

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

December 11, 2019

DESIGN REVIEW HEARING

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

Commissioners Not Present: Iphigenia Demetriades and 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

20.105 BB

117 Newbury Street

Representatives:

Proposed Work: At front façade install flag holder in ground and Union Jack flag.

No representative present.

20.614 BB

731 Boylston Street

Representative: Mike Provenzano

Proposed Work: At front façade remodel storefront and install signage.

Staff read its recommendation to approve the application with provisos.

Mr. Provenzano presented photos of existing conditions and plans for the proposed work. He explained what changes have been made since the Commission reviewed this project in November. The Commission discussed the proposed signage and the appropriateness of window film. They also discussed the design and material of the railing, and the design of the fascia above the storefront windows.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) requested that the spacing of the pickets of the railing be increased.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Christiansen seconded the motion. The vote was 8-1 (Y: JC; KC; JCK; JM; PQ; DS; LS; RW; N: DE).

- No window film or graphics are installed at the windows;
- the blade sign and proposed sign at the west end of the portico are removed from the proposal;
- the proposed railing be black iron with details remanded to staff; and
- the copper detail at the upper bay windows is incorporated into the design of the fascia above the first floor doors and windows with details remanded to staff.

20.579 BB

15 Newbury Street:

Representative: Doug Manley

Proposed Work: At roof of Parish House install condenser unit.

Staff read its recommendation to approve the application with provisos.

Mr. Manley presented photos of existing conditions and plans for the proposed work, and confirmed that no piping or conduit will be visible. The Commission asked if the condenser can be painted gray.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) reported she could not see the mock-up from the ground.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC; KC; JCK; DE; JM; PQ; DS; LS; RW).

- The condenser be painted gray.

20.598 BB

159 Newbury Street:

Representative: Art McIntosh

Proposed Work: At front façade remodel existing garden terrace space.

Staff read its recommendation to approve the application with provisos.

Mr. McIntosh presented photos of existing conditions and plans for the proposed work. The Commission discussed the appropriateness of the signage and string lighting.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the proposed planters could be placed inside the railings to avoid being damaged by pedestrians. Jackie Yessian opposed the proposed signage and asked if signage could be limited to just one above the entry door. Meg Mainzer-Cohen of the Back Bay Association spoke in favor of the project, citing that it is a unique location where a blade sign and window signage will not be sufficient for marketing the proposed restaurant.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 9-0 (JC; KC; JCK; DE; JM; PQ; DS; LS; RW).

- This approval is not setting a precedent for the installation of string lighting on Newbury Street; and
- The planters be located inside the railings.

20.392 BB

354 Marlborough Street:

Representative:

Proposed Work: At rear of property remove Linden tree.

No representative present.

20.550 BB

451 Beacon Street:

Representative: Shane Losi

Proposed Work: At roof install new roof deck; repair and restore all windows; and at rear elevation extend parking area and replace garden level entry door.

Commissioner Weintraub recused himself.

Staff read its recommendation to approve the application.

Mr. Losi presented photos of existing conditions and plans for the proposed work. The Commission discussed the material of the windows and details of the proposed fence.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the existing tree pit could be made larger.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and I. Demetriades seconded the motion. The vote was 8-0-1 (Y: JC; KC; JCK; DE; JM; PQ; DS; LS; N: None; R: RW).

- The tree pit be enlarged in size to promote the health of the existing tree.

20.486 BB

315 Commonwealth Avenue:

Representative: Jeffrey Heyne and Dell Mitchell

Proposed Work: At roof replace black rubber membrane roof in-kind, replace roof deck and railings, install deck step lights, remove brick chimney, access hatch, skylight and elevator headhouse, construct new access hatch, replace existing large skylight in-kind, install pyramid skylight, install nine heat pumps, and add three chimney pots to west chimney; at front façade and rear elevation refurbish and clean roof slate, replace all flashing and gutters with copper, remove all security devices, flood lights, sirens, and lock boxes, repair wood mouldings and masonry, refurbish doors, clean and re-paint ironwork and fire escapes; and at rear elevation replace roof over entry door with standing seam copper, and install air intake vent and light fixture above entry door.

Staff read its recommendation to approve the application.

Mr. Heyne and Ms. Mitchell presented photos of the existing conditions and plans for the proposed work. The Commission discussed the proposed work and agreed that it is consistent with the Commission's guidelines.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) spoke in favor of the project.

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

PROPOSAL TO ADDRESS MORATORIUM ON THE ENACTMENT RULES RELATED TO THE LOCATION OF SANDWICH BOARD SIGNS ON PUBLIC WAYS IN THE BACK BAY ARCHITECTURAL DISTRICT SET TO EXPIRE ON DECEMBER 31, 2019 – DISCUSSION AND VOTE.

