

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

May 9, 2018

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Kathleen Connor; David Eisen; Jane R. Moss; Patti Quinn; and Robert Weintraub.

Commissioners Not Present: Jerome CooperKing; Iphigenia Demetriades; David Sampson; Lisa Saunders; Lex Stevens; and Kenneth Tutunjian.

Staff Present: Joseph Cornish, Director of Design Review; Kristian Boschetto, 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. 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**

18.1176 BB

671-673 and 755 Boylston Street: At sidewalk areas create new plaza space and install granite markers, decorative light columns, paving and trees at the site of the two marathon bombing locations.

Representatives: Patrick Brophy; Robert Corning; Pablo Eduardo

Staff read its recommendation to approve this application as submitted. The applicant presented existing condition photographs and renderings of the proposed memorial. The Commission discussed the various materials being used for the artwork. The Commission discussed how the memorial would be lit, and the artist explained that they are working on different lighting schemes to make sure that it is subtle and gives the right tonality to the subject. The Commission discussed the potential to heat the sidewalk to prevent snowplows from damaging the site. The Commission also voiced some concern with the possibility of people securing bikes on the monument as well as the upkeep and maintenance of the site. Patrick Brophy assured the Commission that the site would be well monitored and maintained.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) said that they were impressed with

the care and detail that had gone into the making of the memorial. She said her only concern was with the potential for people to lock their bikes on the bronze and glass light poles.

In conclusion the application was approved as submitted. J Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, KC, DE, JM, PQ, RW).

18.1153 BB

393 Commonwealth Avenue: At front garden remove and replace Magnolia tree, and re-landscape area.

Representatives: Debra Hamburg

Staff read its recommendation to approve this application with provisos. The applicants presented existing condition photographs and drawings of the proposed landscaping. The Commission discussed if the planters were to be removed and if the boxwoods would be planted in the ground. The Commission also confirmed that the applicant had worked with the Garden Club for their application, and they subsequently voiced their approval for the project.

In conclusion the application was approved as submitted. P. Quinn initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC, KC, DE, JM, PQ, RW).

18.1083 BB

127 Beacon Street: Re-landscape front garden including replacing existing stone patio and sidewalk.

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

18.868 BB

7 Marlborough Street: At rear elevation add boiler vent at basement level.

Representative: Alan Juluson

Staff read its recommendation to approve this application as submitted finding that the proposed locations are minimally visible when viewed from the alley due to shadows created by the existing bay window. The applicant presented photographs of existing conditions and renderings of the proposed new venting. The Commission discussed its concern that the vents were too close to the existing windows and door and that the proposal may be a code violation. The applicant explained that they had explored all other options and that the other venting had to be moved because of the owner's allergies. The Commission explained that there may be other venting options but that they would be very invasive and expensive, so the current proposal may be the best option.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) voiced her concern about the proximity of the venting to the windows.

In conclusion the application was approved as submitted. D. Eisen initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC, KC, DE, JM, PQ, RW).

18.1172 BB

321 Commonwealth Avenue: At rear elevation replace deteriorated one-over-one windows in-kind; replace existing security bars at lower level windows; install wood bracket supported copper roofed portico at existing entry door; install new light fixture; and install heat pump and lattice enclosure to the right side of the entry door.

Representative: Cody Adamson

Staff read its recommendation to approve this application with provisos. The applicant presented photographs of the existing conditions, architectural drawings, a detail of the proposed heat pump and light fixtures, and drawings of the replacement windows. The Commission asked for the details of the window replacement. They also discussed the details of the heat pump and lattice to be installed, and voiced a few concerns with the design. They suggested that the lattice screening wrap around the entire unit and that the unit be placed on a pad on the ground to reduce visibility. Additionally they suggested that the lattice have a gate or removable portion that can be lifted when the unit needs to be serviced. The Commission also asked that the applicant replace the downspouts, but the owner said that the replacement of the downspouts would be up to the condo association.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) voiced her concern with a raised lattice unit and said that it had never been approved in the Back Bay before.

