



NOTICE OF PUBLIC HEARING

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

DATE: 7/10/2019
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 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.

II. AMENDMENT TO BACK BAY ARCHITECTURAL DISTRICT COMMERCIAL GUIDELINES DISCUSSION AND VOTE

Replace paragraph six of the section titled, “Outdoor Dining Installations” from:

“Umbrellas should be made of matte canvas, typically of acrylic material. A single color is most appropriate. Umbrella signage is discouraged, and third-party signage is not allowed.”

to:

“Umbrellas should be made of matte canvas, typically of acrylic material and size appropriate for its proposed location. Third -party signage on umbrellas is not allowed.”

III. DESIGN REVIEW HEARING

5:00pm

- 19.1402 BB** **359 Newbury Street:**
Applicant: Michael Cardona
Proposed Work: Install two blade signs at Massachusetts Avenue elevation and one blade sign at Newbury Street.
- 19.1307 BB** **245 Newbury Street:**
Applicant: Mohammed Braimah, Jr.
Proposed Work: At front façade install second blade sign.
- 19.1392 BB** **34 Commonwealth Avenue:**
Applicant: Jim Love
Proposed Work: At rear elevation's masonry wall install one dryer vent and energy recovery ventilator (ERV) intake vent and exhaust.
- 19.1376 BB** **150 Beacon Street:**
Applicant: Von Salmi, Jr.
Proposed Work: Install two automatic operating recessed bollards at Back Street parking spaces.
- 19.1370 BB** **303 Commonwealth Avenue:**
Applicant: Michael Kettenbach
Proposed Work: At front façade replace fence, re-landscape garden, and modify cellar areaway; and at roof install roof deck and headhouse.

IV. 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.

- 19.1385 BB** **121 Beacon Street:** At roof replace sections of deteriorated wood trim and siding in-kind.
- 19.1388 BB** **121 Beacon Street:** At front façade replace three second-story one-over-one non-historic wood windows in-kind; and at rear elevation replace two second-story two-over-two non-historic wood windows in-kind.
- 19.1343 BB** **172 Beacon Street:** At front façade re-point masonry and re-paint windows.
- 19.1422 BB** **184 Beacon Street:** Repair rubber membrane roof, replace deteriorated roof slate, re-coat chimney caps, repair copper flashings, repair and re-point masonry, re-caulk and re-paint windows, and repair cornice at front façade.
- 19.1382 BB** **186 Beacon Street:** At rear elevation refurbish three first-story windows.
- 19.1309 BB** **233 Beacon Street:** At front façade replace lower level, first, second, third and fourth story wood windows in-kind; and replace one-over-one non-historic dormer windows with two-over-two wood windows.
- 19.1316 BB** **242 Beacon Street:** At rear elevation replace sixth-story sliding and fixed non-historic wood door panels in-kind.
- 19.1281 BB** **291 Beacon Street:** At front façade re-point masonry and re-paint window trim.
- 19.1383 BB** **314 Beacon Street:** At rear elevation replace three fifth-story one-over-one non-historic windows with one-over-one wood windows.
- 19.1287 BB** **334 Beacon Street:** At rear elevation replace three non-historic wood window units in-kind.
- 19.1389 BB** **337 Beacon Street:** At front façade re-point masonry.
- 19.1282 BB** **377 Beacon Street:** At front façade re-point masonry and re-paint window trim.
- 19.1337 BB** **534 Beacon Street:** At rear elevation replace two fourth-story four-over-four windows with wood four-over-four windows, and replace three six-over-six windows with wood six-over-six windows.
- 19.1387 BB** **534 Beacon Street:** At side and rear elevations replace seven third-story six-over-six non-historic wood windows in-kind.
- 19.1375 BB** **534 Beacon Street:** At front façade, side elevation and rear elevations replace four-over-four and six-over-six windows with four-over-four and six-over-six wood windows.
- 19.1379 BB** **534 Beacon Street:** At front façade, side elevation and rear elevations replace four-over-four and six-over-six windows with four-over-four and six-over-six wood windows.
- 19.1407 BB** **579, 581, 583 Boylston Street:** At roof rebuild west parapet and chimney.
- 19.1408 BB** **579, 581, 583 Boylston Street:** At all elevations repair and re-point masonry, replace window sealants, and repair fire escapes.
- 19.1368 BB** **587 Boylston Street:** At front façade replace wall sign.
- 19.1401 BB** **699 Boylston Street:** At front façade replace wall sign and install blade sign.
- 19.1345 BB** **18 Commonwealth Avenue:** At front façade replace entrance canopy in-kind.
- 19.1378 BB** **23 Commonwealth Avenue:** At front façade repair entry steps.
- 19.1355 BB** **48 Commonwealth Avenue:** At front façade and side elevation re-paint masonry.
- 19.1424 BB** **64 Commonwealth Avenue:** At front façade repair entry steps.
- 19.1380 BB** **90 Commonwealth Avenue:** Replace thirteen third-story windows with historically appropriate wood windows.
- 19.1325 BB** **124 Commonwealth Avenue:** At front façade repair and re-paint front entry steps.

- 19.1378 BB** **128 Commonwealth Avenue:** At front garden replace diseased Eastern Redbud tree with a white flowering Dogwood.
- 19.1394 BB** **152 Commonwealth Avenue:** At front façade install bronze plaque at fence.
- 19.1393 BB** **152 Commonwealth Avenue:** At front façade strip paint from masonry and replace deteriorated steps and treads with cast stone.
- 19.1349 BB** **416 Commonwealth Avenue:** At side elevation replace one sixth-story one-over-one non-historic wood window in-kind; and replace two seventh-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.1396 BB** **32 Fairfield Street:** At front façade replace four fourth-story one-over-one vinyl windows with one-over-one wood windows; and at rear elevation replace two fourth-story one-over-one vinyl windows with one-over-one wood windows.
- 19.1398 BB** **32 Fairfield Street:** At rear elevation replace deck floorboards with IPE boards.
- 19.1346 BB** **46 Hereford Street:** Re-point and repair masonry; and re-paint fire escape, windows and entry door.
- 19.1290 BB** **61 Marlborough Street:** Re-point masonry.
- 19.1397 BB** **82 Marlborough Street:** At front façade repair and re-point masonry at entry steps and refinish entry doors; and at rear elevation re-point masonry and repair window sills, re-paint windows and fire escape, remove unused pipe at coal shed, install copper roofing at rear entry, and neaten exterior wiring.
- 19.1320 BB** **166 Marlborough Street:** Re-point masonry and repair limestone trim and steps at front entry.
- 19.1249 BB** **379 Marlborough Street:** At front garden repair curbing and replace fence.
- 19.1357 BB** **391 Marlborough Street:** At front façade re-point masonry and replace deteriorated roof slate in-kind.
- 19.1310 BB** **90 Massachusetts Avenue:** At front façade replace wall sign.
- 19.1400 BB** **127 Newbury Street:** At front façade replace wall sign and window signage at first story retail space.
- 19.1384 BB** **201 Newbury Street:** At rear elevation add two exhaust vents at existing louvered opening.
- 19.1286 BB** **220 Newbury Street:** At front façade install wall signage at first story.
- 19.1334 BB** **302 Newbury Street:** At front façade replace lower level storefront windows and door in-kind.
- 19.1399 BB** **314 Newbury Street:** At front façade install blade sign and wall sign, and install curb and railing; and at front façade and rear elevation replace all upper-story windows with historically appropriate wood windows.

V. RATIFICATION OF 6/12/2019 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 6:30PM

DATE POSTED: 6/28/2019

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