

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

**November 13, 2019**

---

**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Kathleen Connor; Jerome Cooper-King; Iphigenia Demetriades; Jane R. Moss; Patti Quinn; Lisa Saunders; and Robert Weintraub.

**Commissioners Not Present:** David Eisen; David Sampson; and Kenneth Tutunjian

**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. Lauren Bennett made herself known as a member of the public 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**

20.481 BB

15 Arlington Street

Representatives Li Wang and Alfred Wojciechowski

Proposed Work: Signage plan for Newbury Street, Arlington Street and Public Alley 437.

Staff read its recommendation to approve the application with provisos.

Mr. Wang and Mr. Wojciechowski presented photos of existing conditions, and plans for the proposed work.

The Commission asked if any of the signage would be illuminated, and confirmed that all fasteners would be into mortar joints. The Commissioners discussed lowering the proposed sign in the alley to align with the top of the adjacent door opening.

During public comment, Mike Scanlon from Emanuel Church spoke in favor of the project.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

- The proposed sign regarding deliveries in the alley must be lowered so that its top aligns with the top of the adjacent door opening.

20.482 BB

103-105 Newbury Street

Representative: Derek Rubinoff

Proposed Work: At front facade level patio, install patio dining area, and install window signage.

Staff read its recommendation to approve the application with provisos.

Mr. Rubinoff presented photos of existing conditions and the plans for the proposed work. The Commission discussed the slope of the patio and its height at the public sidewalk. The Commission also suggested adding a planter with live plant material at the public sidewalk, and discussed the size of the proposed sign.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) requested that there be no outdoor speakers and that the height of the patio at the public sidewalk be reduced.

In conclusion the application was approved with provisos. J. CooperKing initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

- The height of the patio should be reduced as much as possible by adding an approximate 2% slope to the grade of the patio; a one (1') foot wide planter be added along the sidewalk; and the proposed window sign be revised to represent the proportions shown in Plan SKD 106 by Derek Rubinoff, Architect dated 10/22/2019.

20.346 BB

731 Boylston Street:

Representative: Mike Provenzano

Proposed Work: At front façade remodel storefront and install signage.

Staff read its recommendation to approve the application with provisos.

Mr. Provenzano presented photos of existing conditions and plans for the proposed work. The Commission asked what the existing patio will be used for, and if a café would be part of the bank. The Commission also

questioned the use of fiber cement panels and discussed using cast stone or wood instead.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) requested that the outdoor seating be removed from the project.

In conclusion the application was denied without prejudice. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

20.392 BB

354 Marlborough Street:

Representative:

Proposed Work: At rear of property remove Linden tree.

No representative present.

20.229 BB

10-11 Arlington Street:

Representative: Mark Van Brocklin

Proposed Work: At rear elevation remove upper fire escapes; and at roof enlarge previously approved roof deck and construct copper-clad headhouse.

Staff read its recommendation to approve the application with provisos.

Mr. Van Brocklin presented photos of existing conditions and plans for the proposed work. The Commission discussed the visibility of the headhouse mock-up and questioned if it could be reduced twelve (12”) inches in height.

During public comment, Tom High of backbayhouses.org requested that no rooftop additions be visible from the ground.

In conclusion the application was denied without prejudice. R. Weintraub initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

20.488 BB

90 Commonwealth Avenue:

Representative: Mark Howland

Proposed Work: At roof repair and remove a section of the existing roof deck, and modify approved penthouse renovation.

Staff read its recommendation to approve the application.

Mr. Howland presented photos of the existing conditions and plans for the proposed work. The Commission discussed the height of the existing parapet and the visibility of the penthouse.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) spoke in favor of the project.

In conclusion the application was approved. R. Weintraub initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

20.486 BB

315 Commonwealth Avenue:

~~Proposed Work: At roof replace black rubber membrane roof in-kind, replace roof deck and railings, install deck step lights, remove brick chimney, access hatch, skylight and elevator headhouse, construct new access hatch, replace existing large skylight in-kind, install pyramid skylight, install nine heat pumps, and add three chimney pots to west chimney; at front façade and rear elevation refurbish and clean roof slate, replace all flashing and gutters with copper, remove all security devices, flood lights, sirens, and lock boxes, repair wood mouldings and masonry, refurbish doors, clean and re-paint ironwork and fire escapes; and at rear elevation replace roof over entry door with standing seam copper, and install air intake vent and light fixture above entry door. **WITHDRAWN BY STAFF**~~

#### ADMINISTRATIVE REVIEW/APPROVAL

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

- 20.236 BB** **206 Beacon Street, Unit 1:** At front facade replace one lower level one-over-one non-historic aluminum window with a one-over-one wood window; and at rear elevation replace three lower level one-over-one non-historic wood windows in-kind.
- 20.444 BB** **215 Beacon Street:** At rear elevation replace copper gutter and deteriorated roof slate in-kind.
- 20.441 BB** **855 Boylston Street:** At rear elevation replace three existing condenser units and chain link fence in-kind.
- 20.445 BB** **20 Commonwealth Avenue:** At rear elevation re-point masonry.
- 20.485 BB** **31-33 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind; and at rear elevation replace asphalt shingles at Mansard roof with slate.
- 20.389 BB** **90 Commonwealth Avenue:** At east (side) elevation re-point and repair masonry.
- 20.433 BB** **175 Commonwealth Avenue:** At front façade repair and re-point entry steps, and replace two existing vents in-kind.
- 20.372 BB** **257 Commonwealth Avenue:** At front façade and rear elevation replace nine third-story one-over-one non-historic wood windows in-kind.
- 20.458 BB** **280 Commonwealth Avenue:** At roof replace aluminum siding at upper story with standing seam copper.
- 20.498 BB** **280 Commonwealth Avenue:** At front façade re-paint entry door black.
- 20.449 BB** **298 Commonwealth Avenue:** At front façade and rear elevation re-point masonry; and at rear elevation re-paint fire escape.

