

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

**July 10, 2019**

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**DESIGN REVIEW HEARING**

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

**Commissioners Not Present:** Lisa Saunders; Kenneth Tutunjian

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

**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 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 five minutes to make comments; and explained that motions would be made by Commission members following public comment.

**DESIGN REVIEW**

19.1402 BB

359 Newbury Street

Representatives: Shane Day, Kouji Minamoto

Proposed Work: Install two blade signs at Massachusetts Avenue elevation and one blade sign at Newbury Street.

Staff read its recommendation to approve the application with provisos.

Mr. Day presented existing conditions for the storefront and a mockup of the proposed signage. He explained that their storefront is not visible from the Hynes Convention Center MBTA station, and that the signage is intended to make the store more visible from other sightlines.

The Commission suggested that having 2 blade signs in total would be more appropriate, with one on each elevation. The Commission also suggested that on the Massachusetts Avenue elevation, the blade sign be located in close proximity to the main entrance door.

There was no public comment.

In conclusion the application was approved with provisos. J. CooperKing initiated the motion and I. Demetriades seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, JM, PQ, RW).

- 1 sign is to be installed at the Massachusetts Avenue entrance, 1 sign is to be installed at the Newbury Street entrance.
- Signage should match the Urban Outfitters sign's design and height, and be installed into mortar joints with details remanded to staff.

19.1392 BB

34 Commonwealth Avenue

Representative: Chris Magliozzi

Proposed Work: At rear elevation's masonry wall install one dryer vent and energy recovery ventilator (ERV) intake vent and exhaust.

Staff read its recommendation to deny the application without prejudice.

Mr. Magliozzi presented photos of existing conditions and architectural drawings of the elevations that have proposed changes to them. He explained that he explored locating the vents through the roof; however, the exhaust for the stove uses the only available chimney pathway.

The Commission discussed the issue of the close proximity of the vents to each other, and that there are ductless dryers. They expressed concern about the proposed work and the affect it may have for the neighbors of the property.

During public comment, Laurie Thomas from the Neighborhood Association of the Back Bay (NABB) commented that as an abutter to a dryer vent, she agreed with The Commission that the middle vent should be removed.

In conclusion the application was approved with provisos. J. CooperKing initiated the motion and I. Demetriades seconded the motion. The vote was 7-0-1 (Y: JC, KC, JCK, ID, DE, JM, PQ; ABS: RW)

- The energy recovery ventilator (ERV) intake vent and exhaust vent are approved as there are no other areas where they may be located; however, the dryer vent is denied.

19.1376 BB

150 Beacon Street

Representatives: Von Salmi, Jr.

Proposed Work: Install two automatic operating recessed bollards at Back Street parking spaces.

Staff read its recommendation to approve the application.

Mr. Salmi presented photos of the existing conditions of the parking spaces, and explained the use and need for the automatic bollards to be installed at the property. He also stated that the proposed bollards would be stainless steel.

The Commission clarified that the presented mockup is the exact size of the proposed bollards. They asked if a black bollard can be done rather than stainless steel, but then discussed and felt comfortable with stainless steel due to its durability.

Commissioner D. Sampson entered the chambers.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the color of the proposed bollard. Tom High of Backbayhouses.org felt that the proposed work was appropriate, but should be exclusive to Back Street and private spaces as it is not appropriate anywhere else in the district. Chris Anderson stated that she felt that any future applications for automatic bollards should be reviewed on a case by case basis.

In conclusion the application was approved. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, JM, DS, PQ, RW).

19.1370 BB

303 Commonwealth Avenue

Representative: Jim Skelton, Jim McClutchy, Steve Judge

Proposed Work: At front façade replace fence, re-landscape garden, and modify cellar areaway; and at roof install roof deck and headhouse.

Staff read its recommendation to approve the application with provisos.

Mr. Skelton presented photos of the existing conditions and architectural drawings of the property. He explained that the ironwork for the proposed fence replacement at the front façade of the building was inspired by the existing ironwork at the rear of the building.

The Commission suggested utilizing matching sandstone rather than stucco at the cellar areaway. They also clarified that the applicant is proposing to remove an existing door and will replace it with a window as a means of egress.

