



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 8, 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

- 473 Beacon Street: Update on unapproved oil tank.
- 271 Beacon Street: Re-built roof deck inconsistent with 2016 approval.
- 173 Newbury Street: Unapproved roof deck and HVAC equipment.
- 238 Marlborough Street: Update on unapproved headhouse.
- Ratification of 7/11/2018 Public Meeting Minutes.

II. DESIGN REVIEW HEARING

5:00 PM

- 18.1491 BB 40 Hereford Street: (Continued from July 11, 2018 public hearing)
Applicant: Lesley Ciano
Proposed Work: At rear yard remove two Ailanthus trees and one Birch tree, and plant two Japanese Maple trees.
- 19.012 BB 409 Beacon Street:
Applicant: Julian Quero
Proposed Work: At rear yard remove one Ailanthus tree and one Norway Maple tree.
- 19.086 BB 171 Commonwealth Avenue:
Applicant: Henry and Savannah Helgeson
Proposed Work: Replace all non-historic one-over-one windows with wood one-over-one windows; at front façade replace garden fence and install new brick pavers at entry walkway; at roof replace existing deck, railing and air-conditioning units, and install copper-clad headhouse and elevator override; and at rear elevation re-landscape rear yard, install fence with brick base, install lighting, install garage door and Juliet balcony, and replace existing balcony at roof of bay.
- 19.077 BB 12-14 Commonwealth Avenue:
Applicant: Frank Murphy, Akelius US LLC
Proposed Work: At roof install four rooftop condensers and mechanical screening, and install sixteen louvered vents at rear elevation's wall.

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19.069 BB

115 Marlborough Street:

Applicant: Diane Lim

Proposed Work: At front façade replace non-historic entry door to lower level with new wood door; at rear elevation replace non-historic entry door to lower level with new wood door, replace existing fence with wood fence, and replace asphalt paving at parking area with brick pavers; and at roof remove three existing air conditioning units and install two new air conditioning units.

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.

19.083 BB

100 Beacon Street: At roof remove existing roof deck, replace black rubber membrane roof in-kind, and re-install roof deck.

19.079 BB

128 Beacon Street: At rear elevation repair and re-point masonry, re-caulk window frames, replace deteriorated sections of wood window frames in-kind, and re-paint window frames, trim, cornice and balconies.

19.068 BB

225 Beacon Street: At front façade repair front entry steps; and at rear elevation replace non-historic wrought iron railing with new wood fence and gate, and install new light fixture, intercom and alarm keypad.

19.084 BB

450 Beacon Street: At rear elevation repair fire escape.

19.076 BB

399 Boylston Street: At front façade install new wall and window signage consistent with building’s signage master plan.

19.017 BB

46 Commonwealth Avenue: At front façade repair brownstone; and at rear elevation repair stone balustrade at roof of bay.

19.088 BB

126 Commonwealth Avenue: At front façade replace deteriorated wood trim at fourth-story in-kind and re-paint to match existing.

19.070 BB

132 Commonwealth Avenue: At rear elevation replace three third-story non-historic aluminum one-over-one windows with wood one-over-one windows.

19.062 BB

333 Commonwealth Avenue: At rear elevation repair and replace deteriorated window lintels and sills, re-paint wood sills, sash and brickmoulds, repair copper bays, and replace storm windows in-kind.

19.072BB

366 Commonwealth Avenue: At front façade replace non-historic second-story aluminum door unit with wood door unit.

19.073 BB

390 Commonwealth Avenue: At front façade replace seventh-story aluminum-clad door unit in-kind.

19.074 BB

390 Commonwealth Avenue: At front façade replace seventh-story aluminum-clad door unit in-kind.

- 19.007 BB 31 Marlborough Street: At rear elevation repair fire escape.
- 19.004 BB 118 Marlborough Street: At front façade re-point entry steps and resurface with a tinted cementitious stucco.
- 19.048 BB 342 Marlborough Street: At front façade replace three second-story non-historic wood one-over-one windows in-kind, and at rear elevation replace three second-story non-historic one-over-one wood windows in-kind.
- 18.1519 BB 355 Marlborough Street: At roof replace black rubber membrane roofing in-kind.
- 19.039 BB 375 Marlborough Street: At front façade and rear elevation replace seven second-story storm windows in-kind.
- 19.078 BB 24 Newbury Street: At front façade replace non-historic storefront and install new wall sign.
- 19.075 BB 28 Newbury Street: At front façade repair section of cornice below second-story window, and at roof install code required safety rail.
- 19.066 BB 201 Newbury Street: At rear parking area, replace asphalt paving with brick pavers and restore granite curb separating parking from alley; and repair damaged brick wall.
- 18.1522 BB 337 Newbury Street: At front façade replace existing blade sign and install window signage.

IV. RATIFICATION OF 7/11/2018 PUBLIC HEARING MINUTES

V. ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE

VI. STAFF UPDATES

PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 26 July 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