



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, May 9, 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

40 Commonwealth Avenue: Unapproved air conditioning unit at rear elevation.
17 Exeter Street: Update on unapproved furnace pipe.

II. DESIGN REVIEW HEARING

5:00 PM

18.1176 BB 671-673 and 755 Boylston Street:
Applicant: Robert Corning
Proposed Work: At sidewalk areas create new plaza space and install granite markers, decorative light columns, paving and trees at the site of the two marathon bombing locations.

18.1153 BB 393 Commonwealth Avenue:
Applicant: Kenneth E. Hamberg
Proposed Work: At front garden remove and replace Magnolia tree, and re-landscape area.

18.1083 BB 127 Beacon Street:
Applicant: Maria Tamvakologos
Proposed Work: Re-landscape front garden including replacing existing stone patio and sidewalk.

18.868 BB 7 Marlborough Street:
Applicant: Alan Juliuson
Proposed Work: At rear elevation add boiler vent at basement level.

18.1172 BB 321 Commonwealth Avenue:
Applicant: Timothy Burke
Proposed Work: At rear elevation replace deteriorated one-over-one windows in-kind; replace existing security bars at lower level windows; install wood bracket supported copper roofed portico at existing entry door; install new light fixture; and install heat pump and lattice enclosure to the right side of the entry door.

18.1174 BB 17 Gloucester Street:
Applicant: Jeff Karp
Proposed Work: At roof add flat glass roof access hatch; relocate and group existing air-conditioning units; remove portions of existing tubular metal roof railings; replace existing metal stair stringers and hand railings on upper flat roof with painted steel rail and wood decking at upper flat roof area; and construct new roof deck on lower portion of Mansard roof.

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18.1173 BB

245 Commonwealth Avenue:

Applicant: Susan and Keith Brown

Proposed Work: At rear elevation install a steel and glass enclosure at fifth-floor rear patio; and at upper most roof install access hatch and roof deck.

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.

18.1105 BB

102 Beacon Street: At front façade re-set granite landing at entry.

18.1171 BB

260 Beacon Street, Unit 8: At front façade replace two wood fifth-story two-over-two windows in-kind.

18.1170 BB

260 Beacon Street, Unit 11: At front façade replace two wood sixth-story one-over-one wood windows in-kind.

18.1121 BB

282 Beacon Street: Replace four non-historic aluminum fourth-story one-over-one windows with two wood six-over-six windows and two wood eight-over-eight wood windows.

18.1162 BB

292 Beacon Street: At rear elevation re-point masonry and replace sections of deteriorated wood trim in-kind.

18.1182 BB

483 Beacon Street: Replace black rubber roof in-kind and replace shrubs at Beacon Street.

18.1185 BB

534 Beacon Street: At roof install antenna.

18.1209 BB

399 Boylston Street: At roof replace two existing HVAC units.

18.1190 BB

437 Boylston Street: Replace black rubber membrane roof in-kind.

18.1164 BB

501 Boylston Street: At Boylston Street façade replace existing wall plaque.

18.1142 BB

45 Commonwealth Avenue: At existing roof deck replace wood decking in-kind.

18.1167 BB

114 Commonwealth Avenue: Replace two existing roof top air-conditioning units.

18.1183 BB

184-190 Commonwealth Avenue: At front façade re-point masonry and replace missing caulking.

18.1155 BB

191 Commonwealth Avenue: At front façade repair entry doors.

18.987 BB

205 Commonwealth Avenue: At roof re-clad existing head house in zinc-coated copper panels to match existing.

18.1112 BB

207 Commonwealth Avenue: At rear yard replace existing wood fence and gate with new wood fence and gate.

18.1116 BB

213 Commonwealth Avenue: Add rear addition replace copper gutters in-kind and re-point masonry.

18.1156 BB

215 Commonwealth Avenue: At rear elevation replace three non-historic second-story twelve-over-sixteen wood windows in-kind.

18.1181 BB

351 Commonwealth Avenue: At front façade and rear elevation re-paint ironwork, window frames, window sash and doors, re-glaze all windows, and clean masonry.

- 18.1125 BB 383, 385 & 387 Commonwealth Avenue: At front façade and rear elevation replace gutters in-kind and repair masonry.
- 18.1157 BB 403 Commonwealth Avenue: At front façade replace three wood non-historic third-story one-over-one windows in-kind.
- 18.994 BB 17 Exeter Street: At roof install new slate and new copper gutters.
- 18.1111 BB 53 Marlborough Street/300 Berkeley Street: At rear yard replace existing wood stair and platform with new platform and stair and enclosure for trash/recycling containers that are currently stored in the shared walkway.
- 18.1098 BB 81 Marlborough Street: At roof rebuild chimney and replace chimney pots in-kind.
- 18.1056 BB 175 Marlborough Street: At front façade restore and re-coat masonry.
- 18.1060 BB 230 Marlborough Street: At front façade and rear elevation replace four third-story deteriorated wood one-over-one windows in-kind.
- 18.1200 BB 233 Marlborough Street: At front façade repair and replace sections of copper apron at Mansard roof, repair and re-paint bay, and re-paint masonry.
- 18.1203 BB 373 Marlborough Street: At front façade replace deteriorated slate and copper flashing at bay roof in-kind.
- 18.1169 BB 392 Marlborough Street: At roof replace black rubber membrane roof in-kind and replace existing roof deck in-kind.
- 18.1179 BB 7-9 Newbury Street: At roof replace existing heat pumps.
- 18.1152 BB 29-33 Newbury Street: At roof replace existing cooling tower in-kind.
- 18.1154 BB 37 Newbury Street: At front façade repair entry walk, replace entry door and install automatic door opener.
- 18.1199 BB 47 Newbury Street: At Berkeley Street elevation install window signage at second level of storefront.
- 18.1090 BB 119 Newbury Street: Repair masonry at turret.
- 18.1178 BB 126 Newbury Street: At roof install heat pump on existing frame.
- 18.1180 BB 154; 160; 177; 179; 220; 299; 301 Newbury Street: Paint entry doors and door frames black.
- 18.1168 BB 154-156 Newbury Street: At front façade replace non-historic storefront windows.
- 18.1115 BB 172 Newbury Street: At front façade clean masonry.
- 18.1093 BB 234-236 Newbury Street: At rear parking area replace asphalt paving with brick pavers.
- 18.1158 BB 250 Newbury Street: At front façade replace existing blade sign.
- 18.1084 BB 332 Newbury Street: At front façade install new blade sign.

IV. RATIFICATION OF 4/11/2018 PUBLIC HEARING MINUTES

V. APPOINTMENT OF BICYCLE RACK MASTER PLAN COMMITTEE

VI. APPOINTMENT OF JAMESTOWN URBAN MANAGEMENT PROPERTIES' NEWBURY STREET SIGNAGE MASTER PLAN COMMITTEE

VII. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 26 April 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