



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 4/10/2019  
**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 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

**I. VIOLATIONS COMMITTEE**

4:30pm

- VIO.19.050 BB      205 Newbury Street  
Unapproved umbrellas at lower level commercial space.
- VIO.19.051 BB      130 Newbury Street  
Unapproved neon lighting at lower level retail space.
- VIO.19.052 BB      244 Newbury Street  
Unapproved umbrella attached to railing.
- VIO.19.053 BB      335 Newbury Street  
Unapproved electronic window signage
- VIO.19.054 BB      247 Newbury Street  
Unapproved freestanding sign.
- VIO.19.057 BB      359 Boylston Street  
Unapproved piping, wiring and conduit at rear elevation.
- VIO.19.056 BB      31 Fairfield Street  
Unapproved vent at sidewall.

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**II. DESIGN REVIEW HEARING**

5:00pm

- 19.988 BB      545 Boylston Street:  
Applicant: Peter J. O'Toole  
Proposed Work: Temporary installation of public artwork mural.

- 19.856 BB      **827-829 Boylston Street:**  
 Applicant: John LaFreniere  
 Proposed Work: At front façade remove paint and repair masonry, and renovate upper and lower storefronts; and at rear elevation modify sidewalk and entry doors for wheelchair access.
- 19.984 BB      **569 Boylston Street:**  
 Applicant: Scott Goodson  
 Proposed Work: At front façade install bump-out at first story, signage and patio dining area, and replace second and third-story windows; at rear elevation replace all windows; and at roof install elevator headhouse, three new air-handling units and exhaust vents.
- 19.967 BB      **235 Newbury Street:**  
 Applicant: Ryan Noone  
 Proposed Work: At Newbury Street façade install security cameras; modify existing unapproved west entrance canopy and add similar canopy at east entry; install rooftop planters, signage and speakers above west and east entrances; and increase size of first-story window east of the west entry.
- 19.961 BB      **272 Marlborough Street:**  
 Applicant: Robert Dickie  
 Proposed Work: At front garden remove existing Norway Maple tree and plant a flowering tree in its place.
- 19.971 BB      **431 Beacon Street:**  
 Applicant: Kevin Gerhart  
 Proposed Work: Replace 21 non-historic vinyl windows with one-over-one wood windows.
- 19.872 BB      **150 Beacon Street:**  
 Applicant: Von Salmi, Jr.  
 Proposed Work: At rear of property install electric vehicle charging station and protective bollards.

**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.

- 19.973 BB      **142 Beacon Street:** At front façade replace front walk concrete paving and stairs with granite.

- 19.871 BB 150 Beacon Street: At rear elevation replace two third-story six-over-six non-historic wood windows in-kind.
- 19.969 BB 315 Beacon Street, Unit 5: At rear elevation addition replace four second-story aluminum one-over-one windows in-kind.
- 19.979 BB 381 Beacon Street: At front façade and rear elevation replace deteriorated sandstone elements with cast stone, replace non-historic windows with historically appropriate wood windows and install storm windows, and replace deteriorated wood trim in-kind; and at front façade refinish entry doors, paneling and trim, and re-paint door and window grates.
- 19.970 BB 445 Beacon Street, Unit 1: At front façade replace two first-story and two lower-level one-over-one non-historic wood windows in-kind; and at rear elevation replace four first-story one-over-one vinyl windows with wood one-over-one windows.
- 18.865 BB 457 Beacon Street, Unit 4: Extend Certificate of Appropriateness dated May 7, 2018 for work to construct a penthouse and roof decks, and replace the fourth-story front façade and rear elevation one-over-one wood windows in-kind by one year (expiring May 7, 2020).
- 19.924 BB 483 Beacon Street, Unit 93: At side elevation replace one ninth-story one-over-one aluminum window with a one-over-one wood window.
- 19.916 BB 492 Beacon Street: Replace all windows from 1982 renovation in-kind.
- 19.911 BB 492 Beacon Street: Replace water sealant at windows.
- 19.867 BB 511 Beacon Street, Unit 13: At front façade repair three fourth-story windows and install storm windows.
- 19.989 BB 579, 581, 583 Boylston Street: At front façade install temporary protective netting at copper parapet, balustrade and cornice.
- 19.880 BB 66 Commonwealth Avenue: At front façade install copper gutter and downspout.
- 19.950 BB 66 Commonwealth Avenue: At front façade replace three first-story one-over-one non-historic wood windows in-kind; and at rear elevation replace six first-story one-over-one non-historic wood windows in-kind.
- 19.976 BB 390 Commonwealth Avenue, Unit 302: At rear elevation replace five second-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.966 BB 390 Commonwealth Avenue, Unit 712: At rear elevation replace four sixth-story non-historic one-over-one aluminum windows in-kind.
- 19.931 BB 109 Marlborough Street: At front façade and rear elevation replace first story and lower-level one-over-one wood windows, and re-point masonry; repair front entry steps; and install brick pavers at rear parking area.
- 19.835 BB 257 Marlborough Street: At rear elevation replace existing window grill at lower level.
- 18.782 BB 288 Marlborough Street: Extend Certificate of Appropriateness dated March 19, 2018 for work to construct a dormer and roof deck, relocate roof top HVAC equipment, refurbish existing skylight, and restore missing finial by one year (expiring March 19, 2020).
- 19.972 BB 379 Marlborough Street: Replace roof slate and copper flashing in-kind; and replace black rubber membrane roof in-kind.
- 19.977 BB 393 Marlborough Street: At front façade replace three first-story one-over-one wood windows in-kind.
- 19.847 BB 435 Marlborough Street: At front façade replace three fourth-story thirteen-over-one non-historic wood windows with six-over-one wood windows.
- 19.947 BB 129 Newbury Street: At front façade replace non-historic wood door at lower level storefront with an aluminum door.
- 19.914 BB 206-208 Newbury Street: At roof replace eight HVAC units with two new units and install two vents.

- 19.964 BB                    218 Newbury Street: At front façade replace blade sign.  
19.965 BB                    255 Newbury Street: At front façade renovate existing below grade storefront door, windows and patio.  
19.772 BB                    303 Newbury Street: At front façade replace wall sign at lower level retail space.  
19.957 BB                    324 Newbury Street: At front façade repair steps and replace concrete walk with brick and granite pavers.

**IV. ADVISORY REVIEW**

28 Exeter Street: Proposed rooftop amenity addition.

**V. RATIFICATION OF 3/13/2019 PUBLIC HEARING MINUTES**

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 7:30PM**

**DATE POSTED: 3/28/2019**

**BACK BAY ARCHITECTURAL DISTRICT 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*), Vacant (*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