

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

May 8, 2019

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Iphigenia Demetriades; David Eisen; Jane R. Moss; Patti Quinn; David Sampson; and Robert Weintraub.

Commissioners Not Present: Kathleen Connor; Jerome CooperKing; Lisa Saunders; and Kenneth Tutunjian;

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

5:00 PM Commissioner Demetriades called the public hearing to order. Commissioner Demetraides 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 Demetraides 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

19.1076 BB 205-207 Newbury Street
Representative: Christine McMahon
Proposed Work: At front façade install three umbrellas on lower patios and signage at fence.

A representative did not appear.

19.1124 BB 569 Boylston Street
Representative: Jeremy Lindsey
Proposed Work: At front façade install bump-out at first story, signage and patio dining area, and replace second and third-story windows; at rear elevation replace all windows; and at roof install elevator headhouse, three new air-handling units and exhaust vents.

Staff read its recommendation to approve the application with provisos.

Mr. Lindsey reviewed the changes in the proposed work made since the last hearing they attended, and provided color and material samples. He

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explained that the proposed signage will be an edge lit sign with some internally lit components. He also stated that they will be removing the air conditioning units in the rear wall. Two schemes for screening the rooftop mechanical equipment were presented.

Commissioners J. Christiansen and J. Moss entered the chambers.

The Commission felt that the proposed signage appeared more as a billboard than a sign due to its location in proximity to the sign band. They discussed the options for screening the rooftop equipment and agreed that raising the existing parapet would be appropriate.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that the proposed screen at the roof seemed to conceal the proposed equipment; however, she felt the proposed sign was too large.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC, ID, DE, JM, PQ, DS, RW)

- The extended parapet in the 2nd scheme presented is to be used.

19.974 BB

237 Newbury Street

Representatives: Ryan Noone

Proposed Work: Furnishing upper and lower dining patios with tables, chairs, umbrellas and planters.

Staff read its recommendation to approve the application.

Mr. Noone presented his application and explained the proposed work has been revised since the application was initially submitted. He stated that there would be no wording on the proposed umbrellas, and that the proposed seating plan is below the capacity allowed by the Boston Fire Department regulations. The current planters will be removed and proposed planters would take approximately 2 weeks to be installed.

The Commission initially expressed some concern over the proposed seating plan thinking that there would not be an adequate amount of space for egress, although that is not under their jurisdiction. They also expressed concern over the alignment of the planters because they were not accurately depicted on the plans that were presented.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed support for the current proposal which incorporated changes suggested by NABB, and asked if the chain between

the planters have been removed. Mr. Noone stated that they were removed.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-1 (Y: ID, DE, JM, PQ, DS, RW; N: JC)

- All regulations and occupancy permits are adhered to.
- Planters are placed on the property line.

19.1120 BB

341 Newbury Street

Representative: Dennis Quilty, Chris Muskoff, Timothy Mansfield, Matt Wasdyke

Proposed Work: At west (side) elevation install nine new window openings to match existing windows, and remove in-filled masonry opening and replace with single-light window; and at roof install skylight and HVAC equipment.

Staff read its recommendation to approve the application with provisos.

Mr. Muskoff presented photos of existing conditions and plans for the proposed work. He stated that the proposed windows will be aluminum matching those previously approved by the BBAC, and that they do not find proposing any screening of the proposed rooftop HVAC equipment and skylight necessary because they will be obscured by existing equipment on the roof.

The Commission clarified small details of the proposed work and discussed the appropriateness of the proposed smaller and larger sized skylights.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she felt a larger skylight would make the mechanicals more visible from Newbury Street.

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, ID, DE, JM, PQ, DS, RW)

- Remand details of the skylight to staff.

Comment [JC1]:

19.975 BB

352 Marlborough Street

Representative: Mark Howland

Proposed Work: At front façade replace previously approved penthouse fenestration with one double-hung window aligned with the east double-

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hung windows on the lower floors, and with two window openings and a door opening centered on the bay windows of the lower floors.

