



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

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

APRIL 10, 2024

COMMISSIONERS PRESENT: Anddie Chan-Patera; John Christiansen; Kathleen Connor; Zsuzsanna Gaspar; Thomas High; Ethel MacLeod; Tanvi Nayar; David Sampson; and Robert Weintraub.

COMMISSIONERS ABSENT: Iphigenia Demetriades; David Eisen; 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://boston.gov/landmarks).

5:03 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 # 24.0852 BB

ADDRESS: 161 COMMONWEALTH AVENUE

Applicant: Catherine Truman

Proposed Work: At roof replace existing HVAC equipment and expand existing headhouse.

PROJECT REPRESENTATIVES: Catherine Truman, Tony Salem, and Collin Dalla Costa, were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included the existing condition of the HVAC systems, the proposed rooftop buffer tank room, code regulations for HVAC systems and buffer tank rooms, dimensions of the existing and proposed HVAC systems, visibility of the HVAC system, an overview of the mock-ups, and proposed



color for the heat pumps.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the dimensions, material, and properties for the and HVAC system and enclosure, whether the HVAC system would be on a platform, whether a screen could be installed to ensure the HVAC system and tank room are not visible from a public way, whether there is space to behind the HVAC system to install a screen, whether the HVAC system could be rotated, the proposed materials and dimensions for the screen. Commissioners expressed concern regarding the precedent for screening and whether the units could be painted instead.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments:

Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of option two.

Sue Prindle, asked a clarifying question regarding the plans to remove shrubs at the roof.

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

- That the chillers remain in a horizontal orientation to the alley.
- That a copper screen be manufactured and installed at a sufficient height to enclose the chillers.
- That the screen be the same height as the chillers for symmetry.
- That the fence remains in between the two screens.

APP # 24.0858 BB

ADDRESS: 163 COMMONWEALTH AVENUE

Applicant: Catherine Truman

Proposed Work: At roof replace existing HVAC equipment and construct headhouse.

PROJECT REPRESENTATIVES: Catherine Truman, Tony Salem, and Collin Dalla Costa, were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included existing conditions of the roof,



the existing HVAC system that will be replaced, the visibility and sight line analysis of option one, two, and three from the roof, areas of the roof that are visible from a public way, the proposals and mock-ups for each option, and the dimensions and materials for the proposed HVAC system.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether a screen would reduce the visibility of the HVAC system, the dimensions and material for the HVAC system and screen, whether the HVAC system could be painted. Commissioners commented that they preferred option two.

PUBLIC COMMENT: During the public comment period, Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of approach two which limits visibility of the mechanical equipment.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER CHAN-PATERA SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: ACP, JC, KC, ZG, TH, EM, TN, DS, RW)(N:NONE)(ABS: NONE).

- Approve option two as presented with no screening. With the units being painted to match the color of the sky.
- Paint color remanded to staff for final review and approval.

Commissioner Connor recused herself from the review Administrative Review/ Approval applications.

II. ADMINISTRATIVE REVIEW/ APPROVAL

24.0868 BB 9 ARLINGTON STREET: Replace thirty-one fourth-story wood windows in-kind.

24.0871 BB 228-230 BEACON STREET: Repairs to slate roof.

24.0843 BB 270 BEACON STREET: At rear elevation replace fourth story windows in-kind.

24.0806 BB 360 BEACON STREET: Repoint masonry.

24.0807 BB 478 BEACON STREET: At rear replace rubber membrane roof and skylights in-kind, and install copper caps and downspouts.



24.0796 BB 811 BOYLSTON STREET: At front façade repair walkway and reset granite pavers.

24.0787 BB 899 BOYLSTON STREET: At front façade repaint woodwork to match existing color.

24.0860 BB BOWKER OVERPASS (CHARLESGATE EAST): Roadway and sidewalk improvements at the intersection of Commonwealth Avenue eastbound and Charlesgate East related to the replacement of the Bowker Overpass.

24.0831 BB 10 CHARLESGATE EAST: Replace three fifth-story one-over-one aluminum windows with one-over-one wood windows.

24.0783 BB 190 COMMONWEALTH AVENUE: At rear elevation repair masonry at existing garage.

24.0832 BB 416 COMMONWEALTH AVENUE: Replace six sixth-story bowed wood windows and two sixth-story flat windows in-kind.

24.0833 BB 416 COMMONWEALTH AVENUE: Replace three sixth-story bowed wood windows in-kind.

24.0789 BB 315 DARTMOUTH STREET: At roof replace copper flashing in-kind.

24.0827 BB 321 DARTMOUTH STREET: At rear elevation replace deteriorated wood window trim in-kind.

24.0850 BB 57 MARLBOROUGH STREET: At front façade replace existing Magnolia tree with a Rutgers Dogwood tree.

24.0815 BB 227 MARLBOROUGH STREET: At front façade replace deteriorated wood trim at existing bay window.

24.0856 BB 276 MARLBOROUGH STREET: Repair and repoint masonry, repaint ironwork, and replace deteriorated window lintels and trim in-kind.

24.0742 BB 298 MARLBOROUGH STREET: At roof install HVAC unit and kitchen vent.

24.0847 BB 389 MARLBOROUGH STREET: Replace all windows with historically appropriate wood windows.



24.0865 BB 395 MARLBOROUGH STREET: At front garden remove existing Silver Maple tree and plant replacement tree in consultation with the Garden Club of the Back Bay.

24.0733 BB 447 MARLBOROUGH STREET: At rear elevation replace existing wood fence in-kind.

24.0851 BB 43 NEWBURY STREET: At front façade replace existing wall sign.

24.0818 BB 162 NEWBURY STREET: At rear elevation replace non-historic wood windows in-kind.

24.0861 BB 201 NEWBURY STREET: At front façade replace existing wall sign.

24.0819 BB 323 NEWBURY STREET: At rear elevation repair fire escape.

COMMISSIONER CHRISTIANSEN MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER CHAN-PATERA SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: JC, ACP, ZG, TH, EM, DS, RW)(N: NONE)(ABS: KC).

III. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of March 13, 2024 public hearing minutes.

COMMISSIONER HIGH MOTIONED TO APPROVE THE MINUTES. COMMISSIONER CHRISTIANSEN SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: JC, ACP, ZG, TH, DS)(N:NONE)(ABS: KC, EM, RW)

IV. STAFF UPDATES

Joseph Cornish, Director of Design Review, informed the Commission that Franklin Ross will be the newest Back Bay Commission representing the Mayor's Office. Also, in the upcoming weeks there will be larger projects coming before the Commission.

V. ADJOURN – 5:53 PM

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