

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

**July 11, 2018**

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**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; David Eisen; Jane R. Moss; Patti Quinn; David Sampson; and Robert Weintraub.

**Commissioners Not Present:** Lisa Saunders; Lex Stevens; and Kenneth Tutunjian.

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

**5:01 PM** Commissioner Connor called the public hearing to order. Commissioner Connor reported that the public hearing is being recorded by staff and asked members of the public recording the hearing to make themselves known. Lauren Bennett from the *Boston Sun* identified herself and acknowledged that she is recording the hearing. Commissioner Connor 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**

18.11491 BB      40 Hereford Street: At rear yard remove two Ailanthus trees and one Birch tree, and plant two Japanese Maple trees.

*Representative: Lesley Ciano*

Staff read its recommendation to approve this application with provisos. The applicant presented existing condition photographs and an arborist's report stating that the trees are a hazard and pruning will not restore their viability. During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) read a letter from Margaret Pokorny of the Garden Club of the Back Bay requesting that the trees be pruned and retained. Laurie Thomas of the Garden Club of the Back Bay explained that her organization hired Norm Helie, arborist who frequently works for the Friends of the Public Garden, to assess the trees from the street and that he concluded that the trees are healthy.

In conclusion the application was continued until August 8, 2018 following a meeting with Norm Helie and staff at 40 Hereford Street to assess the trees from inside the garden wall.

18.1493 BB      290 Marlborough Street: Replace deteriorated roof slate in-kind; re-point masonry; refinish front entry doors and paint black; refinish rear entry doors and

stain to match existing finish; create opening in rear wall and insert copper vent cap; and install storage shed at rear patio.

*Representative: Dartagnan Brown*

Staff read its recommendation to approve this application. The applicant presented existing condition photographs and renderings of the proposed work. The Commission discussed the fact that other options for venting the kitchen exhaust were explored including creating a chase through the building to the roof which will require altering existing finished space, and using existing chimneys which have no open flues. The Commission also discussed the size and material of the vent. There was no public testimony.

In conclusion the application was approved as presented. I. Demetriades initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

18.1373 BB

10-11 Arlington Street: Repair and restore masonry, railings and fences, oriels, fire escapes and roofs; replace all windows with wood one-over-one windows; restore entry doors and replace exterior light fixtures; remove and infill lower level windows at side elevation; remove rear masonry addition, non-historic lower section of rear bay, and rear stairs to lower level; install garage door opening at rear elevation; and install new roof deck, elevator overrun and skylight.

*Representative: Dartagnan Brown*

Staff read its recommendation to approve this application with provisos. The applicant presented existing condition photographs and drawings of the proposed project. The Commission discussed

During public testimony Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked how cars will enter and exit the garage. Thomas High explained that he is happy to see front facades being restored and that the existing louvered window openings be replaced with window sash and bars.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. Moss seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

- Louvers at cellar windows are replaced with false windows and window grilles.
- All rooftop equipment is minimally visible from the ground.

18.1435 BB

13 Commonwealth Avenue: At rear area of building, create opening at fifth-story of side wall and install a six-over-six wood window with precast stone lintel and sill.

*Representative:* Guy Grassi

Staff read its recommendation to approve this application. The applicant presented existing condition photographs and renderings of the proposed work. The Commission discussed the fact that the window openings have been altered in the past at this location of the building, and that the proposed window is consistent with the proportion and scale of the existing windows. There was no public testimony.

In conclusion the application was approved as presented. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

18.1498 BB

29 Commonwealth Avenue: Re-landscape site; clean, repair and re-point masonry at all elevations; replace all existing windows with aluminum clad windows; replace all doors and lighting; at east entry replace intercom and card reader, and convert existing door into a window; at west elevation remove existing fire stair and infill opening with brick; at north elevation install new curb and garage door opening; remove portion of south end of eleventh story-addition, and install roof terrace and swinging steel doors; at roof install deck, headhouse skylight, and replace mechanical equipment.

*Representative:* Guy Grassi

Staff read its recommendation to approve a portion of this application with provisos and deny without prejudice a portion of this application. The applicant presented photographs of existing conditions and renderings of the proposed project. The Commission discussed the visibility of the proposed rooftop alterations and agreed that this portion of the project be re-designed.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) expressed concern about the visibility of the proposed rooftop alterations and suggested reducing the size of the proposed skylights and reducing the visibility of the proposed headhouse from the Commonwealth Avenue Mall. Thomas High expressed concern about building a roof deck on top of an addition, and that the proposed roof deck must not be visible from the building's three primary facades. Susie Shafer of NABB asked if the project will be completed in stages and if the rear alley will be closed during construction.

