



# 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, July 12, 2017  
**TIME:** 4:30 PM  
**PLACE:** Boston City Hall – Room 900 (9<sup>th</sup> Floor)

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CITY CLERK'S OFFICE  
2017 JUL 10 A 11:53  
BOSTON, MA

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 public inspection, by appointment, during business hours at the offices of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request. Comments from members of the public will be limited to five (5) minutes per person for each agenda item.

*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**

341 Commonwealth Avenue: Unapproved painting of front entry door.

293-295 Commonwealth Avenue: Unapproved roof deck replacement status report.

238 Marlborough Street: Unapproved construction of rooftop headhouse.

545 Boylston Street: Completed patio work inconsistent with Back Bay Architectural Commission's October 13, 2016 approval.

Ratification of 4/12/2017 & 6/14/2017 Meeting Minutes

#### II. DESIGN REVIEW HEARING

**5:00 PM**

~~17.1464 BB — 671-673 and 755 Boylston Street~~

~~Applicant: Stantec Planning and Landscape Architecture~~

~~Proposed Work: Boylston Marker Project — Installation of two granite 'markers' at the site of the two marathon bombing locations: Site 'A' is in front of 671-673 Boylston Street and Site 'B' is in front of 755 Boylston Street.~~

***APPLICATION WITHDRAWN BY APPLICANT***

17.1339 BB

28 Newbury Street

Applicant: Julie Reker (Applicant)

Proposed Work: At front façade clean masonry and repair deteriorated brick; remove existing window awnings and install new awnings at second, third and fourth stories; repaint second, third and fourth story window frames and sash a brass/bronze color; replace first story entry doors and windows; remove existing lettering above entry door and install sign; replace wall plaques; and repaint metal railings at second story windows a brass/bronze color. At rear elevation clean and re-point existing brick; repaint window sash and trim to match existing; replace lighting fixtures with motion sensing fixtures; install security cameras; replace existing doors and hardware; and install groundwater re-charge system below parking area by replacing brick paving,

- fence, ramp and stair in-kind. At roof: re-route ductwork and add new condenser and exhaust vents.
- 17.1473 BB 314 Newbury Street  
 Applicant: Thomas G. J. Trykowski, AIA (Applicant)  
 Proposed Work: At front façade redesign stairway to lower level to create a new patio; install new windows and entry door in existing front masonry openings; and construct a two-story rear addition with deck and brick chimney.
- 17.1478 BB 109 Beacon Street  
 Applicant: Brian Durkin  
 Proposed Work: Rebuild roof deck removed for roof replacement.
- 17.1471 BB 349 Commonwealth Avenue  
 Applicant: Lauren Saracco (Applicant)  
 Proposed Work: Construct penthouse addition.
- 17.1458 BB 170 Beacon Street  
 Applicant: Anke Roggenbuck (Applicant)  
 Proposed Work: Replacement of HVAC systems with new mechanical units and exhaust fans at the main roof and second floor rear terrace roof; replace existing exterior light fixtures, intercom and security camera; new exterior signage at front entry gate for accessibility compliance; repair and refinish front entry doors; at roof install replacement steel stairs with platform for compliant access to existing elevator penthouse; repair failing metal flashings; replace fourth story rear door in-kind; remove exposed electrical conduits at rear elevation; repair limestone façade, balustrade and front steps; and replace non-historic wood windows in-kind.
- 17.1433 BB 35 Commonwealth Avenue  
 Applicant: John Barkan (Applicant)  
 Proposed Work: At front façade repair deteriorated sandstone with a cementitious stucco tinted to match the color of the existing sandstone; replace rear mansard roof with slate and install new copper gutter and downspout; paint dormer wood trim black; at rear elevation re-point masonry with a mortar matching the color, texture and tooling of the existing mortar; replace eighteen windows at the front façade, and thirteen windows at the rear elevation in-kind; at roof construct penthouse addition, roof deck and elevator override; at rear elevation remove fire escapes, convert three window openings into door openings, install French doors, balconies and porch, install light fixtures, and combine existing window and door opening to create a garage entry; lower window sills at front dormer windows; and install new iron fence at front garden, new landscaping, entrance paving, and lighting.
- 17.1364 BB 382 Commonwealth Avenue  
 Applicant: Timothy Burke (Applicant)  
 Proposed Work: At rear elevation install air-conditioning condenser at grade level.
- 17.1470 BB 273 Commonwealth Avenue  
 Applicant: Michele Souda and Joseph Finder (Owners)  
 Proposed Work: At rear elevation install air-conditioning condenser at grade level.
- 17.1474 BB 300 Berkeley Street/53 Marlborough Street  
 Applicant: David Stern (Architect)  
 Proposed Work: Reconfigure Berkeley Street entrance to incorporate a concealed wheelchair lift and a security gate.

