



Bulletin

November 2017



Special Events presents

An Evening with Boston's City Archaeologist Joe Bagley

6:00 p.m.
Monday, November 6, 2017

The Learning Project
107 Marlborough Street

Please join us for a fascinating presentation by Joe Bagley, Boston's City Archaeologist, at the Learning Project Elementary School, located at 107 Marlborough Street at 6:00 p.m. on Monday, November 6th.

Mr. Bagley joined the City Archaeology Program in 2011 as the fourth City Archaeologist since 1983. He curates a growing repository of archaeological collections at the City Archaeology Laboratory in West Roxbury, and has conducted archaeological surveys from the woods of Maine to the Florida Everglades.

Joe specializes in both Native American and Historical archaeological analysis and the archaeology of Boston. His presentation will focus on archaeology in the Back Bay. He is the author of the book, "*A History of Boston in 50 Artifacts*," which will be available for purchase after the presentation. All proceeds from sales of the book will go to funding the City's Archaeological program.

There is no charge for this event. A gathering is being planned after the presentation at the Met Bar. Please email Gail Laffer at specialevents@nabbonline.com if you are planning to join us for the event and to let us know if you would like to join us at the Met Bar.

A HISTORY



OF BOSTON



IN 50 ARTIFACTS



Joseph M. Bagley

Visit us on the web @ www.nabbonline.com

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Licensing and Building Use Committee Report

October 2017

The committee considered four applications. All of the committee's votes were unanimous, and all of the committee's positions were ratified by the Executive Committee.

- 1. Cantona, Inc, 384 Boylston Street** – The applicant operates Globe Restaurant at 565 Boylston St. Their lease is expiring at the end of the year, and the space has been leased to a new operator previously heard and not opposed by the committee. They plan to move the operation to the former Rattlesnake space and will operate under the Globe name. Because the space is available only on a short term basis, they plan to make minimal changes to the space, bring the furnishings from their existing location, and transfer their existing license, although they plan to extend the legal closing hour from 1:00 AM to 2:00 AM. The new space is larger, with a capacity as Rattlesnake of approximately 400 including about 95 on the roof deck. They may be able to do indoor storage of trash in the basement, and do not yet know about the condition of the ventilation equipment. Zoning is in place, so the only requirement will be the license transfer and extension of their closing hour. The committee voted not to oppose.
- 2. Del Frisco's, 888 Boylston Street** - This is a new steakhouse to go into the space adjacent to Tesla fronting on the plaza at the Prudential Center. The restaurant will have a capacity of 440 indoors and 40 in a patio on the plaza. Entertainment will be limited to televisions and background music; if allowed, they would have music on the plaza as well. The main entrance will be off the plaza with a secondary entrance from 888 Boylston. They plan to close at 11:00 PM Sundays-Thursdays, and 12:00 midnight Fridays and Saturdays, with the same hours on the patio. Trash and deliveries will be handled internally to the Prudential Center. The liquor license is being transferred from a location in Roxbury. It is not clear whether there is additional zoning required within the Prudential Center because of the allowed uses in its Planned Development Area zoning. The committee voted not to oppose.
- 3. Caffe Nero, 205-207 Newbury Street** – This is a chain of coffee shops based in the United Kingdom, all of whose current US locations are in Greater Boston. The basement location formerly housed Tasty Delite frozen treats shop, but the zoning has lapsed. The use involves cooking only with a convection oven with exhaust required only for warm air. They will have refrigerated indoor storage of trash. Deliveries will be in the rear, and they are willing to accept a restriction on how early their deliveries can take place. Planned hours are 6:30 AM – 11:00 PM. Capacity is 60 seats indoors and 20 on patios. The committee voted not to oppose subject to the restriction on exhaust.
- 4. Talanian Realty, 167 Newbury Street** – This was a request by the landlord to preapprove restaurant zoning prior to selection of a tenant. The applicant described what he would view as a likely tenant but would not agree to any restrictions on the tenant's business, suggesting that restrictions could be worked out before the BBAC or the Licensing Board or the Zoning Board of Appeals if the operator wanted takeout zoning. The basis for the request was the extensive time required by the permitting process and the difficult leasing market. After extensive discussion the committee voted to oppose the request since we would not have any idea what type of operation would go into the space. Of note, several other Newbury Street property owners stayed for the presentation and question and answer period.

