



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, August 9, 2017
TIME: 5:00 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 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. DESIGN REVIEW HEARING

5:00 PM

18.079 BB

328 Newbury Street

Applicant: Thomas G. J. Trykowski, AIA (Applicant)

Proposed Work: At front façade install a terraced patio/entry, designate locations for future signage and exterior lighting.

18.084 BB

275 Newbury Street

Applicant: Ronald Margolis, AIA (Architect)

Proposed Work: At rear elevation expand fourth story, and replace an existing first story window and door with a garage door.

18.083 BB

276-278 Newbury Street

Applicant: Ronald Margolis, AIA (Architect)

Proposed Work: Clean and repair all exterior masonry and clean and repair slate roof; reconfigure window openings at fourth and fifth stories; at front façade create new dig-out areas and lower retail space, expand first story windows, and replace entry door to 278 Newbury Street; at roof relocate elevator headhouse, and install HVAC equipment; and at rear elevation construct two story addition, convert two second story windows into doors, and add new accessible ground-level entry door.

17.1433 BB

35 Commonwealth Avenue

Applicant: John Barkan (Applicant)

Proposed Work: At roof construct penthouse addition, roof deck and elevator override (continued from 7-11-2017 Public Hearing).

17.741 BB

75 Marlborough Street

Applicant: Christopher M. Lane

Proposed Work: At rear elevation install a ductless outdoor heat pump unit at ground level.

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18.068 BB 202 Commonwealth Avenue
Proposed Work: At rear elevation install direct vent for fireplace.

17.1217 BB 353 Beacon Street
Applicant: Daniel J. Wallace, Jr.
Proposed Work: At front façade re-landscape front garden, re-paint fence and railings, repair steps and curbing, replace lighting at entry, re-paint entry door and trim, and install brass door hardware; and at rear elevation remove three trees at 351 Beacon Street, replace damaged wall with new brick wall with bluestone cap, rebuild staircase with new iron railings, install fence, gate and trash enclosure, install planting area with a Japanese snowbell tree, pave parking court with brick pavers and cobblestone edging, replace lower courtyard with brick pavers and bluestone landing, and add garden amenities and lighting.

- II. **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. Thank you.

18.075BB 125 Beacon Street: At front façade replace deteriorated concrete steps, walls and sidewalk with integrally colored concrete; replace curb along garden wall, and refurbish handrails and fence.

17.1506 BB 251 Beacon Street: At roof replace deteriorated decking at existing roof deck.

17.1498 BB 282 Beacon Street: At front façade replace two eight-over-eight and two six-over-six second story wood sash in-kind; at side elevation replace four eight-over-eight second story wood sash in-kind; and at rear elevation replace five six-over-six second story wood sash in-kind.

18.072 BB 285 Beacon Street: At front façade replace two metal sliding doors at fifth story with aluminum clad doors.

18.080 BB 399 Boylston Street: At rear elevation install HVAC condensing equipment at ground.

- 18.081 BB 565 Boylston Street: At first story of front façade replace existing signage, sconce lighting, and address numbers; replace copper flashing cap at bay with black metal flashing cap; remove exterior string lighting and canopy; replace storefront glass; replace bi-fold window at bay with a pair of doors; and paint restaurant storefront black and church storefront a light neutral color.
- 17.1518 BB 120 Commonwealth Avenue: At front façade, re-paint wood trim at mansard, window trim, and metal entry doors to match existing colors; strip and refinish woodwork around entry door, and re-paint front steps.
- 18.029 BB 178 Commonwealth Avenue: Replace existing rubber membrane roof in-kind.
- 18.052 BB 280 Commonwealth Avenue: At roof install standing-seam copper cladding to penthouse, replace rubber membrane roof in-kind, and replace decking on existing balcony.
- 17.1513 BB 283 Commonwealth Avenue: Expand scope of previously approved front façade masonry repairs approved 10-13-2016 (Application 17.364 BB) to re-coat entire front with masonry cement and latex adhesive.
- 18.070 BB 288 Commonwealth Avenue: At front façade replace two twelve-over-twelve wood first story windows in-kind, one sixteen-over-sixteen wood first story window in-kind, and twelve thirteen-over-one border-lite wood second, third and fourth story windows in-kind; and at rear elevation replace four nine-over-nine wood first story windows in-kind, and twelve two-over-two wood second, third and fourth story windows in-kind.
- 18.076 BB 311 Commonwealth Avenue: At front façade replace seven one-over-one wood fifth story windows in-kind; and at side elevation replace ten one-over-one wood fifth story windows in-kind.
- 18.036 BB 380 Commonwealth Avenue: At rear elevation, install fifteen black aluminum Harvey Tru-Channel storm windows at fourth and fifth stories.
- 18.071 BB 29 Fairfield Street: At roof install copper gutters, valleys and window pans.
- 17.1482 BB 10 Gloucester Street: At front façade and rear elevation clean masonry, re-point masonry with mortar matching the color, texture and tooling of the existing mortar, and repair lintels and sills with a cementitious stucco tinted to match the color of the existing stone.
- 18.082 BB 10 Gloucester Street: At front façade remove wall sconce and install new pendant light fixture at entry, refinish entry doors and install new brass hardware, and restore entry stoop.
- 18.078 BB 124 Marlborough Street: At front façade install a two-panel wood door at basement entry.
- 17.1136 BB 257 Marlborough Street: At front façade replace three first story and four second story non-historic six-over-six wood windows with one-over-one wood windows; and at rear elevation replace four one-over-one wood third story windows in-kind, one two-over-two wood third story window in-kind, and two two-over-two wood fourth story windows in-kind.
- 18.089 BB 299 Marlborough Street: At rear elevation replace existing four-foot tall wood fence with a six-foot tall wood fence.
- 18.090 BB 405 Beacon Street: At rear elevation replace five one-over-one vinyl basement windows with one-over-one wood windows.
- 18.030 BB 157-159 Newbury Street: At east sidewall, demolish existing chimney, install new brick veneer wall with copper cap, and clean garden wall.
- 18.097 BB 164 Newbury Street: Replace signage above first story bay windows.

III. RATIFICATION OF 7/12/2017 PUBLIC HEARING MINUTES

IV. ANNUAL MEETING: Election of Officers and Appointment of Violations Committee

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 7/21/2017

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