

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

**March 13, 2019**

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**DESIGN REVIEW HEARING**

**Commissioners Present:** John Christiansen; Kathleen Connor; Iphigenia Demetriades; Jane R. Moss; Patti Quinn; David Sampson; and Robert Weintraub;

**Commissioners Not Present:** Jerome CooperKing; David Eisen; Lisa Saunders; and Kenneth Tutunjian

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

**5:00 PM** Commissioner Demetriades called the public hearing to order. Commissioner Demetriades 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 Demetriades 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**

19.834 BB

**DAS NODE INSTALLATION – EIGHT BACK BAY LOCATIONS**

Representative: Ricardo M. Sousa, Esq.

Proposed Work: Replace seven single-acorn street lights and one double-acorn street lights with double-acorn street lights with antenna and elevated base for related communications equipment. Specific locations include: 699 Boylston Street; 48 Commonwealth Avenue; 65 Commonwealth Avenue; 306 Dartmouth Street; 192 Commonwealth Avenue; 239 Commonwealth Avenue; 280 Commonwealth Avenue; and 311 Commonwealth Avenue.

Staff read its recommendation to approve the application.

Mr. Sousa presented photos of existing conditions and photo simulations of each site. He explained Extenet's contract with the city and the need for additional installations of these nodes. He proposed using a directional light to keep lights shining away from nearby brownstones.

The Commission clarified details of the proposed structures such as consistency throughout the district, height and brightness. The

Commission suggested installing lights on rooftops, in alleys, or on the Commonwealth Avenue Mall; however, the applicant responded that none of these options are feasible.

During public comment, staff read letters of opposition that were submitted by Gerald Fleming, and Martha Cox. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the lights near the Commonwealth Avenue Mall because the heights for the proposed antennas nearby are unclear to her. Patricia O'Neill, abutter at 48 Commonwealth Avenue, stated that the lights ruin the historic integrity of the neighborhood and should be placed on rooftops instead. Jerry Fleming, abutter at 192 Commonwealth Avenue, stated that increasing the amount of lights will be disruptive and that the lights should be placed along the Mall. Jackie Yessian from NABB asked if a light diagram has been done, and also wanted to know the brightness of the light.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 4-1-1 (Y: ID, JM, RW, PQ; N: DS; ABS: JC).

- The applicant must work with Boston Lighting and staff to appropriately shield the lighting.

19.746 BB

163 Newbury Street

Representative: Carl Solander, Panos Demeter

Proposed Work: At roof install mechanical equipment and safety guardrail.

Staff read its recommendation to approve the application.

Mr. Demeter presented a brief history of the project, and Mr. Solander presented photos of existing conditions and plans for the proposed work. He explained that the current proposal addresses concerns recently raised by NABB.

The Commission questioned if the proposed heat pumps if the proposed heat pumps could be painted so that they blend into their environment better.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) presented photos of the mockup taken from the third story of the building across the alley. Harry Collings spoke in support of the project and stated that he cannot see the units from the street or public way. Megan Mainzer-Cohen spoke in favor of the project and objected to constituents feeling obligated to work with NABB prior to

receiving BBAC approval. Jackie Yessian of NABB provided photos showing that the equipment is visible from her home.

In conclusion the application was approved. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC, ID, JM, PQ, DS, RW).

19.863 BB

67 Newbury Street

Representatives: Bill Brown

Proposed Work: Install metal sign to existing wrought iron railing that will extend eight (8") inches above railing.

Staff read its recommendation to approve the application.

Mr. Brown presented photos of the existing conditions and the proposed signage.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed her support for the proposed work.

In conclusion the application was approved. D. Sampson initiated the motion and J. Christiansen seconded the motion. The vote was 6-0 (JC, ID, JM, PQ, DS, RW).

19.857 BB

97-101 Newbury Street

Representative: Matt Ottinger

Proposed Work: Installation of two exhibit signs in front garden as part of a proposed Signage Master Plan.

Staff read its recommendation to approve the application.

Mr. Ottinger presented photos of existing conditions and plans for the proposed work. He explained that they planned to install the proposed signage from April 2019 through November 2019, and then take it down and reinstall in April 2020 through November 2020. He explained that they proposed this rotation for temporary signage so they can appropriately advertise upcoming exhibits.

