

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

October 14, 2020

DESIGN REVIEW HEARING

A public hearing of the Back Bay Architectural Commission was held virtually through [HTTPS://US02WEB.ZOOM.US/J/81817788367](https://us02web.zoom.us/j/81817788367)

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

Commissioners Not Present: David Eisen and Kenneth Tutunjian.

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

5:10 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

21.0158 BB

314 Commonwealth Avenue

Representatives: Peter Vanko

Proposed Work: Construct roof

Staff read its recommendation to deny the application without prejudice.

Mr. Vanko presented photos of existing conditions and plans for the proposed work. The Commission discussed the fact that the proposed deck extends beyond the inner edge of the front chimney, and is visible from Commonwealth Avenue.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) spoke in support of staff's recommendation to deny the application without prejudice.

In conclusion the application was denied without prejudice. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 9-0 (JC, MC, KC, JCK, ID, ZG, EM, DS, LS)

21.0283 BB

353 Beacon Street:

Representative: Guy Grassi

Proposed Work: Construct roof deck, relocate access hatch and raise parapet wall.

Staff read its recommendation to deny this application without prejudice.

Mr. Grassi presented photos of existing conditions and plans for the proposed work. The Commission discussed the fact that while the proposed deck is located within the inner edges of the chimneys, it is very visible from Beacon Street and Fairfield Street. They also discussed the guidelines which state that parapet extensions to party walls are inappropriate.

During public comment Tom High of backbayhouses.org spoke against raising the height of the parapet wall. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that if a revised plan is approved it must be contingent on a new mock-up being erected to determine visibility from the street.

In conclusion the application was denied without prejudice. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 7-0-2 (Y: JC, MC, KC, JCK, ID, ZG, DS; N: None; ABS: EM, LS)

21.0282 BB

208 Beacon Street

Representatives: Thomas Catalano

Proposed Work: At rear elevation add oriel below existing oriel.

Staff read its recommendation to approve the application with provisos.

Mr. Catalano presented photos of existing conditions and plans for the proposed work. Commission members discussed the size of the lower bay and whether or not it should extend further from the building than the oriels at the adjacent buildings.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that the rear elevation of this building faces Back Street where the Commission has been more flexible in approving alterations; however, approving this project should not set a precedent for similar projects in the district. Tom High of backbayhouses.org supported staff recommendation that this project

should be approved because the rear elevation has been altered over the years, the alteration to the oriel is limited to its base, and the proposed new oriel is consistent with oriels at adjacent properties and will be minimally visible from Back Street.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC, MC, KC, JCK, ID, ZG, EM, DS, LS)

- The rear of this building faces Back Street, is partially hidden by an existing garage, and has been altered;
- The proposed new oriel must not extend further afar from the elevation than the oriels at the adjacent buildings; and
- This project is not setting a precedent for similar projects proposed in the district.

~~21.0284 BB ————— 126 Marlborough Street *WITHDRAWN BY APPLICANT*
Representative: Ellen Perke
Proposed Work: ~~Construct roof deck and penthouse.~~~~

21.0285 BB 166 Marlborough Street
Representatives: Michelle Carey
Proposed Work: Construct roof deck and exterior access stairs from existing lower roof deck.

Staff read its recommendation to deny the application without prejudice.

Ms. Carey presented photos of existing conditions and plans for the proposed work. Commission members discussed the fact that the guidelines limit roof access structures to hatches or low profile headhouses, and that both the proposed staircase and deck are quite visible from Marlborough Street.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that the Commission approved a similar deck 13 Hereford Street; however, it was not visible from the street and was accessed by a roof hatch and not an exterior staircase. Tom High of backbayhouses.org commented that the deck should only be approved if the exterior stair is omitted and the deck is not visible from the street. Ernest Godshalk and Peter Epstein spoke in opposition to the application.

