

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

April 10, 2019

DESIGN REVIEW HEARING

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

Commissioners Not Present: Iphigenia Demetriades; 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

19.988 BB

545 Boylston Street

Representative: Chris Tracy, Matt Keating, Patrick O'Toole

Proposed Work: Temporary installation of public artwork mural.

Staff read its recommendation to approve the application.

Mr. Tracy presented images of existing conditions and plans for the proposed work. He provided a sample of the fabric that will be used for the mural and confirmed its size (75' by 85').

The Commission clarified details of the proposed mural, such as how it will be installed. They also expressed concern over the length of time that the temporary mural would be on display. The Commission discussed possible damage that the mural installation may cause to the building, and the fact that the proposed fabric will allow light and air to circulate behind it, limiting the possibility of potential damage.

Commissioner J. Christiansen entered the chambers.

During public comment, K. Connor read a letter of support for the project from Meghan Mainzer-Cohen representing the Back Bay Association (BBA). Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that she supports a mural at this location but dislikes the reliance of words in the image, and commented that a mural at this location should have a broader message and relate to the history and events of Copley Square.

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

- The mural is to be in place for 1 year, the applicants must reapply after the 1 year has passed.

19.856 BB

827-829 Boylston Street

Representative: Morgan Blum, John LaFreniere

Proposed Work: At front façade remove paint and repair masonry, and renovate upper and lower storefronts; and at rear elevation modify sidewalk and entry doors for wheelchair access.

Staff read its recommendation to approve the application with provisos.

Mr. Blum presented photos of existing conditions and plans for the proposed work, and Mr. LaFreniere presented paint and material samples. Mr. Blum explained that while they plan on removing the paint from the masonry, they may need to re-paint instead if the underlying masonry is deteriorated.

The Commission expressed general support for the project. They clarified whether the retail spaces would be handicap accessible. They also supported the proposed paint removal and discussed the need for a signage master plan.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed her overall support for the project, but was concerned about the design of the proposed railing. Tom High of BackBayHouses.org expressed support for the project and the benefit that stripping the paint will to return the building to its historic appearance.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and P. Quinn seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

- All paint must be removed to expose original masonry.
- If paint cannot be stripped, the applicant must return to the commission with a new application for re-painting.

19.984 BB

569 Boylston Street

Representatives: Jeremy Lindsey

Proposed Work: At front façade install bump-out at first story, signage and patio dining area, and replace second and third-story windows; at rear elevation replace all windows; and at roof install elevator headhouse, three new air-handling units and exhaust vents.

Staff read its recommendation to approve the application with provisos.

Mr. Lindsey presented photos of the existing conditions and plans for the proposed work. The Commission discussed using contrasting colors at the proposed bump-out which should read as a beam and post design similar in proportion to the existing design at the top of the building. It also discussed exploring options for a halo-lit sign and reducing the visibility of the rooftop equipment from Copley Square and St. James Avenue.

During public comment, Sue Prindle from the Neighborhood Association of the Back Bay (NABB) expressed concern about the size and colors of the proposed sign, and visibility of the rooftop additions from Copley Square.

In conclusion the application was denied without prejudice. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

19.967 BB

235 Newbury Street

Representative: Ryan Noone

Proposed Work: At Newbury Street façade install security cameras; modify existing unapproved west entrance canopy and add similar canopy at east entry; install rooftop planters, signage and speakers above west and east entrances; and increase size of first-story window east of the west entry.

Staff read its recommendation to approve the application with provisos.

Mr. Noone presented photos of existing conditions and plans for the proposed work. The Commission discussed the proposed location of signage on the canopy and the difficulty in maintaining rooftop planters.

During public comment Sue Prindle from the Neighborhood Association of the Back Bay (NABB) stated that the proposed speakers are not allowed in the district, the proposed shrubs in the rooftop planters are excessive, and that the window east of the west entry should not change in size. Tom

High of BackBayHouses.org also requested that the window east of the west entry remain unchanged.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and J. CooperKing seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

- The proposed canopy sign be moved approximately 18 inches from the flat part of the bracket.
- The window east of the west entry remain unchanged.
- The base of the cameras be painted to match the color of the masonry.
- The existing and proposed speakers, and the proposed planters be eliminated from the project.

