

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

August 13, 2019

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Kathleen Connor; Jane R. Moss; Patti Quinn; David Sampson; and Robert Weintraub.

Commissioners Not Present: Jerome Cooper-King; Iphigenia Demetriades; David Eisen; Lisa Saunders; 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

20.092 BB

28 Newbury Street

Representatives Julie Reker

Proposed Work: At front façade install two flag poles and commercial flags.

Staff read its recommendation to approve the application.

Ms. Reker presented existing conditions, plans, and rendered images of the proposed scope of work on the storefront. She explained that the name of the brand will be printed on the flags.

The Commission generally felt that the addition of flags on the storefront would be appropriate. They questioned the need for multiple flags on the façade, citing multiple signage might be excessive.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) commented that it may be inevitable to approve 2 flags on the building for the sake of symmetry, but the language that the

Commission uses in the motion should be very specific so that it does not set a precedent.

In conclusion the application was approved. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 5-1 (Y: KC; JM; PQ; DS; RW; N: JC).

19.1307 BB

245 Newbury Street

Representative: Raphael Barhar and Mohammed Braimah, Jr.

Proposed Work: At front façade install second blade sign.

Staff read its recommendation to approve the application with provisos.

Raphael presented photos of existing conditions and architectural drawings of the façade that has a proposed change to it. He explained that his business controls all the floors of the building and the entryway as well. He also explained that the location of the proposed sign was heavily influenced by the comments given by the South End Landmark District Commission (SELDC) in a separate application for the same work that was presented to them.

The Commission felt that the proposed placement of the signage did not suit the building very well, and suggested that it be centered above the door and below the second story bay window. They also suggested that the sign be changed in size so that it does not obscure the details of the entry door's surround..

There was no public comment.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

- the sign be installed into the mortar joints; and
- the sign be located in between the entry door and second story bay window, and must not obscure the entry door surround.

20.106 BB

179 Newbury Street

Representatives: Thomas G. J. Trykowski and Welch Liles

Proposed Work: At rear elevation replace existing metal door with wood and glass door and sidelight, add copper awning over entry door, install lighting, restore in-filled window openings, replace windows and paint existing entry door black; at rear parking area install brick pavers; and at roof relocate existing HVAC units and install elevator headhouse.

Staff read its recommendation to approve the application with provisos.

Mr. Trykowski presented photos of the existing conditions and the proposed plans for the property. The Commission discussed the height of the headhouse and details of the entry door.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) questioned the visibility of the headhouse on the property.

In conclusion the application was approved. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

19.1267 BB

18 Newbury Street

Representative: Alex Demus and Michael McGowan

Proposed Work: At front façade replace existing storefront and enlarge glass openings.

Staff read its recommendation to approve the application.

Mr. McGowan presented photos of existing conditions, explained changes made from the previous submission that was denied without prejudice by the Commission at its June 12, 2019 public hearing, and provided samples of proposed materials as well. Mr. Demus explained that they drew influence from the upper levels of the front facade in the design of the proposed storefront by incorporating the grid system displayed by the windows above. He explained to the Commission that the proposed signage for the storefront is only affixed to the glass, and that all the upper level windows on the front facade are remaining in their existing state.

The Commission discussed details of the proposed materials and decorative banding above the entry doors and windows.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) suggested that integrated thicker mullions be added into the plans which would be more appropriate for the new façade.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

- The storefront be recessed an additional six (6”) inches from where it is depicted in the plans; and
- the decorative banding be increased in size from the seven (7”) inches shown in the plan to eight (8”) to ten (10”) inches.

19.1459 BB

239 Commonwealth Avenue (CITY STREET LIGHT POLE)

Representative: David Hoogasian

Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well.

The Commission felt that the proposed changes to the pole made sense in regard to accessibility for companies to work on the mechanicals, but were not suitable for the Back Bay Architectural Conservation District purposes. The Commission also felt that the base cabinets were the preferable option over the addition of side mounted equipment.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that the light poles produce a lot of light, and the light department will be placing baffles on the structures to prevent light from entering residences. She suggested including extra space in the base for other companies to use. She also questioned if the proposed height is the same as the existing pole.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

- The new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
- the height of the light fixture/lamp will be consistent with those at the surrounding poles;
- the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
- the proposed plaque identifying the communications carrier be applied directly to the pole or embedded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

19.1460 BB

100 Beacon Street (CITY STREET LIGHT POLE)

Representative: David Hoogasian

Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well.

