, Neighborhood Association of the Back Bay (NABB), commented that the number of retailers at the address must be considered when reviewing the installation of commercial flags.

Commissioner R Weintraub motioned to approve the application with provisos.

Commissioner I Demetriades seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).



- **Approval is not setting a precedent for the installation of commercial flags in the commercial area of the district; and**
- **This is a single retailer occupying the first two stories of commercial space.**

APP # 23.1052 BB

ADDRESS: 581 Boylston Street

Applicant: Jessica Mancuso

Proposed Work: At front façade replace storefront.

Project Representative: Jessica Mancuso, Ozge Diler Himes, Ken Lyons and Laurent Bouzelmat were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the finish of the proposed metal storefront and the details of the proposed signage.

Public Comment: Jim Berkman, Neighborhood Association of the Back Bay (NABB), supported the smaller sign band with the stipulation that signage needs to be limited to fit within the inside of the sign band.

Commissioner J Christiansen motioned to approve the application with provisos. Commissioner R Weintraub seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **The narrower designed sign band is approved with final approval of the details of the cornice remanded to staff.**

APP # 23.1040 BB

ADDRESS: 777 Boylston Street

Applicant: Rebecca Lee

Proposed Work: At front façade relocate existing door and add additional doorway and sign band; at rear elevation restore two windows and window openings; and at roof install new HVAC units and repoint masonry at existing mechanical headhouse.

Project Representative: Rebecca Lee, Rob Holmes and Joe Stroemer were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the status of the previous project for which the commission's approval has expired, and the details of the proposed signage.

Public Comment: Jim Berkman, Neighborhood Association of the Back Bay (NABB),



questioned the size of the proposed signage.

Commissioner R Weintraub motioned to approve the application. Commissioner Z Gaspar seconded the motion. The vote was 7-0-1 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None) (Recused: ID).

APP # 23.1031 BB

ADDRESS: 32 Hereford Street

Applicant: Keenan Brinn

Proposed Work: Replace existing street light with DAS node.

Project Representative: Keenan Brinn and Chris Fridrich were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners asked what other locations were considered and agreed that the proposed pole was the only viable location for a DAS node.

Public Comment: Jim Berkman, Neighborhood Association of the Back Bay (NABB), requested that the equipment be housed in a base cabinet. Sue Prindle, Neighborhood Association of the Back Bay (NABB), requested that a pendant light fixture be used for the DAS node. Alice Murphy questioned the need for a DAS node at this location.

Commissioner R Weintraub motioned to approve the application with provisos. Commissioner I Demetriades seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **A pendant street light fixture be used and the equipment be housed in a base cabinet.**

APP # 23.1007 BB

ADDRESS: 511 Beacon Street

Applicant: Dr. Rich Atkins

Proposed Work: At rear elevation mount HVAC unit to wall.

Project Representative: Rich Atkins was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the visibility of the unit from the alley.

Public Comment: Sven Meier asked for the name of the management company for 511 Beacon Street. Julie Meier expressed concern about the impact of the project to the parking area behind the building.



Commissioner J Christiansen motioned to approve the application with provisos. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **Final details for the location of the unit is remanded to staff.**

APP # 23.1004 BB

ADDRESS: 114 Commonwealth Avenue

Applicant: Laurel Bern

Proposed Work: At rear elevation install HVAC unit in walled garden area.

Project Representative: Laurel Bern was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the location of the unit and agreed it was appropriate.

Public Comment: There was no public comment.

Commissioner J Christiansen motioned to approve the application as submitted. Commissioner I Demetriades seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

APP # 23.1047 BB

ADDRESS: 238 Marlborough Street

Applicant: Marcus Springer

Proposed Work: Repair, repoint and clean masonry; restore mansard window surrounds in-kind; restore front door; repair rotted window trim; remove fire escape on the fourth floor; remove pipe rail handrail at front steps and install new wrought iron handrail and garden surround; repair front garden curb surround; plant a new tree centrally in the front garden; install tree up-lights; re-certify all fire escapes; and remove wood stairs from the rear of the building to the alley level and replace with new masonry stairs and wrought iron railing to match the Marlborough Street façade.

Project Representative: Marcus Springer was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the proposed lighting and the details of the fence.

Public Comment: Laurie Thomas, Garden Club of the Back Bay asked if the large trees in the rear would remain and commented that the proposed lighting is inappropriate. Jim Berkman,



NABB, supported the Garden Club's recommendations and spoke in opposition to the proposed lighting.

