



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

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BOSTON, MA

### NOTICE OF PUBLIC HEARING

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

**DATE:** Wednesday, 14 September 2016  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<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 public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. 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 HEARING**

**4:00 PM**

#### **II. COMMERCIAL APPLICATIONS:**

**5:00 PM**

Application 17.217 BB

209 Newbury Street

Applicant: Guy Grassi (Applicant)

Proposed Work: Install two chimney caps on existing chimneys and roof top mechanical equipment including: two heat pumps; six kitchen exhaust vents; six dryer exhaust vents; one water heater flue; and one bathroom exhaust vent.

#### **III. RESIDENTIAL APPLICATIONS:**

**6:00 PM**

Application 17.218 BB

198 Commonwealth Avenue

Applicant: Guy Grassi (Applicant)

Proposed Work: Expand existing roof deck, replace four existing condensers with five heat pumps, and add cabinets, gas grill, fire bowl and planters.

Application 17.264 BB

486 Beacon Street

Applicant: Evan Plomaritis

Proposed Work: Construct penthouse addition and roof deck.

Application 17.250 BB

413-415 Commonwealth Avenue

Applicant: Henry Hamad (Applicant)

Proposed Work: Installation of fireplace exhaust vent at the first story of the rear elevation.

Application 17.257 BB

90 Commonwealth Avenue

Applicant: Gordon and Susan Richardson (Owners)

Proposed Work: Installation of HVAC condenser unit at existing east-facing window opening at seventh floor of side elevation.

Application 17.261 BB

42 Commonwealth Avenue

Applicant: Jeff Schranghamer (Applicant)

Proposed Work: Installation of fireplace exhaust vent at second story rear elevation.

Application 17.182 BB

117 Commonwealth Avenue

Applicant: Anita and Josh Bekenstein (Owners)

Proposed Work: Installation of a louver air in-take vent at the second story side elevation of the rear ell.

- Application 17.212 BB 122 Beacon Street  
 Applicant: Daniel Kim (Owner)  
 Proposed Work: Extend existing shelf at rear elevation and install additional air-conditioning condenser and vibration-dampening pads; repair existing bollards; replace existing aluminum vent with copper vent; and repair wall pipe.
- Application 17.266 BB 6 Arlington Street  
 Applicant: Peter Makrauer (Applicant)  
 Proposed Work: Replace existing rooftop boiler with two boilers located within a rooftop enclosure clad in copper.
- Application 17.175 BB 229 Beacon Street  
 Applicant: Joseph Gauquier (Property Manager)  
 Proposed Work: Remove diseased dogwood tree and all existing plantings at front garden, plant boxwood hedge, install pea stone, black steel edging and urn.
- Application 17.253 BB 286 Marlborough Street  
 Applicant: Mark Armstrong (Applicant)  
 Proposed Work: Replace existing front and side railings at roof deck with code compliant railings.
- Application 17.267 BB 241 Beacon Street  
 Applicant: Lindsey Anderson and Garfield Miller (Owners)  
 Proposed Work: Convert existing window into a door at third story of rear elevation, and construct new painted steel balcony to replace existing fire balcony.
- Application 17.119 BB 352 Marlborough Street  
 Applicant: Joe Holland (Applicant)  
 Proposed Work: Remove three existing trees at the rear yard to install groundwater recharge system.

**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 the 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, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (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 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 Joe Cornish at 617.635.3850 or [joseph.cornish@boston.gov](mailto:joseph.cornish@boston.gov). Thank you.

- Application 17.221 BB 10-11 Arlington Street: Repair areas of deteriorated sandstone at east and south elevations with a cementitious stucco tinted to match the existing sandstone; and replace loose and missing brick.
- Application 17.207 BB 124 Beacon Street: Replace two existing two-over-two, double-hung wood windows in-kind at the third story of the rear elevation.
- Application 17.113 BB 127 Beacon Street: Replace existing non-historic, wood arched six-light window at lower level of front façade with wood, arched four-light window.
- Application 17.220 BB 223 Beacon Street: Replace six non-historic one-over-one, wood windows in-kind at the fourth and fifth floor of the front façade and fifth floor of the rear elevation.

