



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

*Held virtually via Zoom*

**February 08, 2023**

**Commissioners Present:** John Christiansen, Kathleen Connor, Jerome CooperKing, Zsuzsanna Gaspar, Ethel Macleod, David Sampson, and Robert Weintraub

**Commissioners Absent:** James Berkman, Iphigenia Demetriades and Lisa Saunders.

**Staff Present:** Joseph Cornish, Director of Design Review; Kira Torrieri, Preservation Assistant

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

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**5:00PM:** 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 # 23.0494 BB**

**TIME: 5:02 PM**

**ADDRESS: 48 Gloucester Street**

Applicant: Demetri Tsolakis

Proposed Work: At front facade installation of temporary vestibule enclosure.

**Project Representative:** Demetri Tsolakis was the project representative.

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

**Discussion Topics:** The Commissioners discussed the outcome of the recent subcommittee meeting on vestibule enclosures in the commercial area of the district.

**Public Comment:** Staff received a letter citing concern of sidewalk obstructions from Larry Post, owner of 46 Gloucester Street.

**Commissioner R. Weintraub motioned to approve the application with the following provisos. Commissioner D. Sampson seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, RW, ZG, DS) (N: None).**

- **Vestibule to only remain in place from December 1st to April 1st.**



**Commissioner E MacLeod joined the meeting.**

**APP # 23.0511 BB**

**TIME: 5:11 PM**

**ADDRESS: 36 Newbury Street**

Applicant: Brian Walker

Proposed Work: At front façade replace existing wall sign and signage and existing entrance canopy; re-install second-story awning with signage; and install awning at third-story with signage.

**Project Representative:** Dee Myles was the project representative.

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

**Commissioner comments and questions:** The Commissioners discussed the quantity and placement of the signage.

**Public Comment:** Sue Prindle, NABB, asked if the canopy over the door was existing.

**Commissioner J Christiansen motioned to approve the application with the following provisions. Commissioner R. Weintraub seconded the motion. The vote was 7-0 (Y: JCK, JC, KC, EM, RW, ZG, DS) (N: None).**

- **That the 3rd floor awning has no signage.**

**APP # 23.0560 BB**

**TIME: 5:22 PM**

**ADDRESS: 299-301 Newbury Street**

Applicant: David Silverman

Proposed Work: Accessibility upgrades at rear elevation to provide access to retail spaces. Work includes installation of a new lift from the rear alley and upgrades along the accessible path.

**Project Representative:** David Silverman was the project representative.

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

**Commissioner comments and questions:** The Commissioners discussed the existing rear door and awning. They also discussed the appropriateness of the proposed changes to the rear alley in relation to the district.

**Public Comment:** Sue Prindle, NABB, supported the application and recommended working with the Garden Club to add plantings.



**Commissioner R Weintraub motioned to approve the application with provisos .Commissioner J Christiansen seconded the motion. The vote was 7-0 (Y: JCK, JC, KC, EM, RW, ZG, DS) (N: None).**

- **Applicant to consult with Garden Club to add planters at rear alley.**

**APP # 23.0531 BB**

**TIME: 5:38 PM**

**ADDRESS: 40 Hereford Street**

Applicant: Keenan Brinn

Proposed Work: At public sidewalk replace existing city street light with DAS node.

**Project Representative:** Keenan Brinn was the project representative.

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

**Commissioner comments and questions:** There was no discussion.

**Public Comment:** There was no public comment.

**Commissioner R Weintraub motioned to continue the application until such time that the applicant has researched staff recommendations to explore alternate locations. Commissioner J Christainsen seconded the motion. The vote was 7-0 (Y: JCK, JC, KC, EM, RW, ZG, DS) (N: None).**

**APP # 23.0530 BB**

**TIME: 5:42 PM**

**ADDRESS: 2 Commonwealth Avenue**

Applicant: Keenan Brinn

Proposed Work: At public sidewalk at Arlington Street replace existing city street light with DAS node.

**Project Representative:** Keenan Brinn was the project representative.

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

**Commissioner comments and questions:** The Commissioners discussed the location of the proposed DAS node.

**Public Comment:** Sue Prindle, NABB, asked to confirm the precise location of the proposed DAS node in relation to surrounding nodes.



**Commissioner D Sampson motioned to approve the application as submitted. Commissioner R Weintraub seconded the motion. The vote was 7-0 (Y: JCK, JC, KC, EM, RW, ZG, DS) (N: None).**

**APP # 23.0522 BB**

**TIME: 5:53 PM**

**ADDRESS: Zero Marlborough Street**

Applicant: Jonathan Keep

Proposed Work: Reinstall and re-landscape entrance to lower unit that was removed to install new drainage system.

**Project Representative:** Jonathan Keep was the project representative. He was joined by Genie Thorndike, property owner.

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

**Commissioner comments and questions:** The Commissioners discussed the proposed materials for the courtyard, stairs, and landing. They also discussed the dimensions and materials for the proposed planters and the height of the privacy hedges. The Commissioners encouraged the applicant to work with the Garden Club to find an appropriate plant in place of the privacy shrub.

**Public Comment:** Laurie Thomas, Back Bay Garden Club, encouraged the applicant to add an additional tree to the garden.

**Commissioner R Weintraub motioned to continue the application so that the applicant can consult with the Back Bay Garden Club. Commissioner J CooperKing seconded the motion. The vote was 7-0 (Y: JCK, JC, KC, EM, RW, ZG, DS) (N: None).**

**Commissioner D Sampson left the meeting.**

**APP # 23.0554 BB**

**TIME: 6:11PM**

**ADDRESS: 4-5 Arlington Street**

Applicant: Becky Long

Proposed Work: At front facade remove sphere finials from roof balustrade.

