



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

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

DATE: Wednesday, February 14, 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

350 Marlborough Street: Unapproved painting of front entry steps.

356 Marlborough Street: Revised plans for unapproved headhouse.

II. DESIGN REVIEW HEARING

COMMERCIAL APPLICATIONS:

5:00 PM

18.870 BB

855 Boylston Street

Applicant: Julio Guevara

Proposed Work: At Boylston Street façade replace existing curtain wall entry, install new signage, and replace sidewalk pavers.

RESIDENTIAL APPLICATIONS:

18.858 BB

212 Commonwealth Avenue

Applicant: Marc Beaulieu

Proposed Work: At roof construct pent house and roof deck; at rear elevation remove fire egress stairs and balconies, and construct one-story rear addition; and at rear yard erect a garden wall and gate.

18.857 BB

288 Commonwealth Avenue

Applicant: Jose Martins

Proposed Work: Amend Application 16.997 by extending area of paving at rear yard, repairing rear elevation wall and installing rooftop vents.

18.871 BB

17 Gloucester Street

Applicant: Adam Brinch

Proposed Work: Remove twenty existing non-historic skylights and replace with ten dormers.

18.868 BB

7 Marlborough Street

Applicant: Alan Juliuson

Proposed Work: Install boiler vent at basement level of rear elevation.

18.782 BB

288 Marlborough Street

Applicant: Helen Grassi

Proposed Work: Construct dormer and roof deck; relocate roof top HVAC equipment; refurbish existing skylight; and restore missing finial at gable.

18.776 BB

142 Beacon Street

Applicant: Guy Grassi

Proposed Work: At front façade replace existing brick veneer with cast stone veneer; replace all windows; install new intercom, door hardware and light fixtures at entry; restore front and rear slate roofs; replace elevator headhouse, skylights and mechanical equipment at uppermost roof; and construct two-story rear addition and garage with roof deck above.

III. 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.

- 18.854 BB 280 Beacon Street: At front façade and side elevation replace nine fifth floor eight-over-eight wood windows in-kind.
- 18.861 BB 295 Beacon Street: At side elevation replace five first-story wood one-over-one wood windows in-kind.
- 18.845 BB 483 Beacon Street: At side (Beacon Street) elevation replace four ninth-story vinyl one-over-one windows (approved in 2011) with aluminum clad one-over-one windows.
- 18.853 & 18.833 BB 545 Boylston Street: At front façade replace wall sign; and at patio seating area replace planters, umbrellas and furniture.
- 18.838 BB 565 Boylston Street: At front façade replace existing wall sign.
- 18.471 BB 44 Commonwealth Avenue: At front façade replace seventeen one-over-one wood windows in-kind.
- 18.860 BB 61 Commonwealth Avenue: At Front façade replace eleven one-over-one wood windows in-kind; and at rear elevation replace four two-over-two wood windows in-kind, and seven non-historic one-over-one wood windows with two-over-two wood windows.
- 18.790 BB 148 Commonwealth Avenue: At rear elevation's entry overhang replace deteriorated wood trim in-kind and replaced rolled asphalt roof with black rubber membrane roof.
- 18.773 BB 152 Commonwealth Avenue: At front façade's entry steps add central wrought iron black handrail.
- 18.692 BB 160 Commonwealth Avenue: At rear elevation restore window glass openings.
- 18.821 BB 239 Commonwealth Avenue, Unit 33: At side and rear elevations replace nine second-story wood one-over-one windows in-kind; and at interior courtyard replace one second-story wood two-over-two window in-kind.
- 18.797 BB 390 Commonwealth Avenue, Unit 510: At front façade replace two fifth-story one-over-one aluminum windows with wood one-over-one windows.
- 18.843 BB 117 Marlborough Street: At front façade repair deteriorated sandstone with a tinted cementitious stucco and re-paint window trim black.

- 18.849 BB 298 Marlborough Street: At rear elevation replace one third-story two-over-two non-historic aluminum window with a two-over-two wood window; and replace deteriorated wood decking at deck with wood decking.
- 18.864 BB 7-9 Newbury Street: At rear elevation replace two fifth-story two-over-two wood windows in-kind.
- 18.830 BB 172 Newbury Street: At uppermost flat roof replace ballast roof system with black rubber membrane roof; and at rear lower flat roof remove existing wood decking and install ballast roof.
- 18.863 BB 211 Newbury Street: At front façade replace wood entry doors with wood entry doors matching those at 209 Newbury Street.
- 18.859 BB 331A-333 Newbury Street: At front façade replace blade sign, install window signage and frosted banding at windows; and install two security cameras and intercom.
- 18.822 BB 344 Newbury Street: Clean masonry and remove graffiti at front façade and rear elevation; re-point masonry at front façade; install new black rubber membrane roof; replace missing slate at cupola in-kind; replace rear gutter in-kind; and repair concrete building elements at rear elevation.
- 18.862 BB 346 Newbury Street: Clean and re-point masonry, and remove graffiti at front façade and rear elevation; install new black rubber membrane roof; replace three roof skylights in-kind; repair and re-paint three second-story windows at rear elevation; and replace rear cement block wall at rear elevation.

IV. RATIFICATION OF 12/13/2017 & 1/9/2018 PUBLIC HEARING MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 2 February 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