



BACK BAY ARCHITECTURAL DISTRICT PUBLIC HEARING MINUTES

Held virtually via Zoom

NOVEMBER 8, 2023

COMMISSIONERS PRESENT: Kathleen Connor, Iphigenia Demetriades, Robert Weintraub, John Christiansen, Thomas High, Zsuzsanna Gaspar, Anddie Chan-Patera, Tanvi Nayar, David Sampson.

COMMISSIONERS ABSENT: Lisa Saunders, Ethel MacLeod, David Eisen.

STAFF PRESENT: Nicholas A. Armata, AICP, Sarah Lawton, Preservation Assistant

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

5:03 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 # 24.0405 BB

ADDRESS: 135 MARLBOROUGH STREET

Applicant: Kyle Stroveglia

Proposed Work: At front façade modify non-historic penthouse balcony.

PROJECT REPRESENTATIVE: John Meyer was the project representative. He presented the proposed scope of work to the Commission, which included a proposal to modify the existing penthouse balcony.

DOCUMENTS PRESENTED: Existing condition image, existing photos at penthouse balcony, original design images from 1890 and 1942, proposed work initial concept sketch, other projects by Cabot and Chandler, proposed design rendering, 135 Marlborough (1942) after renovation, demolition drawings, front elevations, proposed balcony plans, proposed sight line diagram.

DISCUSSION TOPICS: Discussion topics included the demolition plans, the visibility from the front facade, the masonry materials, and dimensions of the proposed railing.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the height of the proposed balcony, the dimensions of the proposed railing, the potential renovation of the facade, and the materials for work on the front facade.

PUBLIC COMMENT: During the public comment period, Susan requested more details regarding removing the fire escape from the applicant. Serge Savard, Co-Chair of the Neighborhood Association of the Back Bay, spoke in support of the proposed work, commented on the ornaments on the building, and preferred that the chrome railing be in the rear.

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

- *All plans and specifications be submitted to the staff for final approval.*
- *Any work done to the front facade behind the existing exposed area will be reviewed by staff.*

APP # 24.0410 BB

ADDRESS: 301 BEACON STREET

Applicant: David Stern

Proposed Work: At front façade replace entry sidewalk and at rear elevation install accessible lift.

PROJECT REPRESENTATIVE: David Stern was the project representative. He presented the proposed scope of work to the Commission, including an overview of the work in the rear garden area. The applicant informed the Commission that after discussion with the Neighborhood Association of the Back Bay, they have decided to adjust the scope of work and forgo the use of blue stone and revise the detailing of railings.

DOCUMENTS PRESENTED: Documents presented included existing condition images, proposed work at the front and rear garden, view of the rear elevation, existing brick paved parking area, previously presented proposed work for the rear area, and rear site plan.

DISCUSSION TOPICS: Discussion topics included the view of the rear elevations, the existing parking area, previous submissions to the neighborhood association and amendments to the current application, the owner's request for a new open-air platform lift in the rear, the gates to the platform lift, the color and material of the proposed lift and gate, the type of greenery going into the rear.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the aspects of the application that were withdrawn, the color of the proposed lift and gate, the proposed greenery in the rear, whether the applicant consulted with the



Garden Club to discuss greenery.

PUBLIC COMMENT: During the public comment period, Laurie Thomas, a Garden Club representative, spoke in support of the proposed greenery presented by the applicant. Susan Prindle requested more details about the height of the proposed fence. Serge Savard, Co-Chair of the Neighborhood Association of the Back Bay, spoke in support of the proposed work and stated he would prefer some matching of the railing to the door and a black coating.

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

- *The front entry sidewalk should remain paved in brick instead of the proposed blue stone pavers, which is considered with other front entry sidewalks in this area of the district.*
- *The proposed lift at the rear elevation of the building needs to be painted black to match existing metalwork and understand its material to be metal.*

APP # 24.0322 BB

ADDRESS: 338 MARLBOROUGH STREET

Applicant: Shane Losi

Proposed Work: At roof install deck and headhouse.

PROJECT REPRESENTATIVE: Shane Losi was the project representative. He presented the proposed scope of work to the Commission, which included an overview of the proposed work to install a deck and headhouse on the roof and to replace existing rooftop HVAC equipment with smaller modern units.

DOCUMENTS PRESENTED: Documents presented included existing conditions, aerial views, front and rear elevation renderings, existing condition from the roof looking from front to rear and rear to front, existing roof hatch and stair, certified plot plan, site plan, proposed fourth-floor partial plan, existing floor plan, proposed site section, mockup, approval letter from trust architectural easement.