Architecture Committee Report September 2017

35 Commonwealth Avenue. The penthouse which we supported at our July meeting was approved in August. Subsequently, however, we were told that the proposal violates a 1982 zoning amendment that states that storage areas previously included in the Floor-to-Area Ratio (FAR) cannot be excluded from the calculation. (This amendment was passed to prohibit the conversion of ground level units to garage space.) Our committee and NABB's Board of Directors voted unanimously to support the existing zoning and oppose a variance for 35 Commonwealth. NABB lobbied hard for this requirement in the 1980s. The zoning hearing has not yet been scheduled.

At **353 Beacon Street** the new owners were given approval by the Back Bay Architectural Commission (BBAC) to change the landscaping front and rear, including the removal of three very visible Linden trees that have planted themselves at 351 Beacon and are damaging the party wall. The Garden Club of the Back Bay spoke against the tree removal. The owner agreed to plant a substantial tree in the rear yard and the Garden Club will work with the City to place an additional street tree. The owners are retaining the existing front yard dogwood.

At **349 Commonwealth Avenue** the penthouse addition previously approved on the condition that it not be visible has been lowered slightly and pushed back. The raising of the rear chimney, which had been proposed, has been dropped. The BBAC has asked a committee to review the current mockup for visibility. The committee has not yet met.

At **361 Beacon Street** the developer is seeking to convert this apartment building to condominiums. He asked to extend the existing rear bay to the roof, add a below-grade garage, build up the existing dormers into a full story and add a penthouse and roof decks front and rear. The Linden tree in the rear yard will remain, and the new owner will prune it. This is one of a three-building ensemble that is largely original. The BBAC denied the penthouse and bay extension proposal as contrary to the guidelines and approved the garage, the balconies, and the dormer extension.

At **20 Gloucester Street** the BBAC approved the installation of an electric car charger in the rear yard, provided that all conduit was buried and the cable was stored in the car, rather than on the pole.

At **124 Beacon Street** the BBAC approved a proposal to add a 9x12 roof deck because it is not visible, there was an existing stair and headhouse, and the addition did not increase the perceived height of the building.

272 Marlborough Street, which was previously approved, was cited by the Inspectional Services Department for lack of a landing at the top of the stairs to the roof deck. The BBAC approved the change to the headhouse, noting that its height had been reduced and that the previous approval had required the removal of paint from the front façade.

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 Executive Administrator with your email address so that we can add you to our growing list of electronic Bulletin and e-News recipients!

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 the month (November 21). For more information, please contact Grant Schaumburg at mensgroup@nabbonline.com.

FALL WINE TASTING

Enjoy *Wines and Fine Art at its Finest* with your NABB Wine Tasting Friends and Neighbors at Vose Galleries, 238 Newbury Street, from 6:00 p.m. to 8:00 p.m. on Tuesday, November 28 (please note earlier time). Discover new wines and meet new friends. \$30/member; \$35/non-member. Send your check payable to NABB to Sheri Olans, 51 St. Stephen Street, Boston, MA 02115 so that she receives it by November 25. Please include phone number and names of your guests. Contact winetasting@nabbonline.com with any questions.

Important Meeting Dates

The **Architecture Committee** generally meets at 6:30 pm on the first Tuesday of each month in the Clausen Room of the New England College of Optometry, 424 Beacon Street, but this month it is meeting on Wednesday, November 1. For more information contact Sue Prindle or Susan Shafer at architecture@nabbonline.com.

The **Licensing and Building Use Committee** meets on the first Monday of this month. Next meeting: November 6 at 7:00 pm at the Lenox Hotel. For more information contact Elliott Laffer at lbu@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: November 8. 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, November 30, in the Sanctuary of the First Church in Boston, located at 66 Marlborough Street. For more information, please contact Don Carlson at publicsafety@nabbonline.com.



Neighborhood Association of the Back Bay, Inc.
160 Commonwealth Ave. L8, Boston, MA 02116