

Neighborhood
Association of the
Back Bay



Bulletin

June 2017



Public Meeting on Making Beacon Street Safer

6:00 p.m.
Monday, June 12, 2017

Commonwealth Salon
of the Boston Public Library

Please attend this special public meeting where representatives from the Boston Transportation Department will give a project update, including the results of last summer's survey, recent data collection, and four alternative design concepts for the public to consider that are intended to improve safety for everyone on Beacon Street. Their planning initiatives are in direct response to the many issues and comments raised by Back Bay residents during our community meetings last year.

Summer Solstice Wine Tasting! **Wednesday, June 21, 2017 6:30-8:30 p.m.**

Enjoy the longest day of the year sipping summer whites and sparkling wines in the garden terrace of a beautiful private home. The address will be sent to you via confirmation email. Note: There is one flight of stairs down to the garden level. In case of rain, we will move indoors.

This event is limited to a maximum of 50 people! To RSVP, make your payment of \$35 member / \$40 non-member before our cutoff date of June 14th. **No cancellations or refunds after this date.**



Send your check (payable to NABB) to: Sheri Olans, 51 St. Stephen Street, Boston, MA 02115.
Please include your email, phone number, and the names of guests on your check.

Wine Tasting Committee: Charlotte DeWitt, Andrew Friedland, Emily Gallup, Jim Hill, Nancy Hubeck, Lynne Levitsky, Sheri Olans, Joyce Roetter, and Bob Umans.

Visit us on the web @ www.nabbonline.com

160 Commonwealth Avenue L8, Boston, MA 02116 Tel: 617.247.3961 Email: info@nabbonline.com

Architecture Committee Report May 2017

Commercial Applications:

The Boston Groundwater Trust came to our committee to explain its proposal to temporarily install **LED Light well caps throughout the Back Bay**. The white Corian caps, which were developed at Northeastern University, will read the well depth, and a smartphone application, available at www.Bostonlightwell.com, will enable citizens to find and read the wells. Ten caps will be installed on Beacon, Commonwealth, Newbury and Boylston, one street per month, this summer. After the installation, the caps will be available for the Groundwater Trust to use in high-risk areas. We supported this application as a temporary installation. We noted that a permanent one, if contemplated, would require a more appropriate color and material.

955 Boylston – Dillons - Although this proposal violates the guideline of the Back Bay Architectural Commission (BBAC) that prohibits TV screens on patios, we felt that it was a unique application and therefore did not oppose it. Our non-opposition was based on the fact that the TVs, as well as any reflections and glare, will be completely concealed from Boylston Street by a screen wall, and that the audio will not be used. We noted that such an approval would not be appropriate anywhere on Newbury Street or in the residential district. We look forward to reviewing the application when it comes before the BBAC.

Residential Applications:

443 Marlborough tree removal - There is considerable abutter opposition to the removal of this large ailanthus. However, our committee and the Garden Club support its removal because the tree has clearly outgrown the front yard space and is damaging the curbing and perhaps the foundation. We asked the owner to provide an inspection report detailing the damage, and urged him to commit to grinding the stump once the tree is removed, and to replacing the tree with a large specimen. We also urged him to prune the remaining ailanthus and restore the disrupted curbing. The BBAC will hear the application in June.

119 Beacon roof decks - This two-story deck and exterior stair sorely need renovation. Although the proposal is directly contrary to the BBAC guideline that a deck is not allowed on top of a headhouse, that guideline was put in place after the deck was erected, when the BBAC did not have jurisdiction over structures not visible from a public way. The proposal will improve its appearance, pulling back the edge of the rail from Beacon Street, cladding the penthouse in copper rather than plywood, and replacing the wooden stair and rails with metal. A large condenser will also be replaced. The owner accepted our and the BBAC's suggested changes, and the project was approved.

Condenser policy - This month we presented the proposed policy adopted by NABB's Board of Directors in January regarding the placement of air conditioners, condensers, and other exterior heating/cooling equipment. The BBAC will review the document with the intention of updating its current guidelines to cover the new technologies available. Thanks to Tom High and Gordon Richardson for getting us this far.