Staff read its recommendation to approve the application with provisos

Mr. Howland presented photos of existing conditions, plans that were previously approved by the Commission, and plans for the proposed work.

The Commission clarified small details of the application and agreed that the penthouse is only minimally visible from Marlborough Street.

There was no public comment.

In conclusion the application was approved. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC, ID, DE, JM, PQ, DS, RW)

19.981 BB

344 Beacon Street

Representative: Matt Arnold, Jeremy Robertson

Proposed Work: At front façade clean masonry, repair entry steps, replace entry door and transom, replace security camera, and install new brick pavers and walkway; at rear courtyard replace stone pavers and install new lighting and door hardware; at rear garage replace garage door and alley door, light fixtures and security camera; at lower rear deck replace decking, light fixtures and planters, remove lattice screen, install mini-split condenser and screen wall, and install outdoor kitchenette; at penthouse deck replace decking and stair treads and replace light fixtures; and at upper deck replace decking and step lights, install guardrail around existing skylight, replace HVAC equipment and install screen wall, install vegetated green roof trays at roof edge, and replace chimney flue caps.

Staff read its recommendation to approve the application with provisos.

The Commission discussed the details of the proposed lighting and HVAC equipment height, and the re-design of the front entry door to allow for a mail slot.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she felt the light spread may be inappropriate, and canister lights may be better. She also asked if the screen on the lower deck would be getting replaced.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC, DE, PQ, DS, RW, ID, JM)

- The application was approved as submitted except for the privacy screen at the roof and with the revised entry door to accommodate a mail slot.

19.983 BB

135 Commonwealth Avenue

Representative: Timothy Burke, Luciano Mangarella

Proposed Work: At roof rebuild rear roof deck and install condenser unit; at rear elevation mount heat pump to wall, install fencing and replace asphalt paving at parking area with brick pavers.

Staff read its recommendation to approve the application with provisos.

Mr. Burke presented photos of existing conditions and plans for the proposed work. He clarified that the proposed air condensing units service the second floor of the building.

The Commission questioned how many floors the air condenser unit serves. They also informed the applicant that the roof deck must be made to be compliant with the district's guidelines to be located within the inner edges of the chimneys, as it currently is not.

During public comment, Sue Prindle expressed concern about the size of the deck and asked if a French drain could be installed at the rear of the building to address drainage issues.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and P. Quinn seconded the motion. The vote was 7-0 (JC, ID, DE, JM, PQ, DS, RW)

- Roof deck must be moved back to inside the inner edges of the chimneys to be consistent with the guidelines.
- Screen wall at the rear of the building is made parallel to the building and alley.

ADMINISTRATIVE REVIEW/APPROVAL

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

19.993 BB 120 Beacon Street: At front façade replace five sixth-story six-over-six non-historic wood windows in-kind.

19.1047 BB 121 Beacon Street: Extend Certificate of Appropriateness for Application 16.1539 BB for work to relocate existing roof deck to expire 9/30/2019.

19.1043 BB 150 Beacon Street: At front façade and rear elevation replace nine third-story six-over-six non-historic wood windows in-kind.

19.824BB 341 Beacon Street: At rear elevation replace wood garage door in-kind.