Commissioner T High motioned to approve the application with provisos. Commissioner R Weintraub seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **The walkway lighting and tree lighting are denied;**
- **The fence design is remanded to staff; and**
- **The landscaping plan and species and caliper of the replacement trees is remanded to staff in consultation with the Garden Club.**

APP # 23.0963 BB

ADDRESS: 282 Marlborough Street

Applicant: Peter White

Proposed Work: Foundation waterproofing at the entry stairs, requiring removal of two trees and excavation at the house foundation. Replacement of the curbing at the front yard fence. Repainting and repairing the existing fence and re-attachment to a new painted curb to match main access steps. Removal of exposed portion of concrete footing at fire escape. New front yard plantings and path lighting at main entry walk, and the side access walk to sunken courtyard. Removal of existing staircase down to courtyard. New staircase to be painted steel with wood treads. Replacement of existing precast concrete paving with granite. Repointing of existing brick retaining wall, replacement of brick wall wood and asphalt shingle cap with limestone cap. Replacement of existing wood paneling with new wood paneling. Build new fence panel enclosure to conceal trash and recycling receptacles.

Project Representative: Peter White was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the height of the proposed fence and the details of the proposed lighting. They also discussed the existing HVAC unit and asked if it could be relocated to the roof.

Public Comment: Jim Berkman, NABB, commented that there should be no lighting, the fence should not exceed 6 feet in height, the existing heat pump should be relocated to the roof, the Garden Club of the Back Bay should be consulted on a landscape plan. Laurie Thomas, Garden Club of the Back Bay commented that the club would like to work with the applicant on a landscape plan.

Commissioner T High motioned to approve the application with provisos. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).



- **The walkway lights immediately in front of the entrance to the courtyard are approved but all other walkway lighting is denied;**
- **The fence is to be no more than 6 feet high and the design reviewed by staff;**
- **The location of heat pump and location of electric lines in the courtyard are remanded to staff; and**
- **The landscaping plan is remanded to staff in consultation with the Garden Club.**

APP # 23.1059 BB

ADDRESS: 389 Marlborough Street

Applicant: Robert Paladino

Proposed Work: Restoration of the front and rear facades; replacement of the doors and sidelights on the front facade at the 4th Floor terrace; modification of the fenestration on the rear façade at the garden level; and the addition of a roof deck. At the front yard replace the fence and curb at the front garden; material improvements to the front walkway; and a revised patio footprint with new plantings. At the rear yard repair and restore the existing brick retaining walls and patio; replace the existing wood fence along the patio and parking area; and repair the asphalt paving at the parking area (to be maintained as an existing condition).

Project Representative: Robert Paladino, William Young, Dan Gordon and Amy Long Gunerman were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the condition of the rear elevation and whether or not it would be appropriate to alter it. They also discussed details of the proposed landscape changes including paving. Laurie Thomas, Garden Club of the Back Bay was asked to comment on the proposed landscape changes. She commented in opposition to the proposed patio at the front garden and the herring bone pattern brick pavers at the front sidewalk. She requested that the Japanese Thread-leaf Maple remain at the front garden, and that a shade tree be planted at the rear yard.

Public Comment: Alice Murphy expressed concern about the proposed changes to the rear elevation of the building which appears to be unaltered. She also objected to the proposed changes to the front walkway. Jim Berkman, NABB, supported the recommendations of the Garden Club and requested the roof deck railing be moved back from the Marlborough Street façade.

Commissioner T High motioned to approve the application with provisos. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **Because the rear elevation is original and unaltered, the proposed changes to the rear fenestration are denied;**
- **The front of the roof deck is to be moved back so that it is minimally visible from Marlborough, to be confirmed by staff;**



- The rooftop HVAC equipment is to be located so as to be minimally visible from the alley, to be confirmed by staff;
- The brick walkway to the front entrance is to be laid in running bond pattern and the stone landing retained or replicated, consistent with the walkways at the companion buildings at 381-387 and 391 Marlborough;
- The light fixture and intercom at the front entry and the lighting in the front yard are remanded to staff;
- The proposed front patio is to be reduced in size to be a walkway;
- The curbing is to be replaced by sandstone, not granite; and
- The landscaping plan and selection of trees in the front and rear is remanded to staff in consultation with the Garden Club.