In conclusion the application was approved with the following provisos. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC, KC, DE, JM, PQ, RW).

- Install slate roof on portico;
- Place rear heat pump unit on the ground with an appropriate enclosure that slides upwards for access;
- Defer details of unit to staff;
- Install two appropriate light fixtures on either side of the door;
- Defer light fixture details to staff; and
- Suggest downspout replacement to Condo Association.

18.1174 BB 17 Gloucester Street: At roof add flat glass roof access hatch; relocate and group existing air-conditioning units; remove portions of existing tubular metal roof railings; replace existing metal stair stringers and hand railings on upper flat roof with painted steel rail and wood decking at upper flat roof area; and construct new roof deck on lower portion of Mansard roof.
Representative: John Day

Staff read its recommendation to deny/approve this application with provisos, finding that the proposed upper level deck will be visible from Commonwealth Avenue and the alley, and should be denied. The lower deck will be minimally visible; however, staff recommends requiring that the existing stair and railing to the upper deck be removed as a condition for approving the lower deck. The applicant presented current condition photographs, plans of the proposed roof decks, sightline guides, renderings, and photos of the proposed roof decking material. The Commission voiced their concern with the upper deck's visibility as well as the existing railing and metal stairs. The Commission discussed the potential of lowering the railing to reduce visibility and the applicant stated that it may be feasible.

In conclusion the application was in part denied and in part approved with the following provisos. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, KC, DE, JM, PQ, RW).

- Deny upper roof deck; and
- Remove existing upper railing and stair.

18.1173 BB 245 Commonwealth Avenue: At rear elevation install a steel and glass enclosure at fifth-floor rear patio; and at upper most roof install access hatch and roof deck.

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

ADMINISTRATIVE REVIEW/APPROVAL

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

18.1105 BB 102 Beacon Street: At front façade re-set granite landing at entry.
18.1171 BB 260 Beacon Street, Unit 8: At front façade replace two wood fifth-story two-over-two windows in-kind.
18.1170 BB 260 Beacon Street, Unit 11: At front façade replace two wood sixth-story one-over-one wood windows in-kind.
18.1121 BB 282 Beacon Street: Replace four non-historic aluminum fourth-story one-over-one windows with two wood six-over-six windows and two wood eight-over-eight wood windows.

- 18.1162 BB 292 Beacon Street: At rear elevation re-point masonry and replace sections of deteriorated wood trim in-kind.
- 18.1182 BB 483 Beacon Street: Replace black rubber roof in-kind and replace shrubs at Beacon Street.
- 18.1185 BB 534 Beacon Street: At roof install antenna.
- 18.1209 BB 399 Boylston Street: At roof replace two existing HVAC units.
- 18.1190 BB 437 Boylston Street: Replace black rubber membrane roof in-kind.
- 18.1164 BB 501 Boylston Street: At Boylston Street façade replace existing wall plaque.
- 18.1142 BB 45 Commonwealth Avenue: At existing roof deck replace wood decking in-kind.
- 18.1167 BB 114 Commonwealth Avenue: Replace two existing roof top air-conditioning units.
- 18.1183 BB 184-190 Commonwealth Avenue: At front façade re-point masonry and replace missing caulking.
- 18.1155 BB 191 Commonwealth Avenue: At front façade repair entry doors.
- 18.987 BB 205 Commonwealth Avenue: At roof re-clad existing head house in zinc-coated copper panels to match existing.
- 18.1112 BB 207 Commonwealth Avenue: At rear yard replace existing wood fence and gate with new wood fence and gate.
- 18.1116 BB 213 Commonwealth Avenue: Add rear addition replace copper gutters in-kind and re-point masonry.
- 18.1156 BB 215 Commonwealth Avenue: At rear elevation replace three non-historic second-story twelve-over-sixteen wood windows in-kind.
- 18.1181 BB 351 Commonwealth Avenue: At front façade and rear elevation re-paint ironwork, window frames, window sash and doors, re-glaze all windows, and clean masonry.
- 18.1125 BB 383, 385 & 387 Commonwealth Avenue: At front façade and rear elevation replace gutters in-kind and repair masonry.
- 18.1157 BB 403 Commonwealth Avenue: At front façade replace three wood non-historic third-story one-over-one windows in-kind.
- 18.994 BB 17 Exeter Street: At roof install new slate and new copper gutters.
- 18.1111 BB 53 Marlborough Street/300 Berkeley Street: At rear yard replace existing wood stair and platform with new platform and stair and enclosure for trash/recycling containers that are currently stored in the shared walkway.
- 18.1098 BB 81 Marlborough Street: At roof rebuild chimney and replace chimney pots in-kind.
- 18.1056 BB 175 Marlborough Street: At front façade restore and re-coat masonry.
- 18.1060 BB 230 Marlborough Street: At front façade replace four third-story deteriorated wood one-over-one windows in-kind; and at rear elevation replace two third-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 18.1200 BB 233 Marlborough Street: At front façade repair and replace sections of copper apron at Mansard roof, repair and re-paint bay, and re-paint masonry.