- 19.1079 BB** **409 Beacon Street**: At front façade replace four fourth-story one-over-one non-historic wood windows with one-over-one wood windows painted black.
- 19.1032 BB** **458 Beacon Street**: At front façade repair deteriorated sandstone trim.
- 19.1030 BB** **463 Beacon Street**: Repair and re-point masonry, repair roof slate at Mansard roof, and repaint window trim.
- 19.1029 BB** **465 Beacon Street**: At rear elevation re-point masonry and repaint window trim to match existing color.
- 19.1044 BB** **534 Beacon Street**: At rear elevation re-point masonry and replace deteriorated bricks in-kind.
- 19.1074 BB** **376 Boylston Street**: At rear and side elevations re-point masonry.
- 19.1085 BB** **34 Commonwealth Avenue**: At front façade replace four second-story and two third-story one-over-one non-historic wood windows in-kind; and at rear elevation replace four second-story and one third-story one-over-one non-historic wood windows in-kind.
- 19.1054 BB** **35 Commonwealth Avenue**: At front façade remove existing cherry tree and dirt, store off site until foundation waterproofing is complete, and replant.
- 19.295 BB** **109-111 Commonwealth Avenue**: At front façade repair and clean existing retaining walls, stairs and curbing; and install new granite and sandstone pavers, new light fixtures, drainage system and irrigation system.
- 19.1065 BB** **215 Commonwealth Avenue**: At front façade replace four fourth-story one-over-one non-historic aluminum-clad windows with one-over-one wood windows.
- 19.1108 BB** **217 Commonwealth Avenue**: At front façade install exterior lighting.
- 19.1096 BB** **240 Commonwealth Avenue**: Replace rubber membrane roof in-kind.
- 19.1109 BB** **240 Commonwealth Avenue**: Re-point masonry and repair stone trim.
- 19.1049 BB** **287 Commonwealth Avenue**: Remove existing roof deck, replace rubber membrane roof in-kind, and rebuild roof deck in-kind.
- 19.1002 BB** **323 Commonwealth Avenue**: Replace rubber membrane roof in-kind.
- 19.1089 BB** **333 Commonwealth Avenue**: Repaint window sills and sash; and at front façade replace copper flashing and rubber membrane roofing at second-story and fifth-story bays.
- 19.1066 BB** **390 Commonwealth Avenue**: At rear elevation replace five eighth-story one-over-one aluminum windows with wood one-over-one windows.
- 19.858 BB** **271 Dartmouth Street**: At Dartmouth Street façade replace five sixth-story aluminum-clad one-over-one windows with wood one-over-one windows.
- 19.1061 BB** **12 Hereford Street**: At rear elevation install two Harvey Tru Channel storm windows at first-story windows.
- 19.999 BB** **81 Marlborough Street**: At rear elevation replace aluminum patio doors with wood doors.
- 19.1063 BB** **146 Marlborough Street**: At rear elevation replace deteriorated roof slate, flashing, gutter, downspout and wood trim in-kind.

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- 19.1100 BB** **170 Marlborough Street:** At rear elevation replace three third-story one-over-one non-historic wood windows in-kind.
- 19.1123 BB** **254 Marlborough Street:** Remove all storm windows and repaint trim, and clean and repair masonry; at rear elevation remove screen door and replace security grates in-kind, re-paint window lintels and sills, and install wood fence and gate at patio.
- 19.1117 BB** **37 Newbury Street:** At front façade repaint masonry, replace damaged metal panels in-kind, restore windows, replace signage, and replace paving in-kind.
- 19.1122 BB** **117 Newbury Street:** At front façade recover awnings, and install panel sign and window signage.
- 19.1052 BB** **163 Newbury Street:** At front façade replace blade sign, window signage and wall sign; and set three tables with chairs at patio area.
- 19.1033 BB** **232 Newbury Street:** At rear addition install exhaust vent at roof.

In conclusion the applications were approved. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote for all other administrative items was 7-0 (JC, ID, DE, JM, PQ, DS, RW)

ADVISORY REVIEW – 108 Newbury Street: Renovation of storefront and patio at Newbury Street façade and new storefront windows at Clarendon Street elevation.

The Commission was in general agreement that the proposed bump out is appropriate; however, they suggested more green space be added to the patio area and that symmetry be restored to the Clarendon Street façade.

123; 125; 175; 207; and 211 Newbury Street: Building Directory Signage.

The Commission agreed that no one sign will be appropriate for all buildings and that a menu of signage options should be explored. They concurred that proposals should be evaluated on a case by case basis.

RATIFICATION OF THE 4/10/2019 PUBLIC HEARING MINUTES

The minutes were approved as presented. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC, ID, DE, JM, PQ, DS, RW)

8:01 PM Commissioner Demetriades adjourned the public hearing.