**Project Representatives:** Alex Long was the project representative.

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



**Commissioner comments and questions:** The Commissioners discussed the existing conditions of the building as well as the conditions before the most recent renovation.

**Public Comment:** Thomas High, backbayhouses.org, spoke in support of the application.

**Commissioner J Christiansen motioned to approve the application with provisos. Commissioner R Weintraub seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, EM, RW, ZG) (N: None).**

- **One of the sphere finials should be stored onsite should it be decided to replicate and install them in the future.**

**APP # 23.0559 BB**

**TIME: 6:18PM**

**ADDRESS: 122 Beacon Street**

Applicant: Mark Waldron

Proposed Work: At front facade replace seventeen six-over-six non-historic windows at floors three-seven with one-over-one wood windows; and at rear elevation replace ten non-historic windows at floors three-six in-kind.

**Project Representative:** Brian Cassidy was the project representative.

The Commissioners reviewed a presentation consisting of photos of the existing conditions.

**Commissioner comments and questions:** The Commissioners discussed the dimensions and colors of the proposed windows as well as the relationship between the appearance of the upper stories and the lower stories.

**Public Comment:** Thomas High, backbayhouses.org, spoke in support of staff recommendation to retain six-over-six windows at the front facade of the building.

**Commissioner J Christiansen motioned to approve the applications with the following provisos. Commissioner R Weintraub seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, EM, RW, ZG) (N: None).**

- **Rear windows approved as submitted;**
- **Front facade windows must be six-over-six wood true-divided light windows.**

**APP # 23.0562 BB**

**TIME: 6:35PM**

**ADDRESS: 12-14 Commonwealth Avenue**

Applicant: Mary Nastasi

Proposed Work: At front facade install access ramp at entrance.

**Project Representative:** Mary Nastasi was the project representative.



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

**Commissioner comments and questions:** The Commissioners discussed simplifying the design of the ramp's railing.

**Public Comment:** Laurie Thomas, Back Bay Garden Club, spoke in support of the proposed work. Thomas High, backbayhouses.org, spoke in support of the proposed work.

**Commissioner J Christiansen motioned to approve the application with provisos. Commissioner R Weintraub seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, EM, RW, ZG) (N: None).**

- **The applicant must work with staff on a revised design of the ramp's railing. Specifically the applicant must simplify and lessen the profile of the posts, and eliminate the horizontal circle design from the railing.**

**APP # 23.0561 BB**

**TIME: 6:45PM**

**ADDRESS: 358 Marlborough Street**

Applicant: Guy Grassi

Proposed Work: Restore existing facades and replace windows - add new window at front new two-story addition with terraces, install new garden fence and wall, and provide new dormer; at front facade replace door hardware and intercom; at rear elevation construct plantings, trees and new brick paving at parking; and at roof construct new roof deck, green roof, bulkhead and mech. equipment.

**Project Representative:** Guy Grassi was the project representative.

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

**Commissioner comments and questions:** The Commissioners discussed the history of alterations to the building as well as precedents set by alterations to surrounding buildings.

**Public Comment:** Thomas High, backbayhouses.org, spoke in opposition to the proposed work. Sue Prindle, NABB, spoke in opposition to the proposed work. Laurie Thomas, neighbor, spoke in opposition to the proposed work. BLC Staff received one letter in opposition to the proposed work from Peter Manuelian, a neighbor at 348 Marlborough.



**Commissioner J CooperKing motioned to approve the application with provisos. Commissioner seconded the motion. The vote was 5-1-0 (Y: JCK, JC, KC, EM, RW) (N: ZG) (Abstain: None).**

- **Rear addition is denied.**

**7:51PM** The Chair announced that the Commission would next review Administrative Review/Approval applications.

## II. ADMINISTRATIVE REVIEW/ APPROVAL

- 23.0572 BB** **144 Beacon Street:** At roof install decking at location of previous roof deck.
- 23.0550 BB** **166 Beacon Street:** At front façade and rear elevation replace nine first-story one-over-one non-historic wood windows in-kind.
- 23.0551 BB** **280 Beacon Street:** At front façade and side elevation replace nine non-historic wood windows in-kind.
- 23.0537 BB** **520 Beacon Street:** At rear elevation replace non-historic window in-kind.
- 23.0465 BB** **222 Clarendon Street:** At front facade, recover awning and install signage.
- 23.0570 BB** **41 Commonwealth Avenue:** At front facade replace three lower-level one-over-one wood windows in-kind.
- 23.0502 BB** **180 Commonwealth Avenue:** At interior courtyard replace three non-historic aluminum-clad windows in-kind; and at rear elevation replace six non-historic aluminum-clad windows with wood true-divided light windows.
- 23.0575 BB** **36 Newbury Street:** At front façade repair and re-point masonry.
- 23.0274 BB** **126 Newbury Street:** At front façade install wall sign and blade sign.
- 23.0556 BB** **283-285 Newbury Street:** At front façade and rear elevation re-point and repair masonry, and repair entry steps.



**23.0557 BB**

**316 Newbury Street:** At front façade and rear elevation re-point and repair masonry.

**Commissioner R Weintraub motioned to approve the administrative review items. Commissioner J Christiansen seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, EM, RW, ZG) (N: None)**

**III. Adjourn – 7:52PM**

**Commissioner R Weintraub motioned to adjourn the hearing. J Christiansen seconded the motion. The vote was 6-0 (Y: JCK, JC, KC, EM, RW, ZG) (N: None).**