



**NOTICE OF PUBLIC HEARING**

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

**DATE:** 11/13/2019  
**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 – Public Meeting**  
**4:30pm**

- VIO.20.015 BB**      **46 Hereford Street**  
Unapproved HVAC unit attached to rear elevation.
- VIO.20.017 BB**      **135 Commonwealth Avenue**  
Unapproved HVAC unit attached to rear elevation.
- VIO.20.024 BB**      **48 Gloucester Street**  
At side elevation unapproved removal of louver at window opening and installation of pvc piping out louvered window opening.
- VIO.20.032 BB**      **64 Commonwealth Avenue**  
Unapproved asphalt paving at rear parking area.
- VIO.20.033 BB**      **28 Commonwealth Avenue**  
Unapproved asphalt paving at rear parking area.
- VIO.20.034 BB**      **31 Fairfield Street**  
Unapproved wood railings at front entry steps.
- VIO.20.035 BB**      **252 Newbury Street**  
Unapproved blade sign and electronic window signage.
- VIO.20.036 BB**      **254 Newbury Street**  
Unapproved banner sign on fence.

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**RATIFICATION OF 10/9/2019 PUBLIC MEETING MINUTES**

## II. DESIGN REVIEW PUBLIC HEARING

5:00pm

- 20.481 BB**      **15 Arlington Street:**  
Applicant: Michael Lamphier  
Proposed Work: Signage plan for Newbury Street, Arlington Street and Public Alley 437.
- 20.482 BB**      **103-105 Newbury Street:**  
Applicant: Derek Rubinoff  
Proposed Work: At front facade level patio, install patio dining area, and install window signage.
- 20.346 BB**      **731 Boylston Street:**  
Applicant: Mike Provenzano  
Proposed Work: At front façade remodel storefront and install signage.
- 20.392 BB**      **354 Marlborough Street:**  
Applicant: Justin Ashley  
Proposed Work: At rear of property remove Linden tree.
- 20.472 BB**      **10-11 Arlington Street:**  
Applicant: Dartagnan Brown  
Proposed Work: At rear elevation remove upper fire escapes; and at roof enlarge previously approved roof deck and construct copper-clad headhouse.
- 20.488 BB**      **90 Commonwealth Avenue:**  
Applicant: Mark Howland  
Proposed Work: At roof repair and remove a section of the existing roof deck, and modify approved penthouse renovation.
- 20.486 BB**      **315 Commonwealth Avenue:**  
Applicant: Jeffrey Heyne  
Proposed Work: At roof replace black rubber membrane roof in-kind, replace roof deck and railings, install deck step lights, remove brick chimney, access hatch, skylight and elevator headhouse, construct new access hatch, replace existing large skylight in-kind, install pyramid skylight, install nine heat pumps, and add three chimney pots to west chimney; at front façade and rear elevation refurbish and clean roof slate, replace all flashing and gutters with copper, remove all security devices, flood lights, sirens, and lock boxes, repair wood mouldings and masonry, refurbish doors, clean and re-paint ironwork and fire escapes; and at rear elevation replace roof over entry door with standing seam copper, and install air intake vent and light fixture above entry door.

