



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING - REVISED

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

DATE: Wednesday, December 12, 2018
TIME: 4:30 PM
PLACE: Boston City Hall – Room 900 (9th Floor)

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS COMMITTEE **4:30 PM**

271 Beacon Street: Unapproved roof deck.
294 Marlborough Street: Unapproved removal of tree at rear yard.
233 Beacon Street: Unapproved removal of tree at rear yard.
Ratification of 11/14/2018 Public Meeting Minutes.

II. DESIGN REVIEW HEARING **5:00 PM**

19.128 BB 370 Commonwealth Avenue:
Applicant: Pascale Schlaefli
Proposed Work: At Massachusetts Avenue and Commonwealth Avenue facades recover existing window awnings and install new window awnings at first, second and third stories.

~~19.399 BB 349 Marlborough Street: **WITHDRAWN BY STAFF**
~~Applicant: Rebecca Marston
Proposed Work: At rear yard remove Ailanthus tree.~~~~

19.358 BB 294 Marlborough Street:
Applicant: Jeffrey Hale
Proposed Work: At rear yard install two electric vehicle charging stations at previously approved wall.

19.614 BB 287 Marlborough Street:
Applicant: Edward O'Connell
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.

19.616 BB 129 Beacon Street:
Applicant: Thomas Trykowski
Proposed Work: At rear elevation replace existing greenhouse structure with new greenhouse structure.

19.393 BB

122 Commonwealth Avenue:

Applicant: David Schwartz

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.

19.372 BB

256, 258, 260 Newbury Street:

Applicant: 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.

III. 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.

IV. ADMINISTRATIVE REVIEW/APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building’s appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► **Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing.** Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.**

The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BackBayAC@boston.gov. Thank you.

19.593 BB

102 Beacon Street: At roof repair chimney and replace antenna.

19.308 BB

168 Beacon Street: 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

223 Beacon Street: 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.

V. RATIFICATION OF 11/14/2018 PUBLIC HEARING MINUTES

VI. ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE

VII. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 12 December 2018

BACK BAY ARCHITECTURAL COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

Members: John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Jane R. Moss (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Lex Stevens (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)

Alternates: David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ *Back Bay Sun*/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League