



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, January 9, 2019
TIME: **5:00 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. DESIGN REVIEW HEARING **5:00 PM**

- 19.660 BB 276-278 Newbury Street:
Applicant: Nader Golestaneh
Proposed Work: Amend application 18.083 BB approved by BBAC 8-9-2017 to reconfigure steps to lower level.
- 19.667 BB 163 Newbury Street:
Applicant: Carl Solander
Proposed Work: At front façade create new seating area in the sunken patio and install signage; and at the rear elevation install louver panel at existing lower level window opening.
- 19.622 BB 3 Arlington Street
Applicant: Josh Plavner
Proposed Work: At side elevation of rear ell convert existing window opening into a door and install metal steps.
- 19.665 BB 128 Marlborough Street:
Applicant: Bob Paladino
Proposed Work: At front façade replace three fourth-story one-over-one wood windows in-kind; at rear elevation replace two fifth-story two-over-two wood windows in-kind; and at roof remove existing headhouse and construct new copper-clad headhouse.
- 19.619 BB 16 Marlborough Street:
Applicant: Adam Grassi
Proposed Work: At front façade remove paint from brownstone and repair stone; at front façade and rear elevation repair all brick, metal, copper and stone, install light fixtures, and replace deteriorated windows in-kind; at rear elevation remove fire escape and existing ell, construct brick-veneered ell with garage door, and re-landscape rear yard (previously approved by BBAC in 2015); and at roof install green roof, deck and headhouse.

19.372 BB

256, 258, 260 Newbury Street: **CONTINUED FROM 12/12/2018 PUBLIC HEARING**

Applicant: Adam Gilmore

Proposed Work: At roof lower roof structure, construct penthouse addition and roof decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, use unitized glass elements at newly excavated ground level facade and selective replacement of a small portion of existing first floor facade.

II. 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. Thank you.

19.638 BB

186 Beacon Street: At front façade replace eleven aluminum slider windows in-kind.

19.645 BB

235 Beacon Street: At front façade re-point masonry.

19.598 BB

236 Beacon Street: At front façade and side (Dartmouth Street) elevation replace four fourth-story eight-over-eight non-historic wood windows with six-over-one wood windows; and replace three fourth-story six-over-six non-historic wood windows with four-over-one wood windows.

19.686 BB

424 Beacon Street: At front façade replace deteriorated wood entry doors in-kind.

19.650 BB

855 Boylston Street: At front facade replace existing sign at entrance canopy.

19.681 BB

224 Clarendon Street: At front façade and side (Clarendon Street) elevation replace eight fifth-story one-over-one non-historic wood windows in-kind.

19.599 BB

90 Commonwealth Avenue: At side (Clarendon Street) elevation replace eleven ninth-story six-over-six wood windows in-kind and one ninth-story eight-over-eight wood window in-kind.

19.674 BB

178 Commonwealth Avenue: At front façade repair three third-story one-over-one windows, and at rear elevation replace seven third-story one-over-one windows in-kind.

19.608 BB

270 Commonwealth Avenue: At all elevations replace all non-historic aluminum windows and deteriorated cellar windows with wood windows, and repair masonry; at front façade restore entry including railings, limestone walls, mosaic tile floor, and steel window and door frames; at roof replace penthouse roof with standing seam metal panels; and repair rear parking area.

19.601 BB

319 Commonwealth Avenue: At front facade replace four third-story one-over-one wood windows in-kind.

19.663 BB

333 Commonwealth Avenue: At front façade replace one first-story one-over-one wood window in-kind.

- 19.683 BB 265-275 Dartmouth Street: Repair front sidewalk.
- 19.669 BB 314 Dartmouth Street: At roof replace three existing skylights in-kind, replace four existing sloped skylights with flat skylights, and remove three existing skylights and infill with new framing and rubber membrane roof.
- 19.368 BB 18 Fairfield Street: At front façade (roof) replace two one-over-one non-historic wood windows in-kind; and at rear elevation replace three second-story, two third-story, and two fourth story one-over-one non-historic wood windows in-kind.
- 19.630 BB 31 Gloucester Street: At front façade re-point and repair masonry; and replace deteriorated flashing and roof slate in-kind.
- 19.635 BB 226 Marlborough Street: At front façade replace four second-story aluminum storm windows in-kind; and at rear elevation replace four one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.679 BB 29-33 Newbury Street: At roof replace existing skylight in-kind.
- 19.649 BB 227 Newbury Street: At front façade install blade sign at first story storefront.
- 19.666 BB 302 Newbury Street: At front façade replace existing blade sign.

III. RATIFICATION OF 11/14/2018 AND 12/12/2018 PUBLIC HEARING MINUTES

IV. ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 31 December 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*), 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