



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

Held virtually via Zoom

July 12, 2023

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

Commissioners Absent: *David Eisen and Ethel Macleod.*

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

A full recording of the hearing is available at Boston.gov/landmarks

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 # 23.1077 BB

ADDRESS: 150 Newbury Street

Applicant: Boston Public Schools

Proposed Work: Remove tree at Dartmouth Street entrance.

Project Representative: Vanessa Marte 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 current appearance of the garden areas and the need to improve its appearance.

Public Comment: Sue Prindle, Neighborhood Association of the Back Bay (NABB), commented that replacement trees should be planted. Margaret Pokorny, Garden Club of the Back Bay, explained that the club created a garden years ago and is happy to create one again provided that vendors be prohibited from gathering along the fenced-in area which caused damage to plantings in the past. Laurie Thomas of the Garden Club of the Back Bay spoke in favor of Margaret Pokorny's comments and expressed concern about adding appropriate rodent control at this location.

Commissioner T High motioned to approve the application with provisos. Commissioner D Sampson seconded the motion. The vote was 8-0 (Y: ACP, JC, KC, ID, TH, TN, DS, RW) (N: None).



- **Approval of the removal of the dead tree with the proviso that the applicant return to the Commission within 120 days with a landscaping and rat control plan, developed in consultation with the Garden Club, which includes the planting of new trees, the plan to be remanded to staff for final approval.**

APP # 22.1370 BB

ADDRESS: 374 Commonwealth Avenue

Applicant: Patrick Myers

Proposed Work: Convert existing front yard into an outdoor patio for seasonal outdoor dining utilizing stone pavers with porous joints, planting beds, and low lighting. To gain access to the space, a small portion of the existing fence and curb will be removed and replaced in-kind with new gates that will match in kind to the existing iron work.

Project Representative: Patrick Myers and John Meyer 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 agreed that the design has been improved based on comments made at the 6-14-2023 advisory review of this project.

Public Comment: Sue Prindle, Neighborhood Association of the Back Bay (NABB), asked if accessible hardware is required at the gate. Laurie Thomas, Garden Club of the Back Bay asked if an irrigation system will be installed.

Commissioner J Christiansen motioned to approve the application. Commissioner R Weintraub seconded the motion. The vote was 7-0-1 (Y: ACP, JC, KC, TH, TN, DS, RW) (N: None) (ABS: ID)

Commissioner Z Gaspar joined the hearing at 5:39 PM.

APP # 23.1173 BB

ADDRESS: 256-260 Newbury Street

Applicant: Mark Van Brocklin

Proposed Work: At roof lower the roof structure, construct penthouse addition and decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, install new windows and doors at newly excavated ground level façade, and selective replacement of a small portion of existing first floor facade.

Project Representative: Mark Van Brocklin 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 design changes made since the project was approved in 2021 including changes to the fenestration at the proposed penthouse, the location of mechanical equipment, and accessible entryways. They also discussed the appropriateness of the proposed entrance canopy and light fixtures.

Public Comment: Serge Savard, Neighborhood Association of the Back Bay (NABB), questioned the appropriateness of removing the entry stoops, the design of the entrance canopy, the proposed alterations to the roof top turrets, and the location of the mechanical equipment. Sue Prindle, Neighborhood Association of the Back Bay (NABB), expressed concern about the proposed location of the roof top mechanical equipment.

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

Approval of the plans as submitted with the following provisos:

- **Because the combining of three buildings presents a unique opportunity to attract commercial interest to this part of Newbury Street, this project does not represent a precedent for other projects;**
- **Masonry balustraded balconies are to be added below the former entries to 256 and 258 Newbury, with details remanded to staff;**
- **The fenestration at the front façade of the penthouse shall replicate the design approved in 2021, with punched openings at the center bay that align with the windows at the lower story;**
- **Mechanical equipment shall be incorporated into the penthouse addition consistent with the commission's design guidelines and staff shall confirm that they are not visible;**
- **Alternative renderings of the entry canopy and lighting shall be prepared and remanded to staff for approval;**
- **Alternative renderings of the modifications to the turrets reducing the amount of original material being removed shall be prepared and remanded to staff for approval;**
- **A separate application shall be submitted for approval of a signage masterplan for the property; and**
- **A separate application shall be submitted for approval if an accessible lift is required for access to the lower patio.**

