

**Back Bay Architectural Commission**  
**Public Hearing Minutes**  
Boston City Hall, Room 900, Ninth Floor  
Boston, Massachusetts, 02201

**March 14, 2018**

---

**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Iphigenia Demetriades, David Eisen; Jane Moss; Patti Quinn; David Sampson.

**Commissioners Not Present:** Jerome CooperKing, Kathleen Connor, Lisa Saunders, Lex Stevens, Kenneth Tutunjian, and Robert Weintraub.

**Staff Present:** Joseph Cornish, Director of Design Review; Kristian Boschetto, Preservation Assistant

**5:00 PM** Commissioner Demetriades called the public hearing to order. Commissioner Demetriades reported that the public hearing is being recorded by staff and asked members of the public recording the hearing to make themselves known. There were none. Commissioner Demetriades explained that during public comment periods of the hearing members of the public will be limited to five minutes to make comments; and explained that motions would be made by Commission members following public comment.

**DESIGN REVIEW APPLICATIONS:  
RESIDENTIAL APPLICATIONS**

18.865 BB            457 Beacon Street: Construct penthouse and roof decks; and replace non-historic wood fourth-story one-over-one windows in-kind at front façade and rear elevation.  
*Representative:* Bill Oberg

Staff read its recommendation to in part approve this application with provisos and in part deny without prejudice. The applicant presented existing condition photographs, architectural drawings, sight maps, and sightline guides. Staff requested that the representative clarify to the Commission what was already submitted and what is currently being presented. The Commission discussed whether there were existing penthouses at neighboring buildings. They also asked if the structure could be lowered and the representative confirmed that it had been lowered and that the change was represented in the presentation. The Commission also suggested that the duct work in the center of the roof be removed or lowered.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) said that the architect has worked

well to improve the original submission. She also suggested that the roof membrane be grey because it helps to keep the building from overheating. In conclusion the application was approved with the following provisos. J Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- Cut corner back further and send revised drawings to staff; and
- Explore option of grey rubber roof and submit to staff for approval.

18.938 BB

42 Commonwealth Avenue: At roof relocate air-conditioning equipment, expand deck, and install safety railing and privacy screening.

*Representatives*: Chris Crump

Staff read its recommendation to approve the application with provisos. The applicant presented photographs of the existing conditions, drawings, and sightline guides. The Commission discussed the size and placement of the decking on the roof. They also asked whether the existing condensers were being retained and moved or if any were being added. The applicant explained that there are currently 11 older models existing that will be replaced with 9 new efficient and quieter models.

Public testimony was called for and Dale Erland of 40 Commonwealth Avenue read a letter on behalf of Robert Hayes. The letter explained that the current condensers are right next to their bedroom and that the noise has been persistently bothersome to them. He also stated that the new condensers had already been installed to which the representative replied that they were placed on the roof but have yet to be installed. Sue Prindle said that the applicant had never met with NABB and that they do not approve of the proposal and that the condensers should remain in place. Michelle Hicks and Jonathan Hayes asked why the applicant was proposing to move the condensers when they could remain in place and not affect the neighboring building. Sarah Wilkerson asked that the condensers not be moved towards the alley so that they don't create more noise for those who live on the alley side. Margaret Shepherd suggested that the condensers be placed between 42 and 44 Commonwealth Avenue so that they could not be seen and so that they are not next to someone's bedroom.

In conclusion the application was approved with the following provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- Condensers to remain in the center/and or be relocated to the 44 Commonwealth Avenue side of the building provided there are no objection by that building's owners;
- New location to be confirmed by staff; and

- If no appropriate spot is found they must come back to the Commission.

18.942 BB

13 Commonwealth Avenue: At front façade replace existing penthouse entry doors, replace decking at existing deck, and replace black rubber membrane roof in-kind; at penthouse roof remove existing railing and deck, install new elevator headhouse, and replace existing skylight in-kind; repair and repaint windows; and repoint chimneys.

*Representatives*: Guy Grassi

Staff read its recommendation to approve this application with provisos. The applicant presented current condition photographs and detailed architectural drawings. The Commission asked whether the new window would align with the existing and if the lintel and sill were to remain. They also discussed the details and visibility of the proposed headhouse.

Public testimony was called for and Maureen O’Hara, a neighbor, said that she approved of the application. Sue Prindle of NABB also said that she approved of the application.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- The elevator headhouse is reduced in height to reduce its visibility from the alley.

