

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

May 13, 2020

DESIGN REVIEW HEARING

A public hearing of the Back Bay Architectural Commission was held virtually through [HTTPS://US02WEB.ZOOM.US/J/](https://us02web.zoom.us/j/)

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

Commissioners Not Present: 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 two minutes per person and that comments should be focused on a project's exterior architectural features which include landscaping. She reminded members of the public that issues related to use, street traffic and noise are outside of the Commission's purview.

DESIGN REVIEW

20.934 BB

545 Boylston Street

Representatives: Kathryn Lampes

Proposed Work: Extend approval of wall mural from April 11, 2020 to December 31, 2020.

Staff read its recommendation to approve the application as submitted.

Ms. Lampes presented photos of existing conditions and plans for the proposed work. The Commission reminded the applicant that any plans to install a new mural must be reviewed by the Commission. The Commission asked to confirm that the banner will be removed by the end of December 2020. The Commission also expressed concern about the visibility and color of the banner.

During public comment Jackie Yessian spoke in favor of removing the banner by December 31, 2020.

In conclusion the application was approved. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, PQ, DS, LS, RW).

20.1003 BB

15 Arlington Street:

Representative: Jason Parillo and Christina Zimmer

Proposed Work: At Newbury Street elevation install awning and blade sign.

Staff read its recommendation to approve this application with provisos.

Mr. Parillo and Ms. Zimmer presented photos of existing conditions and plans for the proposed work. The Commission expressed concern about the size and location of the proposed blade signs, and the color and sizes of the blade sign and awnings. The applicant asserted that the proposed blade sign size and locations were approved previously by the Commission as a signage masterplan; however, staff could not confirm this.

During public comment Li Wang asserted that the blade sign was approved by the commission at an earlier hearing. Jackie Yessian commented that the blade sign was not previously approved and should be denied.

In conclusion the application was approved/continued. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, PQ, DS, LS, RW).

- The awning was approved and the blade sign was continued to a future hearing.

20.987 BB

177 Newbury Street:

Representative: Thomas Trykowski

Proposed Work: At front façade redesign front entry garden to lower level retail space.

Staff read its recommendation to approve the application as submitted.

Mr. Trykowski presented photos of existing conditions and plans for the proposed work. Commission members discussed the location of the signage, the width of the opening to the lower level matching the five foot width opening at 179 Newbury Street, and the details of the railing.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) appreciated the reduction of the width of the opening to match 179 Newbury Street, agreed with re-designing the fence, and suggested adding an awning at the entrance.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, PQ, DS, LS, RW).

- The opening be reduced to five feet in width, a lighter scaled railing, and details of the signage remanded to staff.

20.904 BB

199 Commonwealth Avenue:

Representative: John Tankard

Proposed Work: At front garden remove existing cherry tree and replace with a crabapple tree.

Staff read its recommendation to approve this application with provisos.

Mr. Tankard explained that a water line must be installed into the building and that the tree must be removed for this work. The Commission asked if the Garden Club of the Back Bay reviewed this project.

During public comment, staff read a comment from the Garden Club of the Back Bay that they agree the tree should be removed as there are no other alternatives and it be replaced with a large caliper crabapple tree.. Tom High asked that the minutes reflect there was no alternative other than removing the tree.

In conclusion the application was approved with provisos. P. Quinn initiated the motion and L. Saunders seconded the motion. The vote was 9-0 (JC, KC, JCK, ID, DE, PQ, DS, LS, RW).

20.949 BB

29 Commonwealth Avenue:

Representative: Guy Grassi

Proposed Work: At roof install new headhouse, roof deck, mechanical screening, cabinetry and appliances, spa tub and fire bowl.

Staff read its recommendation to approve the application with provisos.

Mr. Grassi presented photos of existing conditions and plans for the proposed work. He explained that nothing proposed will be higher than the approved railing; however, they would like planters outside the railings. The Commission suggested that the planters not be taller than four feet, six inches, and questioned the height of the screening around the heat pumps. The Commission asked if the planters could be located inside the railings, and expressed concern about using faux planting materials.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) and Tom High of backbayhouses.org asked if the planters could be located inside the railings. James Berkman questioned the height of the railing around the proposed hot tub.

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, PQ, DS, LS, RW).

- The screen wall at the heat pumps be no taller than the height of the heat pumps which is about five feet, four inches; the planters be no taller than four feet ,six inches; the planters be moved inside or part of the railing; the screening around the hot tub be limited to four feet, six inches; and that staff review and approve a mock-up of the planters and screen wall.

