



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

*Held virtually via Zoom*

**May 10, 2023**

**Commissioners Present:** *Anddie Chan-Patera, John Christiansen, Kathleen Connor, Iphigenia Demetriades, Tom High, Ethel Macleod, and Tanvi Nayar.*

**Commissioners Absent:** *Zsuzsanna Gaspar, David Sampson, and Robert Weintraub.*

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

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

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**5:00 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 # 23.0750 BB**

**ADDRESS: 216 Newbury Street**

**5:05 PM**

Applicant: Joseph McCarthy

Proposed Work: At rear elevation create masonry opening and install a six (6") inch by eight (8") inch diffuser vent.

**Project Representative:** John Carroll was the project representative.

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

**Discussion Topics:** The Commissioners discussed the six vent location options explored by the applicant and agreed the proposed location at the rear elevation is most appropriate.

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

**Commissioner I Demetriades motioned to approve the application. Commissioner J Christiansen seconded the motion. The vote was 6-0-1 (Y: ACP, JC, KC, ID, TH, TN) (N: None) (Abs: EM)**

**Commissioner E. MacLeod arrived at 5:19 PM**



**APP # 23.0744 BB**

**5:20 PM**

**ADDRESS: 44-46 Newbury Street – Continued from 4-12-2023**

Applicant: Julie Reker

Proposed Work: At Newbury Street Façade redesign entrance. Work includes installing granite ramp and entry steps, converting existing window into an entry door with sidelights, replacing a set of entry doors with single door with sidelights, and adding plaque with address; and at roof replace HVAC equipment.

**Project Representative:** Julie Reker was the project representative.

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

**Discussion Topics:** The Commissioners discussed the changes made following the comments from the 4-12-2023 hearing. They suggested chamfering the granite to soften the cheek walls at the steps, and discussed the appropriateness of the proposed lighting at the steps.

**Public Comment:** Serge Savard, Neighborhood Association of the Back Bay (NABB), supported the changes made since the 4-12-2023 and recommended removing the proposed up lighting from the project. Sue Prindle, Neighborhood Association of the Back Bay (NABB), supported the idea of chamfering the edges of the granite at the cheek walls and spoke in support of lighting at the steps.

**Commissioner I Demetriades motioned to approve the application with provisos.**

**Commissioner J Christiansen seconded the motion. The vote was 7-0 (Y: ACP, JC, KC, ID, TH, EM, TN) (N: None).**

- **Final details regarding lighting and corner details of the low granite walls are remanded to staff.**

**APP # 23.0799 BB**

**5:48 PM**

**ADDRESS: 339 Commonwealth Avenue**

Applicant: Timothy Burke

Proposed Work: At rear elevation replace existing one-story wood-framed addition.

**Project Representative:** Timothy Burke was the project representative.

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

**Discussion Topics:** The Commissioners discussed the fact that the existing addition is not an original or early feature of the building and agreed that it can be removed; however, they questioned the appropriateness of replacing it with a wood-framed structure. They also suggested converting an existing window at the rear of the building into a door.



**Public Comment:** Serge Savard, Neighborhood Association of the Back Bay (NABB), commented that the proposed design is too crowded and recommended leaving more space between the addition and the oriel window.

**Commissioner T High motioned to deny the application without prejudice.**

**Commissioner I Demetriades seconded the motion. The vote was 7-0 (Y: ACP, JC, KC, ID, TH, EM, TN) (N: None).**

**APP # 23.0899 BB**

**6:08 PM**

**ADDRESS: 285 Commonwealth Avenue**

Applicant: Ian Masters

Proposed Work: At roof replace deck, re-clad existing headhouse, install lighting, built-in furniture and planters.

**Project Representative:** Ian Masters and Aimee Wolf were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the history of the deck and that it was likely built prior to 1990 before the current design guidelines were adopted. They also discussed the fact that the proposed deck is not visible from any public way.

