

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

**June 13, 2018**

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**DESIGN REVIEW HEARING**

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

**Commissioners Not Present:** David Eisen; Jane R. Moss; Patti Quinn; David Sampson; Lex Stevens; 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**

18.1059 BB            160 Commonwealth Avenue: Replacement of non-historic front entry doors.

*Representative: Eddie Gaffney*

Staff read its recommendation to approve this application as submitted. The applicant presented existing condition photographs and drawings of the proposed doors. The Commission agreed that the proposed doors improved the overall appearance of these entries, and that the proposed material and design of the doors are consistent with the post 1972 renovations of the building. There was no public comment.

In conclusion the application was approved as submitted. I. Demetriades initiated the motion and Jerome CooperKing seconded the motion. The vote was 6-0 (JC, KC, JCK, ID, LS, RW).

18.1083 BB            127 Beacon Street: Re-landscape front garden including replacing front patio and sidewalk.

*Representatives: Josh Oldfield and Larry Blankstein*

Staff read its recommendation to approve this application with provisos. The applicant presented existing condition photographs and renderings of

the proposed landscape plan. The Commission discussed the number and arrangement of new plants being introduced into the garden.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) asked if the existing concrete pad inside the fenced-in area could be stained a color to match the existing paving.

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

- The applicant should consult with the garden club for feedback on the species and arrangement of the plantings.
- The existing concrete pad is stained a color to match the color of the proposed pavers.
- Planters are added near the building.

18.1362 BB

191 Commonwealth Avenue: At front façade and west elevation restore twelve sixth-story wood windows; at east elevation restore two former window openings and enlarge existing opening to original three window width; at rear elevation replace three sixth-story non-historic wood two-over-two with wood single-pane wood two-over-two windows; and at rear elevation replace two non-historic wood two-over-one windows with an eight-light wood window.

*Representatives*: Ezra Block and Dan Leblanc

Staff read its recommendation to approve a portion of this application and deny a portion of the application. The applicants presented existing condition photographs and drawings of the proposed project. The Commission discussed the appropriateness of restoring the windows, and expressed concern about combining the two existing dormer window openings at the alley to create one large window opening.

Public testimony was called for and Karen Manulis of 183 Commonwealth Avenue expressed concern from her building about potential damage to their roof that could occur during construction. She also raised concern about fire risk of having window openings created in the east wall between the properties.

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

- Approve the proposed window restoration provided that the Inspectional Services Department (ISD) confirms that the proposed east wall windows comply with fire and safety regulations.

- The applicant must meet with the abutters to address their concerns about potential damage to the roof of 183 Commonwealth Avenue.
- The two rear elevation dormer windows must be replaced with two-over-two windows- the two existing window openings cannot be combined into one window opening.

18.1373 BB

10-11 Arlington Street: Repair and restore masonry, railings and fences, oriels, fire escapes and roofs; replace all windows with wood one-over-one windows; restore entry doors and replace exterior light fixtures; remove and infill lower level windows at side elevation; remove rear masonry addition, non-historic lower section of rear bay, and rear stairs to lower level; install garage door opening at rear elevation; and install new roof deck, elevator overrun and skylight.

This application was withdrawn from the agenda prior to the hearing and the Commission did not review the proposed work.

18.1371 BB

346 Marlborough Street: Repair slate roof; repair existing windows and replace deteriorated windows with wood two-over-two windows; re-paint windows, doors and shutters black; at front façade replace aluminum cladding at fourth-story with standing seam copper, and install new window, folding partition and deck; at upper most roof add access hatch, deck and air condensers; and at rear elevation remove fire escapes, add deck at roof of bay and convert window into a door, repair railing at rear yard, install brick parking court and install granite steps, and add exterior lighting.

*Representative:* Ed MacNeely

Staff read its recommendation to approve this application as submitted. The applicant presented photographs of existing conditions and renderings of the proposed project. The Commission discussed the proposed roof deck projecting past the inner edge of the chimney, and the appropriateness of the proposed rear balcony. Commission members were in agreement that due to the removal of the fire escapes allowing the balcony was appropriate. The Commission also discussed changing the paving pattern at the rear parking area do delineate the parking area from the sidewalk area.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) spoke in support of removing the window shutters, and requested that the rear garden area be expanded, and that interior trash storage be created.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 6-0 (JC, KC, JCK, ID, LS, RW).

- The proposed roof deck must be located inside the inner edge of the chimney.
- The direction of the pavers at the rear elevation should change direction to delineate the parking area from the sidewalk.
- The rear garden is enlarged as much as possible.
- The proposed rear balcony is redesigned to include a brick parapet wall. The final design must be approved by staff.