The Commission suggested exploring the option of moving the proposed scope of work over to a different existing light pole across the street if possible.

There was no public comment.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

- The light pole across the street on the south side of Beacon Street be explored instead of this location to reduce its impact on the historic character of this area of the district;
- the new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
- the height of the light fixture/lamp will be consistent with those at the surrounding poles;
- the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
- the proposed plaque identifying the communications carrier be applied directly to the pole or embedded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

19.1461 BB

885 Boylston Street (CITY STREET LIGHT POLE)

Representative: David Hoogasian

Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.

Staff read its recommendation to approve the application with provisos.

Mr. Hoogasian presented his application and proposed work, along with a presentation and drawings of the proposed work to be done on the existing light poles. He explained the logistics of how light poles work within the City of Boston, and explained the demand for the antenna additions as well. The representative was open to investigating moving the light pole across the street, but could not promise to move it until an investigative analysis is done by his company to ensure that the pole was not already occupied by a different company.

The Commission suggested exploring the possibility of moving the scope of work to the existing light pole across the street, since that location is not in the Back Bay Architectural Conservation District.

There was no public comment.

In conclusion the application was approved with provisos. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

- The light pole across the street on the south side of Boylston Street be explored instead of this location which is outside the boundaries of the Back Bay Architectural District;
- the new pole be placed on a cabinet base where communications equipment that was proposed to be attached to the pole will be located, and where space will be available for additional equipment from other carriers;
- the height of the light fixture/lamp will be consistent with those at the surrounding poles;
- the brightness of the light will be adjustable with a baffle to lessen the brightness of the light; and
- the proposed plaque identifying the communications carrier be applied directly to the pole or embedded into the pole (not attached with a band as proposed), be small in size, and made of brass or bronze.

20.103 BB

134 Beacon Street

Representative: Paul Holland, Justin White

Proposed Work: At rear courtyard relocate air-conditioning condenser and install spiral staircase from ground to garage roof deck.

Staff read its recommendation to approve the application.

Mr. White presented his application, and explained the proposed scope of work. He stated that the work is not visible from a public way; it would only be visible to neighbors. He also stated that all the height from the

equipment being added to the roof would match the already existing height.

The Commission clarified with the representative that the proposed work was not visible from a public way, and that no additional height will be added.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if the existing trees will be affected by the proposed work. Mr. White stated that the trees will not be affected.

In conclusion the application was approved. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

20.094 BB

53 Marlborough Street / 300 Berkeley Street

Representative: Chris Taylor

Proposed Work: Amend Application 19.605 BB – at front façade approved security gate will be locked during business hours and swing out to open, install intercom on stanchion outside security gate in front garden, and retain casing inside vestibule (previously approved to remove and rebuild).

Staff read its recommendation to deny the application without prejudice.

Mr. Taylor presented the application to the Commission, and explained the amendment from his previous approval that is being sought out. He explained that the door in question needed to be adjusted for ADA compliance.

The Commission discussed the request for ADA compliance at the property, and clarified details of the alteration to the doors that would make it possible. They deliberated on possible ways to conceal or the lift call button.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she hoped the design of the gate would relate to the design of the adjacent fence. Kathy Famiglietti, an abutter at 302 Berkeley Street, stated that she has had concerns about security for some time, prefers that the intercom not be installed onto the façade of the building. Tom High of backbayhouses.org suggested that the Commission include a proviso in any potential approval that the proposed work is reversible. Leslie Gaffin stated that she felt the proposed door opening does not appear to be accessible.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 5-0-1 (Y: JC; KC; PQ; DS; RW; ABS: JM).

- In the future when ownership and/or use of the building changes to no longer necessitate the need for a universally accessible entrance that this entry be restored to its original appearance (including removal of the intercom, stanchion, gate and lift); and
- the design of the proposed gate be revised to better relate to the linear symmetry, height and weight of the fence at the abutting property to the south.

19.1067 BB

353 Beacon Street

Representative: Daniel Wallace

Proposed Work: At roof construct deck, headhouse and relocate HVAC equipment.

Staff read its recommendation to approve the application with provisos.

Mr. Wallace presented photos of existing conditions and plans for the proposed work. He stated that the proposed deck would be mahogany and the proposed railing would be wrought iron.

