

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

**April 11, 2018**

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**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; David Sampson; Lisa Saunders; Lex Stevens; and Robert Weintraub.

**Commissioners Not Present:** David Eisen; Jane R. Moss; Patti Quinn; and Kenneth Tutunjian.

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

**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**

18.991 BB                    152 Commonwealth Avenue: At front garden remove existing Katsura tree and plant two Kousa Dogwood trees.  
*Representative:* Marjorie Greville

Staff read its recommendation to deny this application without prejudice explaining that measures to prune the tree including its roots should be undertaken to prolong the tree's life and prevent damage to the building's foundation caused by root pressure, as well as damage to the building's sidewalls by moisture being trapped by the tree limbs. The applicant presented existing condition photographs and explained her desire to unify the appearance of the garden by removing the tree. The Commission discussed the precedent that might be created by allowing a healthy tree to be removed.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) stated that the tree is healthy and therefore should not be removed. Tom High of Back Bay Houses.org spoke against the removal of the tree stating that the gardens should not look unified in order to reinforce the individuality of the houses on the block, and that approving this application would create a dangerous precedent. Laurie Thomas and Susan Juretschke spoke on behalf of the Garden Club of the Back Bay opposing the project citing that the tree was

planted as part of a landscape plan and is one of only five trees of this species in the neighborhood.

In conclusion the application was denied. J CooperKing initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

18.1054 BB

745 Boylston Street: At 745 Boylston Street entry replace existing non-historic doors and install an entrance canopy.

*Representatives*: Kevin Lennon and Bernard Chiu

Staff read its recommendation to deny this application without prejudice explaining that the examples of canopies/marquees cited by the applicant in the application are at later buildings, and the proposed canopy/marquee, door grille design and illuminated letters do not relate to the building's overall design. The applicants presented existing condition photographs, explained the history of changes to the street level of the building, and presented plans for the proposed work. The Commission discussed the size and placement of the canopy, and the canopy design that was approved by the Commission in 2009. Members of the Commission had differing opinions about the appropriateness of the proposed canopy and whether or not it clashed with the design of the building.

Public testimony was called for and Sue Prindle said that the applicant had never met with NABB stated that the relation of the canopy design and entry door design needs improvement and should relate more to the existing design of the building.

In conclusion the application was denied without prejudice. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

18.921 BB

396 Beacon Street: At front façade replace three lower-level two-over-two historic wood windows in-kind.

*Representative*: Otto Iglesias

Staff read its recommendation to deny this application and explained that that the windows are original, operable and in good repair. Interior storm windows or panels that can easily be removed in the event of an emergency should be explored. The applicant presented photographs of existing conditions and explained his concern that the windows are not energy efficient, and his concern that they are not operable in an event they must be used as an emergency egress. He also explained past repair work undertaken on the windows. The Commission discussed the issue of replacing the windows in-kind, and had differing opinions about the appropriateness of this request.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) stated that original wood windows should be retained as they function better than replacement windows Tom High of Back Bay Houses.org spoke against the project stating that original wood windows should be retained as they are important character defining features of a building, and that approving this project would create a bad precedent. Jackie Assian spoke against the project.

In conclusion the application was denied. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 7-1 (Y: JC, KC, JCK, ID, DS, SAUNDERS, RW; M: STEVENS).

18.1046 BB

166 Marlborough Street: Expand existing roof deck.  
*Representative*: Elona Habipi

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. CooperKing initiated the motion and J. Christiansen seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

18.1036 BB

237 Marlborough Street: At rear elevation revise design of previously approved garage roof deck layout be re-arranging locations of outdoor kitchen, deck stair, and door.  
*Representative*: Ryan Noone

Staff read its recommendation to approve this application explaining that the proposed changes are consistent with the commission's 2017 approval. The applicant presented current condition photographs, plans of the previously approved layout, and plans of the proposed layout. The Commission discussed cladding the kitchen in copper, and concealing the frame of the deck.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) expressed concern about the size of the kitchen and the precedent it creates. Elizabeth Lay of 239 Marlborough Street expressed concern about the impact the kitchen will have on her property including smoke from a grill.

In conclusion the application was approved with the following provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

- The outdoor kitchen not be higher than the deck railing;
- The area between the roof and deck be sheathed in copper to conceal the frame and provide an appearance of a cap;
- The kitchen be sheathed in standing-seam copper; and
- This approval is not setting a precedent for future outdoor kitchens in the district.