During public comment Tom High of BackBayHouses.org stated that the original structure did not include a fence, so any fence that is being proposed for installation on the property should be made sure it is appropriate. Chris Anderson stated that abutters are concerned about the

fence because the height is not matching the height of surrounding buildings. Laurie Thomas of the Back Bay Garden Club stated that a landscaping plan should be presented, and suggested integrating a Hornbeam tree in the plan.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, JM, DS, PQ, RW).

- Details of the garden are remanded to staff.
- Existing capping stones are reused.

**AMENDMENT TO BACK BAY ARCHITECTURAL DISTRICT COMMERCIAL GUIDELINES**  
**DISCUSSION AND VOTE**

**Replace paragraph six of the section titled, “Outdoor Dining Installations” from:**

“Umbrellas should be made of matte canvas, typically of acrylic material. A single color is most appropriate. Umbrella signage is discouraged, and third-party signage is not allowed.”

to:

“Umbrellas should be made of matte canvas, typically of acrylic material and size appropriate for its proposed location. Third –party signage on umbrellas is not allowed.”

Staff explained that this proposed change was discussed by the signage sub-committee at its June 6, 2019 public meeting where there was unanimous support to make this change. Staff read its recommendation to approve this change will help bring vitality to the commercial area of the district.

Members of the Commission expressed concern about making piecemeal changes to the guidelines, and whether or not signage on umbrellas would count towards the total amount of signage allowed under the signage code. The Commission discussed current violations on Newbury Street, and the fact that umbrellas are installed seasonally. The Commission also discussed whether or not umbrellas should be limited to a single color and if company name and logos should be allowed.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about using more than one color and suggested language stating that one background color is preferred.

In conclusion the proposed change was approved with provisos. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-1 (Y: KC, JCK, ID, DE, JM, PQ, DS, RW; N: JC).

**Replace paragraph six of the section titled, “Outdoor Dining Installations” from:**

“Umbrellas should be made of matte canvas, typically of acrylic material. A single color is most appropriate. Umbrella signage is discouraged, and third-party signage is not allowed.”

to:

“Umbrellas should be made of matte canvas, typically of acrylic material and size appropriate for its proposed location. Third –party signage on umbrellas is not allowed. Appropriately sized company name and logo are allowed.”

**APPROVED (Y: KC, JCK, ID, DE, JM, PQ, DS, RW; N: JC)**

**ADMINISTRATIVE REVIEW/APPROVAL**

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

- 19.1385 BB** **121 Beacon Street:** At roof replace sections of deteriorated wood trim and siding in-kind.
- 19.1388 BB** **121 Beacon Street:** At front façade replace three second-story one-over-one non-historic wood windows in-kind; and at rear elevation replace two second-story two-over-two non-historic wood windows in-kind.
- 19.1343 BB** **172 Beacon Street:** At front façade re-point masonry and re-paint windows.
- 19.1422 BB** **184 Beacon Street:** Repair rubber membrane roof, replace deteriorated roof slate, re-coat chimney caps, repair copper flashings, repair and re-point masonry, re-caulk and re-paint windows, and repair cornice at front façade.
- 19.1382 BB** **186 Beacon Street:** At rear elevation refurbish three first-story windows.
- 19.1309 BB** **233 Beacon Street:** At front façade replace lower level, first, second, third and fourth story wood windows in-kind; and replace one-over-one non-historic dormer windows with two-over-two wood windows.
- 19.1316 BB** **242 Beacon Street:** At rear elevation replace sixth-story sliding and fixed non-historic wood door panels in-kind.
- 19.1281 BB** **291 Beacon Street:** At front façade re-point masonry and re-paint window trim.