The Commission felt that an access hatch is more appropriate for the property. They also stated that the proposed layout of the roof deck allows it to be too visible from public ways.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she felt the proposed work will be too visible, and suggested the representative take precaution with placing solid planters and other materials on the edge of the roof. Tom High of backbayhouses.org suggested that the Commission adopt the staff recommendation to use an access hatch and reduce the size of the deck. Abutter Emily Gallow stated the work on the roof is too visible and expressed concern about noise from parties. Property owners of the property, Mike and Julie Durbin stated that they understood the concern of the abutters, and they are trying their best to find a compromise.

In conclusion the application was denied without prejudice. R. Weintraub initiated the motion and J. Moss seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

- 20.025 BB** **8-9 Arlington Street:** At front façade and side elevation replace third-story non-historic windows with historically appropriate wood windows.
- 20.061 BB** **144 Beacon Street:** At rear elevation install mahogany decking at fourth-story.
- 20.091 BB** **168 Beacon Street:** At front façade and rear elevation replace all one-over-one non-historic wood windows in-kind.
- 20.002 BB** **236 Beacon Street:** At roof replace black rubber membrane roof and copper flashing in-kind.
- 19.1154 BB** **244 & 246 Beacon Street:** Restore missing fencing at front gardens.
- 20.070 BB** **275 Beacon Street:** At front façade re-point masonry and re-paint all windows.
- 20.096 BB** **282 Beacon Street:** At rear side (west) elevation replace eighth-story bowed steel window unit with new unit to match others previously approved by BBAC at this location.
- 20.020 BB** **286 Beacon Street:** At roof install three air-conditioning condensers.
- 20.081 BB** **290 Beacon Street:** At rear elevation replace four third-story one-over-one non-historic vinyl windows with one-over-one wood windows, and replace two third-story single-light non-historic vinyl windows with single-light wood windows.
- 20.086 BB** **295 Beacon Street:** At front façade replace three second-story one-over-one non-historic wood windows in-kind.
- 20.029 BB** **65 Commonwealth Avenue:** At side elevation install security camera.
- 19.1465 BB** **151 Commonwealth Avenue:** At roof replace black rubber membrane roof and copper flashing in-kind; and replace deteriorated wood trim and window sills in-kind.
- 20.101 BB** **180 Commonwealth Avenue:** At roof install antenna.
- 20.016 BB** **371 Commonwealth Avenue:** At side elevation repair and re-point masonry.
- 20.001 BB** **373 Commonwealth Avenue:** At rear elevation replace five second-story storm windows with aluminum storm windows.
- 20.082 BB** **390 Commonwealth Avenue:** At front façade replace two seventh-story one-over-one aluminum windows in-kind.
- 20.007 BB** **20 Gloucester Street:** At front façade and driveway wall re-point masonry.
- 20.040 BB** **32 Gloucester Street:** At front façade re-paint masonry and trim.
- 20.078 BB** **48 Gloucester Street:** At front façade and side elevation replace storefront wall signage and re-paint window trim.
- 20.072 BB** **107 Marlborough Street:** At rear elevation replace existing wheelchair lift.
- 19.1245 BB** **121 Marlborough Street:** At rear elevation re-point masonry and re-set roof slate.
- 20.087 BB** **342 Marlborough Street:** At front façade replace four second-story and four third-story one-over-one non-historic wood windows in-kind; and at rear elevation replace three second-story and one one-story two-over-two non-historic wood windows in-kind.

- 19.1228 BB** **447 Marlborough Street:** At rear elevation repair three existing windows and replace one deteriorated one-over-one wood window in-kind.
- 20.097 BB** **451 Marlborough Street:** At front façade replace railings at garden walls.
- 20.107 BB** **11 Newbury Street:** At front façade install new wall signage above first-story retail space.
- 20.095 BB** **20-24 Newbury Street:** At front façade re-paint trim at first and second stories.
- 20.077 BB** **114 Newbury Street:** At front façade install new wall sign above first-story retail space.
- 18.1331 BB** **323-327 Newbury Street:** Develop repair and restoration program for first and second story windows and initiate repair/replication of rotted framing, trim, sills and in-kind replacement of deteriorated non-historic window sash for second story windows along open east side wall – extend certificate of appropriateness to expire on 6/13/20.
- 19.492 BB** **323-327 Newbury Street:** Replace rooftop air-conditioning condensing – extend certificate of appropriateness to expire on 10/10/20.

In conclusion the applications were approved. D. Sampson initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

RATIFICATION OF THE 7/10/2019 PUBLIC HEARING MINUTES

The minutes were approved as presented. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 6-0 (JC; KC; JM; PQ; DS; RW).

7:35 PM Commissioner Connor adjourned the public hearing.