



**BACK BAY ARCHITECTURAL DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**December 14, 2022**

**Commissioners Present:** John Christiansen, Iphigenia Demetriades, Zsuzsanna Gaspar, David Sampson, and Robert Weintraub.

**Commissioners Absent:** James Berkman, Kathleen Connor, Jerome CooperKing, David Eisen, Ethel MacLeod, Lisa Saunders, and Kenneth Tutunjian.

**Staff Present:** Joseph Cornish, Director of Design Review.

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**5:00 PM:** Commissioner I. 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.

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

## **I. DESIGN REVIEW**

### **APP # 23.0455 BB**

#### **ADDRESS: 51-53 Hereford Street / 321 Newbury Street**

Applicant: Donald Schumacher

Proposed Work: Installation of signage at multiple locations.

**Project Representative:** Donald Schumacher was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

**Discussion Topics:** The Commissioners discussed the placement and quantity of the proposed signs.

**Public Comment:** Sue Prindle, NABB, requested the use of smaller signage and recommended removing the decals.

### **R. Weintraub motioned to approve the application with provisos. D. Sampson seconded the motion. The vote was 5-0 (Y: JC, DS, ID, ZG, RW) (N: None)**

- Decals on the lower windows and doors to be eliminated at Hereford Street. Decals approved at center bay of first-story windows at Hereford Street and rear Hereford Street building. At Newbury Street window decals at lower windows and doors only.
- Proposed plaque at Hereford Street to be eliminated.

- Large sign on Newbury Street elevation is approved provided that staff confirms that it conforms to zoning regulations.

**APP # 23.0074 BB**

**ADDRESS: 7-9 NEWBURY STREET**

Applicant: Mike Jammen

Proposed Work: At front façade install projected two-story storefront; and at rear elevation elevator and roof deck at rear addition.

**Project Representatives:** David Silverman, Mike Jammen and Vin Norton were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

**Discussion Topics:** The Commissioners discussed the proposed materials and zoning requirements.

**Public Comment:** Tim Mitchell, abutter, expressed concerns about the appearance of the rear façade, particularly with respect to the rear windows. Sue Prindle, NABB, asked about the proposed treatment of the columns and expressed concern about the visibility of the condensers. Meg Mainzer-Cohen supported the project.

**J. Christiansen motioned to approve the application with provisos. R. Weintraub seconded the motion. The vote was 5-0 (Y: JC, DS, ID, ZG, RW) (N: None)**

- Applicant to work with staff to address the concerns raised about the rear elevation and add as much green space to the rear as possible.

**APP # 23.0448 BB**

**ADDRESS: 122 BEACON STREET**

Applicant: Nick Bergdoll

Proposed Work: At rear elevation install heat pump

**Project Representative:** Nick Bergdoll was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions.

**Discussion Topics:** The Commissioners discussed the location and visibility of the proposed heat pump.

**Public Comment:** Sue Prindle, NABB, supported the project.

**J. Christiansen motioned to approve the application with provisos. R. Weintraub seconded the motion. The vote was 5-0 (Y: JC, DS, ID, ZG, RW) (N: None)**

**APP # 23.0385 BB**

**ADDRESS: 109 COMMONWEALTH AVENUE**

Applicant: Estevao Goncalves

Proposed Work: At rear elevation replace existing wood fence with brick wall.

**The application was withdrawn.**

## **II. ADMINISTRATIVE REVIEW/APPROVAL**

**23.0452 BB 16 Arlington Street:** At roof install insulation and new rubber membrane roof.

**23.0379 BB 19 Arlington Street:** At rear and side elevations replace galvanized downspouts in-kind.

**23.0434 BB 164 Beacon Street:** At front façade replace three one-over-one wood windows in-kind.

**23.0459 BB 226 Beacon Street:** At rear elevation re-point masonry and at front façade replace sealants at windows.

**23.0436 BB 450 Beacon Street:** At front façade replace one one-over-one wood window in-kind.

**23.0446 BB 526 Beacon Street:** At front façade replace entry door in-kind.

**23.0424 BB 827 Boylston Street:** At front façade replace two existing wall signs at lower retail space.

**23.0450 BB 186 Commonwealth Avenue:** At rear elevation replace six one-over-one wood windows in-kind.

**23.0437 BB 416 Commonwealth Avenue:** At front façade replace three one-over-one wood dormer windows in-kind.

**23.0414 BB 22 Marlborough Street:** At front façade replace roof slate in-kind.

**23.0417 BB 30 Marlborough Street:** At roof install insulation and new rubber membrane roof; replace deteriorated wood trim in-kind; and repaint wood trim and windows.

**23.0404 BB 111 Marlborough Street:** At roof remove existing roof deck and install new rubber membrane roof.

**23.0406 BB 226 Marlborough Street:** At front façade repair entry steps.

**23.0171 BB 247 Marlborough Street:** At rear elevation repair asphalt at parking area.

**23.0456 BB 7 Newbury Street:** At roof replace existing cooling tower with four heat pumps, re-point chimneys and replace rubber membrane roof.

**23.0391 BB 14 Newbury Street:** Repaint wood trim to match existing color.

**23.0431 BB 154 Newbury Street:** At front façade install new signage.

**23.0451 BB 179 Newbury Street:** At roof repair masonry, copper gutter and slate roof.

**R. Weintraub motioned to approve the applications as submitted. D. Sampson seconded the motion. The vote was 5-0 (Y: JC, DS, ID, ZG, RW) (N: None)**

### **III. Discussion of 2023 Outdoor Dining Program**

**Discussion Topics:** The Commissioners felt that a subcommittee was the best way to review the outdoor dining program and discuss guidelines. The current subcommittee consisting of Commissioners Connor, MacLeod and Weintraub working on guidelines for patio string lighting and faux flowers was expanded to include Commissioners Demetriades and Sampson, and will work to create guidelines for temporary vestibule enclosures and outdoor dining.

### **IV. RATIFICATION OF 10/12/2022 PUBLIC HEARING MINUTES**

**R. Weintraub motioned to ratify the 08/10/2022 and 11/09/2022 hearing minutes. D. Sampson seconded the motion. The vote was 5-0 (Y: JC, DS, ID, ZG, RW) (N: None)**

**Adjourn – 6:41PM**