

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

June 12, 2019

DESIGN REVIEW HEARING

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

Commissioners Not Present: Patti Quinn; David Sampson; 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

19.1076 BB

205-207 Newbury Street

Representatives: Christine McMahon, Jeff Cotter

Proposed Work: At front façade install three umbrellas on lower patios and signage at fence.

Staff read its recommendation to approve the application with provisos.

Ms. McMahon and Mr. Cotter presented photos of existing conditions and plans for the proposed work. They explained their preference for having their logo on the proposed umbrellas instead of the proposed signage at the fence.

The Commission clarified details of the proposed umbrellas and agreed that having logos on the umbrellas was preferable to attaching signage to the fence.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that having logos on the umbrellas was preferable to attaching signage to the fence.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and L. Saunders seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, JM, LS, RW)

- Signage on fence is denied
- Details of umbrella logos are remanded to staff

19.1263 BB

855 Boylston Street

Representative: Amanda Johnson

Proposed Work: At front façade remove signage, clean masonry, replace entry doors and install canopy over entrance doors.

Staff read its recommendation to approve the application with provisos.

Ms. Johnson presented photos of existing conditions and plans for the proposed work.

The Commission discussed the issue of the proposed canopy not matching the existing canopy at the entrance to the Adidas store.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that she felt a black canopy would be more appropriate

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

- The canopy and entry doors (including hardware) must match those at the entry to Adidas at the west end of the building.

19.1275 BB

108 Newbury Street

Representatives: Thomas G. J. Trykowski, AIA

Proposed Work: At Newbury Street façade install a storefront bump out and renovate entry and patio; and at Clarendon Street elevation remove black granite façade, repair and re-point masonry and enlarge window openings to create symmetrical façade.

Staff read its recommendation to approve the application.

Mr. Trykowski presented photos of existing conditions and plans for the proposed work. He explained changes made to the proposal following the Advisory Review on May 8, 2019.

The Commission discussed adding a reveal to the bump out that will relate to the existing details of the building's façade, the appropriateness of the proposed monument, and completing the work on the Clarendon Street façade in phases due to the current tenant's lease.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the color of the bump out being too dark, and that the proposed planters at the corner of the property were inappropriate. Tom High of Backbayhouses.org stated support of the work due to the symmetry.

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

- The work on the Clarendon Street façade take place in phases over a two-year period of time.
- A reveal be added to the bump out so it relates directly to the architectural details of the building with design details remanded to staff.
- A smaller monument in the sidewalk pavers be incorporated into the project with design details remanded to staff.

19.1274 BB

28 Exeter Street

Representative: Thomas G. J. Trykowski, AIA

Proposed Work: At Exeter Street façade replace façade materials, lighting and signage.

Staff read its recommendation to approve the application.

Mr. Trykowski presented his application and provided photos of existing conditions. He explained the existing entry and lobby were renovated twelve years ago. The current proposal is limited to a change in materials and signage.

The Commission discussed details of the project and the appropriateness of the proposed white color for this area.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she felt using white in the signage was too strong, and suggested the applicants give the staff some options for colors to be reviewed on site.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and J. CooperKing seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, JM, LS, RW)

- Staff review all materials on site to determine appropriateness.

19.1267 BB

18 Newbury Street

Representative: James Botha, Michael McGowan

Proposed Work: At front façade replace existing storefront and enlarge glass openings; and at rear elevation replace metal doors in-kind, create accessible entry, install louvers in existing window openings, restore second-story covered window openings, remove window mounted fan, and refurbish/replace windows.

Staff read its recommendation to deny the application without prejudice

Mr. McGowan presented photos of existing conditions, explained the history of the existing storefront, and presented plans for the proposed work.

Commissioner Demetriades left the chambers.

The Commission felt it was difficult to fully comprehend the proposed work because no full rendering was provided, and the presentation was not as detailed as it should be. They stated a general support of the project, and agreed that the existing storefront has been altered and is not retail friendly.

During public comment Tom High from BackBayHouses.org stated he did not oppose altering the existing storefront and suggested that the new storefront be recessed and relate to the upper stories of the building. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated she preferred a recessed design for the storefront. Steve Pennypacker, an abutter at 15 Newbury Street, stated that he is not opposed to the proposed work and that he shares similar concerns to those of the other public comments. Laurie Thomas stated she likes the current façade and would like to see a middle ground achieved between the existing storefront and the current proposal.

In conclusion a portion of the application was denied without prejudice, and the other portion was approved. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, JM, LS, RW)

- The work in the rear of the building was approved as submitted and all other work was denied without prejudice.

19.1188 BB

233 Beacon Street

Representative: Andrew Constantine

Proposed Work: At rear elevation remove tree.

Staff read its recommendation to approve the application with provisos.

Mr. Constantine explained that the existing tree is causing damage to the building, and that he does not plan to plant a replacement tree.

The Commission agreed that there is no area to plant a replacement tree at the rear of the property.

During public comment Laurie Thomas, member of the Back Bay Garden Club, stated that the tree definitely needs to be removed and that there is no other appropriate place to plant a tree on the property.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, JM, LS, RW)

- The other tree on the property must be left undisturbed.

