



# 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- Revised

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

**DATE:** Thursday, 13 October 2016  
**TIME:** 4:30 PM  
**PLACE:** Boston City Hall – Room 900 (9<sup>th</sup> Floor)

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BOSTON, MA

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. 23B 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**

**4:30 PM**

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

**5:00 PM**

- |                       |  |
|-----------------------|--|
| Application 17.374 BB | <u>Various Locations in the Back Bay</u><br>Applicant: Ricardo M. Sousa, Esq. (Applicant)<br>Proposed Work: Amend the BBAC's approval for application 16.1294 BB to expand existing Wireless Distributed Antenna System (DAS) by adding 19 new DAS nodes on various street lights between Berkeley Street and Hereford Street by removing the proviso that the arms supporting the light fixtures be curved.                                   |
| Application 17.366 BB | <u>651 Boylston Street, Unit 1</u><br>Applicant: Patrick Sharkey (Applicant)<br>Proposed Work: Install new signage at front façade; and modify previously approved location of brick enclosure for kitchen exhaust duct at rear of building.   |
| Application 17.367 BB | <u>755 Boylston Street</u><br>Applicant: Patrick Sharkey (Applicant)<br>Proposed Work: Remove windows and intermediary brick piers on second floor of front façade and replace with new fixed windows and install metal cladding on brick spandrel panels above new windows to match detailing on first floor cornice band.  |
| Application 17.335 BB | <u>15 Newbury Street</u><br>Applicant: Michael Pocaro (Applicant/Tenant)<br>Proposed Work: Installation of exterior cooling unit at rear wall of church.   |
| Application 17.371 BB | <u>240A Newbury Street</u><br>Applicant: Vincent G. Norton, Jr. (Applicant)<br>Proposed Work: Removal of existing fire escapes from all elevations; demolition of 1960s connection and replacement with four level connecting structure; demolition of existing Newbury Street bump-out and replacement with a new projection; construction of egress stairs and elevator at rear patio; and installation of new mechanical equipment at roof. |

- Application 17.321 BB 545 Boylston Street  
 Applicant: Paul F. Gibbs (Applicant)  
 Proposed Work: Reconfigure front patio; install new signage at front facade; and replace existing HVAC exhaust and condenser at rear elevation.
- Application 17.380 BB 225-227 Newbury Street  
 Applicant: Thomas G. J. Trykowski (Applicant)  
 Proposed Work: Redesign previously approved front garden and dig out; and redesign stair access to lower level retail space.

**RESIDENTIAL APPLICATIONS:**

- Application 17.316 BB 30 Marlborough Street  
 Applicant: Douglas Mitchell (Applicant)  
 Proposed Work: Replace vertical wood sheathing at rear elevation's bay window with flush-board trim with panel insets below windows; and install copper roofing system above the bay window.
- Application 17.386 BB 197 Commonwealth Avenue  
 Applicant: Eve Siu-Tracy (Owner)  
 Proposed Work: Installation of two copper-clad dormers on existing pitched roof; and installation of decorative ironwork at all elevations.
- Application 17.322 BB 520 Beacon Street  
 Applicant: Paul Hajjan (Applicant)  
 Proposed Work: Rebuild existing roof deck.
- Application 17.320 BB 330 Beacon Street  
 Applicant: Barry Quinlan (Applicant)  
 Proposed Work: Repair planter at front façade and replace existing tree at planter at front entry with an ornamental tree.
- Application 17.172 BB 172 Beacon Street  
 Applicant: Antonio Misdea (Applicant)  
 Proposed Work: Garden renovation including replacing all shrubs, perennials, and tree; repair and replace concrete landing and steps to match existing; add brick cheek walls with new iron railings to main entry stairs; add a brick cheek wall to the left side of the side service stairs; and add brick retaining wall parallel to Beacon Street.

**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 17.268 BB 103 Beacon Street: Replace one aluminum arched window at first story of front façade with a wood one-over-one double-hung window.
- Application 17.336 BB 119 Beacon Street: Replace three vinyl windows at the fifth floor of the front façade, and replace two vinyl windows at the fifth floor of the rear elevation with wood one-over-one double-hung windows.
- Application 17.360 BB 173 Beacon Street: Replace failed areas of existing black rubber roofing in-kind.

