

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

**August 8, 2018**

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**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; Lisa Saunders;

**Commissioners Not Present:** David Sampson; Lex Stevens; Kenneth Tutunjian; David Eisen; Jane R. Moss; Patti Quinn; and Robert Weintraub.

**Staff Present:** Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

**5:00 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. There were none. 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**

18.1491 BB

40 Hereford Street: *(Continued from July 11, 2018 public hearing)*  
Representative: Lesley Ciano

Proposed Work: At rear yard remove two Ailanthus trees and one Birch tree, and plant two Japanese Maple trees.

Staff read its recommendation to approve this application with provisos and reported that they met with the applicant and arborist on July 26, 2018. The representative showed images of existing conditions and claimed that the two trees in her backyard pose a threat to cause structural damage. One tree is very close to her stairs and causes an accessibility issue, and also may disrupt the structure of her staircase leading to the yard. The other tree is up against a wall and will start to cause damage very soon. There is one other tree that the representative doesn't plan on removing that sits on the wall. The representative wants to replant trees in similar areas, and just plant them 4-5 feet inward of where the existing trees were. She is open to recommendations from the Garden Club about what type of tree to plant. During public comment Laurie Thomas from the Garden Club of the Back Bay requested that all three trees remain in

place. Sue Prindle from the Neighborhood Association of the Back Bay (NABB ) also spoke in favor of keeping all three trees.

The Commission acknowledged that the majority of instances where people have requested to remove these particular species of trees, it has been approved. There was debate on whether or not the removal of the trees should be staggered or not. Staff comments that a Honey Locust is recommended by an arborist, and determined that the wall is a significant feature of the house that existed before the trees. Staff recommended removing both Ailanthus trees and leave the Birch tree.

In conclusion the application was approved with the provisos that the applicant work with staff and the Garden Club of the Back Bay to identify to appropriate replacement trees. I. Demetriades initiated the motion and L. Saunders seconded the motion. J. Christiansen and J. CooperKing objected the motion. The vote was 3-2 (ID, LS, JC, JCK, KC).

19.012 BB

409 Beacon Street:

Representative: Julian Quero

Proposed Work: At rear yard remove one Ailanthus tree and one Norway Maple tree.

Staff read its recommendation to approve this application with provisos. The representative showed images of existing conditions and proposed to remove the damaged trees on property, one which brought down electric wires during a storm. The representative took recommendations from the Garden Club of the Back Bay, which encouraged English Oaks as a replacement.

The Commission encouraged the representative to reach out to the garden club for a recommendation of the caliper of the tree

During public Comment Laurie Thomas from the Garden Club of the Back Bay recommended removing the trees immediately. Sue Prindle from NABB commented that it was important to set a caliper for the tree.

In conclusion the application was approved with provisos. The applicant must work with the Garden Club of the Back Bay on an appropriate caliper for the replacement trees. I. Demetriades initiated the motion and J. CooperKing seconded the motion. The vote was 5-0 (ID, LS, JC, JCK, KC).

19.086 BB

171 Commonwealth Avenue:

Representative: Ron Payne

Proposed Work: Replace all non-historic one-over-one windows with wood one-over-one windows; at front façade replace garden fence and install new brick pavers at entry walkway; at roof replace existing deck, railing and air-conditioning units, and install copper-clad headhouse and elevator override; and at rear elevation re-landscape rear yard, install fence with brick base, install lighting, install garage door and Juliet balcony, and replace existing balcony at roof of bay.

Staff read its recommendation to approve this application. The representative showed images of existing conditions and plans for proposed work. He shared that the back façade has been altered before, and that one door used to be window, and that it is flat and will appear to be original. He also added that they will not be adding any width to the header.

The Commission clarified some details of the project.

During Public Comment Tom High form Backbayhouses.org acknowledged that the rear façade is not original, and recommended approval of the project.

In conclusion the application was approved. J. Christiansen initiated the motion, with the understanding that the rear façade has been altered and its existing symmetry accommodates the installation of the proposed garage door without altering the character of the building, and J. CooperKing seconded the motion. The vote was 5-0 (ID, LS, JC, JCK, KC).

19.077 BB

12-14 Commonwealth Avenue:

Representatives: Frank Murphy, Akelius US LLC

Proposed Work: At roof install four rooftop condensers and mechanical screening, and install sixteen louvered vents at rear elevation's wall.

Staff read its recommendation to approve this application with provisos. The representative showed images of existing conditions and plans for the proposed work. He elaborated on the proposed work, and pointed out the possibility of refraining from constructing the mechanical screening due to noise levels. The Representative also pointed out that there is some limitation in where they can move equipment due to air flow requirements and warranty of the units.

The Commission pointed out that they do not intend on approving the mechanical screening during this hearing, and defer it to the Staff.