Staff reported on the work of the signage sub-committee and presented its proposal:

Extend the expiration of the Moratorium to March 31, 2020. On April 1, 2020 a one-year pilot program will begin subject to the following conditions:

- *All current sandwich boards in the Commercial Area of the Back Bay will be banned as of April 1, 2020.*

- *The Back Bay Architectural Commission (BBAC) will approve one or more standard designs for display boards. Applications for display boards will be reviewed and approved administratively by BBAC staff (no public hearing process is required) provided they are consistent with the standard designs approved by the BBAC, and that they meet the following specific conditions:*
 - *One (1) display board per twenty-five (25') feet of building frontage.*
 - *Location approved by BBAC staff – must be located on private property; however, locations on public property will be approved on a case by case basis at locations where it is impossible to locate a display board on private property.*
 - *Display boards are permitted outdoors only during business hours – they must be brought indoors at the close of business and placed outdoors at the opening of business.*
 - *Display boards on private property must be approved by the property owner whose signature is required to complete an application for a display board.*

The Commission agreed that one year is appropriate for this pilot program and discussed creating guidelines for the display boards. The Commission discussed working with stakeholders in the district to enforce the guidelines. Staff reported that the Newbury Street League volunteered to work with tenants to ensure compliance.

Commissioner Connor reported that staff received one letter in support of the proposal and three letters against.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB), Michelle Messino from the Newbury Street League, Meg Mainzer-Cohen of the Back Bay Association, Sean O'Neill, Steve Pennypacker, David Spinney, and Zeek Sheepter all spoke in favor of the proposal. Elliot Lafner, Gail Lafner, Sharon Miller, Bill Russell and Jackie Yessian spoke in opposition to the proposal.

In conclusion the proposal was approved. R. Weintraub initiated the motion and J. Christiansen seconded the motion. The vote was 9-0 (JC; KC; JCK; DE; JM; PQ; DS; LS; RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

20.574 BB

260 Beacon Street: At rear elevation replace four, second-story, one-over-one, non-historic wood windows in-kind.

20.575 BB

282 Beacon Street: At rear elevation replace three, fourth-story non-historic windows with six-over-six wood windows.

- 20.596 BB** **303 Berkeley Street:** At roof, replace one set of non-historic French doors in-kind, and replace one set of non-historic French doors with two, two-over-two wood windows.
- 20.601 BB** **419 Boylston Street:** At front façade replace wall sign.
- 20.512 BB** **827-829 Boylston Street:** At front façade replace existing wall signs.
- 20.590 BB** **234-236 Clarendon Street:** At rear elevation re-point masonry, replace deteriorated lintels in-kind, replace roof slate in-kind, and install new copper gutter and downspout.
- 20.585 BB** **151 Commonwealth Avenue:** At roof replace black rubber membrane roofing in-kind.
- 20.595 BB** **180 Commonwealth Avenue:** At side elevation replace four, ninth-story six-over-nine non-historic wood windows in-kind; and at rear elevation replace five, ninth-story one-over-one non-historic wood windows in-kind.
- 20.561 BB** **290 Commonwealth Avenue:** At roof repair masonry at existing elevator shaft and install new flashing.
- 20.526 BB** **108 Marlborough Street:** At roof replace tar and gravel roof with black rubber membrane roof, replace roof slate in-kind, and install new copper gutter.
- 20.593 BB** **138 Marlborough Street:** At rear and side elevations, replace four, second-story two-over-two non-historic wood windows in-kind.
- 20.599 BB** **285 Marlborough Street:** Replace all non-historic aluminum-clad windows with historically appropriate wood windows.
- 20.563 BB** **288 Marlborough Street:** At bay window replace copper roofing and wood trim elements in-kind.
- 20.560 BB** **348 Marlborough Street:** At front façade repair and repaint front entry doors, steps and curbing; and at rear elevation re-point masonry.
- 20.594 BB** **356 Marlborough Street:** At front façade replace three, fourth-story, one-over-one non-historic wood windows in-kind.
- 20.597 BB** **356 Marlborough Street:** At front façade replace deteriorated wood window trim and sills in-kind; and replace deteriorated roof slate in-kind.
- 20.582 BB** **81 Newbury Street:** At front façade replace first-story window signage in-kind.
- 20.551 BB** **174 Newbury Street:** At front façade recover existing window awnings.
- 20.572 BB** **252 Newbury Street:** At front façade replace blade sign.
- 20.571 BB** **280 Newbury Street:** At rear elevation re-point masonry.
- 20.591 BB** **302 Newbury Street:** At front façade replace existing blade sign.

During public comment Stephen Wintermeier of 148 Commonwealth questioned the scope of work at 150 Commonwealth Avenue and asked for confirmation that work on an

existing carport structure would not be taking place. Staff recommended continuing Application 20.589 BB to follow-up with applicant.

In conclusion the applications were approved with the exception of application 20.589 BB (150 Commonwealth Avenue) which was continued. D. Eisen initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC; KC; JCK; DE; JM; PQ; DS; LS; RW).

RATIFICATION OF THE 11/13/2019 PUBLIC HEARING MINUTES

The minutes were approved as presented. J. CooperKing initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC; KC; JCK; DE; JM; PQ; DS; LS; RW).

7:10 PM Commissioner Connor adjourned the public hearing.