

**Back Bay Architectural Commission**  
**Public Hearing Minutes**  
Boston, Massachusetts, 02201

**November 12, 2020**

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**DESIGN REVIEW HEARING**

**A public hearing of the Back Bay Architectural Commission was held virtually through [HTTPS://US02WEB.ZOOM.US/J/81570423097](https://us02web.zoom.us/j/81570423097)**

**Commissioners Present:** James Berkman; John Christiansen; Meredith Christensen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; Ethel MacLeod; and Robert Weintraub.

**Commissioners Not Present:** David Eisen, Zsuzsanna Gaspar, David Sampson, Lisa Saunders 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 two minutes per person and that comments should be focused on a project's exterior architectural features which include landscaping. She reminded members of the public that issues related to use, street traffic and noise are outside of the Commission's purview.

**DESIGN REVIEW**

21.0332 BB            48 Gloucester Street  
Representatives: Thomas G. J. Trykowski  
Proposed Work: Re-design storefront and add window signage.  
***WITHDRAWN BY APPLICANT***

21.0334 BB            353 Beacon Street:  
Representative: Guy Grassi  
Proposed Work: Construct roof deck and relocate access hatch.

Staff read its recommendation to approve the application with provisos.

Mr. Grassi presented photos of existing conditions and plans for the proposed work. The Commission discussed the visibility of the railing from the front of the building and at the rear corner.

During public comment Tom High of backbayhouses.org expressed concern about the visibility of the railing at the front of the building. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) spoke in support of reducing the visibility of the railing at the front and rear corner of the building. John Tankard supported pulling the railing back from the front façade and making a notch at the rear corner to reduce visibility.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Christiansen seconded the motion. The vote was 7-0-1 (Y: JB, JC, MC, KC, JCK, ID, RW; N: None; RECUSED: EM)

- Railing at front of building is pulled back so not to be visible from Beacon Street.
- Railing pulled back at the rear corner near the hatch to reduce visibility.

21.0284 BB

126 Marlborough Street

Representatives: Joe Hanley and Ellen Perko

Proposed Work: Construct roof deck and penthouse.

Staff read its recommendation to approve the application.

Ms. Perko presented photos of existing conditions and plans for the proposed work. Commission members discussed the reduced visibility of the penthouse since the last review of this project.

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

In conclusion the application was approved. J. Christiansen initiated the motion and J. Berkman seconded the motion. The vote was 8-0 (JB, JC, MC, KC, JCK, ID, EM, RW)

21.0160 BB

53 Marlborough Street/300 Berkeley Street

Representative: Chris Taylor

Proposed Work: At courtyard: remove two existing condensers, replace two windows in-kind, masonry infill at one window and one door; reverse swing of existing door, and install new make-up air hvac unit, with duct penetration through new masonry infill; at roof of 300 Berkeley Street: remove three existing rooftop condensers and install thirteen new condensers on spring isolation dampers; and at entrance to 53 Marlborough Street: replace handrail at entrance.

Staff read its recommendation to approve the application.

Mr. Taylor presented photos of existing conditions and plans for the proposed work. Commission members discussed the color of the HVAC equipment, and egress requirements related to infilling the door at the rear of the building.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) spoke in support of the project. Serge Savard of 57 Marlborough Street spoke in support of the project. Marc LaCasse spoke as representative for John and Kathy Famiglietti of 302 Berkeley Street an issued a statement of non-opposition to the project on their behalf.

In conclusion the application was approved with provisos. J. CooperKing initiated the motion and I. Demetriades seconded the motion. The vote was 7-0-1 (Y: JB, JC, KC, JCK, ID, EM, RW; N: None; RECUSED: MC)

- Staff reviews and approves the color of the HVAC units.

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

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

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|-------------------|---|
| <b>21.0347 BB</b> | <b><u>170 Beacon Street:</u></b> At rear roof terrace replace black rubber membrane with liquid applied waterproofing system and replace terrace pavers.  |
| <b>21.0348 BB</b> | <b><u>255 Beacon Street:</u></b> At roof replace deck in-kind.  |
| <b>21.0349 BB</b> | <b><u>262 Beacon Street:</u></b> At front facade re-point masonry and repaint window trim.  |
| <b>21.0351 BB</b> | <b><u>321 Commonwealth Avenue:</u></b> Re-landscape front garden.   |
| <b>21.0350 BB</b> | <b><u>341 Commonwealth Avenue:</u></b> At roof replace black rubber membrane roofing in-kind, replace existing skylight and install copper drip edge.   |
| <b>21.0357 BB</b> | <b><u>341 Commonwealth Avenue:</u></b> Re-point and repair masonry.   |
| <b>21.0355 BB</b> | <b><u>362 Commonwealth Avenue:</u></b> At rear elevation replace six fifth-story one-over-one non-historic windows with wood one-over-one windows.  |
| <b>21.0352 BB</b> | <b><u>271 Dartmouth Street:</u></b> At Newbury Street elevation remove brick pavers, install waterproofing membrane and install brick pavers to match existing.   |
| <b>21.0353 BB</b> | <b><u>20 Gloucester Street:</u></b> Replace twenty non-historic wood windows in-kind.   |
| <b>21.0333 BB</b> | <b><u>235 Marlborough Street:</u></b> At front facade replace asphalt shingle roof at bay with cooper, replace copper gutters in-kind, install copper roofs at dormers, and replace roof slate in-kind. |
| <b>21.0355 BB</b> | <b><u>326 Newbury Street:</u></b> At front façade replace storefront glazing.   |

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 8-0 (JB, JC, MC, KC, JCK, ID, EM, RW)

### **RATIFICATION OF 10/14/2020 PUBLIC HEARING MINUTES**

The minutes were approved. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JB, JC, MC, KC, JCK, ID, EM, RW)

### **ADVISORY REVIEW**

252 Newbury Street: At front façade add bump out and redesign dig-out area at lower level. Thomas Trykowski presented photos of existing conditions and plans for the proposed work. Commission members discussed keeping the footprint of the existing bay and matching the building to the left which is similar in design.

**6:16 PM** Commissioner Connor adjourned the public hearing.