- 19.1383 BB** **314 Beacon Street:** At rear elevation replace three fifth-story one-over-one non-historic windows with one-over-one wood windows.
- 19.1287 BB** **334 Beacon Street:** At rear elevation replace three non-historic wood window units in-kind.
- 19.1389 BB** **337 Beacon Street:** At front façade re-point masonry.
- 19.1282 BB** **377 Beacon Street:** At front façade re-point masonry and re-paint window trim.
- 19.1337 BB** **534 Beacon Street:** At rear elevation replace two fourth-story four-over-four windows with wood four-over-four windows, and replace three six-over-six windows with wood six-over-six windows.
- 19.1387 BB** **534 Beacon Street:** At side and rear elevations replace seven third-story six-over-six non-historic wood windows in-kind.
- 19.1375 BB** **534 Beacon Street:** At front façade, side elevation and rear elevations replace four-over-four and six-over-six windows with four-over-four and six-over-six wood windows.
- 19.1379 BB** **534 Beacon Street:** At front façade, side elevation and rear elevations replace four-over-four and six-over-six windows with four-over-four and six-over-six wood windows.
- 19.1407 BB** **579, 581, 583 Boylston Street:** At roof rebuild west parapet and chimney.
- 19.1408 BB** **579, 581, 583 Boylston Street:** At all elevations repair and re-point masonry, replace window sealants, and repair fire escapes.
- 19.1368 BB** **587 Boylston Street:** At front façade replace wall sign.
- 19.1401 BB** **699 Boylston Street:** At front façade replace wall sign and install blade sign.
- 19.1345 BB** **18 Commonwealth Avenue:** At front façade replace entrance canopy in-kind.
- 19.1378 BB** **23 Commonwealth Avenue:** At front façade repair entry steps.
- 19.1355 BB** **48 Commonwealth Avenue:** At front façade and side elevation re-paint masonry.
- 19.1424 BB** **64 Commonwealth Avenue:** At front façade repair entry steps.
- 19.1380 BB** **90 Commonwealth Avenue:** Replace thirteen third-story windows with historically appropriate wood windows.
- 19.1325 BB** **124 Commonwealth Avenue:** At front façade repair and re-paint front entry steps.
- 19.1378 BB** **128 Commonwealth Avenue:** At front garden replace diseased Eastern Redbud tree with a white flowering Dogwood.
- 19.1394 BB** **152 Commonwealth Avenue:** At front façade install bronze plaque at fence.
- 19.1393 BB** **152 Commonwealth Avenue:** At front façade strip paint from masonry and replace deteriorated steps and treads with cast stone.
- 19.1349 BB** **416 Commonwealth Avenue:** At side elevation replace one sixth-story one-over-one non-historic wood window in-kind; and replace two seventh-story one-over-one non-historic aluminum windows with one-over-one wood windows.

- 19.1396 BB** **32 Fairfield Street:** At front façade replace four fourth-story one-over-one vinyl windows with one-over-one wood windows; and at rear elevation replace two fourth-story one-over-one vinyl windows with one-over-one wood windows.
- 19.1398 BB** **32 Fairfield Street:** At rear elevation replace deck floorboards with IPE boards.
- 19.1346 BB** **46 Hereford Street:** Re-point and repair masonry; and re-paint fire escape, windows and entry door.
- 19.1290 BB** **61 Marlborough Street:** Re-point masonry.
- 19.1397 BB** **82 Marlborough Street:** At front façade repair and re-point masonry at entry steps and refinish entry doors; and at rear elevation re-point masonry and repair window sills, re-paint windows and fire escape, remove unused pipe at coal shed, install copper roofing at rear entry, and neaten exterior wiring.
- 19.1320 BB** **166 Marlborough Street:** Re-point masonry and repair limestone trim and steps at front entry.
- 19.1249 BB** **379 Marlborough Street:** At front garden repair curbing and replace fence.
- 19.1357 BB** **391 Marlborough Street:** At front façade re-point masonry and replace deteriorated roof slate in-kind.
- 19.1310 BB** **90 Massachusetts Avenue:** At front façade replace wall sign.
- 19.1400 BB** **127 Newbury Street:** At front façade replace wall sign and window signage at first story retail space.
- 19.1384 BB** **201 Newbury Street:** At rear elevation add two exhaust vents at existing louvered opening.
- 19.1286 BB** **220 Newbury Street:** At front façade install wall signage at first story.
- 19.1334 BB** **302 Newbury Street:** At front façade replace lower level storefront windows and door in-kind.
- 19.1399 BB** **314 Newbury Street:** At front façade install blade sign and wall sign, and install curb and railing; and at front façade and rear elevation replace all upper-story windows with historically appropriate wood windows.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 8-0-1 (Y: JC, KC, JCK, ID, DE, JM, DS, PQ; ABS: RW).

### **RATIFICATION OF THE 6/12/2019 PUBLIC HEARING MINUTES**

The minutes were approved as presented. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-0-1 (Y: JC, KC, JCK, ID, DE, JM, DS, RW; ABS: PQ).

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