**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.

- 20.444 BB**                    **215 Beacon Street:** At rear elevation replace copper gutter and deteriorated roof slate in-kind.
- 20.441 BB**                    **855 Boylston Street:** At rear elevation replace three existing condenser units and chain link fence in-kind.
- 20.445 BB**                    **20 Commonwealth Avenue:** At rear elevation re-point masonry.
- 20.485 BB**                    **31-33 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind; and at rear elevation replace asphalt shingles at Mansard roof with slate.
- 20.389 BB**                    **90 Commonwealth Avenue:** At east (side) elevation re-point and repair masonry.
- 20.433 BB**                    **175 Commonwealth Avenue:** At front façade repair and re-point entry steps, and replace two existing vents in-kind.
- 20.372 BB**                    **257 Commonwealth Avenue:** At front façade and rear elevation replace nine third-story one-over-one non-historic wood windows in-kind.
- 20.458 BB**                    **280 Commonwealth Avenue:** At roof replace aluminum siding at upper story with standing seam copper.
- 20.498 BB**                    **280 Commonwealth Avenue:** At front façade re-paint entry door black.
- 20.449 BB**                    **298 Commonwealth Avenue:** At front façade and rear elevation re-point masonry; and at rear elevation re-paint fire escape.
- 20.321 BB**                    **306 Commonwealth Avenue:** At rear elevation resurface driveway with brick pavers and existing granite, install drainage system and install HVAC condenser on rear wing's roof. **CONTINUED FROM 10/9/2019 PUBLIC HEARING**
- 20.452 BB**                    **362-366 Commonwealth Avenue (aka 90 Massachusetts Avenue):** At side (Massachusetts Avenue) elevation redesign non-historic storefront to relocate entrance into tenant space.
- 20.457 BB**                    **362-366 Commonwealth Avenue:** At side (Massachusetts Avenue) elevation storefront replace deteriorated sills and trim in-kind.
- 20.474 BB**                    **390 Commonwealth Avenue, Unit 212:** At rear elevation replace three first story one-over-one aluminum windows in-kind.
- 20.473 BB**                    **416 Commonwealth Avenue:** At front (Commonwealth Avenue) façade replace two one-over-one non-historic wood dormer windows in-kind.
- 20.476 BB**                    **32 Fairfield Street:** At rear elevation replace deteriorated deck boards.

- 20.423 BB** **11 Hereford Street:** At rear elevation repair black rubber roof, slate and flashings at Mansard roof.
- 20.432 BB** **32 Hereford Street:** At rear elevation install steel storage box.
- 20.434 BB** **76 Marlborough Street:** At rear garage roof replace black rubber membrane roof, deck and heat pumps in-kind.
- 20.405 BB** **88 Marlborough Street:** At front façade repair entry steps; and at rear elevation repair and re-point masonry.
- 20.475 BB** **230 Marlborough Street, Unit 4:** At roof replace existing deck in approximate footprint of existing deck and planters, replace four skylights in same sizes and location, and replace floodlight at existing headhouse with light sconce.
- 20.484 BB** **285 Marlborough Street:** At front faced replace lintels and sills with cast stone lintel and sills replicating historic ornamental engraving.
- 20.390 BB** **377 Marlborough Street:** At front façade repair and re-paint rotted window frames, strip paint from brick, re-paint stone trim stones and ironwork, re-stain entry door, repair curbing, and replace fence; and at rear elevation replace wood fence in-kind and install light fixture above rear entry door.
- 20.425 BB** **29 Massachusetts Avenue:** At storefront replace glass and trim in-kind.
- 20.417 BB** **30 Massachusetts Avenue:** At front façade replace existing wall and blade signs.
- 20.424 BB** **10-12 Newbury Street:** At front façade install awnings above first story retail space windows.
- 20.518 BB** **18 Newbury Street:** At rear elevation replace asphalt sidewalk with concrete sidewalk to match existing concrete sidewalk in alley.
- 19.516 BB** **172 Newbury Street:** Extend expiration of approval for Application 19.516 BB to replace black rubber membrane roof in-kind from October 10, 2019 to October 10, 2020.
- 20.455 BB** **176 Newbury Street:** At front façade install wall sign above first-story storefront.
- 20.489 BB** **250 Newbury Street:** At front façade replace existing wall sign.
- 20.413 BB** **266 Newbury Street:** At front façade replace existing blade sign.
- 20.435 BB** **346 Newbury Street:** At front façade replace section of concrete sidewalk with ramp.

#### IV. ADVISORY REVIEW

**149-153 Newbury Street (corner of Newbury Street and Dartmouth Street):**

Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

**126 Marlborough Street:**

At rear elevation replacement of elevator tower and mechanical room addition with a garage addition.

#### V. RATIFICATION OF 10/9/2019 PUBLIC HEARING MINUTES

#### VI. STAFF UPDATES

#### VII. PROJECTED ADJOURNMENT: 8:00PM

**DATE POSTED: 10/31/2019**

**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