ADMINISTRATIVE REVIEW/APPROVAL

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

- 19.1239 BB** **121 Beacon Street:** At roof remove existing roof deck, replace black rubber membrane roof in-kind, and replace front copper downspout in-kind.
- 19.1206 BB** **127 Beacon Street:** At rear extension remove paint and repair masonry.
- 19.1273 BB** **157 Beacon Street:** At front garden replace dead Laburnum tree and diseased Star Magnolia tree in-kind.
- 19.1161 BB** **177 Beacon Street:** At front façade replace copper gutter and downspout in-kind.
- 19.1233 BB** **231 Beacon Street:** At front façade repair and re-paint front entry steps.
- 19.1246 BB** **236 Beacon Street:** At side elevation replace four second-story six-over-six non-historic wood windows in-kind, and one second-story four-over-four non-historic wood window in-kind.
- 19.1186 BB** **452 Beacon Street:** At front façade replace deteriorated concrete sidewalls with bluestone pavers, cap deteriorated staircase and re-point garden wall.
- 19.1234 BB** **359 Boylston Street:** Replace black rubber membrane roof in-kind at upper and lower roofs.
- 19.1271 BB** **899 Boylston Street:** At roof install new black rubber roof with walkway pads, repair and re-point masonry, and replace wooden flight of roof hatch steps with black steel steps.
- 19.1241 BB** **34 Commonwealth Avenue:** At front façade replace copper roof at bay in-kind; and at rear elevation replace rubber roofing, wood decking, and railing at bay in-kind, install copper flashing, and replace lattice panels in-kind.
- 19.1179 BB** **40 Commonwealth Avenue:** At rear elevation replace two lower-level one-over-one non-historic wood windows in-kind.
- 19.1177 BB** **40 Commonwealth Avenue:** At side elevation replace non-historic steel lower level entry door with single-light wood door painted black.

- 19.1133 BB** **191 Commonwealth Avenue:** Replace PVC membrane roof with EPDM roofing system and replace copper gutters in-kind.
- 19.1142 BB &**
- 19.1143 BB** **269 Commonwealth Avenue:** Re-point masonry, replace black rubber membrane roof in-kind, replace gabled-skylight in-kind, and replace domed-skylight with low-profile skylight.
- 19.1178 BB** **416 Commonwealth Avenue:** At Charlesgate East elevation replace four fifth-story one-over-one non-historic wood windows in-kind.
- 19.1262 BB** **314 Dartmouth Street:** At roof replace two HVAC condensers, relocate ventilator and gas connection, and install three deck lights.
- 19.1194 BB** **8 Gloucester Street:** At side and rear elevations repair masonry, replace failing flashing and window lintels in-kind, and re-caulk and re-paint windows.
- 19.1165 BB** **45-53 Hereford Street:** At front façades paint all entry doors black.
- 19.1003 BB** **26 Marlborough Street:** Replace skylight and black rubber membrane roof in-kind.
- 19.1250 BB** **57 Marlborough Street:** At front façade repair and re-point masonry (including curbs and steps), repaint metalwork, replace deteriorated sections of wood trim; and at roof replace copper cladding at dormers, replace deteriorated slate in-kind, replace black rubber membrane roof in-kind, replace copper gutter and downspout in-kind, and install copper gutter and downspout at upper roof level.
- 19.1248 BB** **65 Marlborough Street:** At rear and side elevations re-point masonry; and at roof re-point chimney.
- 19.1145 BB** **66 Marlborough Street:** At front façade repair and re-point entry stoop; and at rear elevation re-point masonry.
- 19.1245 BB** **121 Marlborough Street:** At front façade re-point masonry and re-set roof slate.
- 19.1253 BB** **282 Marlborough Street:** Remove all storm windows and replace non-historic windows with appropriate wood true-divided light windows; replace wood brick moulds, sills and trim in-kind; repair and re-point masonry; replace slate, gutters and flashing in-kind; repair balustrade and cornice; and replace black rubber membrane roof in-kind.
- 19.1125 BB** **295 Marlborough Street:** Replace roof slate and copper flashing in-kind, and replace aluminum gutters and downspouts with copper gutters and downspouts.
- 19.1232 BB** **376 Marlborough Street:** At front façade re-point masonry.
- 19.1187 BB** **439 Marlborough Street:** At front garden replace dead Laburnum tree with a Rutgers Dogwood tree.
- 19.1266 BB** **162 Newbury Street:** At roof replace black rubber membrane roof in-kind and replace rear copper gutter in-kind.
- 19.1146 BB** **206-208 Newbury Street:** At front façade replace two wall signs and two door pulls.

19.1268 BB **211 Newbury Street:** At front façade replace wall sign, blade sign, window signage, and light fixtures; and at roof install additional HVAC condenser.

19.1270 BB **275 Newbury Street:** At front façade install wall sign

In conclusion the applications were approved. J. CooperKing initiated the motion and R. Weintraub seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, JM, LS, RW)

RATIFICATION OF THE 5/8/2019 PUBLIC HEARING MINUTES

The minutes were approved as presented. R. Weintraub initiated the motion and D. Eisen seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, JM, LS, RW)

7:19 PM Commissioner Connor adjourned the public hearing.