

**Back Bay Architectural Commission
Violations Committee Meeting Minutes**
Boston City Hall, Room 900, 9th Floor
Boston, Massachusetts, 02201

November 14, 2018

VIOLATIONS MEETING

Commissioners Present: Iphigenia Demetriades; Jerome CooperKing

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

4:30 PM Commissioner Demetriades called the public hearing to order.

VIOLATION 102 Beacon Street
Representative: Jason Lippolis

Violation: Unapproved rooftop antenna.

Mr. Lippolis presented the violation to the Committee, and stated that the antenna cited as a violation was temporary until the previous antenna was removed and chimney on which it was attached was repaired. He showed images of the current antenna that is now installed on the chimney. Mr. Lippolis explained that the intended use of the antenna is for Wi-Fi.

The Committee discussed painting the antenna to blend into the surrounding masonry.

In conclusion, the Committee voted to approve the current antenna provided that it be painted to match the surrounding masonry.

VIOLATION 271 Beacon Street
Representative: Dennis Kramer

Violation: Update on re-built roof deck inconsistent with 2016 approval.

Mr. Kramer stated that he was representing his son, who owns the property. He stated that his son will follow through with what the Committee requests.

Staff explained that there are two roof decks in violation at 271 Beacon Street. One at the front owned by Mr. Kramer's son, and one at the rear owned by someone else. Staff explained he met with Mr. Kramer's son and recommends leaving the deck structure in place, but moving the

railing back to its approved location. The Committee informed the representative that the deck railing should be moved back.

Public comment from Joe Zink, an abutter stated that he was upset about the condition of the unapproved rear roof deck, and that it subsequently cost him \$4000 in damage.

In conclusion, the Committee voted for leaving the front deck structure in its current location and moving the railing back to its approved location.

VIOLATION

271 Beacon Street

Violation: Unapproved rear roof deck.

A representative did not appear.

VIOLATION

294 Marlborough Street

Proposed Work: Unapproved removal of tree at rear yard.

A representative did not appear.

VIOLATION

284 Commonwealth Avenue

Representative: David Winston

Proposed Work: Unapproved removal of tree at rear yard.

The representative stated that the subcontractor he hired for other work suggested taking down the tree because it was sick and dying, and he agreed to it. The representative was under the impression that tree removal was a less formal process with the BBAC, and therefore did not go through the Commission for permission. He will replace the tree with a Maple tree.

In conclusion, the Committee voted to replace the tree with a Maple tree.

VIOLATION

175 Commonwealth Avenue

Representative: J. Michael Sullivan

Proposed Work: Unapproved removal of windows.

The representative stated that his contractor took care of all the work and details of this project, and had assumed he also went through the application process. The windows were removed for restoration and will be re-installed at the end of December.

The Committee requested that any material that is occupying the space of the removed windows is maintained to appear temporary.

VIOLATION

9 Gloucester Street

Representative: John Jacobowski

Proposed Work: Update on unapproved tree removal.

The representative stated that they removed the tree when they were installing natural gas, and they will replant an 8 inch Rutger tree in its place.

The Commission clarified that the tree that was removed will be replaced, and that another tree is being proposed for when they remove another dying tree. The stump of the old tree will be removed and the sidewalk will be repaired. Mr. Jacobowski will submit a timeline for the completion of work to staff.

VIOLATION

238 Marlborough Street

Proposed Work: Update on unapproved headhouse.

Staff reported that the unapproved headhouse will be removed and replaced with an access hatch.

4:52 PM Commissioner Demetriades adjourned the Violations Committee meeting.