- 18.1203 BB 373 Marlborough Street: At front façade replace deteriorated slate and copper flashing at bay roof in-kind.
- 18.1169 BB 392 Marlborough Street: At roof replace black rubber membrane roof in-kind and replace existing roof deck in-kind.
- 18.1179 BB 7-9 Newbury Street: At roof replace existing heat pumps.
- 18.1152 BB 29-33 Newbury Street: At roof replace existing cooling tower in-kind.
- 18.1154 BB 37 Newbury Street: At front façade repair entry walk, replace entry door and install automatic door opener.
- 18.1199 BB 47 Newbury Street: At Berkeley Street elevation install window signage at second level of storefront.
- 18.1090 BB 119 Newbury Street: Repair masonry at turret.
- 18.1178 BB 126 Newbury Street: At roof install heat pump on existing frame.
- 18.1180 BB 154; 160; 177; 179; 220; 299; 301 Newbury Street: Paint entry doors and door frames black.
- 18.1168 BB 154-156 Newbury Street: At front façade replace non-historic storefront windows.
- 18.1115 BB 172 Newbury Street: At rear parking area replace asphalt paving with brick pavers.
- 18.1093 BB 234-236 Newbury Street: At front façade clean masonry.
- 18.1158 BB 250 Newbury Street: At front façade replace existing blade sign.
- 18.1084 BB 332 Newbury Street: At front façade install new blade sign.

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

RATIFICATION OF THE 4/11/2018 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).

APPOINTMENT OF BICYCLE RACK MASTER PLAN SUB-COMMITTEE

Commissioner Connor explained that as a follow-up to the April 11, 2018 public hearing item regarding proposed bicycle racks in the Back Bay it was determined that a sub-committee be formed to work on a master plan for bicycle rack installations in the district. The commission discussed limiting the membership of the sub-committee to members and alternates currently serving on the commission. Jerome CooperKing (NABB), Robert Weintraub (Mayor's Office) and Kathleen Connor (Back Bay Association) were appointed to the sub-committee.

APPOINTMENT OF JAMESTOWN URBAN MANAGEMENT PROPERTIES' NEWBURY STREET SIGNAGE MASTER PLAN SUB-COMMITTEE

Staff reported that they recently met with representatives from Jamestown about creating a master plan for signage at its properties on Newbury Street and is suggesting that a sub-committee be formed to meet with Jamestown to discuss this idea. Commission members

questioned the appropriateness of forming a sub-committee prior to an application being submitted. In conclusion Kathleen Connor (Back Bay Association) and Robert Weintraub (Mayor's Office) were appointed. Staff will follow-up with Commission members not present to determine if anyone else is interested in serving on the sub-committee.

STAFF UPDATES

Staff reported that Preservation Month activities are underway and the Tom and Nancy High received a preservation award for the creation of BackBayHouses.org; and Tom Holtey and Melita Holtey received a preservation award for their ongoing work to preserve 32 Hereford Street.

6:44 PM Commissioner Connor adjourned the public hearing.