APP # 23.1120 BB

ADDRESS: 9-11 Marlborough Street

Applicant: 11 Marlborough, LLC

Proposed Work: At front façade restore entry portico, install new mahogany entry doors and lower doors, replace wood windows, and install new front garden iron fence, stair handrails and landscaping; at rear elevation install new garage door opening, install new brick paving at parking



court, install granite courtyard pavers, granite steps and curb retaining wall with new iron fence and stair railing, re-point masonry façade including repairing window lintels and sills, and replace wood windows; and at roof install roof deck accessed via low-profile roof hatch with iron railings, install new elevator override, install new AC condensers within deck setback, and install new slate mansard roof with new copper gutters and downspouts.

Project Representative: Ron Payne 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 configuration and design details of the front entryways, and the proposed location of the roof top mechanical equipment.

Public Comment: Serge Savard, Neighborhood Association of the Back Bay (NABB), questioned the proposed design for the restoration of the entryways and requested that the existing Birch tree be protected and retained during construction. Andrea DeFabio and John Ansteth expressed concern about the roof top mechanical equipment and the impact that the proposed garage will have on access to parking at 7 Marlborough Street. Jonathan Schwartz responded to the concerns that the abutters raised.

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

Approval of the plans as submitted with the following provisos:

- **To the extent possible, the design of the balustrade above the front portico shall match the original design as shown in the ca. 1942 photograph of 13-15 Marlborough on page 126 of Bainbridge Bunting's History of Boston's Back Bay, with details remanded to staff for approval;**
- **At the roof, the mechanicals shall be moved away from the party wall to a location where they are minimally visible, with details remanded to staff for approval; and**
- **The existing trees in the front and back shall be protected during construction and preserved; if they cannot be preserved, they shall be replaced with the selection of replacement trees remanded to staff for approval in consultation with the Garden Club.**

II. ADMINISTRATIVE REVIEW/ APPROVAL

23.1066 BB **228 Beacon Street:** At front façade replace two first-story one-over-one windows in-kind; and replace three first-story six-over-six bowed wood windows in-kind.

23.1121 BB **270 Beacon Street:** At roof replace slate, copper roofing, copper flashing, copper gutters, and wood trim in-kind.



- 23.1039 BB** **204-206 Beacon Street:** Replace existing condensers (2) with 2 Mitsubishi heat pumps; replace existing skylights with new skylights in same locations; replace existing headhouse with skylight; refurbish and re-clad existing headhouse; install new lighting, roof, copper siding, and patio door; rebuild existing chimney with salvaged and/or new brick to match existing; replace and relocate railing between refurbished headhouse and reconstructed chimney; and remove fire escape on Back Street façade connecting 204 and 206 Beacon Street.
- 23.1133 BB** **270 Beacon Street:** At roof replace black rubber membrane roofing in-kind.
- 22.0890 BB** **340 Beacon Street:** Extend application 22.0890 BB to expire on 6-13-2024. Proposed work includes: at roof construct deck; replace existing cladding at headhouse/penthouse with aluminum snap-clad standing seam cladding; install new windows and door to replace existing sliders and windows at headhouse/penthouse; install new walk-on skylight (flush to deck) in existing skylight location; and install new light fixtures at front elevation of headhouse/penthouse.
- 23.0537 BB** **520 Beacon Street:** At rear elevation replace sixth-story non-historic window unit with wood window unit.
- 23.1134 BB** **575 Boylston Street:** At front façade replace existing wall signage.
- 23.1172 BB** **673 Boylston Street:** At roof remove wood decking and metal railings to replace the membrane roof and associated sheet metal flashing.
- 23.1108 BB** **955 Boylston Street:** At roof install twenty-two (22") inch headhouse for elevator override.
- 23.1115 BB** **267 Clarendon Street:** At roof replace roof sheathing, substrate and gutters in-kind.
- 23.1130 BB** **267 Clarendon Street:** Re-point masonry.
- 23.1177 BB** **285 Clarendon Street:** Replace six storm windows in-kind.