If you have comments or questions about any projects before our committee, please contact Sue Prindle or Susan Shafer by emailing us at architecture@nabbonline.com and we will be happy to give you further details.

Licensing and Building Use Committee Report May 2017

The committee heard two applications at their meeting on May 1st.

1. **Marlborough Market, 424 Marlborough Street** – This is a sale of both the building and the business to a real estate company whose principals have some minor retail experience. The store has an all alcohol package store license in place since 1982. The current manager of the store will stay on for a transition period so that they can become completely familiar with the operation. There are no plans for any other changes.
2. **Tatte Bakery, 399 Boylston Street** – This is the sixth store for this local chain originally founded as an operation in the Copley Square Farmers Market. The facility will be in a portion of the former Joseph A. Banks space. Hours are 7 AM – 8 PM weekdays, 8 AM – 8 PM Saturday, and 8 AM – 7 PM Sunday. They offer baked goods, breakfasts, and sandwiches. There will be some cooking on site with ventilation out the back through a pollution control unit as they are now doing at all of their existing locations. There will be 76 seats indoors and 30 seats on a seasonal patio that is on private property. They plan to keep the patio open as much of the year as possible, typically April-November but potentially longer on either end. Trash will be in a dumpster on private property in the alley to be picked up daily. Primary delivery is in the early morning and will be through the front. Secondary delivery is around 5 PM and will be through the back from a company van and is estimated to take about 5 minutes. There will be no alcohol.

The committee voted unanimously not to oppose either application. The Executive Committee ratified the decisions.



common
boston

Architecture for Everyone!

Saturday, June 3rd
and
Sunday, June 4th

On Saturday and Sunday, June 3rd and 4th, more than 50 sites throughout Boston, Cambridge, Somerville, and Brookline will open their doors to the public free of charge, allowing people to explore their city environment and deepen their knowledge of their community. From innovative wood shops and rooftop gardens to 300-year-old houses and sacred spaces adorned with Tiffany's stained glass, Common Boston's diverse range of sites sheds light on the great and hidden architecture of Boston.

The Common Boston Festival is **FREE** to everyone! Go to www.CommonBoston.org to download this year's Festival Booklet and find out all of the sites that are open to the public this weekend. They include community spaces, educational institutions, historic buildings, innovative structures, libraries, museums and galleries, sacred spaces and landscapes all around the Back Bay and the surrounding Boston area.

Friends & Neighbors Events

MEN'S DISCUSSION GROUP - This group of working, semi-working and retired men with diverse backgrounds meets for lunch and discussion at noon on the 3rd Tuesday of this month (June 20th). For more information, contact Grant Schaumburg at mensgroup@nabbonline.com.

We encourage all NABB members to receive the Bulletin by email instead of by snail mail. If you do, you will also receive our weekly NABB e-News and other occasional electronic communications that provide you with more information about what is going on in the neighborhood. Simply contact the NABB office (by calling (617) 247-3961 or emailing info@nabbonline.com) and provide our Office Administrator with your email address so that we can add you to our growing list of electronic Bulletin and e-News recipients!

Important Meeting Dates

The **Licensing and Building Use Committee** meets on the first Monday of each month. Next meeting: June 5th at 7:00 pm at the Lenox Hotel. For more information contact Elliott Laffer at lbu@nabbonline.com.

The **Architecture Committee** meets on the first Wednesday of each month. Next meeting: June 7th at 6:30 pm in the Clausen Room of the New England College of Optometry, 424 Beacon Street.. For more information contact Sue Prindle or Susan Shafer at architecture@nabbonline.com.

The **Green Committee** meets at 5:30 pm on the second Wednesday of each month at the Learning Project, 107 Marlborough Street. Next meeting: June 14th. For more information, please contact Michael McCord at green@nabbonline.com.

The next **Police Panel / Public Safety Forum** will take place at 6:00 pm on Thursday, June 29th, in the Sanctuary of the First Church in Boston, 66 Marlborough Street. For more information, please contact Don Carlson at publicsafety@nabbonline.com.



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