



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201
Held virtually via Zoom

DECEMBER 13, 2023

COMMISSIONERS PRESENT: Anddie Chan-Patera; John Christiansen; Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; and Robert Weintraub.

COMMISSIONERS ABSENT: David Eisen; Tanvi Nayar; David Sampson; Lisa Saunders; and Kenneth Tutunjian,

STAFF PRESENT: Joseph Cornish, Director of Design Review; and Sarah Lawton, Preservation Assistant.

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

5:01 PM: Commissioner 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. There were no members of the press present.

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

I. DESIGN REVIEW

APP # 24.0505 BB

ADDRESS: 815 BOYLSTON STREET

Applicant: Matthew Fitzgerald

Proposed Work: At front of building install crash rated bollards.

PROJECT REPRESENTATIVES: Matt Fitzgerald, Gary Chao, Zane Ward, and Chris Tracy, were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition images, oblique views of each approach, site plan views, images of safety incidents at various apple stores nationwide.

DISCUSSION TOPICS: Discussion topics included the material options for the bollards, the bollard design changes, the dimensions of the bollards and planters, and NAAB comments. An overview of the previous proposal that was denied at the



9/13/23 and their revised proposal that provided amended bollard and planter options. Discussion topics also included an overview of safety incidents at various apple stores, their proposed safety features, the results from their engineering study, the recommendations of their safety engineers - whether the planter bollards could be used instead of a return bollard.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the spacing of the bollards, the number bollards necessary to achieve their safety objective, the height of the planters and bollards, whether steel or granite would complement the architectural style of the building.

PUBLIC COMMENT: During the public comment period, the following individuals offered public comment:

Serge Savard, Co-Chair Neighborhood Association of the Back Bay, spoke in support of the proposed work.

Meg Mainzer-Cohen of the Back Bay Association spoke in support of the proposed work.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER CHAN- PATERA SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, RW)(N: NONE).

- *That live plants are used in the planter.*

APP # 24.0425 BB

ADDRESS: 331 NEWBURY STREET

Applicant: Brian Keith

Proposed Work: At rear elevation install EV charging station.

PROJECT REPRESENTATIVES: Brian Keith and Morgan Mallard were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the proposed work to install an EV charging station.

DOCUMENTS PRESENTED: Documents presented included existing condition images, site plan and exterior elevations renderings, product details and specifications.

DISCUSSION TOPICS: Discussion topics included the material of the charging station, and the necessary number of charging stations.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: generator support, the color and material of the enclosure for the charging station, and the condition of the existing brickwork at the rear elevation of the building.

PUBLIC COMMENT: During the public comment period, the following individuals offered public comment:

Serge Savard, Co-Chair Neighborhood Association of the Back Bay, spoke in support of the proposed work.

Laurie Thomas, noted that there's a public sidewalk in the rear and people should be able to walk by the proposed work safely.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, RW)(N: NONE).

- *Final design details are remanded to staff for review.*

APP # 24.0509 BB

ADDRESS: 12 FAIRFIELD STREET

Applicant: Tina Tsiakalis

Proposed Work: At side (east) elevation install kitchen exhaust vent.

PROJECT REPRESENTATIVES: Alberto Salvatore and Tina Tsiakalis were the project representatives. They presented the proposed scope of work to the Commission.

DOCUMENTS PRESENTED: Documents presented included existing condition images, product specifications and measurements.

DISCUSSION TOPICS: Discussion included the proposed location of the vent, and the visibility of the vent from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the dimensions and material of the vent, the existing and proposed location of the vent, the possibility of centering the vent, the removal of the existing vent.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-Chair Neighborhood Association of the Back Bay, spoke in support of the proposed work because of its placement in an inconspicuous location.



COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GASPAR SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, RW)(N: NONE).

- *The vent must be copper.*

APP # 24.0495 BB

ADDRESS: 254 COMMONWEALTH AVENUE

Applicant: Timothy Dent

Proposed Work: At roof extend footprint of existing roof deck, replace existing penthouse window with sliding door, remove existing visible large HVAC condenser and replace with two smaller HVAC non-visible condensers, add new swinging door to penthouse (not visible from a public way, and remove existing skylight (not visible from a public way).

PROJECT REPRESENTATIVES: Monika Pauli and Richard Pignataro were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the proposed work.

DOCUMENTS PRESENTED: Documents presented included existing condition images, visibility and views of the proposed work from a public way.

DISCUSSION TOPICS: Discussion topics included the existing conditions and deteriorating conditions of the doors and windows, their meetings with abutters of the property to discuss visibility, window replacements, the deck extension, dimension and material of the deck, visibility of the deck and HVAC system from a public way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: Lowering and pushing the deck back to reduce its visibility, and the material for the proposed windows and lights for the door.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-Chair Neighborhood Association of the Back Bay, spoke in support of the proposed work.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION.

COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, RW)(N: NONE).