- 20.321 BB** **306 Commonwealth Avenue:** At rear elevation resurface driveway with brick pavers and existing granite, install drainage system and install HVAC condenser on rear wing's roof. *CONTINUED FROM 10/9/2019 PUBLIC HEARING*
- 20.452 BB** **362-366 Commonwealth Avenue (aka 90 Massachusetts Avenue):** At side (Massachusetts Avenue) elevation redesign non-historic storefront to relocate entrance into tenant space.
- 20.457 BB** **362-366 Commonwealth Avenue:** At side (Massachusetts Avenue) elevation storefront replace deteriorated sills and trim in-kind.
- 20.474 BB** **390 Commonwealth Avenue, Unit 212:** At rear elevation replace three first story one-over-one aluminum windows in-kind.
- 20.473 BB** **416 Commonwealth Avenue:** At front (Commonwealth Avenue) façade replace two one-over-one non-historic wood dormer windows in-kind.
- 20.476 BB** **32 Fairfield Street:** At rear elevation replace deteriorated deck boards.
- 20.423 BB** **11 Hereford Street:** At rear elevation repair black rubber roof, slate and flashings at Mansard roof.
- 20.432 BB** **32 Hereford Street:** At rear elevation install steel storage box.
- 20.434 BB** **76 Marlborough Street:** At rear garage roof replace black rubber membrane roof, deck and heat pumps in-kind.
- 20.405 BB** **88 Marlborough Street:** At front façade repair entry steps; and at rear elevation repair and re-point masonry.
- 20.475 BB** **230 Marlborough Street, Unit 4:** At roof replace existing deck in approximate footprint of existing deck and planters, replace four skylights in same sizes and location, and replace floodlight at existing headhouse with light sconce.
- 20.484 BB** **285 Marlborough Street:** At front faced replace lintels and sills with cast stone lintel and sills replicating historic ornamental engraving.
- 20.390 BB** **377 Marlborough Street:** At front façade repair and re-paint rotted window frames, strip paint from brick, re-paint stone trim stones and ironwork, re-stain entry door, repair curbing, and replace fence; and at rear elevation replace wood fence in-kind and install light fixture above rear entry door.
- 20.425 BB** **29 Massachusetts Avenue:** At storefront replace glass and trim in-kind.
- 20.417 BB** **30 Massachusetts Avenue:** At front façade replace existing wall and blade signs.
- 20.424 BB** **10-12 Newbury Street:** At front façade install awnings above first story retail space windows.
- 20.518 BB** **18 Newbury Street:** At rear elevation replace asphalt sidewalk with concrete sidewalk to match existing concrete sidewalk in alley.
- 19.516 BB** **172 Newbury Street:** Extend expiration of approval for Application 19.516 BB to replace black rubber membrane roof in-kind from October 10, 2019 to October 10, 2020.
- 20.455 BB** **176 Newbury Street:** At front façade install wall sign above first-story storefront.
- 20.489 BB** **250 Newbury Street:** At front façade replace existing wall sign.
- 20.413 BB** **266 Newbury Street:** At front façade replace existing blade sign.
- 20.435 BB** **346 Newbury Street:** At front façade replace section of concrete sidewalk with ramp.

In conclusion the applications were approved. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

## **RATIFICATION OF THE 10/9/2019 PUBLIC HEARING MINUTES**

The minutes were approved as presented. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC; KC; JCK, ID, JM; PQ; LS; RW).

### **ADVISORY REVIEW**

#### **149-153 Newbury Street (corner of Newbury Street and Dartmouth Street):**

Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

William Young presented photos of existing and plans for the proposed work. He explained that this is an as-of-right project and that no zoning variances will be sought. The Commission discussed the proposed materials, location of mechanical equipment, and design of the building's corner at Newbury and Dartmouth Streets. The Commission expressed support for a second advisory review.

#### **126 Marlborough Street:**

~~At rear elevation replacement of elevator tower and mechanical room addition with a garage addition.~~ **WITHDRAWN BY APPLICANT**

#### **Revised Signage Guidelines:**

Signage sub-committee recommendations for addressing sandwich board signs and updating signage guidelines.

Staff presented an overview of the work of the sub-committee and proposal for addressing the moratorium of sandwich board signs in the commercial area of the district. The Commission discussed placing sandwich boards on public property when it is not possible to locate one on private property. They also discussed the proposal being a one-year pilot program, having a pre-approved design, and enforcement.

**8:24 PM** Commissioner Connor adjourned the public hearing.