

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

January 9, 2018

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; David Eisen; Patti Quinn; David Sampson; Robert Weintraub; Jane R. Moss; Lisa Saunders

Commissioners Not Present: 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 members 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

19.660 BB

276-278 Newbury Street
Representative: Ron Margolis

Proposed Work: Amend application 18.083 BB approved by BBAC 8-9-2017 to reconfigure steps to lower level.

Staff read its recommendation to approve the application with provisos. Mr. Margolis showed photos of existing conditions and plans showing the previously approved work and proposed changes which retain the planters and handrail, but reconfigure the position of the steps to a direct flight to the lower level.

The Commission questioned the necessity of installing a center handrail, due to the width of the staircase. They also suggested adjusting the size of the planters so that they are closer together.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) suggested that if a central handrail is necessary,

they should consider widening the planters. Tom High stated that the width of the steps is needed to be more inviting.

In conclusion the application was approved with provisos, with the understanding that the applicant consults with staff about installing a handrail if ISD requires one. R. Weintraub initiated the motion and J. Christiansen seconded the motion. The vote was 8-2 (Y: JC, KC, DE, PQ, LS, JM, DS, RW; N: JCK, ID).

19.667 BB

163 Newbury Street

Representative: Carl Solander

Proposed Work: At front façade create new seating area in the sunken patio and install signage; and at the rear elevation install louver panel at existing lower level window opening.

Staff read its recommendation to approve the application with provisos. Mr. Solander presented photos of existing conditions and plans for proposed work. He explained that they plan to make the proposed 8ft tall heat lamps removable.

The Commission expressed concern over the small font on the signage. They suggested having the make-up air unit run through the roof, and also questioned the use of the brick pavers at the patio. In regard to the brick patio, Mr. Solander explained that it is not part of the application and all approvals necessary for it have already been acquired.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke against the noise associated with the rear vent.

In conclusion the application was approved with provisos, with the understanding that the wood benches be maintained and that this approval does not set a precedent for future projects. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

19.622 BB

3 Arlington Street

Representative: Lauren Saracco

Proposed Work: At side elevation of rear ell convert existing window opening into a door and install metal steps.

Staff read its recommendation to approve the applications with provisos. Ms. Saracco presented photos of existing conditions and plans for the

proposed work. She explained that they would be adding a transom to the proposed door to help match the height of the existing window.

The Commission expressed concern about the style of the proposed door, as it did not fit the historical integrity of the property. They suggested finding a door that would be more traditional in style.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke about the brick wall on the garage that seemed to have a layer on concrete over it. Tom High suggested that The Commission adopt the staff recommendation.

In conclusion the application was approved with provisos. The design of the proposed door was remanded to staff, and the existing concrete surface must be removed from the brick. I. Demetriades initiated the motion and J. CooperKing seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

19.665 BB

128 Marlborough Street

Representative: Bob Paladino

Proposed Work: At front façade replace three fourth-story one-over-one wood windows in-kind; at rear elevation replace two fifth-story two-over-two wood windows in-kind; and at roof remove existing headhouse and construct new copper-clad headhouse.

Staff read its recommendation to approve the application. Mr. Paladino presented photos of existing conditions and plans for the proposed work.

The Commission questioned the height of the headhouse windows, and noted that the existing deck is not in compliance with the district guidelines, and advised the representative to move it within the chimney line.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke in opposition of size of the headhouse.

In conclusion the application was approved with the provisos that the roof deck will be moved so it is in compliance with the guidelines. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

19.619 BB

16 Marlborough Street

Representative: Adam Grassi

Proposed Work: At front façade remove paint from brownstone and repair stone; at front façade and rear elevation repair all brick, metal, copper and stone, install light fixtures, and replace deteriorated windows in-kind; at rear elevation remove fire escape and existing ell, construct brick-veneered ell with garage door, and re-landscape rear yard (previously approved by BBAC in 2015); and at roof install green roof, deck and headhouse.

Staff read its recommendation to approve the application. Mr. Grassi presented photos of existing conditions and plans for the proposed work, and explained that some of the proposed work was previously approved in 2015. The representative also explained that there would be no new windows in the front, just glazing on the door.

The Commission clarified what work was previously approved, and what new work is being proposed. They questioned the size of the rear parking area, and agreed that making the proposed planters too large could possibly make the parking space too narrow to function properly.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) stated that the building was already tall, and suggested using a hatch rather than a headhouse. She also suggested moving the greenspace back closer towards the back of the building.

