



# 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, September 12, 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**

- 309 Beacon Street: Unapproved fence at rear yard.
- 362 Commonwealth Avenue: Unapproved window replacement.
- 376 Marlborough Street: Unapproved window replacement.
- 238 Marlborough Street: Update on unapproved headhouse.
- Ratification of 8/8/2018 Public Meeting Minutes.

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

**5:00 PM**

- 19.223 BB      235 Newbury Street:  
Applicant: Ryan Noone  
Proposed Work: At Newbury Street façade expand first-story and lower-level window openings in existing masonry bay.
- 19.069 BB      115 Marlborough Street: *CONTINUED FROM 8-8-2018 PUBLIC HEARING*  
Applicant: Diane Lim  
Proposed Work: Repoint masonry at chimneys and rear elevation; replace all one-over-one wood windows in-kind; at front façade replace non-historic entry door to lower level with new wood door and install new light fixture; at rear elevation install kitchen exhaust vent at wall above entry door, replace non-historic entry door to lower level with new wood door, restore lower level window openings, replace metal framing, decking and wood support posts at existing balcony, replace existing fence with wood fence, and replace asphalt paving at parking area with brick pavers; and at roof expand existing roof deck, remove three existing air conditioning units and install four new air conditioning units.
- 19.170 BB      82 Marlborough Street:  
Applicant: Elizabeth Marcus  
Proposed Work: At front garden remove dead Magnolia tree.
- 19.181 BB      438 Marlborough Street:  
Applicant: Chris Pellegrini  
Proposed Work: At front garden remove dead tree and plant Rutgers Dogwood tree.

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- 19.173 BB      237 Marlborough Street:  
 Applicant: Chris Patzke  
 Proposed Work: At rear deck install planters and lighting; at roof deck install planters, privacy screen and lighting; and at roof install green roof.
- 19.229 BB      229 Beacon Street:  
 Applicant: Timothy Burke  
 Proposed Work: Replace existing roof deck and black rubber membrane roof in-kind.
- 19.228 BB      86 Marlborough Street:  
 Applicant: Richard Oedel  
 Proposed Work: At rear elevation replace existing air-conditioning condenser at third-story deck.
- 19.183 BB      186 Commonwealth Avenue:  
 Applicant: Joshua Centeio  
 Proposed Work: At side elevation of rear addition install heat pump unit at existing window opening.
- 19.209 BB      327 Commonwealth Avenue:  
 Applicant: Dartagnan Brown  
 Proposed Work: Expand existing headhouse at roof and install new window opening at fourth story of rear elevation.
- 19.200 BB      29 Commonwealth Avenue:  
 Applicant: Guy Grassi  
 Proposed Work: At roof install new headhouse, skylight, roof deck and mechanical equipment.
- 19.230 BB      217 Commonwealth Avenue:  
 Applicant: Guy Grassi  
 Proposed Work: Restoration of exterior including window and door replacement, re-landscaping of front garden, masonry repair and restoration, replacement of roofing and mechanical equipment, removal of fire escapes, installation of rear loading door, and installation of louvers at two rear lower level windows; construction of sunken roof deck, removal of elevator headhouses, installation of new new elevator headouses, new stair headhouse, and enlargement of existing headhouse; installation of solar panels; infill western lightwell; and installation of French balconies with doors at existing lightwells, removal of HVAC equipment, and installation of new terrace at east light well.

