

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

**July 8, 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/84423856489>**

**Commissioners Present:** James Berkman; John Christiansen; Meredith Christensen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; David Eisen; Zsuzsanna Gaspar; Ethel MacLeod; David Sampson; Lisa Saunders; and Robert Weintraub.

**Commissioners Not Present:** Kenneth Tutunjian.

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

**5:21 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**

20.1041 BB

285 Clarendon Street

Representative: Katherine Spriggs

Proposed Work: At roof install air-conditioning condensers

Staff read its recommendation to approve the application with the proviso that option B is executed.

Ms. Spriggs presented photos of existing conditions and plans for the proposed work. The Commission discussed the visibility of the two proposed options, as well as the color of the unit.

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

In conclusion the application was approved. R. Weintraub initiated the motion and J. Berkman seconded the motion. The vote was 12-0 (JB; JC; MC; KC; JCK; ID; DE; ZG; EM; DS; LS; RW).

20.1123 BB

184 Beacon Street:

Representative: Alison Cutler and Laura Burnes

Proposed Work: At rear addition reconfigure roof deck railings and install screening wall

Staff read its recommendation to approve the application.

Ms. Cutler and Ms. Burnes presented photos of existing conditions and plans for the proposed work. The Commission discussed the visibility and purpose of the screen, and agreed that it should be integrated into the railing.

There was no public comment

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. Berkman seconded the motion. The vote was 12-0 (JB; JC; MC; KC; JCK; ID; DE; ZG; EM; DS; LS; RW).

- The screen be integrated into the railing by making it the same height of the railing, reducing its width as much as possible, and painting it black.

20.1109 BB

126 Marlborough Street:

Representative: Ellen Perko

Proposed Work: At roof install headhouse, mechanical equipment and outdoor kitchen.

Staff read its recommendation to approve the deck provided that it is located within the inner edges of the chimney, and to deny without prejudice the headhouse.

Ms. Perko presented photos of existing conditions and plans for the proposed work. Commission members discussed the height and visibility of the headhouse, reducing its height to eight or ten feet, and cladding it in copper. The Commission also questioned if there would be a powder room included in the headhouse, and why the deck was not located within the inner edges of the chimneys.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the visibility of the headhouse from Clarendon Street. Tom High of backbayhouses.org also expressed concern about the visibility of the headhouse. Marie Lefton

spoke in opposition to the height and visibility of the headhouse. Arthur Young commented that the proposed penthouse should have less glass. John Bitner commented that the landing inside the headhouse was too large. Letters in opposition to the project were submitted by John and Paula Bitner, Marie Lefton and Arthur Young, Bob Atchison, Judith Austin and Gonzague de Montrichard.

In conclusion the roof deck was approved with the proviso that it be located within the inner edges of the chimneys, and the headhouse was denied without prejudice with the understanding that a revised application may be submitted when a mock-up can be reviewed when there are no leaves on the trees. R. Weintraub initiated the motion and I. Demetriades seconded the motion. The vote was 12-0 (JB; JC; MC; KC; JCK; ID; DE; ZG; EM; DS; LS; RW).

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

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

- |                   |   |
|-------------------|---|
| <b>20.1111 BB</b> | <b><u>280 Beacon Street:</u></b> Install black steel fence at garden.   |
| <b>20.1094 BB</b> | <b><u>409 Beacon Street:</u></b> At rear elevation replace three third-   |
| <b>20.1118 BB</b> | <b><u>486 Beacon Street:</u></b> At roof install HVAC unit at location of existing units.   |
| <b>20.1097 BB</b> | <b><u>755 Boylston Street:</u></b> At front façade replace deteriorated sections of wood storefront in-kind.  |
| <b>20.1114 BB</b> | <b><u>37 Commonwealth Avenue:</u></b> At front façade repair masonry.   |
| <b>20.1091 BB</b> | <b><u>65 Commonwealth Avenue:</u></b> At front façade re-point masonry.   |
| <b>20.1124 BB</b> | <b><u>180 Commonwealth Avenue:</u></b> At rear elevation re-point masonry and replace failed caulking.  |
| <b>20.1090 BB</b> | <b><u>207 Commonwealth Avenue:</u></b> At roof re-build front chimney in-kind.  |
| <b>20.925 BB</b>  | <b><u>280 Commonwealth Avenue:</u></b> At rear elevation replace four fourth-story one-over-one non-historic aluminum windows with wood one-over-one windows. |
| <b>20.1119 BB</b> | <b><u>384 Commonwealth Avenue:</u></b> At rear elevation install steel security gate.   |
| <b>20.1105 BB</b> | <b><u>333 Commonwealth Avenue:</u></b> At front façade replace entry awning in-kind.  |
| <b>20.1113 BB</b> | <b><u>75-77 Marlborough Street:</u></b> At roof re-build chimney  |
| <b>20.1112 BB</b> | <b><u>85 Marlborough Street:</u></b> At front garden remove dead tree and plant Paperbark Maple tree.   |
| <b>20.1107 BB</b> | <b><u>103 Marlborough Street:</u></b> At rear elevation re-point and repair masonry.  |

- 20.1092 BB**                    **136 Marlborough Street:** At front façade and rear elevation re-point masonry.
- 20.1110 BB**                    **140 Marlborough Street:** At roof install HVAC unit.
- 20.1117 BB**                    **175 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace four first-story one-over wood windows in-kind, and one lower-level two-over-two wood window in-kind.
- 20.1092 BB**                    **340 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace three first-story one-over-one wood windows in-kind.
- 2020.1106 BB**                **170 Newbury Street:** At front façade replace black rubber membrane terrace roofs in-kind, and patio doors in-kind.
- 20.1108 BB**                    **249 Newbury Street:** At front façade repaint windows, entry door and railing, and repair masonry.
- 20.1093 BB**                    **292, 294 & 296 Newbury Street:** At front façade re-point masonry.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 11-0 -1) (Y-JB; JC; MC; KC; JCK; ID; DE; ZG; EM; DS; LS; N-None; ABS- RW).

#### **RATIFICATION OF 5/13/2020 & 6/10/2020 PUBLIC HEARING MINUTES**

The minutes were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 12-0 (JB; JC; MC; KC; JCK; ID; DE; ZG; EM; DS; LS; RW

**6:20 PM** Commissioner Connor adjourned the public hearing.