DISCUSSION TOPICS: Discussion topics included context of the building within the neighborhood, visibility of the building and proposed work from a public way, the existing condition of the roof, an overview of the existing floor plans, and proposed site plans, the proposed condenser, mockups of the proposed headhouse. The applicant also stated the headhouse would be clad with copper and the door would be glass and wood.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the visibility provided on the mockup, the cladding material for the headhouse, and the material for the proposed door. A commissioner also informed the applicant that this project is subject to review by the Trust for Architectural Easement.



PUBLIC COMMENT: During the public comment period, Serge Savard, Co-Chair of the Neighborhood Association of the Back Bay, spoke in support of the proposed work and commended the applicant for his responsiveness and willingness to collaborate with the Neighborhood Association.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: KC, ID, RW, JC, TH, ZG, ACP, TN, DS) (N: NONE).

APP # 24.0322 BB

ADDRESS: 131 Commonwealth Avenue:

Applicant: Ryan Nevidomsky

Proposed Work: At rear elevation remove existing concrete and asphalt paving, slot drain and fencing, regrade for positive pitch away from building, provide new trench drain and new brick paving with granite curbing, install a new brick low wall where fence is removed abutting neighbor's parking, and at third floor lower existing deck, lower door sill and replace door and install new decking and railing; and at roof relocate heat pump location and install screening enclosure to match existing headhouse, install new windows and flat skylight at headhouse, install new walkable skylight at existing location, and install outdoor grill area, gas fireplace and surround, and new IPE wood decking.

PROJECT REPRESENTATIVES: Catherine Truman, Ben Markham, Ryan Nevidomsky, and William Young were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of their previous proposal on October 11th and their current proposal for the roof deck.

DOCUMENTS PRESENTED: Documents presented included existing condition images, architectural drawings of the existing rooftop conditions, previously submitted and current heat pump and enclosure drawings, existing HVAC architectural drawings, preferred roof deck drawings, and proposed layout of the copper enclosure.

DISCUSSION TOPICS: Discussion topics included an overview of the existing roof deck and mechanical equipment, proposing to install four heat pumps and replace the existing condensers, selecting a unit that allows the pumps to stack and allows a copper screening in front, existing copper-clad headhouse on the roof that has an elevator and stair access looking to extend as to shield heat pumps, the dimensions of the proposed heat pumps, provided an overview of two alternatives for the proposed work, visibility of the proposed work and alternative approaches from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the precedent this project would set from the district, the district guidelines concerning HVAC systems, each alternative approach provided by the applicant, the visibility of the proposed work and alternative approaches from a public way, details of the copper enclosure, the color of the equipment, dimensions of the proposed copper enclosure,



the positioning of the units on the roof. Commissioners asked whether the applicant considered other alternative approaches and the alternative approach recommended by the Neighborhood Association.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-Chair of the Neighborhood Association of the Back Bay, spoke in opposition to the proposed work and recommended that the applicants revisit the Commission with a new proposal as the headhouse and enclosure are visible from a public way. Savard stated that the deck is large compared to their neighbors and clarified that he does not oppose the enclosure but opposes the visibility of the enclosure from a public perspective.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH THE PROVISOS THAT THE EXISTING REAR ROOF RAILING BE MOVED TO ALIGN WITH THE EDGE OF THE PROPOSED HVAC ENCLOSURE. THERE WAS NO SECOND TO THIS MOTION.

COMMISSIONER HIGH MOTIONED TO CONTINUE THE APPLICATION WITH PROVISOS. COMMISSIONER GASPAR SECONDED THE MOTION. THE VOTE WAS 8-1 (Y: RW, JC, TH, ZG, ACP, TN, DS)(N:KC).

- *The applicant review the proposal submitted by the Neighborhood Association of the Back Bay and any other proposal that would achieve both the improvement in appearance and reduce or eliminate any visibility from the alley.*