### **ADMINISTRATIVE REVIEW/APPROVAL**

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

18.1369 BB	<u>157 Beacon Street</u> : At front façade replace missing elements of cornice in-kind and re-paint window trim to match existing color.
18.1344 BB	<u>182 Beacon Street</u> : At rear elevation replace two first-story non-historic one-over-one wood windows and one non-historic single-light wood window in-kind.
18.1282 BB	<u>334 Beacon Street</u> : Secure failing roof slate.
18.1365 BB	<u>334 Beacon Street</u> : At front façade and side elevation replace six second-story one-over-one windows in-kind.
18.1356 BB	<u>346 Beacon Street</u> : At front façade replace three lower-level one-over-one wood windows in-kind.
18.1286 BB	<u>357 Beacon Street</u> : At roof rebuild front facing chimney in-kind.
18.1222 BB	<u>370-380 Beacon Street</u> : At front façade replace black rubber membrane roofing at bow roof in-kind.
18.1280 BB	<u>424 Beacon Street</u> : Replace existing concrete sidewalks between Beacon Street and Back Street in-kind.
18.1342 BB	<u>504 Beacon Street</u> : At roof install antenna.
18.1326 BB	<u>511 Beacon Street</u> : At front façade replace four second-story one-over-one wood windows in-kind.
18.1264 BB	<u>526 Beacon Street</u> : At front façade re-point masonry.
18.1319 BB	<u>535 Boylston Street</u> : At front façade replace non-historic storefront entry doors to be consistent with existing storefront entry doors at this façade.
18.1339 BB	<u>699 Boylston Street</u> : At front façade replace existing wall and window signage and install blade sign.
18.1359 BB	<u>4 Charlesgate East</u> : At roof install antenna.
18.1271 BB	<u>18 Commonwealth Avenue</u> : At rear elevation replace twelve non-historic one-over-one aluminum windows with one-over-one wood windows.
18.1346 BB	<u>65 Commonwealth Avenue</u> : At front façade replace concrete landing at entry and install granite pavers.
18.1223 BB	<u>70 Commonwealth Avenue</u> : Clad existing penthouse in standing seam copper and replace deteriorated wood trim in-kind.

- 18.1315 BB 110 Commonwealth Avenue: At side install signage to existing wrought iron gate leading to basement.
- 18.1340 BB 180 Commonwealth Avenue: At front façade remove, repair and re-install entry canopy.
- 18.1368 BB 252 Commonwealth Avenue: At rear elevation re-point masonry.
- 18.1231 BB 257 Commonwealth Avenue: At front façade replace five fourth-story non-historic single-light windows with wood one-over-one windows; and at penthouse replace front façade patio doors and rear elevation wood doors and windows matching the design of the existing windows and doors.
- 18.1327 BB 277 Commonwealth Avenue: At all elevations repair masonry, re-paint metal work, and replace roof flashing and gutters in-kind.
- 18.1361 BB 291 Commonwealth Avenue: At front façade, remove brick sidewalk and coal chute cover, repair vault, and re-install brick sidewalk and coal chute cover.
- 18.1250 BB 308 Commonwealth Avenue: At front façade repair entry steps and replace concrete and bluestone with blue stone pavers.
- 18.1126 BB 362 Commonwealth Avenue: At front façade replace lower-level non-historic metal and glass door with wood door matching door at 366 Commonwealth Avenue.
- 18.1283 BB 11 Exeter Street: At side elevation install black iron grates at five lower level windows.
- 18.1334 BB 7 Fairfield Street: At front façade and rear elevation replace deteriorated wood window sills and trim in-kind.
- 18.1357 BB 32 Fairfield Street: At front façade replace four third-story non-historic aluminum one-over-one windows with wood one-over-one windows; and at rear elevation replace three third-story non-historic one-over-one windows with wood one-over-one windows.
- 18.1117 BB 32 Gloucester Street: At front façade repair entry steps and sandstone lintels.
- 18.1244 BB 63 Marlborough Street: At rear elevation re-point masonry.
- 18.1216 BB 90 Marlborough Street: At front façade repair and repaint garden fence.
- 18.1329 BB 116 Marlborough Street: At front facade replace deteriorated wood corbels at cornice in-kind.
- 18.1336 BB 163 Marlborough Street: Replace all copper gutters and flashings in-kind; replace deteriorated roof slate in-kind; and re-paint all windows and wood trim black.
- 18.1374 BB 290 Marlborough Street: At front façade and rear elevation replace all existing non-historic two-over-two windows with wood two-over-two windows.

- 18.1370 BB 347 Marlborough Street: At front façade restore entry to original appearance and install lighting.
- 18.1351 BB 351 Marlborough Street: At front façade re-point and re-paint entry steps, restore lintels and sills, reset stone curbing, replace deteriorated curbing in-kind and restore fence and railings.
- 18.1372 BB 443 Marlborough Street: At front façade clean and re-point masonry.
- 18.1349 BB 15 Newbury Street: Restore five sets of entry doors and transoms; restore center entry vestibules masonry; re-set steps at staircases; and install new copper roofing and flashing at small roof area currently covered with rubber membrane roofing.
- 18.1358 BB 28 Newbury Street: At front façade replace wall signage.
- 18.1360 BB 38 Newbury Street: At front façade replace wall sign.
- 18.1348 BB 67 Newbury Street: At Newbury Street elevation re-point masonry and rebuild missing stone pinnacles; and at library roof replace slate and asphalt shingles with slate, and replace copper flashing, aprons and gutters and downspouts in-kind.
- 18.1352 BB 67 Newbury Street: At Newbury Street elevation install black iron handrails at steps.
- 18.1397 BB 77 Newbury Street: At front façade replace existing wall sign.
- 18.1380 BB 77 Newbury Street: At front façade’s non-historic storefront install black powder coated cladding and entry door.
- 18.1363 BB 163 Newbury Street: Amend application 17.987 BB to change the configuration of the staircase to the lower level retail space from an angled stair with landing to a straight-run stair with no landing.
- 18.1331 BB 323-327 Newbury Street: Amend Application 18.657 BB to include in-kind replacement of deteriorated non-historic window sash.
- 18.1188 BB 349 Newbury Street: At front façade replace existing wall sign and blade sign.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Cooperking seconded the motion. The vote was 6-0 (JC, KC, DE, JM, PQ, RW).

### **RATIFICATION OF THE 5/9/2018 PUBLIC HEARING MINUTES**

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

### **STAFF UPDATES**

Staff reported that interviews are underway for a new preservation assistant.

**6:04 PM** Commissioner Connor adjourned the public hearing.