19.961 BB

272 Marlborough Street

Representative: Bruce and Vicki Godfrey

Proposed Work: At front garden remove existing Norway Maple tree and plant a flowering tree in its place.

Staff read its recommendation to deny the application

Mr. Godfrey reviewed his application and presented photos of existing conditions and plans for the change in landscaping. He stated that he felt the tree was inappropriate for the garden, and that he has had trouble growing other plants in the garden because of the tree.

The Commission discussed the proposed work, and felt that the applicant should work with the Back Bay Garden Club to find an agreeable solution. They also suggested conducting a test in the upcoming growing season to determine if anything can be grown in the garden with the tree remaining in place.

During public comment Laurie Thomas from the Back Bay Garden Club stated that she opposed the removal of the tree, as it does not meet any of the Commission's removal guidelines. She also stated that the tree was healthy, and it just needs to be maintained. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) suggested thinning the tree canopy to allow more light into the garden. Vicki Godfrey expressed her frustration over failed attempts at creating a garden area under the tree, and explained that the tree is currently growing against the building.

In conclusion the application was denied without prejudice. J. Christiansen initiated the motion and R. Weintraub seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

19.971 BB

431 Beacon Street

Representative: Kevin Gerhart

Proposed Work: Replace 21 non-historic vinyl windows with one-over-one wood windows.

Staff read its recommendation to approve the application with provisos.

Mr. Gerhart presented his plans for proposed work and provided photograph of the existing conditions. He acknowledged that historically, the central bay windows were 2-over-2; however, other buildings on the street have one-over-one windows.

The Commission clarified small details of the project, and discussed the historic pattern of the windows on the property. They also discussed whether there would be an issue with the cost of having true divided light windows over simulated divided light.

During public comment, Tom High of BackBayHouses.org stated that it is a good idea that the windows will be replaced with respect to the historic images of the property.

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

- The 4 center windows on the front façade are replaced with 2-over-2 windows.

19.872 BB

150 Beacon Street

Representative: Von Salmi, Jr.

Proposed Work: At rear of property install electric vehicle charging station and protective bollards.

Staff read its recommendation to approve the application with provisos.

Mr. Salmi presented photos of existing conditions and plans for the proposed work. He clarified that the cable will not remain attached to the station and that the bollards are necessary to protect the station from damage caused by cars and plows.

The Commission clarified the use of the proposed bollard, and discussed different styles of electric charging stations that are available.

During public comment, Sue Prindle stated that she supported the “architectural model” option.

In conclusion the application was approved with provisos. R. Weintraub initiated the motion and D. Sampson seconded the motion. The vote was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

- “Architectural Model” is to be used.
- The bollard is to be painted a darker color to match the sea wall.