The Commission questioned the need for two new signs, as the applicant already has two in place. They also discussed the educational mission of the New England Historic Genealogical Society and being flexible on allowing more signage than typically allowed at other locations on Newbury Street.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) requested removal of the existing sandwich boards and asked if the flag poles will be used for signage.

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

- The existing sandwich boards must be removed.
- Approval is for the duration of this exhibit only. Applicant will need to return for signage for future exhibits.

19.736 BB

348 Newbury Street

Representative: Craig Moore

Proposed Work: At front façade install two blade signs, two awnings at first-story windows, and install entrance canopy with signage above.

Staff read its recommendation to approve the application with provisos.

Mr. Moore presented photos of existing conditions and plans for the change in signage.

Commissioner K. Connor entered the chambers.

The Commission discussed the proposed work, and felt that the proposed awnings were suitable but the blade signs were excessive, and entrance canopy was inappropriate for this building. They suggested the letters for the band sign should be arranged within the entry arch.

There was no public comment.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Christiansen seconded the motion. 6-0-1 (Y: JM, RW, ID, PQ, DS, JC; ABS: KC).

- Remove 1 blade sign from proposed work.
- Redesign the band sign to fit within the entry arch.
- Proposed entrance canopy be eliminated from the proposal.

Commissioner I. Demetriades leaves the chambers.

19.738 BB

12-14 Commonwealth Avenue

Representative: Frank Murphy and Anthony Grisetto

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.

Staff read its recommendation to approve the application.

Mr. Murphy presented his plans for proposed work and provided photograph of the existing conditions, and paint color samples.

The Commission clarified small details of the project.

During public comment Sue Prindle of the Neighborhood Association of the Back Bay (NABB) expressed support for the project. Dell Mitchell asked if there was any sound test that has been conducted, to which Mr. Murphy stated that they would conduct one if the time comes that they have to.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC, KC, JM, PQ, DS, RW).

- If a sound test is conducted, the information must be submitted to staff.

19.850 BB

142 Beacon Street

Representative: Guy Grassi

Proposed Work: At rear elevation reduce width of previously approved first floor bay and roof deck.

Staff read its recommendation to approve the application with provisos.

Mr. Grassi presented photos of existing conditions and plans for the proposed work. He explained that this change in design has been made because the abutter has requested compensation for the removal of the fire balcony

The Commission clarified small details of the project.

There was no public comment.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, KC, JM, PQ, DS, RW).

19.849 BB

28 Commonwealth Avenue

Representative: Adam Gilmore

Proposed Work: At roof install roof deck and access hatch, and relocate condenser units.

Staff read its recommendation to approve the application.

Mr. Gilmore presented photos of existing conditions and plans for the proposed work. He explained that the rails would be composed of black steel, and that they will be adding 8-9 inches to the peak of the railing.

The Commission questioned the height of the units and the height between the roof and proposed rail. They also questioned the material for the proposed rails.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the railing will be the same height as the one on the adjacent property.

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

19.855 BB

15 Arlington Street

Representative: Vickie Alani, David Linhart, Carlos Bueno, Rick Williams, Li Wang

Proposed Work: At Newbury Street elevation paint and clean marquee and remove signage valance, remove wall signage and restore masonry, replace revolving door with automatic doors replace sloped sidewalk with raised plaza with ramp, replace curved storefront with square storefront, replace entry door and transom with new entry door, and install new lighting and window awnings; at Arlington Street façade restore marquee, revolving doors and masonry, install new lighting and window awnings, replace and relocate planters, at Commonwealth Building replace entrance canopy with awning, install window awnings, remove signage and restore masonry, and add planters; at Public Alley 437 clean wall surfaces, repaint ceiling, remove door and infill with brick, replace signage, add exhaust vent, clean and replace exhaust grills, relocate recycling bins into combination unit; and at roof replace existing rooftop enclosure and HVAC equipment.

Staff read its recommendation to approve the application with provisos.

Mr. Bueno addressed zoning compliance issues raised by NABB and explained their position for being compliant with zoning. He also addressed the fact that the Public Improvement Commission (PIC) requested the proposed configuration for the access ramp. Ms. Alani presented photographs of existing conditions and plans for the proposed

work. She provided tile, awning fabric, and color samples as well. The project team explained that they are not including a café in their proposed work, and that the proposed fire feature has been removed. Mr. Williams explained that he worked with the Back Bay Garden Club on their landscape plans, and that they will be reducing the visibility of the rooftop equipment.