In conclusion the application was denied. J. Christiansen initiated the motion and J. Berkman seconded the motion. The vote was 6-3 (Y: JC, MC, ID, EM, DS, LS; N: JCK, KC, ZG)

~~21.0284 BB~~ ~~53 Marlborough Street/300 Berkeley Street~~ ~~WITHDRAWN BY APPLICANT~~

~~Representative: Chris Taylor~~

~~Proposed Work: At courtyard: remove two existing condensers, replace two windows in-kind, masonry infill at one window and one door; reverse swing of existing door, and install new make-up air hvac unit, with duct penetration through new masonry infill; at roof of 300 Berkeley Street: remove three existing rooftop condensers and install thirteen new condensers on spring isolation dampers; and at entrance to 53 Marlborough Street: replace handrail at entrance.~~

ADMINISTRATIVE REVIEW/APPROVAL

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

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|-------------------|---|
| 21.0263 BB | <u>137 Beacon Street:</u> At front facade repair masonry. |
| 21.0264 BB | <u>146 Beacon Street:</u> Replace windows and French doors in-kind; replace slate roof and copper flashing, gutters, and downspouts in-kind; replace deteriorated wood trim in-kind; replace copper cladding at elevator headhouse in-kind; replace black rubber roofing in-kind; replace a/c condensers, skylight, rear garage doors, and roof decks in-kind; and repair masonry. |
| 21.0265 BB | <u>241 Beacon Street:</u> At front facade replace two third-story one-over-one wood windows in-kind, and one two-over-two wood window in-kind; and at rear elevation replace two third-story one-over-one wood windows in-kind. |
| 21.0266 BB | <u>259 Beacon Street:</u> At rear elevation replace one non-historic aluminum-clad window in-kind. |
| 21.0267 BB | <u>265 Beacon Street:</u> At front facade replace and repair fence and handrails. |
| 21.0268 BB | <u>285 Beacon Street:</u> At front facade replace three fourth-story non-historic one-over-one wood windows in-kind; and at rear elevation replace one one-over-one wood window in-kind. |
| 21.0269 BB | <u>715 Boylston Street:</u> At front facade repair terra cotta. |
| 21.0270 BB | <u>46 Commonwealth Avenue:</u> At front facade replace deteriorated storm window in-kind. |
| 21.0271 BB | <u>109 Commonwealth Avenue:</u> At rear elevation replace non-historic fourth and fifth-story balcony doors in-kind. |
| 21.0183 BB | <u>151 Commonwealth Avenue:</u> At front garden replace dead Magnolia tree. |
| 21.0272 BB | <u>173 Commonwealth Avenue:</u> At rear elevation replace two one-over-one non-historic wood windows in-kind. |
| 21.0273 BB | <u>184 Commonwealth Avenue:</u> At rear elevation restore six sixth-floor windows and install storm windows. |
| 21.0274 BB | <u>255 Commonwealth Avenue:</u> At front facade replace three lower level one-over-one wood windows in-kind. |
| 21.0286 BB | <u>233 Commonwealth Avenue:</u> At rear elevation replace one two-over-two wood window in-kind and install two storm windows. |
| 21.0275 BB | <u>324 Commonwealth Avenue:</u> At front facade repair and re-point masonry. |

- 21.0276 BB** **326 Commonwealth Avenue:** At front facade repair and re-point masonry, and replace copper gutter in-kind.
- 21.0277 BB** **325 Commonwealth Avenue:** At front facade repair and re-point masonry.
- 21.0278 BB** **362-366 Commonwealth Avenue:** At roof replace black rubber roofing in-kind and aluminum siding at headhouse in-kind.
- 21.0279 BB** **12 Gloucester Street:** At front facade replace two, two-over-two fourth-story non-historic two-over-two wood windows in-kind.
- 21.0280 BB** **190 Newbury Street:** Replace dead Honey Locust tree.
- 21.0281 BB** **248 Newbury Street:** At front facade replace existing wall sign.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 9-0 (JC, MC, KC, JCK, ID, ZG, EM, DS, LS)

6:50 PM Commissioner Connor adjourned the public hearing.