18.940 BB

305 Commonwealth Avenue: At rear yard modify previously approved garden wall by expanding opening and eliminating steel gates; and increase garden area.

*Representatives*: Guy Grassi

Staff read its recommendation to approve this application as submitted. The applicant presented photographs of the existing conditions and drawings of the proposed garden area. The Commission said that they approved of the proposal.

In conclusion the application was approved as submitted. J. Moss initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

18.953 BB

276 Marlborough Street: At rear elevation install dryer vent at fourth story of sidewall.

*Representative*: Chris Magliozzi

Staff read its recommendation to approve this application with provisos. The applicant presented current condition photographs, an example of the proposed venting, and a drawing of the floor layout. The Commission initially posed no objection to the work, until an abutting owner, Annie Youssoufian noted that the venting was already installed. The representative said that the venting had not been installed and that a pilot hole had been made. The Commission discussed whether this would become a violation but found that they still had no objection to the proposed work.

In conclusion the application was approved with the following proviso. D. Eisen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- The vent is black in color and non-reflective.

18.939 BB

28 Marlborough Street: At rear elevation install radon gas mitigation system consisting vent pipe to roof and air pump.

*Representative*: Maureen O'Hara; Mike Williams

Staff read its recommendation to approve this application with provisos. The applicant presented photographs of the existing conditions, a detailed description of the radon gas problem, and drawings of the proposed piping. The Commission discussed the placement of the venting and asked why the piping could not exit from the rear alley. The applicant said that due to the nature of the gas and how it condenses, it has to be filtered away from the building vertically, not horizontally. Additionally, the gas needs to be expelled at least 10 feet from a habitable space, thus, the roof is the only option. The Commission asked if the piping could at least be moved to the other side or expelled through a copper piping, and the applicant explained that the pump needed to go on the other side and that radon reacts with copper, so the pipe needed to be plastic. The Commission then requested that the piping at least be clad in copper so that it would disguise the plastic.

Public testimony was called for and Sue Prindle of NABB said that the piping should be galvanized in copper and that it should be placed next to the existing piping. Additionally she voiced her concerns with the piping around the corner, but the applicant stated that they would rather preserve the cornice so that they did not do irreparable damage.

In conclusion the application was approved with the following proviso. D. Sampson initiated the motion and J. Moss seconded the motion. The vote was 9-0 (Aye: ID, DE, JM, PQ, DS; Nay: JC).

- Cover the piping in a copper chase; and
- Keep configuration over cornice.
- 

18.869 BB

177 Commonwealth Avenue: At front façade replace two non-historic fifth-story one-over-one aluminum windows with wood one-over-one windows; at party wall replace two non-historic fifth-story one-over-one aluminum windows with wood one-over-one windows; and at roof replace existing access hatch with copper-clad headhouse, repair decking at existing roof deck, and repair railing.

*Representative: Richard Pignataro*

Staff read its recommendation to approve the application as submitted. The applicant presented existing condition photographs, architectural drawings, and sightline guides. The Commission discussed the existing material of the decking and the visibility of the railing. Initially the Commission requested that the decking be pulled back 5 feet to eliminate the visibility, but the applicant objected since the existing deck had been approved in place.

Public testimony was called for a Sue Prindle of NABB said that she could not find any approvals for this application. She also asked that the decking be pulled back to make it not visible.

In conclusion the application was approved with the following proviso. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- Replace decking in existing location but replace railing with black metal.

18.961 BB

178 Commonwealth Avenue, Unit 7: At front façade replace existing roof deck and install handrail.

*Representative: Paul Hajian*

Staff read its recommendation to approve the application as submitted. The applicant presented photographs of the existing conditions, drawings of the proposed decking, and sightline guides. The Commission posed no objection to the scope of work.

Public testimony was called for and Sue Prindle noted that there was some visible railing in the photograph, but the applicant said it was a neighboring deck.

In conclusion the application was approved as submitted. D. Sampson initiated the motion and J. Christiansen seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

18.960 BB 178 Commonwealth Avenue, Unit 8: At rear elevation replace existing roof deck and install handrail.

*Representative: Paul Hajian*

Staff read its recommendation to approve the application with provisos. The applicant presented photographs of the existing conditions, drawings of the proposed decking, and sightline guides. The Commission discussed the previous violation and the applicant explained that it had not been a part of his work and that it had been resolved. The Commission also discussed what the owner's plans for the hatch would be and if it would conform to the new railing design. The applicant explained that the owners wanted to do the project piece by piece and did not plan to change the hatch currently.