In conclusion the application was approved with provisos. The planters at the rear yard must be 18 inches wide. J. CooperKing initiated the motion and D. Sampson seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

19.372 BB

256, 258, 260 Newbury Street

Representative: Adam Gilmore

Proposed Work: At roof lower roof structure, construct penthouse addition and roof decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, use unitized glass elements at newly excavated ground level facade and selective replacement of a small portion of existing first floor facade.

Staff read its recommendation to approve the application with provisos. Mr. Gilmore presented photos of existing conditions and plans for the proposed project, and explained what parts of the work have changed since the subcommittee hearing.

The Commission discussed the placement of the equipment on the ultimate roof level, and clarified the function of the openings in the façade. The Commission also discussed the level of the opaqueness of the proposed glass material.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) stated that the previously proposed brackets at the removed entry stoops should be brought back into the plan, and that the penthouse fenestration not be visible from the street. Tom High stated that the approval should be contingent upon the penthouse not being visible from the street view.

In conclusion the application was approved with provisos. Details about glass block and visibility of the penthouse windows are remanded to staff. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

- 19.638 BB 186 Beacon Street: At front façade replace eleven aluminum slider windows in-kind.
- 19.645 BB 235 Beacon Street: At front façade re-point masonry.
- 19.598 BB 236 Beacon Street: At front façade and side (Dartmouth Street) elevation replace four fourth-story eight-over-eight non-historic wood windows with six-over-one wood windows; and replace three fourth-story six-over-six non-historic wood windows with four-over-one wood windows.
- 19.686 BB 424 Beacon Street: At front façade replace deteriorated wood entry doors in-kind.
- 19.650 BB 855 Boylston Street: At front facade replace existing sign at entrance canopy.
- 19.681 BB 224 Clarendon Street: At front façade and side (Clarendon Street) elevation replace eight fifth-story one-over-one non-historic wood windows in-kind.
- 19.599 BB 90 Commonwealth Avenue: At side (Clarendon Street) elevation replace eleven ninth-story six-over-six wood windows in-kind and one ninth-story eight-over-eight wood window in-kind.
- 19.674 BB 178 Commonwealth Avenue: At front façade repair three third-story one-over-one windows, and at rear elevation replace seven third-story one-over-one windows in-kind.

- 19.608 BB 270 Commonwealth Avenue: At all elevations replace all non-historic aluminum windows and deteriorated cellar windows with wood windows, and repair masonry; at front façade restore entry including railings, limestone walls, mosaic tile floor, and steel window and door frames; at roof replace penthouse roof with standing seam metal panels; and repair rear parking area.
- 19.601 BB 319 Commonwealth Avenue: At front facade replace four third-story one-over-one wood windows in-kind.
- 19.663 BB 333 Commonwealth Avenue: At front façade replace one first-story one-over-one wood window in-kind.
- 19.683 BB 265-275 Dartmouth Street: Repair front sidewalk.
- 19.669 BB 314 Dartmouth Street: At roof replace three existing skylights in-kind, replace four existing sloped skylights with flat skylights, and remove three existing skylights and infill with new framing and rubber membrane roof.
- 19.368 BB 18 Fairfield Street: At front façade (roof) replace two one-over-one non-historic wood windows in-kind; and at rear elevation replace three second-story, two third-story, and two fourth story one-over-one non-historic wood windows in-kind.
- 19.630 BB 31 Gloucester Street: At front façade re-point and repair masonry; and replace deteriorated flashing and roof slate in-kind.
- 19.635 BB 226 Marlborough Street: At front façade replace four second-story aluminum storm windows in-kind; and at rear elevation replace four one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.679 BB 29-33 Newbury Street: At roof replace existing skylight in-kind.
- 19.649 BB 227 Newbury Street: At front façade install blade sign at first story storefront.
- 19.666 BB 302 Newbury Street: At front façade replace existing blade sign.

In conclusion the applications were approved. D. Sampson initiated the motion and I. Demetriades seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

RATIFICATION OF THE 11/14/2018 & 12/12/2018 PUBLIC HEARING MINUTES

The minutes were approved as presented. I. Demetriades initiated the motion and P. Quinn seconded the motion. The vote was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE

Kathleen Connor was nominated as chair and Iphigenia Demetriades was nominated as co-chair. The vote to approve the slate was 10-0 (JC, KC, JCK, ID, DE, JM, PQ, LS, DS, RW).

Commissioner Connor appointed the following Commissioners to the Violations Committee: Jerome CooperKing, I. Demetriades, David Sampson and Robert Weintraub.

7:14 PM Commissioner Connor adjourned the public hearing.