18.1058 BB

Bicycle Racks – Multiple Locations: Install/Relocate the following bicycle racks:

Arlington Street at Newbury Street (Site ID: 2197)  
 108 Newbury Street (Site ID: 2198)  
 143 Newbury Street (Site ID: 2199)  
 Opposite 144 Newbury Street (Site ID: 2200)  
 149 Newbury Street (Site ID: 2201)  
 186 Newbury Street (Site ID: 2202)  
 279a Newbury Street (Site ID: 2203)  
 327 Newbury Street (Site ID: 2204)  
 67 Newbury Street (Site ID: 2205)  
 86 Newbury Street (Site ID: 2206)  
 Arlington Street at Commonwealth Avenue [S.Rdwy] (Site ID: 2207)  
 Clarendon Street at Commonwealth Avenue [S.Rdwy] (Site ID: 2208)  
 160 Commonwealth Avenue (Site ID: 2209)  
 183 Beacon Street (Site ID: 2210)  
 217 Beacon Street (Site ID: 2211)  
 365 Beacon Street (Site ID: 2212)  
 507 Beacon Street (Site ID: 2213)  
 801 Boylston Street (Site ID 2214)  
 230 Newbury Street (Site ID 2215)  
 659 Boylston Street (Site ID 1767R)

*Representative:* John Monacelli

Staff read its recommendation to approve this application as presented and explained that the proposed racks are consistent with the Commission’s guidelines for street furniture which state it must be appropriate in scale and design. The applicant presented photo mock-ups of each location. The Commission discussed how each location was selected, who would maintain the racks, the narrowness of sidewalks on Newbury Street, and alternate colors. The Commission reviewed each location and discussed aligning the racks with lampposts to minimize visibility. The Commission pointed out that the proposed locations on Beacon Street are on the opposite side of the street from the designated bicycle lane.

Public testimony was called for and Sue Prindle of NABB said suggested creating a sub-committee to review proposed locations in the residential district. Ann Assian spoke against the proposed location in front of 160 Commonwealth Avenue.

In conclusion the application was denied without prejudice provided that a sub-committee is formed to create a master plan for bicycle rack installation in the district. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

### **ADMINISTRATIVE REVIEW/APPROVAL**

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

- 18.1040 BB      125 Beacon Street: At front façade replace existing concrete walk and steps with granite; rebuild retaining walls and curbs; and refurbish handrails and fencing.
- 18.1051 BB      236 Beacon Street: At front façade replace four third-story non-historic wood one-over-one windows in-kind.
- 18.1034 BB      262 Beacon Street: At rear elevation replace deteriorated sandstone lintels and sills with cast stone and repoint masonry.
- 18.1037 BB      526 Beacon Street: At rear elevation remove existing non-historic shed entry and aluminum window wells, install brick pavers at patio area and entry steps, install drain for existing parking area, install new steel window well fencing painted black, and install wood fence painted dark green.
- 18.992 BB      299 Berkeley Street: At rear parking lot remove area of paving, install tree pit and fencing, and plant Honey Locust tree.
- 18.1055 BB      463-501 Boylston Street: Reconstruct public sidewalk accessible ramps at corners of Boylston and Berkeley Streets and Boylston and Clarendon Streets.
- 18.1042 BB      501 Boylston Street: At Boylston Street façade install new blade sign.
- 18.1010 BB      25-27 Commonwealth Avenue: Repair limestone fence at front and side yards.
- 16.1239 BB      90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace wood siding and install standing seam copper on the existing head house, and replace roofing membranes in-kind, by one year (expiring 4-13-2019).
- 16.1487 BB      90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace the existing windows and door at the head house in-kind, by one year (expiring 8-10-2019).

- 18.1053 BB 191 Commonwealth Avenue: At roof remove one existing skylight and replace six existing skylights.
- 18.988 BB 261 Commonwealth Avenue: At front façade replace three existing second-story storm windows in-kind.
- 18.909 BB 332 Commonwealth Avenue: At roof remove existing deck and replace black rubber membrane roof in-kind.
- 18.1066 BB 371 Commonwealth Avenue: Replace chairs at outdoor dining patio.
- 18.1009 BB 8 Gloucester Street: Restore roof balustrade, repaint windows and repair masonry.
- 18.1005 BB 12 Gloucester Street: At roof replace roof hatch in-kind, replace decking and re-paint deck railings.
- 18.1047 BB 9 Hereford Street: Repair and repoint brick on southern party wall above the roof of 9 Hereford Street.
- 18.1018 BB 81 Marlborough Street: At roof rebuild chimney and replace chimney pots.
- 18.1061 BB 246 Marlborough Street: At front façade repoint masonry.
- 18.1019 BB 231 Marlborough Street: At rear elevation replace deteriorated bricks at garage in-kind and repoint.
- 18.1080 BB 11 Newbury Street: At front façade repair masonry.
- 18.1072 BB 85 Newbury Street: At front façade repoint masonry and repaint windows; and repair roof flashing.
- 18.1017 BB 165 Newbury Street: At roof replace section of black rubber roofing in-kind.
- 18.1004 BB 209 Newbury Street: At front façade replace signage at lower level commercial space.
- 18.1021 BB 324 Newbury Street: Replace signage at lower level retail space.
- 18.1038 BB 355 Newbury Street: At front façade replace signage at existing sign cabinet.

In conclusion the applications were approved. L. Stevens initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

### **RATIFICATION OF THE 3/14/2018 PUBLIC HEARING MINUTES**

The minutes were approved as presented. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DS, SAUNDERS, STEVENS, RW).

**7:15 PM** Commissioner Connor adjourned the public hearing.