



# 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, April 11, 2018  
**TIME:** 4:30 PM  
**PLACE:** Boston City Hall – Room 900 (9<sup>th</sup> 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**

- 47 Newbury Street: Unapproved window signage at first story retail space.
- 473 Beacon Street: Unapproved installation of fuel tank at front garden.
- 238 Marlborough Street: Update on unapproved head house.

#### **II. DESIGN REVIEW HEARING**

##### **5:00 PM**

- 18.991 BB            152 Commonwealth Avenue:  
Applicant: Marjorie Greville  
Proposed Work: At front garden remove existing Katsura tree and plant two Kousa Dogwood trees.
- 18.1054 BB        745 Boylston Street:  
Applicant: Bernard Chiu – Upland Capital Corporation  
Proposed Work: At 745 Boylston Street entry replace existing non-historic doors and install an entrance canopy.
- 18.1059 BB        160 Commonwealth Avenue:  
Applicant: Lemar Osmanov, Vendome Trustees  
Proposed Work: Replacement of non-historic front entry doors.
- 18.921 BB         396 Beacon Street:  
Applicant: Otto Iglesias  
Proposed Work: At front façade replace three lower-level two-over-two historic wood windows in-kind.
- 18.1046 BB        166 Marlborough Street:  
Applicant: Elona Habipi  
Proposed Work: Expand existing roof deck.
- 18.1036 BB        237 Marlborough Street:  
Applicant: Dartagnan Brown  
Proposed Work: At rear elevation revise design of previously approved garage roof deck layout by rearranging locations of outdoor kitchen, deck stair and door.

18.1058 BB

Bicycle Racks – Multiple Locations

Applicant: John Monacelli, Boston Transportation Department – Boston Bikes

Proposed Work: Install/Relocate the following bicycle racks:

Arlington Street at Newbury Street (Site ID: 2197)

108 Newbury Street (Site ID: 2198)

143 Newbury Street (Site ID: 2199)

Opposite 144 Newbury Street (Site ID: 2200)

149 Newbury Street (Site ID: 2201)

186 Newbury Street (Site ID: 2202)

279a Newbury Street (Site ID: 2203)

327 Newbury Street (Site ID: 2204)

67 Newbury Street (Site ID: 2205)

86 Newbury Street (Site ID: 2206)

Arlington Street at Commonwealth Avenue [S.Rdwy] (Site ID: 2207)

Clarendon Street at Commonwealth Avenue [S.Rdwy] (Site ID: 2208)

160 Commonwealth Avenue (Site ID: 2209)

183 Beacon Street (Site ID: 2210)

217 Beacon Street (Site ID: 2211)

365 Beacon Street (Site ID: 2212)

507 Beacon Street (Site ID: 2213)

801 Boylston Street (Site ID 2214)

230 Newbury Street (Site ID 2215)

659 Boylston Street (Site ID 1767R)

**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](mailto:BackBayAC@boston.gov). Thank you.

18.1040 BB

125 Beacon Street: At front façade replace existing concrete walk and steps with granite; rebuild retaining walls and curbs; and refurbish handrails and fencing.

18.1051 BB

236 Beacon Street: At front façade replace four third-story non-historic wood one-over-one windows in-kind.

18.1034 BB

262 Beacon Street: At rear elevation replace deteriorated sandstone lintels and sills with cast stone and repoint masonry.

18.1037 BB

526 Beacon Street: At rear elevation remove existing non-historic shed entry and aluminum window wells, install brick pavers at patio area and entry steps, install drain for existing parking area, install new steel window well fencing painted black, and install wood fence painted dark green.

- 18.992 BB 299 Berkeley Street: At rear parking lot remove area of paving, install tree pit and fencing, and plant Honey Locust tree.
- 18.1055 BB 463-501 Boylston Street: Reconstruct public sidewalk accessible ramps at corners of Boylston and Berkeley Streets and Boylston and Clarendon Streets.
- 18.1042 BB 501 Boylston Street: At Boylston Street façade install new blade sign.
- 18.1010 BB 25-27 Commonwealth Avenue: Repair limestone fence at front and side yards.
- 16.1239 BB 90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace wood siding and install standing seam copper on the existing head house, and replace roofing membranes in-kind, by one year (expiring 4-13-2019).
- 16.1487 BB 90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace the existing windows and door at the head house in-kind, by one year (expiring 8-10-2019).
- 18.1053 BB 191 Commonwealth Avenue: At roof remove one existing skylight and replace six existing skylights.
- 18.988 BB 261 Commonwealth Avenue: At front façade replace three existing second-story storm windows in-kind.
- 18.909 BB 332 Commonwealth Avenue: At roof remove existing deck and replace black rubber membrane roof in-kind.
- 18.1066 BB 371 Commonwealth Avenue: Replace chairs at outdoor dining patio.
- 18.1009 BB 8 Gloucester Street: Restore roof balustrade, repaint windows and repair masonry.
- 18.1005 BB 12 Gloucester Street: At roof replace roof hatch in-kind, replace decking and re-paint deck railings.
- 18.1047 BB 9 Hereford Street: Repair and repoint brick on southern party wall above the roof of 9 Hereford Street.
- 18.1018 BB 81 Marlborough Street: At roof rebuild chimney and replace chimney pots.
- 18.1061 BB 246 Marlborough Street: At front façade repoint masonry.
- 18.1019 BB 231 Marlborough Street: At rear elevation replace deteriorated bricks at garage in-kind and repoint.
- 18.1080 BB 11 Newbury Street: At front façade repair masonry.
- 18.1072 BB 85 Newbury Street: At front façade repoint masonry and repaint windows; and repair roof flashing.
- 18.1017 BB 165 Newbury Street: At roof replace section of black rubber roofing in-kind.
- 18.1004 BB 209 Newbury Street: At front façade replace signage at lower level commercial space.
- 18.1021 BB 324 Newbury Street: Replace signage at lower level retail space.
- 18.1038 BB 355 Newbury Street: At front façade replace signage at existing sign cabinet.

#### **IV. RATIFICATION OF 3/14/2018 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 7:00 PM**

**DATE POSTED: 30 March 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