

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

January 8, 2020

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Kathleen Connor; Iphigenia Demetriades; David Eisen; Patti Quinn; David Sampson; and Robert Weintraub.

Commissioners Not Present: Jerome Cooper-King; Jane R. Moss; Lisa Saunders; 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.

EXECUTIVE SESSION

Matter of Open Meeting Law Complaint of Samuel D. Perry against the Back Bay Architectural Commission, received November 27, 2019.

K. Connor took a roll call vote to open into Executive Session and reconvene into Open Session. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

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5:15 PM Commissioner Connor called the public hearing to order.

DESIGN REVIEW

20.105 BB

117 Newbury Street

Representatives: Christina Gedick

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

Staff read its recommendation to approve the application with provisos.

Ms. Gedick presented photos of existing conditions and plans for the proposed work. The Commission discussed the purpose of the flag, and whether it should be located in the ground or attached to the building. Ms. Gedick clarified that this is a pop-up store and will remain at this location for a limited period of time, and that the flag will only be in place during business hours.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the appropriateness of the flag at this location and questioned the specific language regarding flags in the guidelines.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

- The flag and flag holder must be removed when the tenant vacates the property.

20.677 BB

10-11 Arlington Street:

Representative: Mark Van Brocklin

Proposed Work: At rear elevation remove upper fire escapes; and at roof enlarge previously approved roof deck and construct copper-clad headhouse.

Staff read its recommendation to approve the application with provisos.

Mr. Van Brocklin presented photos of existing conditions and plans for the proposed work. He explained the changes that have been made to the project since it was denied without prejudice by the Commission at the November 13, 2019 public hearing. The Commission discussed the visibility of the proposed headhouse from the Public Garden.

During public comment, Tom High from backbayhouses.org spoke in support of the project, stating that the mock-up is not visible from Arlington Street or the Marlborough Street and Commonwealth Avenue entrances to the Public Garden. He also recommended including a proviso to the approval that the approval of this penthouse is not a precedent for approving future projects in the district.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

- This approval is not setting a precedent for approving future projects in the district.

20.664 BB

217 Commonwealth Avenue:

Representative: Guy Grassi

Proposed Work: At roof install retractable skylight at eastern courtyard.

Staff read its recommendation to approve the application.

Mr. Grassi presented photos of existing conditions and plans for the proposed work. He explained that the skylight is not visible, and explained how it operates.

During public comment, Tom High of backbayhouses.org spoke in favor of the project. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the glass screen in the plans was approved by the Commission.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

- 20.676 BB** **3 Arlington Street:** At rear elevation enlarge existing window well.
- 20.658 BB** **142 Beacon Street:** At front façade install new fence at garden.
- 20.644 BB** **234 Beacon Street:** At rear elevation replace two lower-level two-over-two wood windows in-kind, and replace one first-story six-over-six wood window in-kind.
- 20.656 BB** **263 Beacon Street:** At rear elevation replace lower-level non-historic aluminum sliding patio door with wood swinging doors, and replace non-historic aluminum one-over-one window with wood one-over-one window.
- 20.642 BB** **534 Beacon Street:** Replace 47 windows with historically appropriate wood windows.
- 20.689 BB** **122 Commonwealth Avenue:** At roof redesign and relocate previously approved condensing units.
- 20.589 BB** **150 Commonwealth Avenue:** At rear addition replace black rubber membrane roof, copper flashing and copper gutter in-kind.
- 20.640 BB** **178 Commonwealth Avenue:** At rear elevation replace three lower-level six-over-six non-historic vinyl windows with one-over-one wood windows.

- 20.641 BB** **199 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind and replace two domed-s Skylights with low-profile flat skylights.
- 20.663 BB** **349 Commonwealth Avenue:** At front façade replace two lower-level one-over-one non-historic wood windows in-kind.
- 20.620 BB** **373 Commonwealth Avenue:** At roof install antenna on ballast mount.
- 20.652 BB** **395 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind.
- 20.625 BB** **222 Marlborough Street:** Replace existing storm windows with black Harvey Tru-Channel storm windows.
- 20.648 BB** **30 Newbury Street:** At roof replace black rubber membrane roof in-kind.
- 20.685 BB** **170 Newbury Street:** At roof replace two levels of black rubber membrane roofs in-kind.
- 20.626 BB** **174 Newbury Street:** At front façade remove non-historic window awnings.
- 20.665 BB** **211 Newbury Street:** At front façade replace signage and wall sconces.
- 20.632 BB** **225 Newbury Street:** At front façade install three awnings at first-story windows.
- 20.675 BB** **256, 258, 260 Newbury Street:** Revised work to project approved by BBAC 1-9-2019 including re-building upper stories of rear masonry walls, rear Mansard roof, and roof turrets.

In conclusion the applications were approved. I. Demetriades initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

RATIFICATION OF THE 12/13/2019 PUBLIC HEARING MINUTES

The minutes were approved as amended. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 7-0 (JC; KC; ID; DE; PQ; DS; RW).

ADVISORY REVIEW

149-153 Newbury Street (corner of Newbury Street and Dartmouth Street):

Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

William Young presented photos of existing and plans for the proposed work. He explained that this is an as-of-right project and that no zoning variances will be sought, he also explained the changes that have been made to the proposal since the Commission conducted an advisory review of the project in November 2019. The Commission discussed the treatment of the corner, the design's relationship to the district, lighting, materials, colors, and alley elevation. Members of the public were invited to comment. Those in opposition to

the current design included: Sam Plympton, Alan Holmes, Patrick Ahearn, Ed Duval, Tony Casendino, Sue Prindle, John Tankard, Jackie Yessian, Ann Beha and Pamela Humphrey.

7:05 PM Commissioner Connor adjourned the public hearing.