Application 17.319 BB	<u>320 Beacon Street</u> : Replace one wood one-over-one double-hung window at fourth floor of the rear elevation in-kind.
Application 17.362 BB	<u>50 Commonwealth Avenue</u> : Replace six wood six-over-six double-hung windows at the fourth floor of the front façade in-kind.
Application 17.364 BB	<u>283 Commonwealth Avenue</u> : Repair deteriorated areas of sandstone at front façade using a cementitious tinted stucco to match color of existing sandstone.
Application 17.368 BB	<u>337 Commonwealth Avenue</u> : Replace one wood one-over-one double-hung replacement window at the fifth floor of the rear elevation with a two-over-two double-hung wood window.
Application 17.183 BB	<u>393 Commonwealth Avenue</u> : Replace four wood six-over-one single-hung windows at the fifth floor of the front façade in-kind; and replace five wood six-over-one single-hung windows at the fifth floor of the rear elevation in-kind.
Application 17.323 BB	<u>7 Gloucester Street</u> : Install new copper gutters and downspouts at front façade; and rebuild bowing masonry wall at front façade.
Application 17.317 BB	<u>29 Marlborough Street</u> : Repaint exterior woodwork at front Mansard roof, and windows, trim and doors; re-point chimneys and masonry walls with a Type N mortar; and repair steel brackets at fire escape.
Application 17.369 BB	<u>66 Marlborough Street</u> : Repair and replace bluestone entry steps in-kind at Berkeley Street entrance.
Application 17.324 BB	<u>81 Marlborough Street</u> : Replace rotted soffit & fascia board at front façade and paint black.
Application 17.263 BB	<u>85 Marlborough Street</u> : Install new black rubber membrane roof; and rebuild existing roof deck and replace existing wood railings with black iron railings.
Application 17.398 BB	<u>137 Marlborough Street</u> : Replace existing wood decking and iron railings at roof deck in-kind.
Application 17.325 BB	<u>291 Marlborough Street</u> : Replace penthouse black rubber membrane roof in-kind.
Application 17.383 BB	<u>334 Marlborough Street</u> : Repaint wooden detailing at dormers and eaves on front façade and side elevation Benjamin Moore "Black Horizon".
Application 17.326 BB	<u>393 Marlborough Street</u> : Re-point masonry at front façade with lime mortar; and paint fire balconies and windows black.
Application 17.318 BB	<u>5-7 Newbury Street</u> : Re-point masonry at front façade using a lime mortar and repair deteriorated stonework using a tinted mortar.
Application 17.384 BB	<u>31 Newbury Street</u> : Replacement of existing signage at panel at lower level of front façade's bay window and installation of window signage.
Application 17.341 BB	<u>67 Newbury Street</u> : Repair and restore entry doors; install automated opener at 67 Newbury entry; replace deteriorated sandstone column shaft; and repair cast stone curbing.
Application 17.373 BB	<u>168 Newbury Street</u> : Replace three vinyl one-over-one double-hung windows at the third story of the front façade and two vinyl one-over-one double-hung windows at the third story of the rear elevation with wood one-over-one double-hung windows.
Application 17.385 BB	<u>296 Newbury Street</u> : Replacement of existing signage above front façade's first story entry door and recover existing awnings at bay window.
Application 17.375 BB	<u>328 Newbury Street</u> : Installation of one wood storefront sign and one wood blade sign at the first story of the front façade.

**III. ADVISORY REVIEW:**

45-53 Hereford Street

Proposed Work: Construct 3-story addition, widen existing bay windows, landscaping, adding fenestration and dormers and install mechanical equipment on roof.

**PROJECTED ADJOURNMENT:** 8:30 PM

**DATE POSTED:** 30 September 2016

BACK BAY ARCHITECTURAL COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Jane R. Moss, Patti Quinn, Lisa Saunders, Lex Stevens 2 Vacant

*Alternates:* David Eisen, Jerome CooperKing, Kenneth Tutunjian, Robert Weintraub, David Sampson

cc: Mayor City Clerk Commissioners  
City Council Neighborhood Services Office for Persons with Disabilities  
Law Department Architectural Access Board Back Bay Sun  
Abutters