**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.

- 19.191 BB 192 Beacon Street: Replace roof slate, copper trim, and copper gutters and downsouts in-kind.
- 19.417 BB 229 Beacon Street: At rear yard construct new wood fence.
- 19.220 BB 246 Beacon Street: Replace black rubber membrane roof in-kind.
- 19.212 BB 341 Beacon Street: Install roof deck at uppermost roof.
- 19.202 BB 448 Beacon Street: Replace roof slate and copper gutters and downspouts in-kind, and repair and re-point masonry.
- 19.147 BB 483 Beacon Street: Replace black rubber membrane roof in-kind and clad existing headhouses in standing-seam copper.
- 19.201 BB 528 Beacon Street: At front façade replace window sill and repair flagpole, install brick pavers at sidewalk, and repair entry steps.
- 19.157 BB 30 Commonwealth Avenue: At front façade replace one first story and one lower-level non-historic aluminum one-over-one windows with wood one-over-one windows, and at rear elevation replace one lower-level non-historic aluminum one-over-one window with a wood one-over-one window.
- 19.231 BB 33 Commonwealth Avenue: At front façade and rear elevation replace twelve second-story non-historic one-over-one wood windows in-kind.
- 19.158 BB 131 Commonwealth Avenue: At front façade replace lower-level non-historic wood double-hung one-over-one window with wood in-swinging wood window matching the appearance of the existing window.
- 19.215 BB 160 Commonwealth Avenue: At roof replace black rubber membrane roofing system in-kind.
- 19.219 BB 160 Commonwealth Avenue: At front façade and side elevation replace two non-historic aluminum sliding doors in-kind.
- 19.159 BB 333 Commonwealth Avenue: At rear elevation replace two one-over-one non-historic wood windows and one non-historic wood egress door in-kind.
- 19.221 BB 349 Commonwealth Avenue: At front façade and rear elevation re-point masonry; and at front façade repair bay window and re-paint sheet metal elements.
- 19.136 BB 362-366 Commonwealth Avenue: At side elevation replace two second-story wood one-over-one windows in-kind.
- 19.125 BB 371 Commonwealth Avenue: At front façade and rear elevation re-point and repair masonry, and replace deteriorated wood window trim in-kind.
- 19.165 BB 315 Dartmouth Street: Construct a deck at lower (library wing) roof (previously approved in 2013); and install ornamental iron cresting at lower and upper (tower) roof parapets.
- 19.186 BB 26 Exeter Street: At front façade's entry replace existing call button and security camera.
- 19.101 BB 29 Fairfield Street: At front façade replace one one-over-one wood window at fourth-floor dormer in-kind.
- 19.185 BB 30 Fairfield Street: At front façade's entry replace existing call button and security camera.
- 19.213 BB 10 Gloucester Street: At front façade install new window security bars at first story and lower level.
- 19.236 BB 49 Gloucester Street: Repoint masonry and repair chimney.
- 19.225 BB 168 Marlborough Street: At front façade replace three, first-story and three, lower-level non-historic wood one-over-one windows in-kind; and at rear elevation replace two, first-story non-historic wood one-over-one windows in-kind, one, first-story and two, lower-level non-historic wood two-over-two windows in-kind, and one first-story non-historic wood one-over-one window with a wood two-over-two window.
- 19.410 BB 142 Marlborough Street: At roof replace black rubber membrane roof in-kind and remove and rebuild roof deck per plans approved by the BBAC in 2001.
- 19.408 BB 197 Marlborough Street: At front garden repair curbing.
- 19.153 BB 313 Marlborough Street: At front façade replace four third-story wood one-over-one windows in-kind.
- 19.418 BB 341-343 Marlborough Street: Re-paint masonry portions of building to match existing colors.
- 19.178 BB 351 Marlborough Street: Replace black rubber membrane roof and existing roof deck in-kind.
- 19.127 BB 363 Marlborough Street: At roof deck replace deteriorated decking and repaint railings.

- 19.204 BB 436 Marlborough Street: At front façade repair entry steps and entry door, and install new hardware at entry door.
- 19.205 BB 38 Newbury Street: At front façade install temporary construction barrier and replace rooftop HVAC unit.
- 19.143 BB 117 Newbury Street: At front façade repair sidewalk and masonry.
- 19.226 BB 173 Newbury Street: At rear elevation restore three lower level windows and install mechanical louver at top sash of two windows.
- 19.232 BB 211 Newbury Street: At front façade install new wall sign at lower level retail space.
- 19.166 BB 333 Newbury Street: At front façade replace in-kind deteriorated wood at third-story bay window and repair existing windows.
- 19.190 BB 333 Newbury Street: At front façade install blade sign on existing bracket.

#### IV. RATIFICATION OF 8/8/2018 PUBLIC HEARING MINUTES

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

#### VI. STAFF UPDATES

**PROJECTED ADJOURNMENT:** 8:30 PM

**DATE POSTED:** 30 August 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