Public testimony was called for and Sue Prindle of NABB asked for the detailing of the railing. She also noted that the Inspectional Services Department may not approve a hatch and that they may need to do a headhouse, in which case they would need to come back to the Commission to change the decking again.

In conclusion the application was approved with the following provisos. J. Christiansen initiated the motion and I. Demetriades seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

- If the owners need to come back to build a headhouse, the deck will need to be reconfigured to conform to the guidelines.

### **ADMINISTRATIVE REVIEW/APPROVAL**

Work that staff reviewed (conforms to standards and criteria) for administrative approval:

- 18.810 BB 280 Beacon Street: Replace existing security lighting at front façade, side elevation and rear elevation.
- 18.919 BB 295 Beacon Street: At front façade replace two fifth-story non-historic one-over-one aluminum windows with one-over-one wood windows.
- 18.920 BB 357 Beacon Street: At front façade and rear elevation replace five second-story non-historic two-over-one wood windows in-kind.
- 18.936 BB 651-655 Boylston Street: Install tables, chairs and umbrellas at patio areas.
- 18.946 BB 12-14 Commonwealth Avenue: At internal courtyard areas repair, repoint and repaint masonry.
- 18.958 BB 45 Commonwealth Avenue: At front façade, install new wood decking at existing deck.
- 18.955 BB 160 Commonwealth Avenue: At rear elevation, remove existing louvre at first story window, restore window, and install new louvre at the underside

- of the existing bay window.
- 18.944 BB 33 Exeter Street: At front façade and side elevation, replace existing wall signs.
- 18.941 BB 10 Marlborough Street: At rear elevation, replace all copper cladding, roofing, flashing and gutters in-kind.
- 18.926 BB 73 Marlborough Street: At front façade, repoint masonry and repair sandstone trim.
- 18.894 BB 227 Marlborough Street: At front façade, replace deteriorated wood window sash at first-story bay window in-kind.
- 18.581 BB 350 Marlborough Street: At front façade entry steps, install black iron handrails.
- 18.951 BB 403 Marlborough Street: At rear elevation, replace two fourth-story and two fifth-story one-over-one wood windows in-kind.
- 18.937 BB 31 Massachusetts Avenue: At front façade, side elevation and rear elevation, replace ten third-story non-historic one-over-one aluminum windows with wood one-over-one windows.
- 18.928 BB 12 Newbury Street: At front façade, replace of existing wall sign.
- 18.948 BB 15 Newbury Street: At rear elevation, re-set coping stones, replace flashing, repair and repoint masonry, re-glaze and repaint existing windows repaint fire escape and install missing section of downspout.
- 18.973 BB 67 Newbury Street: At front façade, re-landscape existing garden area.
- 18.947 BB 67 Newbury Street: At Newbury Street entry, repoint masonry and replace deteriorated sandstone elements in-kind.
- 18.957 BB 85; 236 and 286 Newbury Street: Installation of temporary parklets within two existing street parking areas at each address.
- 18.933 BB 91 Newbury Street: At front façade, replace existing window sign.
- 18.922 BB 205-207 Newbury Street: At front façade, install new wall sign at lower level retail space and install tables, chairs and umbrellas at patio.
- 18.892 BB 285 Newbury Street: At front façade install new blade sign above first story windows.
- 18.956 BB 286-288 Newbury Street: At front façade and rear elevation replace all existing third-story one-over-one wood windows in-kind.
- 18.977 BB 299 Newbury Street: At front façade affix two-sided metal sign to railing.
- 18.949 BB 328 Newbury Street: At front façade replace existing blade sign and wall sign.

In conclusion the applications were approved with the exception of Application 18.857 BB which was continued to a future full design review hearing. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

#### **RATIFICATION OF THE 2/14/2018 PUBLIC HEARING MINUTES**

The minutes were approved as presented. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC, ID, DE, JM, PQ, DS).

**STAFF COMMENTS**

Staff reported that the kick-off event for Preservation Month will take place at Boston City Hall Friday, May 4, 2018.

**7:25 PM** Commissioner Demetriades adjourned the public hearing.