

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

December 12, 2018

DESIGN REVIEW HEARING

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

Commissioners Not Present: 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 members 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

19.128 BB

370 Commonwealth Avenue

Representative: Tyler Youngblood, Eliot Hotel

Proposed Work: At Massachusetts Avenue and Commonwealth Avenue facades recover existing window awnings and install new window awnings at first, second and third stories.

Staff read its recommendation to approve the application with provisos. The representative presented photos of existing conditions, plans for proposed work, and a sample of the proposed Sunbrella awning fabric. The representative explained that they are proposing to install the proposed amount of awnings at the lower four stories to help with branding of the hotel. The red color for the awnings was chosen by both the designers and the owners of the property.

The Commission questioned the reasoning for the proposed amount of awnings and discussed limiting the awnings to the lower three stories.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke in favor of limiting the awnings to the lower three stories.

A motion was made by J. Christiansen to approve awnings at the lower two stories at Commonwealth Avenue and only the first story at Massachusetts Avenue. There was no second

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 7-1 (Y: KC, JCK, ID, DE, PQ, DS, RW; N: JC).

- The awnings be limited to the lower three stories at Commonwealth Avenue and Massachusetts Avenue, and be Sunbrella “Jockey Red.”

19.399 BB

349 Marlborough Street

Proposed Work: At rear yard remove Ailanthus tree.

WITHDRAWN BY STAFF

19.358 BB

294 Marlborough Street

Representative: Eben Kunz

Proposed Work: At rear yard install two electric vehicle charging stations at previously approved wall.

Mr. Kunz presented photos of existing conditions, drawings of the approved wall, and drawings of the proposed charging stations. He explained that the cars stationed at the property would be parked in front of the wall to use the charging station.

The Commission questioned the placement and functionality of the charging station on the wall, and discussed placing a sill on the bottom of the charging cabinet, so it appears to be a window.

There was no public comment.

In conclusion the application was approved as submitted. R. Weintraub initiated the motion and K. Connor seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, PQ, DS, RW).

19.614 BB

287 Marlborough Street

Representative: Frank McGuire

Proposed Work: At roof remove existing roof deck, replace black rubber membrane roof in-kind, install new copper flashing, replace aluminum siding at headhouse with standing seam copper, and install new deck with iron railings.

Mr. McGuire presented photos of existing conditions and plans for the proposed work. The Commission questioned the structure of the deck, and discussed moving the rear railing away from the rear edge of the roof, and whether or not the railing should wrap around the HVAC equipment or jog around the equipment at the front of the roof.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke in opposition of the visibility of the deck at the front where the HVAC equipment is located and recommended that the rail not enclose those units.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, PQ, DS, RW).

- Details of railings and its treatment at the HVAC units are deferred to staff.

19.616 BB

129 Beacon Street

Representative: Tom Trykowski

Proposed Work: At rear elevation replace existing greenhouse structure with new greenhouse structure.

Mr. Trykowski presented photos of existing conditions and plans for the proposed work. The Commission discussed the white paint on the brick wall owned by the neighboring property, and asked if the base of the new greenhouse structure could be brick instead of bluestone.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke in favor of the project if brick is used at the base.

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, PQ, DS, RW).

- True brick must be used along the bottom of the proposed structure.

19.393 BB

122 Commonwealth Avenue

Representative: Ron Payne

Proposed Work: At front façade re-landscape front garden, install brick pavers at walkway, repair garden curb, install fire bell and standpipe connection, remove canopy, install handrails at entry stoop and repair steps, restore entry doors and add address at transom, install new light fixtures, replace all wood one-over-one windows in-kind, and install copper gutter; at rear elevation re-landscape rear yard, install garden wall with iron fence and brick paving at parking court, remove entry structure, remove white paint from masonry, install garage door opening and convert existing window into door, install balcony at first-story and convert two windows into doors, install deck at roof of bay and convert two-second story windows into doors, install light fixtures, remove fire escapes and replace all wood two-over-two windows in-kind, install copper gutter and downspouts; at roof install front terrace, expand penthouse, install elevator headhouse, vents, air-conditioning condensers, skylights, and roof deck, and re-point chimneys.

Mr. Payne presented photos of existing conditions and plans for the proposed project. The Commission discussed the visibility of the penthouse expansion, and clarified that the existing penthouse is part of the original building on top, which Staff confirmed. The Commission also confirmed that the parking spaces are being reduced from 8 spots to 2 spots.

During public comment Sue Prindle of the Neighborhood association of the Back Bay (NABB) spoke in favor of the project. Tom High of BackBayHouses.org and also an abutter to the property also spoke in favor.

