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 (9th 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
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
Applicant: Ehab Al Shihabi
Proposed Work: Install new signage and outdoor dining area.

19.446 BB
Applicant: Masud Rahman
Proposed Work: Install outdoor dining area.

19.419 BB
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.

49.128 BB
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.
Applicant: Elizabeth Marcus  
Proposed Work: At front garden remove dead Magnolia tree. **WITHDRAWN**

Applicant: Nicholas Tranquillo  
Proposed Work: At front garden install cast limestone statue.

Applicant: Jeffrey Hale  
Proposed Work: At rear yard replace existing wood fence with a brick wall.

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.

Applicant: Guy Grassi  
Proposed Work: Patch, repair and repaint all exterior stone trim, stoops, curbs, lintels and sills.

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.

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 Inspectonal 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. Thank you.
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.
19.532 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