- *It was noted that the plans presented at the hearing include the use of wood doors and windows with true divided lights and also include lowering the existing deck and moving the railing to the south, thereby reducing visibility from Commonwealth Avenue.*



APP # 24.0233 BB

ADDRESS: 131 COMMONWEALTH AVENUE

Applicant: Ryan Nevidomsky

Proposed Work: *Continued from 11-8-2023:* At rear elevation remove existing concrete and asphalt paving, slot drain and fencing, regrade for positive pitch away from building, provide new trench drain and new brick paving with granite curbing, install a new brick low wall where fence is removed abutting neighbor's parking, and at third floor lower existing deck, lower door sill and replace door and install new decking and railing; and at roof relocate heat pump location and install screening enclosure to match existing headhouse, install new windows and flat skylight at headhouse, install new walkable skylight at existing location, and install outdoor grill area, gas fireplace and surround, and new IPE wood decking.

PROJECT REPRESENTATIVES: Ryan Nevidomsky, Rebecca Treadwell and Adam Wylie were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the proposed changes to the roof.

DOCUMENTS PRESENTED: Documents presented included existing condition architectural drawings, existing condition images, rear elevations, site plan of preferred option, linear configurations, HVAC plans.

DISCUSSION TOPICS: Discussion topics included an overview of the previous approaches that were presented to the commission at the previous hearings, four alternative project proposals, and the applicant preferred option.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: option one and three, potentially placing the HVAC units near the chimney, the visibility of the mechanical systems with each option/approach.

PUBLIC COMMENT: During the public comment period, Serge Savard, Co-Chair Neighborhood Association of the Back Bay, spoke in support the proposed option 3 placement of the equipment.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-1-1 (Y: ACP, ID, ZG, TH, EM, RW)(N: KC)(ABS: JC).

- *The HVAC equipment is to be located behind the eastern chimney, with screening, as illustrated as "Option 3" on the plans presented at the hearing.*



The Chair announced that the Commission would next review Administrative Review/Approval applications.

II. ADMINISTRATIVE REVIEW/ APPROVAL

24.0492 BB - 5 ARLINGTON STREET: Replace six fifth-story wood windows in-kind.

24.0486 BB 4-5 ARLINGTON STREET: At rear elevation repair masonry and fire escape.

24.0525 BB 250 BEACON STREET: At front façade replace eleven tenth-story six-over-six non-original windows with wood six-over-six windows.

24.0215 BB 399 BOYLSTON STREET: Repair gutter system.

24.0445 BB 699 BOYLSTON STREET: At front façade replace existing signage.

24.0431 BB 907 BOYLSTON STREET: Repair sidewalk at front of building.

24.0525 BB 4 CHARLESGATE EAST: At front façade repair and repoint masonry, install flashing, restore copper window bays, and replace sealants.

24.0427 BB 224 CLARENDON STREET: At Newbury Street elevation repair existing fire escape.

24.0523 BB 203-205 COMMONWEALTH AVENUE: At rear elevation repair fire escape.

24.0467 BB 233 COMMONWEALTH AVENUE: At front façade replace four third story-wood windows in-kind.

24.0488 BB 303 COMMONWEALTH AVENUE: At front façade entry steps to lower level replace concrete risers and treads with granite.

24.0452 BB 389 COMMONWEALTH AVENUE: Repoint and repair masonry, install new copper gutter, and replace black rubber membrane roof in-kind.

24.0453 BB 413-415 & 419 COMMONWEALTH AVENUE: At front façade repaint entry doors and replace brass kick plates in-kind.

24.0441 BB 33 GLOUCESTER STREET: Replace copper gutter, downspout and roof slate in-kind.



24.0516 BB 2 MARLBOROUGH STREET: At roof replace black rubber membrane roof in-kind and install new copper gutter.

24.0428 BB 105 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

24.0500 BB 287 MARLBOROUGH STREET: Replace five third-story one-over-one wood windows in-kind.

24.0444 BB 302 MARLBOROUGH STREET: At front façade repair existing fire escape.

24.0501 BB; 24.0502 BB & 24.0503 BB 29, 31, 33 AND 35 NEWBURY STREET: Replace entry doors at 31, 33 and 35 Newbury Street; replace handrail, new granite treads and pavers at 29 and 31 Newbury Street entry; paint existing storefront window frames and base black at 31 and 33 Newbury Street; remove canopy and sloping metal wall, patch stucco and paint at 33 Newbury Street stoop; and remove pedestal and intercom at 35 Newbury Street.

24.0496 BB 149 NEWBURY STREET: At rear elevation install mechanical louver at second-story window.

24.0434 BB 274 NEWBURY STREET: At front façade repoint and clean masonry.

24.0493 BB 349 NEWBURY STREET: At front façade repaint storefront, beams and install blade sign.

COMMISSIONER DEMETRIADES MOTIONED TO DECISION THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ACP, JC, KC, ID, ZG, TH, EM, RW) (N: NONE).

III. RATIFICATION OF 11/8/2023 PUBLIC HEARING MINUTES

COMMISSIONER HIGH MOTIONED TO APPROVE THE MINUTES. COMMISSIONER CHRISTINSAN SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: ACP, JC, KC, ID, ZG, TH, RW)(N: NONE) (ABSTAIN: EM).

IV. STAFF UPDATES

- No staff updates.

V. ADJOURN – 6:22 PM