



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

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

MARCH 13, 2024

COMMISSIONERS PRESENT: Anddie Chan-Patera; John Christiansen; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; and David Sampson.

COMMISSIONERS ABSENT: Kathleen Connor; David Eisen; Ethel MacLeod; Kenneth Tutunjian; and Robert Weintraub.

STAFF PRESENT: Joseph Cornish, Director of Design Review; and Sarah Lawton, Preservation Assistant.

5:03 PM: Commissioner Demetriades 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 # 24.0584 BB

ADDRESS: 42 NEWBURY STREET

Proposed Work: Alter existing storefront and install signage.

PROJECT REPRESENTATIVES: Stan Kutsovsky, Juliana Dewi, and Kelvin Bido were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition images, existing and proposed exterior elevations, proposed colored exterior renderings, and material and finishes palettes.

DISCUSSION TOPICS: Discussion topics included a summary of comments from the previous Advisory Review, whether the brass storefront should instead be metal with a dark gray finish, the plans to retain the fanlight details and the existing green marbling, and the material of the proposed window vinyl.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: the material of the proposed window vinyl, whether the vinyl would impact the existing glass, whether light could get through the proposed vinyl backdrop, and the possibility of adding backlighting.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-chair, Neighborhood Association of the Back Bay Architecture Committee, spoke in support of the proposed work and offered a question regarding the use of bulletproof glass.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, JC, ID, ZG, TH, TN, DS)(N: NONE)(ABS: NONE).

- **Proposed glass treatment at fanlights should extend through entire transom area with final details remanded to staff. Storefront aluminum frames are to be gray finish rather than a brass finish.**

APP # 24.0756 BB

ADDRESS: 299-301 NEWBURY STREET

Proposed Work: At front façade remove a portion of fencing at dig out area at 301 Newbury Street; and at rear elevation replace existing fire escape with redesigned fire escape.

PROJECT REPRESENTATIVES: David Silverman and Bobby Main were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the proposal that was previously approved by the Commission, the proposal to consolidate the existing fire escapes to expose the bays, and the possibility of reinstalling the existing security fence.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the previous approval to remove the existing security fence, whether the applicant has collaborated with the Garden Club to discuss planting shrubbery in the planters at the rear of the building, and the position of the front garden railing and planters.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-chair,



Neighborhood Association of the Back Bay Architecture Committee, spoke in support of the proposed work.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, JC, ID, ZG, TH, TN, DS)(N: NONE)(ABS: NONE).

- **Front three panels of fencing may be removed; however, the curved sections and curbing must remain in place. The applicant must consult with the Garden Club on the final planting plan, with final details remanded to staff.**

II. ADMINISTRATIVE REVIEW/ APPROVAL

24.0776 BB 142 BEACON STREET: At front façade repair masonry and wood window trim.

24.0760 BB 310 BEACON STREET: At rear garage repair and repoint masonry, replace and install new light fixtures, replace rubber membrane roof and wood deck boards in-kind, and refinish existing railings.

22.0525 BB 464 BEACON STREET: Extend approval of application 22.0525 BB to expire on 3-23-2025. The proposed work includes: at front façade replacing front garden curb with a new cast stone curb and a new wrought iron fence; at the roof extending the existing penthouse forward to align with adjacent properties with a deck at the front facade similar to adjacent properties, cladding both the new extension and the exposed existing penthouse in standing seam copper; and at the rear elevation enlarging the existing garage, introducing two new doors where windows are currently at the rear elevation, and constructing a roof deck on top of the garage with a raised walkway connecting the main building to the deck above the garage structure.

24.0749 BB 303 BERKELEY STREET: Repair masonry and brick paving, replace deteriorated copper elements in-kind, repaint wood elements, and repair slate roof.

24.0720 BB 23 COMMONWEALTH AVENUE: At rear elevation replace deteriorated wood elements at existing deck in-kind.

24.0712 BB 68 COMMONWEALTH AVENUE: At front façade replace existing intercom.

24.0732 BB 151 COMMONWEALTH AVENUE: At front façade repaint existing fire balconies.



23.0899 BB 285 COMMONWEALTH AVENUE: Extend approval of application 23.0899 BB to expire on 5-17-2025. The Proposed work includes: at roof replacing deck, re-cladding the existing headhouse, and installing lighting, built-in furniture and planters.

24.0757 BB 305 COMMONWEALTH AVENUE: At front façade repoint and repair masonry, replace deteriorated copper elements in-kind, and repaint fencing and grates.

24.0543 BB 377 COMMONWEALTH AVENUE: At rear elevation twelve one-over-one windows with wood one-over-one wood windows.

24.0714 BB 282 MARLBOROUGH STREET: At side elevation repair existing fire escape.

24.0724 BB 435 MARLBOROUGH STREET: At roof replace black rubber membrane roof in-kind.

24.0725 BB 2 NEWBURY STREET: At front façade and side elevation install new signage at first-story retail space.

24.0706 BB 110 NEWBURY STREET: At front façade install new signage at first-story retail space.

24.0753 BB 115 NEWBURY STREET: At side elevation rebuild existing brick retaining wall.

24.0759 BB 118 NEWBURY STREET: At front façade install new signage at first-story retail space.

24.0443 BB 350 NEWBURY STREET: At front façade replacement of non-historic balustrade.

COMMISSIONER HIGH MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS WITH PROVISOS. COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: ACP, JC, ID, ZG, TH, TN, DS)(N: NONE)(ABS: NONE).

- Two items 285 Commonwealth Ave & 463 Beacon Street are extensions of previous approvals. The extensions incorporate plans and provisions that were previously approved so this administrative review approval will not overrule provisos of those previous approvals.

IV. RATIFICATION OF HEARING/ MEETING MINUTES



Ratification of 2-14-2024 Public Hearing Minutes.

**COMMISSIONER HIGH MOTIONED TO CHRISTIANSEN THE MINUTES.
COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 6-0-1
Y: (JC, ID, ZG, TH, TN, DS)N: (NONE) ABS: (ACP).**

III. STAFF UPDATES

Joe Cornish, Director of Design Review, offered comments about the Office of Historic Preservation Vision Event that took place on March 12, 2024.

IV. ADJOURN – 6:00 PM

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