



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

Held virtually via Zoom

March 08, 2023

Commissioners Present: *Anddie Chan-Patera, John Christiansen, Kathleen Connor, Iphigenia Demetriades, Zsunna Gaspar, Tom High, Tanvi Nayar, David Sampson, and Robert Weintraub.*

Commissioners Absent: *Ethel Macleod 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

5:01 PM: 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 # 23.0640 BB

ADDRESS: 349 Marlborough Street

Applicant: Rebecca Marston

Proposed Work: At rear yard remove dead Ailanthus tree.

TIME: 5:04 PM

Project Representative: Rebecca Marston was the project representative.

The Commissioners reviewed a presentation consisting of photos of existing conditions and a letter from an arborist regarding the Ailanthus tree.

Discussion Topics: The Commissioners discussed whether or not it was appropriate to remove the tree. They also discussed the possibility of planting another tree in its place or another kind of greenery.

Public Comment: Sue Prindle, Neighborhood Association of the Back Bay (NABB), asked the applicant to confirm how many trees were originally in the planter; she also asked about other possible locations in the rear yard to replant a tree. Margaret Pokorny, Back Bay Garden Club, recommended removing the tree stump and replacing it with a Honey Locust tree in the existing planter; alternatively, she recommended removing the existing tree stump and planter and replacing it with a new tree in the ground rather than in a planter. Janice Dolnick, abutter at 341-343 Marlborough Street encouraged the applicant to replant a



tree of some kind in the yard. Laurie Thomas, Back Bay Garden Club, recommended replanting with a Honey Locust tree. Leslie Briand, property owner, expressed concerns about a new tree taking up too much space in the patio.

Commissioner R Weintraub motioned to continue the application to give the applicant the opportunity to work with the Garden Club to come up with an appropriate replacement for the tree. Commissioner D. Sampson seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

APP # 23.0522 BB

TIME: 5:36 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.

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

Discussion Topics: The Commissioners were in agreement that the proposed planting plan is appropriate.

Public Comment: Laurie Thomas, Back Bay Garden Club, supported the application. Margaret Pokorny, Back Bay Garden Club, supported the application. Susan Juretschke, Back Bay Garden Club, supported the application. Genie Thorndike, property owner, thanked the Back Bay Garden Club for their cooperation and assistance.

Commissioner J. Christiansen motioned to approve the application as submitted. Commissioner I. Demetriades seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

APP # 23.0330 BB

TIME: 5:43 PM

ADDRESS: 362 Commonwealth Avenue

Applicant: Diego Arabbo

Proposed Work: At roof replace existing roof deck.

The applicant failed to appear.



APP # 23.0640 BB
ADDRESS: 302 Beacon Street

TIME: 5:44 PM

Applicant: Douglas Millis

Proposed Work: At front façade relocate entrance to first story and build entry steps, and replace all windows in-kind; at rear elevation add a connecting hallway at the lower level between the dwelling and the garage with a walkway on top of it to connect the main floor of the dwelling to the existing garage roof deck, add a door to allow access to the walkway and enlarge windows at upper floors; and at roof expand existing deck and headhouse, and replace all mechanical equipment.

Project Representative: Mark Cutone and Douglas Mills were the project representatives.

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

Discussion Topics: The Commissioners discussed the visibility of the proposed headhouse. They also discussed the design and appropriateness of the skylight, and the appropriateness of relocating the entrance.

Public Comment: Sue Prindle, NABB, . Alice Murphy, NABB, supported the application and requested more detailed measurements and plants before the project is finalized.

Commissioner R Weintraub motioned to approve the application with the following provisos. Commissioner D. Sampson seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

- **The proposed headhouse must not exceed eight (8') feet in height and have a flat skylight; the proposed roof deck railing must be simple black steel or iron with vertical pickets; and at the rear elevation the upper story (third story and fourth story) window openings may not be enlarged.**

6:15 PM The Chair announced that the Commission would next review Administrative Review/ Approval applications.

Commissioner K Connor left the meeting.