ADMINISTRATIVE REVIEW/APPROVAL

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

- 19.973 BB** **142 Beacon Street** At front façade replace front walk concrete paving and stairs with granite.
- 19.871 BB** **150 Beacon Street**: At rear elevation replace two third-story six-over-six non-historic wood windows in-kind.
- 19.969 BB** **315 Beacon Street, Unit 5**: At rear elevation addition replace four second-story aluminum one-over-one windows in-kind.
- 19.979 BB** **381 Beacon Street**: At front façade and rear elevation replace deteriorated sandstone elements with cast stone, replace non-historic windows with historically appropriate wood windows and install storm windows, and replace deteriorated wood trim in-kind; and at front façade refinish entry doors, paneling and trim, and re-paint door and window grates.
- 19.970 BB** **445 Beacon Street, Unit 1**: At front façade replace two first-story and two lower-level one-over-one non-historic wood windows in-kind; and at rear elevation replace four first-story one-over-one vinyl windows with wood one-over-one windows.
- 18.865 BB** **457 Beacon Street, Unit 4**: Extend Certificate of Appropriateness dated May 7, 2018 for work to construct a penthouse and roof decks, and replace the fourth-story front façade and rear elevation one-over-one wood windows in-kind by one year (expiring May 7, 2020).
- 19.924 BB** **483 Beacon Street, Unit 93**: At side elevation replace one ninth-story one-over-one aluminum window with a one-over-one wood window.
- 19.916 BB** **492 Beacon Street**: Replace all windows from 1982 renovation in-kind.
- 19.911 BB** **492 Beacon Street**: Replace water sealant at windows.
- 19.867 BB** **511 Beacon Street, Unit 13**: At front façade repair three fourth-story windows and install storm windows.
- 19.989 BB** **579, 581, 583 Boylston Street**: At front façade install temporary protective netting at copper parapet, balustrade and cornice.
- 19.880 BB** **66 Commonwealth Avenue**: At front façade install copper gutter and downspout.

- 19.950 BB** **66 Commonwealth Avenue:** At front façade replace three first-story one-over-one non-historic wood windows in-kind; and at rear elevation replace six first-story one-over-one non-historic wood windows in-kind.
- 19.976 BB** **390 Commonwealth Avenue, Unit 302:** At rear elevation replace five second-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.966 BB** **390 Commonwealth Avenue, Unit 712:** At rear elevation replace four sixth-story non-historic one-over-one aluminum windows in-kind.
- 19.931 BB** **109 Marlborough Street:** At front façade and rear elevation replace first story and lower-level one-over-one wood windows, and re-point masonry; repair front entry steps; and install brick pavers at rear parking area.
- 19.835 BB** **257 Marlborough Street:** At rear elevation replace existing window grill at lower level.
- 18.782 BB** **288 Marlborough Street:** Extend Certificate of Appropriateness dated March 19, 2018 for work to construct a dormer and roof deck, relocate roof top HVAC equipment, refurbish existing skylight, and restore missing finial by one year (expiring March 19, 2020).
- 19.972 BB** **379 Marlborough Street:** Replace roof slate and copper flashing in-kind; and replace black rubber membrane roof in-kind.
- 19.977 BB** **393 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind.
- 19.847 BB** **435 Marlborough Street:** At front façade replace three fourth-story thirteen-over-one non-historic wood windows with six-over-one wood windows.
- 19.947 BB** **129 Newbury Street:** At front façade replace non-historic wood door at lower level storefront with an aluminum door.
- 19.914 BB** **206-208 Newbury Street:** At roof replace eight HVAC units with two new units and install two vents.
- 19.964 BB** **218 Newbury Street:** At front façade replace blade sign.
- 19.965 BB** **255 Newbury Street:** At front façade renovate existing below grade storefront door, windows and patio.
- 19.772 BB** **303 Newbury Street:** At front façade replace wall sign at lower level retail space.
- 19.957 BB** **324 Newbury Street:** At front façade repair steps and replace concrete walk with brick and granite pavers.

In conclusion the applications were approved. R. Weintraub initiated the motion and P. Quinn seconded the motion. J. CooperKing abstained from the vote for 483 Beacon Street. The vote for 483 Beacon Street was 6-0 (JC, KC, DE, PQ, DS, RW). The vote for all other administrative items was 7-0 (JC, KC, JCK, DE, PQ, DS, RW).

ADVISORY REVIEW – 28 Exeter Street: Proposed rooftop amenity addition.

James Greene, Trevor Condren and Aeron Hodges presented photos of existing conditions and plans for the proposed work. The Commission discussed the fact that this is not a historic building and that perhaps different review standards are appropriate. They discussed appropriate lighter-colored cladding materials, using glass railings set back further than what is being proposed, and extending the height of the existing parapet in aluminum cladding.

RATIFICATION OF THE 3/13/2019 PUBLIC HEARING MINUTES

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

8:05 PM Commissioner Connor adjourned the public hearing.