



# 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:** Wednesday, October 10, 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**

102 Beacon Street: Unapproved rooftop antenna.  
271 Beacon Street: Unapproved roof deck.  
271 Beacon Street: Update on re-built roof deck inconsistent with 2016 approval.  
9 Gloucester Street; Update on unapproved tree removal.  
238 Marlborough Street: Update on unapproved headhouse.  
Ratification of 8/8/2018 Public Meeting Minutes.

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

**5:00 PM**

19.507 BB      278 Dartmouth Street & 691 Boylston Street:  
Applicant: Kim Foltz, Boston Transportation Department  
Proposed Work: Install one Bluebike Station near the corner of Dartmouth Street and Newbury Street (278 Dartmouth Street), and one Bluebike Station near the corner of Boylston and Exeter Street (691 Boylston Street).

19.517 BB      125 Newbury Street:  
Applicant: Ehab Al Shihabi  
Proposed Work: Install new signage and outdoor dining area.

19.446 BB      240A Newbury Street:  
Applicant: Masud Rahman  
Proposed Work: Install outdoor dining area.

19.419 BB      431 Boylston Street:  
Applicant: Daniel Brennan, Jr  
Proposed Work: At front façade replace entry doors and signage, and install planters, fixtures and furniture at existing patio dining area.

~~19.128 BB      370 Commonwealth Avenue: **WITHDRAWN**  
~~Applicant: Eliot Hotel  
Proposed Work: At Massachusetts Avenue and Commonwealth Avenue facades, recover existing window awnings and install new window awnings at first, second and third stories.~~~~

- ~~19.170 BB~~ ~~82 Marlborough Street: (Continued from 9/12/2018 Public Hearing)~~  
~~Applicant: Elizabeth Mareus~~  
~~Proposed Work: At front garden remove dead Magnolia tree. **WITHDRAWN**~~
- 19.505 BB 173 Commonwealth Avenue:  
Applicant: Nicholas Tranquillo  
Proposed Work: At front garden install cast limestone statue.
- 19.515 BB 294 Marlborough Street:  
Applicant: Jeffrey Hale  
Proposed Work: At rear yard replace existing wood fence with a brick wall.
- 19.513 BB 113-115 Marlborough Street:  
Applicant: Diane Lim  
Proposed Work: Replace all existing windows with wood, one-over-one windows; at roof install new door opening at French doors at party wall between 113 and 115 Marlborough Street, install spiral staircase connecting roof decks at 113 and 115 Marlborough Street, and replace roof deck decking with pavers at 113 Marlborough Street; at rear elevation remove fire escapes between 113 and 115 Marlborough Street, and install awning over 113 Marlborough Street's rear entry; and at rear yard replace asphalt paving with brick pavers.
- 19.500 BB 45, 47, 49, 51 and 53 Hereford Street:  
Applicant: Guy Grassi  
Proposed Work: Patch, repair and repaint all exterior stone trim, stoops, curbs, lintels and sills.
- 19.230 BB 217 Commonwealth Avenue:  
Applicant: Guy Grassi  
Proposed Work: Masonry restoration; replacement of roofing and roof mechanical equipment; construction of sunken roof deck; removal of elevator headhouses; installation of new elevator headhouses, new stair headhouse, and enlargement of existing headhouse; and installation of solar panels.

**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.

- 19.487 BB 18-19 Arlington Street: Replace rooftop air-conditioning condensing unit.
- 19.506 BB 194 Beacon Street: At front façade replace deteriorated wood trim in-kind; repair window lintel, and repair entry steps; and at rear elevation re-point masonry and re-caulk windows.
- 19.417 BB 229 Beacon Street: At rear yard install wood fence.
- 19.466 BB 281 Beacon Street: Replace deteriorated deck boards at roof deck.
- 19.449 BB 381 Beacon Street: At rear elevation replace deteriorated window lintel in-kind and re-point masonry.

- 19.468 BB 534 Beacon Street: At Beacon Street façade replace five seventh-story six-over-six wood windows in-kind; and at Charlesgate East façade replace three seventh-story six-over-six wood windows in-kind.
- 19.428 BB 399 Boylston Street: At front façade install wall sign consistent with signage masterplan.
- 19.462 BB 669 Boylston Street: At front façade replace wall sign.
- 19.453 BB 306 Commonwealth Avenue: At rear yard install sensor light fixture.
- 19.509 BB 311 Commonwealth Avenue: Replace 170 non-historic one-over-one windows with wood one-over-one windows.
- 19.510 BB 390 Commonwealth Avenue: At front façade replace two seventh-story deteriorated two-over-two wood windows in-kind.
- 19.469 BB 321 Dartmouth Street: At front façade replace deteriorated section of fascia in-kind, and re-point masonry.
- 19.456 BB 57 Marlborough Street: Install rooftop air-conditioning condensing unit.
- 19.454 BB 86 Marlborough Street: At roof relocate exhaust vent.
- 19.458 BB 111 Marlborough Street: At rear elevation re-point masonry.
- 19.103 BB 131 Marlborough Street: At rear yard install brick patio and wood fence.
- 19.490 BB 337 Marlborough Street: At front façade replace deteriorated staircase in-kind.
- 19.508 BB 18 Newbury Street: At front façade replace deteriorated section of concrete sidewalk in-kind.
- 19.488 BB 24 Newbury Street: At rear elevation install louver at transom window.
- 19.489 BB 24 Newbury Street: At front façade replace deteriorated section of concrete sidewalk in-kind.
- 19.494 BB 144 Newbury Street: Replace window signage.
- 19.516 BB 172 Newbury Street: At roof replace black rubber membrane roof in-kind.
- 19.511 BB 205-207 Newbury Street: Construct roof deck approved by Back Bay Architectural Commission on 8-11-2017.
- 19.532 BB 304 Newbury Street: At front façade replace eleven non-historic one-over-one windows with wood one-over-one windows.
- 19.492 BB 323-327 Newbury Street: Replace rooftop air-conditioning condensing units.
- 19.518 BB 328 Newbury Street: At roof replace black rubber membrane roof in-kind.
- 19.436 BB 353 Newbury Street: At front façade and rear elevation replace eleven non-historic two-over-two steel windows with two-over-two wood windows.

#### **IV. ADVISORY REVIEW**

- 256-260 Newbury Street: At roof construct penthouse addition and roofdeck area; at rear elevation construct a two-story rear addition; and at front façade remove two entry stoops, excavate front front gardens, and use unitized glass elements at newly excavated ground level facade and selective replacement of a small portion of existing first floor facade.

#### **V. RATIFICATION OF 9/12/2018 PUBLIC HEARING MINUTES**

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

#### **VII. STAFF UPDATES**

**PROJECTED ADJOURNMENT: 8:30 PM**

**DATE POSTED: 5 October 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