II. ADMINISTRATIVE REVIEW/ APPROVAL

23.0600 BB 100 Beacon Street: At roof replace existing roof deck in kind and repair membrane roofing.

23.0596 BB 166 Beacon Street: At front façade replace four fifth-floor one-over-one windows with wood one-over-one windows.



23.0626 BB 166 Beacon Street: At front façade replace five fourth-floor one-over-one windows with wood one-over-one windows; and at rear elevation replace one fourth-floor one-over-one window with a wood one-over-one window.

23.0665 BB 179 Beacon Street: At roof replace four existing skylights.

23.0648 BB 188 Beacon Street: Replace eight one-over-one wood windows in-kind.

23.0650 BB 413 Beacon Street: Replace eleven one-over-one wood non-historic windows in-kind.

23.0579 BB 399 Boylston Street: At front façade replace wall signage.

23.0661 BB 501 Boylston Street: At roof repair and replace roofing; remove two skylights at penthouse roof; replace all roof drains, flashings, access ladders, and other roofing accessories; and remove all abandoned rooftop equipment.

23.0657 BB 951 Boylston Street: Clean, repair and repoint masonry, replace twenty-four windows in-kind, and refinish doors.

23.0628 BB 22, 24 & 26 Commonwealth Avenue: At rear elevation repoint and repair masonry, and repaint existing fire escape.

23.0618 BB 50 Commonwealth Avenue: Replace twelve first-story windows with historically appropriate wood windows.

23.0617 BB 267 Commonwealth Avenue: At front roof repair existing chimney.

23.0642 BB 287 Commonwealth Avenue: At front façade repair and repaint existing balconies, and replace seven one-over-one wood windows in-kind.

23.0591 BB 9 Fairfield Street: At rear yard replacement of deteriorated parking area with new brick pavers, granite steps, iron railing and gate; reconstruction of deteriorated retaining/garden wall; replacement of rotted wood fence along side yard in kind; and new 2'x2' granite pavers at rear courtyard set on stone dust with rat proof screen mesh underlayment.

23.0616 BB 8 Gloucester Street: At rear elevation replace sixth-story non-historic steel window unit with two one-over-one wood windows.

23.0659 BB 73 Marlborough Street: At rear elevation repair and repaint existing fire escape.

23.0631 BB 118 Marlborough Street: At front façade replace four one over-one wood windows in-kind.

23.0625 BB 282 Marlborough Street: At front façade restore entryway to its original appearance.



23.0636 BB 405 Marlborough Street: At front façade repair and repaint masonry; and repaint window trim.

23.0620 BB 447 Marlborough Street: At front façade repair entry steps.

23.0658 BB 131 Newbury Street: At front façade replace wall sign at first-story storefront.

23.0658 BB 137 Newbury Street: At front façade install wall sign.

23.06643 BB 142 Newbury Street: At front facade install wall and window signage at lower level retail space.

23.0646 BB 282 Newbury Street: Replace ten non-historic six-over one windows with wood true-divided light wood six-over one windows.

Commissioner R Weintraub motioned to approve the administrative review items. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: ACP, JC, ID, ZG, TH, TN, DS, RW (N: None).

III. Ratification of 1/11/2023 & 2/8/2023 Public Hearing Minutes

Commissioner R Weintraub motioned to ratify the 1/11/2023 public hearing minutes as submitted. Commissioner D Sampson seconded the motion. The vote was 5:0:3 (Y: ID, JC, DS, RW, ZG) (N: None) (Abstain: TH, ACP, TD)

Commissioner J Christiansen motioned to ratify the 2/8/2023 public hearing minutes with the following correction. Commissioner R. Weintraub seconded the motion. The vote was 4:0:4 (Y: JC, DS, RW, ZG) (N: None) (Abstain: ID, TH, ACP, TD)

- **Proviso for the approval for the ramp at 12-14 Commonwealth Avenue was corrected- horizontal circle design should be retained and vertical circle design eliminated.**

IV. Adjourn – 6:22 PM

Commissioner R Weintraub motion to adjourn the hearing. Commissioner I Demetriades seconded the motion. The vote was 8-0 (Y: ID, TH, ACP, JC, RW, TN, DS, ZG) (N: None).