20.945 BB

126 Marlborough Street:

Representative: Elizabeth Perko

Proposed Work: At roof remove existing headhouse and deck and construct penthouse and deck.

Staff read its recommendation to deny this application without prejudice.

Ms. Perko presented photos of existing conditions and plans for the proposed work. The Commission questioned the height of the penthouse, its visibility from Clarendon Street, and the large amount of glass proposed in its design.

During public comment Paul Mammola expressed concern about visibility from surrounding streets, and the size of the structure. Marie Lefton and Arthur Young opposed the impact of light view and air of the proposed penthouse, the visibility of the penthouse from Clarendon Street and Commonwealth Avenue, and the use of the mechanical area at the alley side of the building. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the size and visibility of the penthouse. John and Paula Bitner submitted comments about their concern about the project. Tom High of backbayhouses.org expressed concern about the location of the mechanical equipment.

In conclusion the application was denied without prejudice. I. Demetriades initiated the motion and D. Sampson seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, PQ, DS LS, RW).

ADMINISTRATIVE REVIEW/APPROVAL

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

20.988 BB	<u>200-202 Beacon Street:</u> At front façade repair masonry.
20.924 BB	<u>222-224 Beacon Street:</u> At roof install antenna.
20.932 BB	<u>310 Beacon Street:</u> At roof remove existing deck and replace black rubber membrane roof in-kind.
20.891 BB	<u>340 Beacon Street:</u> At roof replace black rubber membrane roof in-kind.
20.895 BB	<u>499 Beacon Street:</u> At front garden install fence and re-landscape garden.
20.979 BB	<u>530 Beacon Street:</u> Replace black rubber membrane roof in-kind; and at front façade repair masonry and re-paint trim.
20.877 BB	<u>545 Boylston Street:</u> At front façade replace existing wall sign.
20.931 BB	<u>715 Boylston Street:</u> At front façade repair masonry and replace failed caulking.
20.929 BB	<u>951 Boylston Street:</u> At roof install ice and water shield at chimney, re-install flashing and replace deteriorated slate in-kind.
20.928 BB	<u>160 Commonwealth Avenue:</u> At front façade remove concrete patio floor and install pavers.
20.866 BB	<u>191 Commonwealth Avenue:</u> At rear elevation install louver at existing lower level window opening.
20.921 BB	<u>197 Commonwealth Avenue:</u> At rear elevation replace deteriorated sandstone window lintels with cast stone lintels matching the color and texture of the existing lintels.
20.926 BB	<u>269 Commonwealth Avenue:</u> At rear elevation re-point masonry.
20.985 BB	<u>302 Commonwealth Avenue:</u> At front façade replace deteriorated roof slate, copper gutters and downspouts, and copper dormer roof in-kind; repair and re-point masonry; re-point chimneys; and repair rear patio.
20.933 BB	<u>390 Commonwealth Avenue:</u> At front façade replace six fourth-story aluminum windows in-kind.
20.937 BB	<u>17 Gloucester Street:</u> Re-point and repair all exterior masonry.
20.941 BB	<u>32 Hereford Street:</u> At roof replace existing skylight.
20.1004 BB	<u>66 Marlborough Street:</u> At rear elevation replace three first-story one-over-one non-historic wood windows in-kind.
20.912 BB	<u>171 Marlborough Street:</u> At roof replace asphalt roof shingles with slate tiles, replace black rubber membrane roofing in-kind, install new copper downspouts, replace flashing in-kind and re-point chimney.
20.867 BB	<u>313 Marlborough Street:</u> At rear elevation replace two fourth-story one-over-one wood windows in-kind.
20.890 BB	<u>387 Marlborough Street:</u> At roof replace black rubber membrane roofing in-kind.
20.896 BB	<u>156 Newbury Street:</u> At front façade replace existing window signage.
20.986 BB	<u>286-288 Newbury Street:</u> Replace black rubber roof, flashing and gutters in-kind.

In conclusion the applications were approved. I. Demetriades initiated the motion and R. Weintraub seconded the motion. The vote was 8-0 (JC; KC; ID; DE; DS; RW).

RATIFICATION OF THE 3/11/2020 PUBLIC HEARING MINUTES

The minutes were approved. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 8-0 (JC, KC, JCK, ID, PQ, DS LS, RW).

STAFF UPDATES

J. Cornish reported that several new commissioners will be sworn-in in the coming weeks.

7:23 PM Commissioner Connor adjourned the public hearing.