



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

FEBRUARY 14, 2024

COMMISSIONERS PRESENT: John Christiansen; Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; Tanvi Nayar; David Sampson; and Robert Weintraub. **COMMISSIONERS ABSENT:** Anddie Chan-Patera; David Eisen; Lisa Saunders; and Kenneth Tutunjian.

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

5:00 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 # 24.0680 BB

ADDRESS: 121 NEWBURY STREET

Applicant: Jennifer Palma

Proposed Work: At rear elevation widen existing egress door and at front façade install code compliant railing to lower retail space.

PROJECT REPRESENTATIVE: Jennifer Palma was the project representative. She presented the proposed scope of work to the Commission, which included an overview of the proposal to expand an existing egress door at the rear elevation and install a new railing at the front facade.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs of the front facade and rear alley, and existing and proposed elevation drawings.

DISCUSSION TOPICS: Discussion topics included an overview the alterations being proposed, an overview of egress and code requirements, dimensional



constraints for the proposed handrails, the dimensions of the proposed doorway and handrails, the proposed custom design for the handrails, plans to infill the upper portion of the door with brick to match adjacent finishes, and plans to coordinate with neighbors to clean up the rear alley way.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the handrail design matches a neighboring vernacular style design, the number of replacement handrails, the location of the original transom location, original features that have been altered, the removal of a fire ladder, and details of the existing parking area and accessibility pathways that may need to be made to ensure accessibility for people with wheelchairs.

PUBLIC COMMENT: During the public comment period, Serge Savard, a representative from the Neighborhood Association of the Back Bay spoke in support of the proposed work. He suggested cleaning-up the rear elevation of the building and relocating existing mechanical equipment to the ground.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: JC, KC, ID, ZG, TH, TN, DS, RW)(N: NONE)(ABS: EM).

~~APP # 24.0659 BB~~

~~ADDRESS: 150 BEACON STREET~~

~~Proposed Work: At front façade enlarge and alter window and door openings at fifth story penthouse and install outdoor kitchen.~~

- ~~• Withdrawn by applicant.~~

The Chair announced that the Commission would next review Advisory Review item(s).

II. ADVISORY REVIEW

ADDRESS: 42 NEWBURY STREET

Proposed Work: Replace existing storefront and install signage.

PROJECT REPRESENTATIVES: Juliana Dewi and Stan Kutsovsky were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the proposal to replace an existing storefront and install new signage.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic images of 42 Newbury St, proposed rendered exterior elevations (A) & (B), existing exterior elevations, material, finishes and details, and



proposed exterior signage.

DISCUSSION TOPICS: Discussion topics included an overview of Omega brand identity, the existing conditions of the first floor, the plans to modify the existing storefront, replicating the fanlight details, an overview of each rendering design, the proposed material, design, and dimensions of the signage, material of the Omega white stone, reasoning for removing existing glass panels, proposed security measures for the storefront, the impact the existing glass panels have on the visibility into the store, the possibility of retaining the fanlight and transom, the possibility of changing the yellow arch color, and using brass cladding to replace wood details.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: work that was previously approved by the Commission, retaining the shape of the transom, material that could potentially replicate the existing detail wood, the removal and replacement of wood details, whether brass cladding could replicate the same details and shaping features of existing wood details, whether muntins could be placed on glass panels, the relevance and material of the Omega white stone, whether placing the Omega logo over the door would be enough signage for the storefront, whether Omega logo could be placed on glass rather than Omega white stone, whether the loss of the glass would have an impact on the entire building, and whether the security glass could be placed on the inside. Commissioners recommended that the application examine the context of the entire building rather than just examining the context of the first floor.

PUBLIC COMMENT: During the public comment period, there were four written comments submitted and the following participants spoke: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of keeping the transom and other details in wood. Susan Prindle stated that she would be interested in reviewing renderings that keep the existing granite in place.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

24.0676 BB 206 BEACON STREET: Install security grates at lower level windows and entry doors, and replace existing rear fence and gate with a new wood fence



and gate of similar design.

24.0609 BB 235 BEACON STREET: At rear elevation emergency removal of an Ailanthus tree.

24.0678 BB 236 BEACON STREET: At front façade replace five fifth-story non-historic windows with historically appropriate wood windows.

24.0535 BB 246 BEACON STREET: At fourth-story replace non-historic windows and doors with wood windows and doors.

24.0667 BB 256 BEACON STREET: At rear elevation repoint masonry.

24.0352 BB 280 BEACON STREET: At rear elevation replace two seventh-story windows with historically appropriate wood true-divided light windows.

24.0686 BB 581 BOYLSTON STREET: At roof remove all existing cellular equipment.

24.0684 BB 581 Boylston Street: At front façade modify previously approved storefront design, at rear elevation replace windows in-kind add install egress door, and at roof replace mechanical equipment.

24.0665 BB 665 Boylston Street: At front façade replace existing wall sign and awning.

24.0673 BB 10 Charlesgate East: At side elevation replace three lower-level one-windows.

24.0598 BB 31 Commonwealth Avenue: Replace six first-story one-over-one wood windows in-kind.

24.0661 BB 32 Commonwealth Avenue: At rear elevation repoint masonry; and at roof repoint and repair chimneys.

24.0608 BB 57 Commonwealth Avenue: At rear elevation repair existing fire escape.

24.0683 BB 115 Commonwealth Avenue: At rear elevation replace two existing non-historic doors with a pair of double-hung windows.

24.0662 BB 124 Commonwealth Avenue: At front façade clean and repair masonry, and replace deteriorated wood trim in-kind; and at rear elevation remove paint from masonry.

24.0610 BB 203-205 Commonwealth Avenue: At roof replace deteriorated slate in-kind.



24.0616 BB 183 Marlborough Street: At rear elevation repair existing fire escape.

24.0629 BB 185 Marlborough Street: At rear elevation repair existing fire escape.

24.0612 BB 387 Marlborough Street: At penthouse roof replace rubber membrane roofing in-kind.

24.0670 BB 45 Newbury Street: At front façade install rubber membrane roofing at entrance canopies.

24.0679 BB 135 Newbury Street: At front façade replace existing wall sign and light fixtures, and install new awning.

24.0660 BB 156 Newbury Street: At front façade replace existing wall signs.

24.0643 BB 219 Newbury Street: At front façade replace existing entry door, transom and sidelights in-kind.

24.0644 BB 221 Newbury Street: At front façade replace existing entry door, transom and sidelights in-kind.

24.0645 BB 223 Newbury Street: At front façade replace existing entry doors and transom in-kind.

24.0603 BB 252 Newbury Street: At front façade install wall sign.

24.0599 BB 274 Newbury Street: At front façade install wall sign and window signage.

24.0681 BB 316 Newbury Street: At front façade replace existing wall sign.

COMMISSIONER SAMPSON MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: JC, KC, ZG, EM, DS, RW)(N: NONE)(ABS: TH).

IV. RATIFICATION OF HEARING MINUTES

Ratification of January 10, 2024 Public Hearing Minutes.

COMMISSIONER MOTIONED TO WEINTRAUB THE MINUTES. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: JC, KC, ZG, TH, EM, RW) (N: NONE)(ABS: DS).



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

V. ADJOURN – 6:13pm

**COMMISSIONER SAMPSON MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. A VOICE VOTE WAS
CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.**