Application 17.264 BB	<u>520 Beacon Street</u> : Repair and re-paint black existing fire escape at rear elevation.
Application 17.248 BB	<u>10 Charlesgate East</u> : Replace in-kind four non-historic, wood, one-over-one windows at patio level of rear elevation.
Application 17.210 BB	<u>263 Clarendon Street</u> : Remove and replace in-kind slate at mansard roof; remove and replace in-kind copper gutters; replace deteriorated wood at dormers in-kind and paint black; install new rubber roofing on all dormers; and re-point masonry at all elevations with a Type N mortar.
Application 17.260 BB	<u>21 Commonwealth Avenue</u> : At front façade repair deteriorated sandstone with a cementitious stucco tinted to match the color of the existing sandstone; replace deteriorated wood elements in-kind at the cornice; and re-paint metal railing and entry door black.
Application 17.209 BB	<u>175 Commonwealth Avenue</u> : Re-paint existing iron fence black at front façade, and refinish existing front entry doors.
Application 17.258 BB	<u>197 Commonwealth Avenue Rear Former Stable</u> : Replace all existing non-historic window sash with two-over-two wood sash at rear and side elevations; replace all existing non-historic window sash at front façade with nine-over-one wood sash at large openings, and two-over-two wood sash at small openings; strip paint and re-point masonry at all elevations; install new slate at all roof slopes; and replace existing concrete sidewalk at alley with brick pavers.
Application 17.184 BB	<u>226 Commonwealth Avenue</u> : Replace two wood one-over-one windows and one non-historic door in-kind at third story of rear elevation.
Application 17.181 BB	<u>296 Commonwealth Avenue</u> : Replace existing wood decking at roof deck in-kind, and remove, re-paint and re-install existing black wrought iron railing.
Application 17.211 BB	<u>366 Commonwealth Avenue</u> : Replace four non-historic, wood, one-over-one windows in-kind at the second floor of the front facade and side elevation.
Application 17.206 BB	<u>409 Commonwealth Avenue</u> : Install two cast metal wall mounted light fixtures at front entry, and install black iron gate at rear entrance.
Application 17.114 BB	<u>1 Fairfield Street</u> : Re-point masonry at front, side and rear elevations with mortar matching the composition, color, texture and tooling of the surrounding mortar.
Application 17.215 BB	<u>110 Marlborough Street</u> : Replace two non-historic, wood one-over-one windows in-kind at the fourth floor of the rear elevation.
Application 17.180 BB	<u>364 Marlborough Street</u> : Re-point masonry at front façade with mortar matching the color and composition of the existing mortar.
Application 17.219 BB	<u>397 Marlborough Street</u> : Replace existing black rubber roofing in-kind at main house and rear second story addition, and install new copper gutters and downspouts.
Application 17.255 BB	<u>105 Newbury Street</u> : Recover existing awning with Sunbrella Charcoal Grey fabric and white lettering identifying the property's address.
Application 17.256 BB	<u>127-129 Newbury Street</u> : Paint existing aluminum entry door Benjamin Moore Paint's "Midnight".
Application 17.249 BB	<u>252 Newbury Street</u> : Install aluminum sign with halo-lit letters below first story bay windows at front façade.
Application 17.269 BB	<u>314 Newbury Street</u> : Install new metal blade sign on existing bracket and three window signs at first story front façade.
Application 17.208 BB	<u>320 Newbury Street</u> : Remove spalling cement at east and south elevations and patch with cement patching material matching the color and texture of the existing cement.

**IV. ADVISORY REVIEW:**

197 Commonwealth Avenue  
Proposed Work: Exterior renovations to former stable.

