

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

January 10, 2018

DESIGN REVIEW HEARING

Commissioners Present: John Christiansen; Jerome CooperKing; Kathleen Connor; David Eisen; Patti Quinn; and Robert Weintraub.

Commissioners Not Present: Jane Moss; David Sampson; Lisa Saunders; Lex Stevens; and Kenneth Tutunjian.

Staff Present: Joseph Cornish, Director of Design Review; Kristian Boschetto, Preservation Assistant

5:10 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. There were none. 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 APPLICATIONS:
COMMERCIAL APPLICATIONS**

18.756 BB

DAS Network Nodes – Multiple Locations: Replace eleven existing light poles with a replacement pole that includes DAS antenna and related telecommunications equipment at the following locations: Commonwealth Avenue & Exeter Street; Commonwealth Avenue & Arlington Street; Boylston Street & Dartmouth Street (2); Boylston Street & Berkeley Street; Boylston Street & Fairfield Street; Boylston Street & Exeter Street; Newbury Street & Exeter Street; Newbury Street & Hereford Street; Newbury Street & Berkeley Street; and Newbury Street & Arlington Street.

Representative: Mike Ross, Attorney for Prince Loebel

Staff read its recommendation to approve this application as submitted. The applicant presented existing condition photographs, plot plans of the proposed light pole locations, drawings and diagrams of the existing and proposed poles and antennas, and colored renderings. The Commission discussed how the expanded footprint of the light poles would affect the surrounding sidewalk and pedestrian access. They discussed that light poles will be replaced in kind with material and that the telecommunication company is required to update the material and style of

the light poles as the lighting commissions see fit. The Commission showed preference for the spire designed antenna addition as opposed to the cylinders, and felt that they were more in keeping with the style of the district.

Public testimony was called for and Sue Prindle of the Neighborhood Association of the Back Bay (NABB) said that she disagreed with the Commissions preference of the spire antennas and asked that they be presented in concept to see if they are as big as they seem. Additionally she requested that the light poles become more consistent across the Back Bay District.

In conclusion the application was approved with the following provisos. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

- Apply the spire design where possible if it does not diminish telecommunication quality; and
- Remand updated details to staff.

18.760 BB

370 Commonwealth Avenue: Installation of a sidewalk café along Massachusetts Avenue.

Representatives: Kevin Duffy and Tyler Youngblood

Staff read its recommendation to approve the application with provisos. The applicant presented photographs of the existing conditions, a map of the location, product examples of the proposed patio furniture, and drawings of the sidewalk configuration as well as the railing. The Commission discussed how the style of the patio and railing tied in with that of the hotel and the restaurant. The Commission discussed whether the railing was affixed to the sidewalk and if it was seasonal and removable. Additionally the Commission discussed the details of the sidewalk configuration, asking how many feet would be factored in for pedestrians and whether the new bike lane construction would tie in with their construction.

In conclusion the application was approved with the following proviso. R. Weintraub initiated the motion and J. Christiansen seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

- Remand additional railing details to staff.

RESIDENTIAL APPLICATIONS

18.686 BB

123 Newbury Street: At front façade renovate entry and entry doors, repair and re-point masonry, re-construct cornice, and re-paint roof deck railing; and at front façade and rear elevation replace deteriorated wood windows.

Representatives: Tom Trykowski, Steven Stasheski and Vin Norton

Staff read its recommendation to approve this application with provisos. The applicant presented current condition photographs, colored renderings, drawings of the proposed entry, and architectural drawings of the building and proposed repairs. The Commission noted that the proposed entryway is in striking contrast from what is currently there. They also felt that the proposed central side light on the door configuration was awkward. The Commission felt that they had a difficult time envisioning how the double transom configuration would look and that the design may prove to be too detailed and cumbersome. The applicant noted that the proposed transom was not visible in the rendering and that the completed project would look different. Despite the design concerns the Commission felt that the project was a nice marriage of modern and historic design.

Public testimony was called for and Sue Prindle of the NABB felt that the design was overdone, and that the doors should remain.

In conclusion the application was approved with the following provisos. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

- Simplify transom design but maintain door design.
- Remand details to staff.

18.761 BB

175 Newbury Street: At front façade renovate first story and lower level storefronts.

Representatives: Tom Trykowski, Steven Stasheski and Vin Norton

Staff read its recommendation to approve this application with provisos. The applicant presented photographs of the existing conditions, drawings, and colored renderings of the proposed window configuration. The Commission discussed the dimensions of the windows and where the sills ended. They felt that the lowering of the window sills to the historic brownstone watertable feature looked awkward and that there should be some additional brick courses to break up the space. The Commission noted that although the white colored windows were grandfathered in, the windows on the entire façade should be changed to black to be more in keeping with the district.

In conclusion the application was approved with the following provisos. J. CooperKing initiated the motion and R. Weintraub seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

- Bring up the lower windows three or four brick courses.
- Bring up the upper windows two or three courses.
- Increase the transom thickness.
- Paint all windows on the building black.

18.754 BB

225 Beacon Street: At roof replace air conditioning units, remove existing skylight and roof hatch, install flat skylight for roof access, and install roof deck.

Representatives: Eduardo Serrate

Staff read its recommendation to approve this application as submitted. The applicant presented photographs of the existing conditions, drawings and diagrams of the roof deck proposal, sightline guides, and examples of the products to be used. The Commission discussed whether the proposed mechanical hatch was a stock item or if it was custom. They commended the applicant on the innovative design of the roof hatch, which was able to meet code and keep from being visible from the street.