In conclusion the application was approved. K. Connor initiated the motion and P. Quinn seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, DE, PQ, DS, RW).

19.372 BB

256, 258, 260 Newbury Street

Representative: Adam Gilmore

Proposed Work: At roof lower roof structure, construct penthouse addition and roof decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, use unitized glass elements at

newly excavated ground level facade and selective replacement of a small portion of existing first floor facade.

Staff read its recommendation to approve the application with provisos. Mr. Gilmore presented photos of existing conditions and plans for proposed work.

The Commission questioned the structural stability of the glass, the transparency of the glass and what parts of the building's structure will be visible behind the glass, the loss of the entry stoops, and the access points into the building. The Commission discussed the importance of the project's details, and what would be needed from the applicant to make the Commission comfortable with this project. The Commission discussed adding balconies where the entry steps will be removed, and creating a sub-committee to work with the applicant on the final details of the project. The Commission also discussed the precedent that might be created by approving this project.

During public comment Tom High recommended a sub-committee be formed to further review the project. He expressed concern about the visibility of the floor plate through the glass. Alice Murphy spoke against the project citing that the proposed change in the break from the sidewalk would be a jarring change to the streetscape. Jackie Hassian spoke against the project citing that it is a waste of resources and energy. Laurie Thomas questioned the success of the proposed design and read a letter by Susan Shafer against the project. Meg Mainzer-Cohen of the Back Bay Association spoke in favor of the project asking that it be approved as presented, and stated that a sub-committee would have a negative impact on the project. Sue Prindle of NABB expressed concern about replacing historic building fabric with glass, the scale of the project, and the proposed access points into the building.

In conclusion the application was continued to the January 9, 2019 public hearing and a sub-committee formed to review details of the project prior to that hearing. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

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| 19.593 BB | <u>102 Beacon Street</u> : At roof repair chimney and replace antenna. |
| 19.308 BB | <u>168 Beacon Street</u> : At rear elevation replace non-historic second-story one-over-one wood window with a two-light wood door identical in appearance to the existing window. |
| 19.554 BB | <u>223 Beacon Street</u> : At front façade replace existing aluminum gutter with a copper gutter. |

- 19.389 BB 245 Beacon Street: At roof remove existing deck, replace black rubber membrane roof in-kind, and rebuild deck in-kind.
- 19.544 BB 391 Beacon Street: At roof remove existing deck, replace black rubber membrane roof in-kind, and rebuild deck in-kind.
- 19.621 BB 431 Beacon Street: At rear elevation repair fire balcony.
- 19.605 BB 300 Berkeley Street/53 Marlborough Street: Renew Certificate of Appropriateness to reconfigure Berkeley Street entrance to incorporate a concealed wheelchair lift and a security gate by one year (expiring 12-12-2018).
- 19.363 BB 715 Boylston Street: At front façade replace existing wall sign and blade sign.
- 19.572 BB 27 Commonwealth Avenue: Remove section of deteriorated garden wall and replace in-kind.
- 19.337 BB 332 Commonwealth Avenue: At roof remove existing deck, replace black rubber membrane roof in-kind, and rebuild deck in-kind.
- 19.578 BB 390 Commonwealth Avenue: At rear elevation replace four second-story aluminum windows in-kind.
- 19.398 BB 194 Marlborough Street: At front façade replace four second-story one-over-one wood windows in-kind.
- 19.582 BB 38 Newbury Street: At rear elevation re-point and repair masonry.
- 19.600 BB 161 Newbury Street: At rear elevation replace eight third and fourth-story one-over-one windows with wood one-over-one windows.
- 19.618 BB 169 Newbury Street: At roof replace black rubber roof and access hatch in-kind; and at rear elevation replace roof slate, flashing and gutters in-kind, re-point masonry, and repair and repaint windows and brick molds.
- 19.600 BB 205-207 Newbury Street: At front façade replace existing wall signs and window signs.
- 19.617 BB 299-301 Newbury Street: At rear elevation add metal work to lower level of fire escape.

In conclusion the applications were approved. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 8-0 (KC, JCK, ID, DE, PQ, DS, RW, JC).

ADVISORY REVIEW

Taj Hotel – 15 Arlington Street: Alterations to lower levels of Arlington Street, Newbury Street and public alley facades; and replacement of existing rooftop enclosure.

Alfred Wojciechowski and Christina Zimmer presented photos of existing conditions and plans for proposed work. The Commission discussed the details of the proposed canopy on Newbury Street and whether or not it should have columns for support, and discussed the visibility of the rooftop enclosure.

8:26 PM Commissioner Connor adjourned the public hearing.