**Public Comment:** Serge Savard, Neighborhood Association of the Back Bay (NABB), commented that he was pleased to see the proposed screening lowered in height and the planters moved inside the deck railing; however, he felt that the deck should be located within the inner edges of the chimneys.

**Commissioner T High motioned to approve the application with provisos. Commissioner J Christiansen seconded the motion. The vote was 7-0 (Y: ACP, JC, KC, ID, TH, EM, TN) (N: None).**

- That the approval reflects the specific nature of this application including (a) the Commission's finding that the current deck was built prior to 1990 when the residential guidelines were adopted, and (b) the proposed deck is not visible, even minimally, from any public way;
- That the northern (rear) edge of the deck be set back to the outer edge of the rear chimneys; and
- That the existing safety railing at the rear edge of the building be removed.



**APP # 23.0904 BB**

**6:31 PM**

**ADDRESS: 200-202 Beacon Street**

Applicant: Marc LaCasse

Proposed Work: Proposed renovation to existing garage connector walkway and alterations to rear elevation to include: at rear elevation convert existing window to French door, make opening in masonry for fireplace vent, replace windows in-kind, repaint wood surfaces; and at connector remove copper roof and add decking and black iron railing.

**Project Representative:** Marc and David Schwartz were the project representatives.

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

**Discussion Topics:** The Commissioners discussed the appropriateness of making an opening in the masonry to vent a fireplace which is inconsistent with the Commission's design guidelines for the residential area of the district.

**Public Comment:** Sue Prindle, NABB, encouraged the applicant to explore an electric fireplace.

**Commissioner J Christiansen motioned to approve the application with provisos.**

**Commissioner T High seconded the motion. The vote was 7-0 (Y: ACP, JC, KC, ID, TH, EM, TN) (N: None).**

- **Application is approved as submitted with the exception of the proposed fireplace vent.**

## II. ADMINISTRATIVE REVIEW/ APPROVAL

**23.0858 BB**

**347 Beacon Street:** At front façade replace storm windows.

**23.0880 BB**

**483 Beacon Street:** At side elevation replace three first-story one-over-one non-original windows with one-over-one wood windows.

**23.0895 BB**

**210 Beacon Street:** At rear elevation repair roof and replace deck in-kind.

**23.0803 BB**

**283 Beacon Street:** At front façade repair front entry steps and install new city hall brick pavers; replace blue stone coal chute cover in-kind; and at all elevations repaint and repair masonry.



- 23.0878 BB**      **645 Boylston Street:** At roof replace black rubber membrane roof and copper flashing in-kind.
- 23.0911 BB**      **659-661 Boylston Street:** At roof install three additional antennas at existing antenna installation.
- 23.0839 BB**      **793 Boylston Street:** At front façade re-set pavers at dining patio.
- 23.0677 BB**      **3 Commonwealth Avenue:** At front façade replace entry sidewalk in-kind.
- 23.0847 BB**      **321 Commonwealth Avenue:** At front façade repair entry steps.
- 23.0843 BB**      **358 Commonwealth Avenue:** At front façade repair and repoint masonry.
- 23.0882 BB**      **370 Commonwealth Avenue:** At roof replace six antennas and install one additional antenna at existing antenna installation.
- 23.0865 BB**      **373 Commonwealth Avenue:** At front façade replace four third-story one-over-one wood windows in-kind.
- 23.0745 BB**      **137 Marlborough Street:** At front façade replace entry steps and add ramp to garden area.
- 23.0908 BB**      **230 Marlborough Street:** At roof construct deck in location of previous deck, re-clad headhouse in standing seam metal, replace lighting fixtures, and replace skylights.
- 23.0885 BB**      **298 Marlborough Street:** At rear elevation repoint masonry.
- 23.0913 BB**      **393 Marlborough Street:** At front façade and rear elevation replace sections of deteriorated wood trim in-kind, re-point masonry, and repaint wood elements.

