

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

**February 13, 2018**

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**DESIGN REVIEW HEARING**

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

**Commissioners Not Present:** John Christiansen; David Eisen; Patti Quinn; Lisa Saunders; 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. Lauren Bennett made herself known as members 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**

~~19.746 BB~~ ~~163 Newbury Street~~  
~~Representative: Carl Solander~~  
~~Proposed Work: At roof install mechanical equipment and safety guardrail.~~ WITHDRAWN BY APPLICANT

19.708 BB      320 Beacon Street  
Representative: Dianne Hodgetts  
Proposed Work: At rear yard remove cherry tree.

Staff read its recommendation to approve the application with provisos.

Ms. Hodgetts presented photos of existing conditions and explained that the tree is planted directly above the sewer pipe and will continue to cause damage, and that she has been in touch with Margaret Pokorny of the Garden Club of the Back Bay to discuss options for a replacement tree.

There was no public comment.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

- The applicant must work with the Garden Club of the Back Bay and staff to identify a suitable replacement tree.

19.741 BB

260 Beacon Street

Representatives: Anthony Griseto and Selig Saltzman

Proposed Work: At front façade replace two fourth-story two-over-two non-historic vinyl windows with wood one-over-one windows.

Staff read its recommendation to deny the application.

Mr. Griseto presented photos of existing conditions and plans for the proposed work. He explained that the front façade of the building has been drastically altered over time, that the existing windows are vinyl replacement windows, and that the unit owner is looking for replacement windows that tilt inside the building for easy cleaning.

The Commission discussed the fact that more than 75% of the building's façade has been altered which makes a good argument for approving the proposed windows.

There was no public comment.

In conclusion the application was approved with provisos. J. CooperKing initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

- The application was approved as presented because more than 75% of the building's façade has been altered.

~~19.738 BB~~

~~12-14 Commonwealth Avenue~~

~~Representative: Frank Murphy~~

~~Proposed Work: At roof install standing seam metal siding at existing elevator head houses, remove access ladder and platform, and replace access door and access panels in kind; at rear and side elevations replace all windows with one-over-one aluminum clad windows; at light wells replace all windows with one-over-one aluminum clad windows and install thirty two wall vents. WITHDRAWN BY APPLICANT~~

19.691 BB

398 Beacon Street

Representative: Ron Payne

Proposed Work: At front façade replace three first-story four-over-four non-historic wood windows and three garden-level two-over-two wood

windows with two-over-two wood windows; at rear elevation replace three first-story two-over-two wood windows in-kind; at rear garage replace doors, install new light fixtures, re-point masonry, install cast stone lintel, install brick veneer over concrete block wall, install new black rubber membrane roof, install copper gutters and downspouts, install new wood deck, and install new iron railing; and at courtyard install copper cladding, mahogany doors, brick paving and new landscaping.

Staff read its recommendation to approve the application.

Mr. Payne presented photos of existing conditions and plans for the proposed work.

The Commission discussed the treatment of the base of the deck which will be a copper parapet, and whether or not a ground water re-charge system would be necessary.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if drainage issues at the rear of the property would be addressed.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and J. Moss seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

- The applicant consult with staff on future work to correct drainage issues at the rear of the property.

19.755 BB

344 Beacon Street

Representative: Matt Arnold and Jerry Robinson

Proposed Work: Repair and re-paint existing iron railings; at front façade replace garden-level door and modify existing window openings at penthouse; at rear elevation clean, repair and re-point masonry, replace fifth-story balcony doors with windows, modify first-story door opening, and replace two garden-level doors; at rear courtyard remove exiting tree and water feature; and at south elevation of garage replace entry door, create door opening, and install steel canopy.

Staff read its recommendation to approve the application with provisos.

Mr. Arnold presented photos of existing conditions and plans for the proposed work.

The Commission discussed the appropriateness of steel windows and doors, removing the existing conduit at the rear of the building, and the applicant's future plans for HVAC equipment.

During public comment Sue Prindle of the Neighborhood Association of the Back Bay (NABB) requested that the windows and doors be wood rather than steel; and that the proposed rear door leading from the house to the catwalk omit the transom and its glass light align with adjacent windows.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

- The windows and doors must be wood with the exception of the door leading from the garage to the courtyard which may be steel as proposed.
- The rear door leading from the house to the catwalk omit the transom and its light align with the adjacent windows.
- The conduit be removed from the rear of the building.
- A new application must be submitted for the installation of HVAC equipment.

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

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

19.776 BB	<u>271 Beacon Street</u> : At front façade replace four third-story one-over-one wood windows in-kind.
19.641 BB	<u>277 Beacon Street</u> : At rear elevation replace three third story one-over-one non-historic aluminum windows with one-over-one wood windows.
19.732 BB	<u>50 Commonwealth Avenue</u> : At front façade replace twenty seventh-floor six-over-six wood windows in-kind.
19.743 BB	<u>212 Commonwealth Avenue</u> : Replace all non-historic windows with wood one-over-one windows; at front façade repair entry doors, replace light fixture and replace intercom; and at rear elevation install wall sconce at entry.
19.589 BB	<u>257 Commonwealth Avenue</u> : At front façade replace four lower-level one-over-one wood windows in-kind, and replace existing lower-level non-historic aluminum entry door with wood door.
19.759 BB	<u>403 Commonwealth Avenue</u> : At front façade replace two first-story one-over-one non-historic windows with wood one-over-one windows; at rear elevation replace two second-story one-over-one non-historic windows with wood one-over-one windows, and replace two fifth-story eight-over-eight non-historic windows with wood eight-over-eight windows.
19.758 BB	<u>36 Fairfield Street</u> : At roof install GPS antenna.
19.725 BB	<u>46 Hereford Street</u> : At front façade repair cornice.
19.690 BB	<u>30 Marlborough Street</u> : Replace decking at existing roof deck.
19.761 BB	<u>401-403 Marlborough Street</u> : At front façades install wrought iron handrails at entry steps and stairs to cellar, repaint entry doors, window sills and trim, and re-point masonry.
19.740 BB	<u>230 Newbury Street</u> : At front façade replace existing wall sign at first story retail space.

- 19.734 BB                    294 Newbury Street: At front façade replace existing wall and window signage at lower level retail space.
- 19.747 BB                    298 Newbury Street: At rear elevation install four louvered vents.

In conclusion the applications were approved. I. Demetriades initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

### **RATIFICATION OF THE 1/9/2019 PUBLIC HEARING MINUTES**

The minutes were approved as presented. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (KC, JCK, ID, JM, DS, RW).

**5:50 PM** Commissioner Connor adjourned the public hearing.