



# 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, July 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**

- 17 Exeter Street: Update on unapproved furnace pipe.
- 424 Marlborough Street (a.k.a 45 Massachusetts Avenue) unapproved wall and window signage
- 356 Marlborough Street: Unapproved painting of entry door red.
- 271 Beacon Street: Re-built roof deck inconsistent with 2016 approval.
- 173 Newbury Street: Unapproved roof deck and HVAC equipment.
- Ratification of 4/11/2018 & 6/13/2018 Public Meeting Minutes.

RECEIVED  
CITY CLERK'S OFFICE  
2018 JUN 26 P 1:51  
BOSTON, MA

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

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

- 18.1491 BB      40 Hereford Street:  
Applicant: Lesley Ciano  
Proposed Work: At rear yard remove two Ailanthus trees and one Birch tree, and plant two Japanese Maple trees.
- 18.1493 BB      290 Marlborough Street:  
Applicant: Dartagnan Brown  
Proposed Work: Replace deteriorated roof slate in-kind; re-point masonry; refinish front entry doors and paint black; refinish rear entry doors and stain to match existing finish; create opening in rear wall and insert copper vent cap; and install storage shed at rear patio.
- 18.1373 BB      10-11 Arlington Street:  
Applicant: Dartagnan Brown  
Proposed Work: Repair and restore masonry, railings and fences, oriels, fire escapes and roofs; replace all windows with wood one-over-one windows; restore entry doors and replace exterior light fixtures; remove and infill lower level windows at side elevation; remove rear masonry addition, non-historic lower section of rear bay, and rear stairs to lower level; install garage door opening at rear elevation; and install new roof deck, elevator overrun and skylight.
- 18.1435 BB      13 Commonwealth Avenue:  
Applicant: Guy Grassi  
Proposed Work: At rear area of building, create opening at fifth-story of side wall and install a six-over-six wood window with precast stone lintel and sill.

18.1498 BB

29 Commonwealth Avenue:

Applicant: Guy Grassi

Proposed Work: Re-landscape site; clean, repair and re-point masonry at all elevations; replace all existing windows with aluminum clad windows; replace all doors and lighting; at east entry replace intercom and card reader, and convert existing door into a window; at west elevation remove existing fire stair and infill opening with brick; at north elevation install new curb and garage door opening; remove portion of south end of eleventh story-addition, and install roof terrace and swinging steel doors; at roof install deck, headhouse skylight, and replace mechanical equipment.

**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.

- 18.1419 BB      118 Beacon Street: At front façade re-point masonry and re-paint window trim to match existing color.
- 18.1495 BB      120 Beacon Street: At rear elevation replace three non-historic second-story wood one-over-one windows in-kind.
- 18.1468 BB      150 Beacon Street: At front façade re-point masonry and repair balustrade.
- 18.1490 BB      154 Beacon Street: At rear elevation replace four non-historic fourth and fifth-story aluminum one-over-one windows with wood one-over-one windows.
- 18.1473 BB      274 Beacon Street: At front façade restore existing fifth-story wood windows.
- 18.1477 BB      274 Beacon Street: At front façade restore existing sixth-story wood windows.
- 18.1488 BB      306 Beacon Street: At rear elevation replace two first-story non-historic wood four-over-one windows with wood one-over-one windows.
- 18.1276 BB      399 Boylston Street: At front façade install new signage in accordance with approved signage master plan.
- 18.1500 BB      449 Beacon Street: At roof repair decking at roof deck and install new black iron handrail.
- 18.1478 BB      44 Commonwealth Avenue: At front façade re-point masonry, repair brownstone and repaint door surround and bay window.
- 18.1471 BB      120 Commonwealth Avenue: At rear elevation replace black rubber membrane garage roof in-kind.
- 18.1472 BB      167 Commonwealth Avenue: At roof replace existing chiller with new chiller of same dimension but light gray in color.
- 18.1429 BB      245 Commonwealth Avenue: Replace failing rubber membrane roofing and copper flashing in-kind.
- 18.1427 BB      250 Commonwealth Avenue: At rear elevation replace three wood sixth-story six-over-one windows in-kind.

- 18.1485 BB 253 Commonwealth Avenue: At front façade and rear elevation replace thirty-four non-historic vinyl one-over-one windows with wood one-over-one wood windows, and replace and two non-historic vinyl casement windows with wood casement windows.
- 18.1417 BB 333 Commonwealth Avenue: At rear elevation replace seven deteriorated wood windows with wood one-over-one windows, and replace non-historic wood door at fire escape in-kind.
- 18.1489 BB 390 Commonwealth Avenue: At front façade replace five seventh-story non-historic one-over-one aluminum windows with wood one-over-one windows.
- 18.1470 BB 19 Marlborough Street: At front façade replace eighteen non-historic one-over-one windows with wood one-over-one windows.
- 18.1497 BB 133 Marlborough Street: At rear elevation replace non-historic wood patio windows and door in-kind.
- 18.1449 BB 137 Marlborough Street: At front façade and side elevation repoint masonry.
- 18.1484 BB 199 Marlborough Street: At roof repair black rubber membrane roof; rebuild brick wall at existing penthouse, re-clad metal walls in copper and replace wood door and trim work in-kind; install new copper chimney caps and flashing; and repair all decking supports.
- 18.1469 BB 220 Marlborough Street: Re-caulk bay windows.
- 18.1428 BB 231 Marlborough Street: At rear garage, replace deteriorated bricks with new bricks and mortar matching the historic bricks and mortar; and install brick pavers at garage entry.
- 18.1444 BB 431 Marlborough Street: At roof repoint chimney.
- 18.1492 BB 125 Newbury Street: At front façade's non-historic storefront replace entry to window.
- 18.1482 BB 162 Newbury Street: At front façade replace wood sill plate at storefront in-kind.
- 18.1499 BB 209 Newbury Street: At front façade install three awnings at first story windows and window signage.

#### IV. RATIFICATION OF 6/13/2018 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

**PROJECTED ADJOURNMENT:** 6:30 PM

**DATE POSTED:** 26 June 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