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

24.0347 BB 17 ARLINGTON STREET: At front façade replace one, second-story one-over-one wood window in-kind.

24.0419 BB 122 BEACON STREET: At front façade replace roofing at Mansard in-kind and repoint masonry.

24.0309 BLC 137 BEACON STREET: At rear elevation replace deteriorated wood shutters in-kind and repair oriel window.

24.0372 BB 202 BEACON STREET: At rear elevation remove section of parapet wall at garage.

24.0378 BB 235 BEACON STREET: At rear elevation repoint masonry and replace deteriorated wood trim in-kind.

24.0383 BB 299 BEACON STREET: Replace rubber membrane roof in-kind.



- 24.0360 BB 320 BEACON STREET:** At façade repoint and repair masonry.
- 24.0339 BB 336 BEACON STREET:** At rear elevation replace three second-story windows with historically appropriate wood windows.
- 24.0212 BB 445 BEACON STREET:** At roof remove and replace existing roof deck previously approved by BBAC, replace rubber membrane roofing and skylight in-kind, and repair gutter.
- 24.0319 BB 452 BEACON STREET:** Replace sixteen wood window frames in-kind.
- 24.0369 BB 462 BEACON STREET:** At rear elevation replace four third-story one-over-one aluminum windows with one-over-one wood windows.
- 24.0373 BB 513 BEACON STREET:** At front façade replace four third-story one-over-one wood windows in-kind.
- 24.0354 BB 518 BEACON STREET:** At roof remove existing deck and replace black rubber membrane roof in-kind.
- 24.0311 BB 729 BOYLSTON STREET:** At front façade install privacy vinyl screening at windows.
- 24.0401 BB 745 BOYLSTON STREET:** At front façade replace existing stone pavers with concrete sidewalk.
- 24.0351 BB 903 BOYLSTON STREET:** At rear elevation repair and repoint masonry.
- 24.0418 BB 44 COMMONWEALTH AVENUE:** At front façade replace three, lower-level one-over-one wood windows in-kind.
- 24.0389 BB 180 COMMONWEALTH AVENUE:** At roof replace existing roof deck in-kind.
- 22.0470 BB 192 COMMONWEALTH AVENUE:** Extend approval to reconstruct the existing roof deck with new decking, 42" high safety railings, an 84" high south privacy screen, and a freestanding canvas canopy to 11-10-2024.
- 22.0395 BB 236 COMMONWEALTH AVENUE:** At front façade replace existing concrete sidewalk with brick pavers.
- 22.0377 BB 280 COMMONWEALTH AVENUE:** At roof repair and seal flashing.



22.0379 BB 333 COMMONWEALTH AVENUE: Repair existing and modify fire escape.

22.0343 BB 271 DARTMOUTH STREET: At rear elevation repair existing fire escape.

22.0341 BB 312 DARTMOUTH STREET: At rear elevation replace four first-story one-over-one wood windows in-kind and relocate existing kitchen vent.

24.0435 BB 122 MARLBOROUGH STREET:At roof replace rubber membrane roof and existing deck in-kind.

24.0374 BB 134 MARLBOROUGH STREET: At rear elevation replace four second-story one-over-one wood windows in-kind.

24.0385 BB 225 MARLBOROUGH STREET: At rear elevation remove window sills, replace copper flashing in-kind and reinstall window sills.

24.0390 BB 228 MARLBOROUGH STREET:Replace ten wood windows in-kind.

24.0241 BB 231 MARLBOROUGH STREET:At rear addition replace existing skylight and patio doors, and install two new window openings.

24.0024 BB 51A MASSACHUSETTS AVENUE: At front façade renovate existing storefront.

24.0408 BB 7-9 NEWBURY STREET: At front façade repair architectural elements.

24.0380 BB 14 NEWBURY STREET:Replace rubber membrane roof in-kind.

24.0367 BB 77 NEWBURY STREET: At front façade replace eight concrete panels at patio in-kind.

24.0407 BB 121 NEWBURY STREET:At front façade install wall sign at lower level retail space.

24.0399 BB NEWBURY STREET: At rear elevation replace existing HVAC units and install louvers at existing window openings.

24.0414 BB 149 NEWBURY STREET: At Newbury Street façade replace a storefront door with glass to match existing façade design at ground level.

24.0409 BB 149 NEWBURY STREET: At Newbury Street facade repair and maintenance of architectural elements.



COMMISSIONER CHRISTIANSEN MOTIONED TO DECISION THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: KC, RW, JC,TH, ZG, ACP, TN, DS)(N:NONE).

IV. RATIFICATION OF 9/13/2023 and 10/11/2023 PUBLIC HEARING MINUTES.

COMMISSIONER SAMPSON MOTIONED TO APPROVE THE 9/13/23 MINUTES. COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 6-3 (Y: RW, JC,TH, ZG, ACP, TN)(ABS: RW, DS, KC).

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE 10/11/23 MINUTES. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: RW, JC,TH, ZG, ACP, TN, DS, KC)(N:NONE).

III. STAFF UPDATES

- Nicholas A. Armata, AICP, informed the Commission that the Office of Historic Preservation will be hosting a hybrid event to discuss the vision for historic preservation in Boston, on November 16, 2023.

IV. ADJOURN – 7:00 PM