In conclusion a portion of this application was approved with provisos, and a portion was denied without prejudice. I. Demetriades initiated the motion and P. Quinn seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

- The proposed replacement windows must be all wood at the first three stories and may be aluminum clad at the upper stories.
- The proposed rooftop alterations are denied without prejudice.

### **ADMINISTRATIVE REVIEW/APPROVAL**

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

- 18.1419 BB            118 Beacon Street: At front façade re-point masonry and re-paint window trim to match existing color.
- 18.1495 BB            120 Beacon Street: At rear elevation replace three non-historic second-story wood one-over-one windows in-kind.
- 18.1468 BB            150 Beacon Street: At front façade re-point masonry and repair balustrade.
- 18.1490 BB            154 Beacon Street: At rear elevation replace four non-historic fourth and fifth-story aluminum one-over-one windows with wood one-over-one windows.
- 18.1473 BB            274 Beacon Street: At front façade restore existing fifth-story wood windows.
- 18.1477 BB            274 Beacon Street: At front façade restore existing sixth-story wood windows.
- 18.1488 BB            306 Beacon Street: At rear elevation replace two first-story non-historic wood four-over-one windows with wood one-over-one windows.
- 18.1276 BB            399 Boylston Street: At front façade install new signage in accordance with approved signage master plan.
- 18.1500 BB            449 Beacon Street: At roof repair decking at roof deck and install new black iron handrail.
- 18.1478 BB            44 Commonwealth Avenue: At front façade re-point masonry, repair brownstone and repaint door surround and bay window.
- 18.1471 BB            120 Commonwealth Avenue: At rear elevation replace black rubber membrane garage roof in-kind.
- 18.1472 BB            167 Commonwealth Avenue: At roof replace existing chiller with new chiller of same dimension but light gray in color.
- 18.1429 BB            245 Commonwealth Avenue: Replace failing rubber membrane roofing and copper flashing in-kind.
- 18.1427 BB            250 Commonwealth Avenue: At rear elevation replace three wood sixth-story six-over-one windows in-kind.
- 18.1485 BB            253 Commonwealth Avenue: At front façade and rear elevation replace thirty-four non-historic vinyl one-over-one windows with wood one-over-one wood windows, and replace and two non-historic vinyl casement windows with wood casement windows.
- 18.1417 BB            333 Commonwealth Avenue: At rear elevation replace seven deteriorated wood windows with wood one-over-one windows, and replace non-historic wood door at fire escape in-kind.

- 18.1489 BB 390 Commonwealth Avenue: At front façade replace five seventh-story non-historic one-over-one aluminum windows with wood one-over-one windows.
- 18.1470 BB 19 Marlborough Street: At front façade replace eighteen non-historic one-over-one windows with wood one-over-one windows.
- 18.1497 BB 133 Marlborough Street: At rear elevation replace non-historic wood patio windows and door in-kind.
- 18.1449 BB 137 Marlborough Street: At front façade and side elevation repoint masonry.
- 18.1484 BB 199 Marlborough Street: At roof repair black rubber membrane roof; rebuild brick wall at existing penthouse, re-clad metal walls in copper and replace wood door and trim work in-kind; install new copper chimney caps and flashing; and repair all decking supports.
- 18.1469 BB 220 Marlborough Street: Re-caulk bay windows.
- 18.1428 BB 231 Marlborough Street: At rear garage, replace deteriorated bricks with new bricks and mortar matching the historic bricks and mortar; and install brick pavers at garage entry.
- 18.1444 BB 431 Marlborough Street: At roof repoint chimney.
- 18.1492 BB 125 Newbury Street: At front façade's non-historic storefront replace entry to window.
- 18.1482 BB 162 Newbury Street: At front façade replace wood sill plate at storefront in-kind.
- 18.1499 BB 209 Newbury Street: At front façade install three awnings at first story windows and window signage.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Cooperking seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

### **RATIFICATION OF THE 6/12/2018 PUBLIC HEARING MINUTES**

The minutes were approved as presented. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC, JCK, KC, ID, DE, JM, PQ, DS, RW).

### **STAFF UPDATES**

Staff reported that interviews are underway for a new preservation assistant.

**6:45 PM** Commissioner Connor adjourned the public hearing.