



## NOTICE OF PUBLIC HEARING - REVISED

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

**DATE:** 6/12/2019  
**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 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

### I. VIOLATIONS COMMITTEE – Public Meeting 4:30pm

- VIO.19.076 BB**      **134 Newbury Street**  
Unapproved audio speakers at front facade.
- VIO.19.075 BB**      **168 Newbury Street**  
Unapproved audio speakers at front facade.
- VIO.19.074 BB**      **376 Marlborough Street**  
Unapproved removal of two trees at front garden.
- VIO.19.077 BB**      **199 Marlborough Street**  
Unapproved removal of one tree at front garden.
- VIO.19.073 BB**      **31 Massachusetts Avenue**  
Unapproved installation of wall-mounted HVAC units.

### II. DESIGN REVIEW HEARING 5:00pm

- 19.1076 BB**      **205-207 Newbury Street:**  
Applicant: Christine McMahan  
Proposed Work: At front facade install three umbrellas on lower patios and signage at fence.

- 19.1263 BB**      **855 Boylston Street:**  
Applicant: Julie Reker  
Proposed Work: At front façade remove signage, clean masonry, replace entry doors and install canopy over entrance doors.
- 19.1275 BB**      **108 Newbury Street:**  
Applicant: Lauren Rogers  
Proposed Work: At Newbury Street façade install a storefront bump out and renovate entry and patio; and at Clarendon Street elevation remove black granite façade, repair and re-point masonry and enlarge window openings to create symmetrical façade.
- 19.1274 BB**      **28 Exeter Street:**  
Applicant: Thomas G. J. Trykowski, AIA  
Proposed Work: At Exeter Street façade replace façade materials, lighting and signage.
- 19.1267 BB**      **18 Newbury Street:**  
Applicant: Michael McGowan, AIA  
Proposed Work: At front façade replace existing storefront and enlarge glass openings; and at rear elevation replace metal doors in-kind, create accessible entry, install louvers in existing window openings, restore second-story covered window openings, remove window mounted fan, and refurbish/replace windows.
- 19.1188 BB**      **233 Beacon Street:**  
Applicant: Andrew Constantine, II  
Proposed Work: At rear elevation remove tree.
- ~~**19.1067 BB**      **353 Beacon Street: WITHDRAWN BY APPLICANT**~~  
~~Applicant: Daniel J. Wallace, Jr.~~  
~~Proposed Work: At roof install deck, headhouse, HVAC equipment, planters and lighting.~~

**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.

- 19.1239 BB**                    **121 Beacon Street:** At roof remove existing roof deck, replace black rubber membrane roof in-kind, and replace front copper downspout in-kind.
- 19.1206 BB**                    **127 Beacon Street:** At rear extension remove paint and repair masonry.
- 19.1273 BB**                    **157 Beacon Street:** At front garden replace dead Laburnum tree and diseased Star Magnolia tree in-kind.
- 19.1161 BB**                    **177 Beacon Street:** At front façade replace copper gutter and downspout in-kind.
- 19.1233 BB**                    **231 Beacon Street:** At front façade repair and re-paint front entry steps.
- 19.1246 BB**                    **236 Beacon Street:** At side elevation replace four second-story six-over-six non-historic wood windows in-kind, and one second-story four-over-four non-historic wood window in-kind.
- 19.1186 BB**                    **452 Beacon Street:** At front façade replace deteriorated concrete sidewalls with bluestone pavers, cap deteriorated staircase and re-point garden wall.
- 19.1234 BB**                    **359 Boylston Street:** Replace black rubber membrane roof in-kind at upper and lower roofs.
- 19.1271 BB**                    **899 Boylston Street:** At roof install new black rubber roof with walkway pads, repair and re-point masonry, and replace wooden flight of roof hatch steps with black steel steps.
- 19.1241 BB**                    **34 Commonwealth Avenue:** At front façade replace copper roof at bay in-kind; and at rear elevation replace rubber roofing, wood decking, and railing at bay in-kind, install copper flashing, and replace lattice panels in-kind.
- 19.1179 BB**                    **40 Commonwealth Avenue:** At rear elevation replace two lower-level one-over-one non-historic wood windows in-kind.

- 19.1177 BB** **40 Commonwealth Avenue:** At side elevation replace non-historic steel lower level entry door with single-light wood door painted black.
- 19.1133 BB** **191 Commonwealth Avenue:** Replace PVC membrane roof with EPDM roofing system and replace copper gutters in-kind.
- 19.1142 BB &  
19.1143 BB** **269 Commonwealth Avenue:** Re-point masonry, replace black rubber membrane roof in-kind, replace gabled-skylight in-kind, and replace domed-skylight with low-profile skylight.
- 19.1178 BB** **416 Commonwealth Avenue:** At Charlesgate East elevation replace four fifth-story one-over-one non-historic wood windows in-kind.
- 19.1262 BB** **314 Dartmouth Street:** At roof replace two HVAC condensers, relocate ventilator and gas connection, and install three deck lights.
- 19.1194 BB** **8 Gloucester Street:** At side and rear elevations repair masonry, replace failing flashing and window lintels in-kind, and re-caulk and re-paint windows.
- 19.1165 BB** **45-53 Hereford Street:** At front façades paint all entry doors black.
- 19.1003 BB** **26 Marlborough Street:** Replace skylight and black rubber membrane roof in-kind.
- 19.1250 BB** **57 Marlborough Street:** At front façade repair and re-point masonry (including curbs and steps), repaint metalwork, replace deteriorated sections of wood trim; and at roof replace copper cladding at dormers, replace deteriorated slate in-kind, replace black rubber membrane roof in-kind, replace copper gutter and downspout in-kind, and install copper gutter and downspout at upper roof level.
- 19.1248 BB** **65 Marlborough Street:** At rear and side elevations re-point masonry; and at roof re-point chimney.
- 19.1145 BB** **66 Marlborough Street:** At front façade repair and re-point entry stoop; and at rear elevation re-point masonry.
- 19.1245 BB** **121 Marlborough Street:** At front façade re-point masonry and re-set roof slate.
- 19.1253 BB** **282 Marlborough Street:** Remove all storm windows and replace non-historic windows with appropriate wood true-divided light windows; replace wood brick moulds, sills and trim in-kind; repair and re-point masonry; replace slate, gutters and flashing in-kind; repair balustrade and cornice; and replace black rubber membrane roof in-kind.
- 19.1125 BB** **295 Marlborough Street:** Replace roof slate and copper flashing in-kind, and replace aluminum gutters and downspouts with copper gutters and downspouts.
- 19.1232 BB** **376 Marlborough Street:** At front façade re-point masonry.
- 19.1187 BB** **439 Marlborough Street:** At front garden replace dead Laburnum tree with a Rutgers Dogwood tree.
- 19.1266 BB** **162 Newbury Street:** At roof replace black rubber membrane roof in-kind and replace rear copper gutter in-kind.
- 19.1146 BB** **206-208 Newbury Street:** At front façade replace two wall signs and two door pulls.
- 19.1268 BB** **211 Newbury Street:** At front façade replace wall sign, blade sign, window signage, and light fixtures; and at roof install additional HVAC condenser.
- 19.1270 BB** **275 Newbury Street:** At front façade install wall sign.

#### IV. RATIFICATION OF 5/8/2019 PUBLIC HEARING MINUTES

**V. STAFF UPDATES**

**VI. PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 6/3/2019**

**BACK BAY ARCHITECTURAL DISTRICT 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