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 Joseph Cornish at 617.635.3850 or [joseph.cornish@boston.gov](mailto:joseph.cornish@boston.gov). Thank you.

- 17.1422 BB      100 Beacon Street: Replace seventeen non-historic one-over-one double-hung wood ninth and tenth story windows in-kind.
- 17.1438 BB      223 Beacon Street: Replace decking at roof deck.
- 17.1462 BB      246 Beacon Street: At rear elevation replace five aluminum one-over-one windows with wood one-over-one windows, and replace one aluminum single-light fixed window with a wood single-light fixed window.
- 17.1479 BB      274 Beacon Street: At rear elevation change function of seventh story French door system to four operable panels.
- 17.1427 BB      655 Boylston Street: At front façade replace signage above first story storefront.
- 17.1392 BB      163 Commonwealth Avenue: At front façade repair sandstone entry steps with a cementitious stucco tinted to match the color of the existing stone.
- 17.1399 BB      284 Commonwealth Avenue: Install awnings at first story east side windows and ground level and first story windows at front (north) façade; and install new signage at main entry door.
- 17.1475 BB      325 Commonwealth Avenue: Install two new HVAC condenser units at roof.
- 17.1449 BB      390 Commonwealth Avenue: At front façade repair deteriorated stonework with a cementitious stucco tinted to match the color of the existing stonework; repaint all window trim black; and replace all window sealant in-kind.
- 17.1352 BB      13-15 Gloucester Street: At front façade repair stone steps and lower trim with a cementitious stucco tinted to match the color of the stone.
- 17.1260 BB      13-15 Gloucester Street: Select replacement of roof underlayment in leak locations and re-installation of existing roof assembly.
- 17.1459 BB      30 Marlborough Street: At front façade replace two first story wood one-over-one arched windows, and two second story wood one-over-one windows in-kind; and at rear elevation replace three first story and three second story wood one-over-one windows in-kind.
- 17.1465 BB      37 Marlborough Street: At rear elevation install new copper gutter and downspout.
- 17.1466 BB      39 Marlborough Street: At front façade and rear elevation install new copper gutters and downspouts.
- 17.1469 BB      189 Marlborough Street: At rear elevation repair existing bricks with mortar, reconfigure patio area and repair damaged brick pavers.

- 17.1384 BB 220 Marlborough Street: At first story replace fifteen aluminum storm windows with Harvey Tru Channel black storm windows.
- 17.1423 BB 246 Marlborough Street: At front façade re-point masonry using a mortar that matches the color, texture and tooling of the existing mortar; and repair window lintels with a cementitious stucco tinted to match the color of the existing stone.
- 17.1442 BB 77 Newbury Street: At front façade's first story storefront, convert center glass panel into a new accessible entrance.
- 17.1472 BB 166 Newbury Street: At front façade install new black metal handrails to lower retail space.
- 17.1448 BB 239 Newbury Street: At front façade replace deteriorated roof slate, copper gutters, wood trim and copper flashing in-kind; repaint wood trim to match existing color; repoint masonry with a Type N mortar; and repoint rear chimney.
- 17.1425 BB 349 Newbury Street: At front façade install new blade sign and wall sign above storefront.

#### IV. RATIFICATION OF 6/14/2017 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

#### VI. PROJECTED ADJOURNMENT: 9:00 PM

**DATE POSTED:** 6/28/2017

#### 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