Public Comment from Charlotte Iselin, a property owner in the area, shared that she was not informed about any of this construction; and that information was not accessible to the public. She also said that it obstructs her view. Sue Prindle from NABB shared that she thinks moving the vents around into a corner so that they line up with the inside edge would be a good idea.

In conclusion the application was approved, with the provisos that the applicant relocate the units somewhere on the roof, and defer approval to staff to work with the applicant and abutter on an appropriate solution. The applicant must return with a new application if screening is to be installed. J. Christiansen initiated the motion, and J. CooperKing seconded the motion. The vote was 5-0 (ID, LS, JC, JCK, KC).

19.069 BB

115 Marlborough Street:

Applicant: Diane Lim

Proposed Work: At front façade replace non-historic entry door to lower level with new wood door; at rear elevation replace non-historic entry door to lower level with new wood door, replace existing fence with wood fence, and replace asphalt paving at parking area with brick pavers; and at roof remove three existing air conditioning units and install two new air conditioning units.

Commissioner Saunders recused herself from this hearing item. As a result the hearing was continued to September 12, 2018 due to a lack of quorum.

#### **ADMINISTRATIVE REVIEW/APPROVAL**

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

- 19.083 BB 100 Beacon Street: At roof remove existing roof deck, replace black rubber membrane roof in-kind, and re-install roof deck.
- 19.079 BB 128 Beacon Street: At rear elevation repair and re-point masonry, re-caulk window frames, replace deteriorated sections of wood window frames in-kind, and re-paint window frames, trim, cornice and balconies.
- 19.068 BB 225 Beacon Street: At front façade repair front entry steps; and at rear elevation replace non-historic wrought iron railing with new wood fence and gate, and install new light fixture, intercom and alarm keypad.
- 19.084 BB 450 Beacon Street: At rear elevation repair fire escape.
- 19.076 BB 399 Boylston Street: At front façade install new wall and window signage consistent with building's signage master plan.

- 19.017 BB 46 Commonwealth Avenue: At front façade repair brownstone; and at rear elevation repair stone balustrade at roof of bay.
- 19.088 BB 126 Commonwealth Avenue: At front façade replace deteriorated wood trim at fourth-story in-kind and re-paint to match existing.
- 19.070 BB 132 Commonwealth Avenue: At rear elevation replace three third-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 19.062 BB 333 Commonwealth Avenue: At rear elevation repair and replace deteriorated window lintels and sills, re-paint wood sills, sash and brickmoulds, repair copper bays, and replace storm windows in-kind.
- 19.072BB 366 Commonwealth Avenue: At front façade replace non-historic second-story aluminum door unit with wood door unit.
- 19.073 BB 390 Commonwealth Avenue: At front façade replace seventh-story aluminum-clad door unit in-kind.
- 19.074 BB 390 Commonwealth Avenue: At front façade replace seventh-story aluminum-clad door unit in-kind.
- 19.007 BB 31 Marlborough Street: At rear elevation repair fire escape.
- 19.004 BB 118 Marlborough Street: At front façade re-point entry steps and resurface with a tinted cementitious stucco.
- 19.048 BB 342 Marlborough Street: At front façade replace three second-story non-historic wood one-over-one windows in-kind, and at rear elevation replace three second-story non-historic one-over-one wood windows in-kind.
- 18.1519 BB 355 Marlborough Street: At roof replace black rubber membrane roofing in-kind.
- 19.039 BB 375 Marlborough Street: At front façade and rear elevation replace seven second-story storm windows in-kind.
- 19.078 BB 24 Newbury Street: At front façade replace non-historic storefront and install new wall sign.
- 19.075 BB 28 Newbury Street: At front façade repair section of cornice below second-story window, and at roof install code required safety rail.
- 19.066 BB 201 Newbury Street: At rear parking area, replace asphalt paving with brick pavers and restore granite curb separating parking from alley; and repair damaged brick wall.
- 18.1522 BB 337 Newbury Street: At front façade replace existing blade sign and

In conclusion the applications were approved. K. Connor initiated the motion and J. CooperKing seconded the motion. The vote was 5-0 (JC, KC, JCK, ID, LS).

### **RATIFICATION OF THE 7/11/2018 PUBLIC HEARING MINUTES**

The minutes were approved as presented. J.CooperKing the motion and I. Demetriades seconded the motion. The vote was 5-0 (JC, KC, JCK, ID, LS).

### **STAFF UPDATES**

Staff brought up the possibility of expanding the violations committee, since it is currently only composed of two commissioners. Staff also reported that the sub-

committee to discuss revising sign guidelines on Newbury Street met on August 2 and that a future meeting will be planned.

**7:39 PM** Commissioner Connor adjourned the public hearing.