II. ADMINISTRATIVE REVIEW/ APPROVAL

- 23.1048 BB** **5 Arlington Street:** Replace fifteen non-historic wood windows and one non-historic wood door in-kind.
- 23.1011 BB** **137 Beacon Street:** At rear elevation restore windows and replace storm windows.
- ~~**23.1039 BB** **204-206 Beacon Street:** Replace existing condensers (2) with 2 Mitsubishi heat pumps; replace existing skylights with new skylights in same locations; replace existing headhouse with skylight; refurbish and re-clad existing headhouse; install new lighting, roof, copper siding, and patio door; rebuild existing chimney with salvaged and/or new brick to match existing; replace and relocate railing between refurbished headhouse and reconstructed chimney; and remove fire escape on Back Street façade connecting 204 and 206 Beacon Street.~~
- WITHDRAWN BY STAFF**
- 23.0948 BB** **236 Beacon Street:** At side elevation replace copper flashing in-kind and repair gutter and masonry.
- 23.1042 BB** **263 Beacon Street:** At front façade replace concrete sidewalk with brick pavers.
- 23.1072 BB** **274 Beacon Street:** At roof replace black rubber membrane roof, copper cappings and flashings, and skylights in-kind; replace rubber membrane at penthouse with copper standing seam panels; and install safety railing.



- 23.1025 BB** **286 Beacon Street:** At rear elevation replace four, lower-level one-over-one windows with wood one-over-one windows.
- 23.0992 BB** **400 Beacon Street:** At front garden replace dying Magnolia tree in-kind.
- 23.1022 BB** **452 Beacon Street:** At front façade replace four, second-story, one-over-one wood windows in-kind; and at rear elevation replace one, second-story, two-over-two wood windows in-kind.
- 23.0926 BB** **467 Beacon Street:** At front façade install black iron handrails at entry steps.
- 23.1035 BB** **473 Beacon Street:** At rear elevation replace four, second-story one-over-one wood windows in-kind.
- 23.0965 BB** **711 Boylston Street:** At rear elevation infill existing window opening with brick matching surrounding masonry.
- 23.0891 BB** **152 Commonwealth Avenue:** Installation of four HVAC units and guardrail at uppermost roof.
- 23.0988 BB** **192 Commonwealth Avenue:** At roof replace existing tar and gravel roof with black rubber membrane roof.
- 23.1017 BB** **192 Commonwealth Avenue:** At roof replace roofing, skylights and headhouse door in-kind.
- 23.1044 BB** **197 Commonwealth Avenue:** Replace ten, one-over-one non-historic aluminum windows with one-over-one wood windows.
- 23.0991 BB** **256 Commonwealth Avenue:** At rear elevation repair existing fire escape.
- 23.0956 BB** **263 Commonwealth Avenue:** At front façade repair masonry.
- 23.1018 BB** **390 Commonwealth Avenue:** At front façade replace eighth-story non-historic patio door in-kind.
- 23.1034 BB** **8 Gloucester Street:** At side (north) elevation restore window opening and window at sixth-story.



- 23.0954 BB** **15 Hereford Street:** At roof replace extension of chimney liner at existing chimney.
- 23.1003 BB** **163 Marlborough Street:** At penthouse replace seven, one-over-one non-historic windows with one-over-one wood windows.
- 23.1038 BB** **173 Marlborough Street:** At front façade repair and repoint masonry.
- 23.0976 BB** **180 Marlborough Street:** Replace eight, one-over-one wood windows in-kind.
- 23.1009 BB** **192 Marlborough Street:** At rear addition replace decking at existing roof deck.
- 23.1026 BB** **227 Marlborough Street:** At rear elevation replace two, second-story, two-over-two windows with wood two-over-two wood windows.
- 23.0862 BB** **341 Marlborough Street:** At roof replace black rubber membrane roof and existing roof deck in-kind.
- 23.0912 BB** **363 Marlborough Street:** Replace twelve, one-over-one non-historic windows with one-over-one wood windows.
- 23.0990 BB** **205-207 Newbury Street:** At front façade installation of dining furniture at existing patio areas.
- 23.1049 BB** **244 Newbury Street:** At front façade replace existing blade sign.
- 23.1046 BB** **252 Newbury Street:** At front façade replace wall signage at lower level.
- 23.0632 BB** **272 Newbury Street:** At front façade replace wall signage at lower level.

Commissioner I Demetriades motioned to approve the administrative review items. Commissioner T High seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

III. Advisory Review



ADDRESS: 374 Commonwealth Avenue: The Harvard Club is proposing to convert existing front yard into an outdoor patio for seasonal outdoor dining utilizing stone pavers with porous joints, planting beds, and low lighting. To gain access to the space, a small portion of the existing fence and curb will be removed and replaced in-kind with new gates that will match in kind to the existing iron work.

Project Representative: John Meyer and Patrick Myers were the project representatives.

The Commissioners reviewed a presentation consisting of photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners were supportive of the project.

Public Comment: Sue Prindle, NABB, asked that the applicant respect the formal symmetry of the building in the design of the patio. Laurie Thomas, Garden Club of the Back Bay commented that the only live plant material be used in the landscape.

IV. Adjourn – 9:45 PM

Commissioner R Weintraub motion to adjourn the hearing. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).