



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

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

JANUARY 10, 2024

COMMISSIONERS PRESENT: Anddie Chan-Patera; John Christiansen; Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; Tanvi Nayar; and Robert Weintraub,

COMMISSIONERS ABSENT: David Eisen; David Sampson; Lisa Saunders; 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).

5:01 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 # 24.0591 BB

ADDRESS: 192 COMMONWEALTH AVENUE

Applicant: Mark Howland

Proposed Work: At roof install common roof deck and eight heat pumps.

PROJECT REPRESENTATIVE: Mark Howland was the project representative. He presented the proposed scope of work to the Commission, which included an overview of the proposal to install a new roof deck and eight heat pumps.

DOCUMENTS PRESENTED: Documents presented included images of existing conditions, and drawings of the proposed heat pumps and roof deck.

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



heat pump details, the distance of the heat pumps and deck from the parapet wall, and the use of heat mats to improve conditions on the roof.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the number of proposed heat pumps, dimensions of proposed heat pumps, the distance of the heat pumps from the roof's edge, visibility of the proposed work from the alleyway, the total height of the proposed work, whether the heat pumps would be on snow stands or a heated mat.

PUBLIC COMMENT: During the public comment period, Jim Berkman from the Neighborhood Association of the Back Bay (NABB) spoke in support of the proposed work. Ali and Maria Motamed submitted a written comment expressing their concern regarding the noise from the proposed HVAC system and the visibility of the canopy and privacy screen.

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

APP # 24.0583 BB

ADDRESS: 339 MARLBOROUGH STREET:

Applicant: Guy Grassi

Proposed Work: Replace aluminum windows with historically appropriate wood windows, remove sections of fire balconies, repair masonry, repair and repaint wood trim; at front façade replace door hardware and intercom, and re-landscape front garden; at rear elevation construct one-story addition and add gates to existing fence; and at roof install deck, access hatch, plumbing vent and HVAC equipment.

PROJECT REPRESENTATIVE: Guy Grassi was the project representative. He presented the proposed scope of work to the Commission, which included window, door hardware, and intercom replacements. In addition, there will be repairs to the masonry and wood trim, a new addition, and changes to the roof and rear elevations.

DOCUMENTS PRESENTED: Documents presented included existing condition images of the front yard, front and rear facade, garden, first floor, roof site plans, sight line diagrams, building section drawing, and North and South elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview of alterations made to the building, existing conditions of the roof, front facade, visibility of the proposed work from a public way, replacement of aluminum windows with wood



windows, door replacement hardware, proposed bike storage closet in the rear garden, the proposed materials for the rear addition, proposing a new roof deck, and installing a bulkhead with a skylight, the proposed railing systems, details regarding the two heat pumps, the proposed plant material, the new and existing addition in the rear.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: dimensions of the heat pumps and location, spacing of the heat pumps, the roof railing system, and removing the fence. Commissioners also offered recommendations to the applicant, including contacting the Garden Club to discuss the appropriate plant materials for the front garden and their preference for using brick or copper material in the rear addition.

PUBLIC COMMENT: During the public comment period, the following participants offered comment:

Jim Berkman from the Neighborhood Association of the Back Bay (NABB) spoke in support the brick material for the rear addition and offered comments regarding the proposed railing and PVC pipe. Berkman also requested that staff review the details of the proposed hardware.

Laurie Thomas from the Garden Club of the Back Bay spoke in support of the re-landscape front garden and offered plant recommendations for the applicant.

Kristen Sperry submitted a written comment expressing concerns about how the new addition would interface with the existing addition next door.

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

- the rear addition be constructed of or faced with brick, with details to staff; and
- the selection of the replacement tree and hedge materials be remanded to staff in consultation with the Garden Club. It was noted that the rear façade masonry of the existing building has been previously altered, and that the proposed roof additions are minimally visible.

II. ADMINISTRATIVE REVIEW/ APPROVAL



24.0595 BB 346 BEACON STREET: At front façade replace three, third-story one-over-one non-historic wood windows in-kind.

24.0581 BB 396 BEACON STREET: At front façade replace three, first-story multi-paned wood windows in-kind.

24.0560 BB 33 COMMONWEALTH AVENUE: Replace seven first-story one-over-one non-historic wood windows in-kind.

24.0582 BB 54 COMMONWEALTH AVENUE: At rear elevation replace 2 pair of wood French doors in-kind.

24.0592 BB 192 COMMONWEALTH AVENUE: At roof modify design of previously approved deck, privacy screen and shade structure.

24.0576 BB 419 COMMONWEALTH AVENUE: At side elevation replace wood decking at balcony in-kind.

24.0537 BB 34 FAIRFIELD STREET: At roof remove existing deck and replace rubber membrane roof and rear gutter in-kind.

24.0499 BB 3 GLOUCESTER STREET: Replace five second-story wood windows in-kind.

24.0501 BB 29-31 NEWBURY STREET: At front façade replace aluminum entry door at 31 Newbury to match entry door at 29 Newbury, install bronze handrails, install new granite treads and risers, and paint storefront windows black.

24.0502 BB 33 NEWBURY STREET: : At front façade replace aluminum entry door in-kind, remove canopy at entry, paint storefront windows black, and remove metal cladding at entry stoop and repair masonry.

24.0503 BB 35 NEWBURY STREET: At front façade replace aluminum entry door in-kind, and remove pedestal and intercom.

24.0596 BB 121 NEWBURY STREET: At front façade replace wall sign.

24.0491 BB 186 NEWBURY STREET: At front façade install new signage, lighting and door hardware, and clean metalwork and glass at existing storefront.

24.0562 BB 250 NEWBURY STREET: At front façade install new blade sign at location of previous blade sign.



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

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 12-13-2023 Public Hearing Minutes.

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

III. STAFF UPDATES

- There were no staff updates.

IV. ADJOURN – 5:55 PM