- 23.1159 BB** **50 Commonwealth Avenue:** At side elevation replace four ninth-story six-over-six wood windows in-kind.
- 23.1124 BB** **109 Commonwealth Avenue:** At roof replace existing HVAC units and install vent caps.
- 23.0979 BB** **148 Commonwealth Avenue:** At rear elevation add outlet for EV charger at frame of rear entry.
- 23.0903 BB** **197 Commonwealth Avenue:** Replace ten, one-over-one non-historic aluminum-clad windows with one-over-one wood windows.
- 23.1148 BB** **233 Commonwealth Avenue:** At rear elevation re-point masonry.
- 23.1150 BB** **233 Commonwealth Avenue:** At rear elevation replace three fifth floor two-over-two non-historic wood windows in-kind.
- 23.1079 BB** **257 Commonwealth Avenue:** At rear elevation restore copper bay window.
- 23.1161 BB** **288 Commonwealth Avenue:** Clean, repair and repoint masonry, and repair and repaint wood trim.
- 23.1165 BB** **314 Commonwealth Avenue:** At all elevations, remove deteriorated rain table copper and provide new pressure treated blocking and install new copper rain table to match the existing; and inspect stone masonry, remove cracked and/or loose sections of stone and replace and/or patch to match the existing for color, texture and shape.
- 23.1078 BB** **315 Commonwealth Avenue:** At roof repair masonry at two existing chimneys.
- 23.0915 BB** **337 Commonwealth Avenue:** At roof install roof deck consistent with the Commission's residential design guidelines.
- 23.1206 BB** **339 Commonwealth Avenue:** At rear addition replace copper roofing in-kind, install shiplap siding, new light fixtures and granite steps.
- 23.0720 BB** **362 Commonwealth Avenue:** Replace wall signage at lower level retail space.



- 23.1181 BB** **3 Gloucester Street:** Replace rotted wood trim at windows, gables and fascia boards in-kind.
- 23.1127 BB** **22 Marlborough Street:** At front façade replace two fifth-story one-over-one wood windows in-kind.
- 23.1169 BB** **167 Marlborough Street:** Repair masonry, wood trim, slate roof, and copper gutters.
- 23.1100 BB** **298 Marlborough Street:** At front façade replace seven non-historic wood windows with historically appropriate one-over-one wood windows.
- 23.1170 BB** **443 Marlborough Street:** At front façade repair entry door, leaded glass, entry stoop, curbing and metalwork; and replace door hardware and address numbers in-kind.
- 23.1107 BB** **151 Newbury Street:** At front façade and side elevation install wall signage consistent with approved signage master plan.
- 23.1166 BB** **163 Newbury Street:** At front façade replace signage and cafe furniture, and install string lighting.
- 23.1112 BB** **221 Newbury Street:** Repair and re-point masonry, and replace roof slate and copper gutter in-kind.
- 23.1113 BB** **223 Newbury Street:** Repair and re-point masonry, and replace roof slate and copper gutter in-kind.
- 23.1136 BB** **232 Newbury Street:** At front façade install wall sign at lower level retail space.
- 23.1137 BB** **232 Newbury Street:** At front façade install wall sign and blade sign at first-story retail space.
- 23.1105 BB** **331 Newbury Street:** At rear elevation repaint existing fire escape.



Commissioner I Demetriades motioned to approve the administrative review items. Commissioner R Weintraub seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).

III. Minutes

Ratification of 5/10/2023 Public Hearing Minutes

Commissioner I Demetriades motioned to approve the 5/10/2023 public hearing minutes. Commissioner R Weintraub seconded the motion. The vote was 8-0-1 (Y: ACP, JC, KC, ID, TH, TN, DS, RW) (N: None) (ABS: ZG).

Ratification of 6/14/2023 Public Hearing Minutes

Commissioner I Demetriades motioned to approve the 6/14/2023 public hearing minutes. Commissioner R Weintraub seconded the motion. The vote was 8-0-1 (Y: JC, KC, ID, ZG, TH, TN, DS, RW) (N: None) (ABS: ACP).

IV. Adjourn – 7:11 PM

Commissioner I Demetriades motion to adjourn the hearing. Commissioner R Weintraub seconded the motion. The vote was 9-0 (Y: ACP, JC, KC, ID, ZG, TH, TN, DS, RW) (N: None).