Public testimony was called for and Sue Prindle of the NABB asked whether the motorized hatch was something that was approved by the city, and the applicant confirmed that it was and that they had already implemented it in a few houses.

In conclusion the application was approved as presented. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

18.759 BB

260 Beacon Street: At front façade alter seventh-story fenestration pattern and replace window units; at rear elevation alter seventh-story fenestration pattern and replace door/window unit.

Representative: Phillip Hresko

Staff read its recommendation to approve this application as submitted. The applicant presented photographs of the existing conditions, drawings and renderings of the proposed windows. The Commission discussed the dimensions and configurations of the new and old windows. Staff noted that the building was already heavily altered and that changing the windows would not make much of a difference to the overall look.

In conclusion the application was approved as submitted. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

18.771 BB

361 Beacon Street: Amend Application 18.262 BB to include constructing a copper clad penthouse addition, roof deck, and four rooftop condenser units.

Representative: Adam Gilmore

Staff read its recommendation to approve this application with provisos. The applicant presented photographs of the existing conditions,

photographs of the mock ups, sightline guides, architectural drawings, and colored renderings. The Commission discussed their concern with the terrace railing, but they also noted that the symmetry between the other buildings would already be compromised by the Juliet balconies already approved by the Commission. Some Commissioners were concerned about the falling hazard of having a lowered garden terrace at the rear, and the applicant said that if it did not meet safety codes that it would be removed. The Commission felt that the metal screening behind the penthouse addition looked better to conceal the condensers.

Public testimony was called for and Sue Prindle of the NABB was concerned that the garden terrace and railing would encourage people to go out onto the roof and it would become a safety hazard.

In conclusion the application was approved with the following proviso. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote was 5-1 (Aye: JCK, KC, DE, PQ, RW; Nay: JC).

- Add screening behind penthouse addition.

18.751 BB

315 Dartmouth Street: At Dartmouth Street façade repair and alter entry portico.

Representatives: John Meyer, William Young and Michael Szymanski

Staff read its recommendation to approve this application with provisos. The applicant presented historic and existing condition photographs, design sketches and drawings, and colored renderings. The Commission discussed the details of the window and suggested that they keep the concave design with the caning in the glass and add facets intermittently to reinforce the structure. The Commission also suggested that the applicant remove the coins from the original entryway in order to not detract from the redesigned portico. The Commission felt that the urns on the top of the portico were an unnecessary design detail and were too gaudy, and they suggested that they be removed from the design. Overall the Commission commended the applicant for the design and were pleased with the research that had been put into it.

Public testimony was called for and Sue Prindle of the NABB voiced her support for the project, saying that the applicant did a significant amount of research and that the project should have serious consideration for approval. However, she said that she would not want this to set a precedent for future projects within the district.

In conclusion the application was approved with the following proviso. J. CooperKing initiated the motion and P. Quinn seconded the motion. The vote was 6-0 (JC, JCK, KC, DE, PQ, RW).

- Remove the proposed urns on the top portion of the portico.

18.744 BB 317 Marlborough Street: At roof construct roof deck and headhouse.

Representative: John Holland

Staff read its recommendation to approve this application as it was found to be not visible from the street. The applicant presented existing condition photographs, drawings and diagrams, sightline guides, and product examples. The Commission discussed the height of the proposed headhouse.

In conclusion the application was approved as submitted. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote was 5-0 (JCK, KC, DE, PQ, RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

- 18.743 BB 164 Beacon Street: At rear elevation replace four non-historic second-story one-over-one wood windows in-kind.
- 18.738 BB 230 Beacon Street: At rear elevation replace non-historic wood door in-kind.
- 18.740 BB 501 Boylston Street: At Boylston Street façade replace existing wall sign.
- 18.755 BB 669 Boylston Street: Replace existing roof top equipment.
- 18.753 BB 799 Boylston Street: At street level modify two exterior wall signs and replace three interior window signs.
- 18.748 BB 42 Commonwealth Avenue: Repair roof and replace deteriorated metalwork and slate in-kind.
- 18.742 BB 119 Commonwealth Avenue: At front façade replace deteriorated fourth-story one-over-one wood window in-kind.
- 18.675 BB 167 Commonwealth Avenue: At front façade replace eight non-historic one-over-one wood windows in-kind; and at rear elevation replace two non-historic one-over-one wood windows in-kind.
- 18.487 BB 18 Hereford Street: At front façade replace deteriorated sections of wood in-kind and re-paint to match existing color; re-paint metalwork black; patch and re-paint cement at entryway.
- 18.752 BB 293 Marlborough Street: Replace rubber roof and roof deck in-kind.
- ~~18.581 BB 350 Marlborough Street: At front façade install black iron handrails at entry stoop. **WITHDRAWN**~~
- 18.717 BB 428 Marlborough Street: Replace rubber membrane roof in-kind.
- 18.741 BB 133 Newbury Street: At front façade install new wall sign and window awnings at first story retail space.
- 18.765 BB 134 Newbury Street: At front façade replace wall sign at lower level retail space.
- 18.749 BB 217 Newbury Street: At front façade replace wall sign at lower level retail space.
- 18.758 BB 298 Newbury Street: At rear elevation install three louvers to vent interior mechanical equipment.

The applications were approved as submitted. J. CooperKing initiated the motion and P. Quinn seconded the motion. The vote was 5-0 (JCK, KC, DE, PQ, RW).

RATIFICATION OF THE 12/13/2017 PUBLIC HEARING MINUTES

The minutes needed to be corrected to include the Advisory Review from the previous hearing. The Commission will ratify the 12/13/2017 meeting minutes at a subsequent hearing.

7:47 PM Commissioner Connor adjourned the public hearing.