The Commission clarified with the representatives that they would be reduced the visibility of the rooftop equipment, and replace it with more efficient equipment as well. They also questioned whether or not slip-proof granite will be used.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the proposed ramp on Arlington Street will affect foot traffic, and questioned how many trees they plan on planting. Dell Mitchell expressed support for removing the proposed canopy in past proposals, and asked if a snow-melt will be installed underground. She also urged the Commission to be careful with approving awning heights. Steve Young stated that people will be unclear where entrance is located and suggested re-designing the Carlton House entrance. Megan Mainzer-Cohen expressed support for the proposed work. Jackie Yessian of NABB expressed concern over the durability of the flame finish on the pavers.

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

- Second floor awnings are to be set below the spandrel.
- Signage comes back to the Commission when the design is finalized.
- A snow melt system be considered below the paving.
- The applicant consult with staff to manage the traffic flow around the building corner of the building.

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

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

- 19.869 BB**     **221 Beacon Street** Re-point and repair masonry; and re-paint wood trim and previously painted stone elements.
- 19.824 BB**     **341 Beacon Street, Unit 6D** Replace non-historic garage door.  
*Withdrawn by Staff*
- 19.751 BB**     **534 Beacon Street, Unit 706:** At rear elevation replace four seventh-story non-historic four-over-four wood windows and three six-over-six wood windows in-kind.

- 19.840 BB** **899 Boylston Street** Re-paint storefront, replace non-historic aluminum doors in-kind, replace signage, and replace section of storefront spandrel glass with clear glass.
- 19.846 BB** **4 Charlesgate East**: At Beacon Street façade replace seven fourth-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 19.852 BB** **2 Commonwealth Avenue**: At front façade and side elevation replace eleven tenth-story original 1980s aluminum windows in-kind.
- 19.823 BB** **33 Commonwealth Avenue**: At front façade replace four third-story non-historic wood one-over-one windows in-kind.
- 19.841 BB** **40 Commonwealth Avenue**: At front façade and side elevation replace seven on-historic wood one-over-one arched windows in-kind; and at front façade replace second-story non-historic wood French doors, sidelights and transom in-kind.
- 19.524 BB** **132 Commonwealth Avenue**: Install wrought iron fence at front garden.
- 19.803 BB** **190 Commonwealth Avenue**: At front façade replace four second-story non-historic wood one-over-one windows with wood nine-over-nine windows.
- 19.848 BB** **390 Commonwealth Avenue**: At rear elevation replace nine second-story non-historic one-over-one wood windows in-kind.
- 19.851 BB** **9 Fairfield Street**: At roof remove satellite, replace copper flashing in-kind; replace damaged roof slate in-kind; replace sections of downspouts in-kind; re-point and repair masonry; replace one existing storm window and replace rotted window sill and casing in-kind; repaint dormers and previously painted stone trim in-kind; and restore front entry doors.
- 19.806 BB** **32 Fairfield Street**: At front façade replace four fourth-story non-historic one-over-one vinyl windows with wood one-over-one windows; and at rear elevation replace two fourth-story non-historic vinyl windows with one-over-one wood windows.
- 19.868 BB** **9 Gloucester Street**: Re-point and repair masonry.
- 19.864 BB** **15 Newbury Street**: Amend Application 18.1349 BB (approved by BBAC 6-13-2018) to include removal of non-historic veneer stair treads at Parish entry and installation of granite treads matching treads at entrance to Lindsey Chapel.
- 19.795 BB** **29-33 Newbury Street**: At rear elevation replace downspout in-kind.
- 19.798 BB** **117 Newbury Street**: At front façade first-story windows remove non-historic window awnings.
- 19.815 BB** **248 Newbury Street**: At front façade replace wall sign at lower level retail space.
- 19.753 BB** **250 Newbury Street**: At front façade replace wall sign to lower level retail space.
- 19.870 BB** **271 Newbury Street**: At roof replaced damaged wood trim and roof slate in-kind; and install new copper flashing and gutter.
- 19.862 BB** **324a Newbury Street**: At front façade replace wall sign and blade sign.
- 19.853 BB** **349 Newbury Street**: At front façade replace blade sign.

In conclusion the applications were approved. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, KC, JM, PQ, DS, RW).

**RATIFICATION OF THE 2/13/2019 PUBLIC HEARING MINUTES**

The minutes were approved as presented. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, KC, JM, PQ, DS, RW).

**8:35 PM** Commissioner Connor adjourned the public hearing.