



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

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### NOTICE OF PUBLIC HEARING

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

**DATE:** Wednesday, November 9, 2016  
**TIME:** 4:00 PM  
**PLACE:** Boston City Hall – Piemonte Room (5<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 public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. 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 HEARING**

**4:00 PM**

Executive Session: Discuss response to Open Meeting Law Complaint.

#### **II. COMMERCIAL APPLICATIONS:**

**5:00 PM**

- Application 17.363 BB     235 Newbury Street  
Applicant: James Christopher (Applicant)  
Proposed Work: Renovate existing lower and upper patio along Newbury Street and create storage space under upper patio. Install new wheelchair lift to service street level (first floor) and lower level (basement) retail space. Patch and repair exterior masonry at front façade.
- Application 17.508 BB     551 Boylston Street  
Applicant: Lauren Greehan and Warren Nagey (Applicant)  
Proposed Work: Installation of new replacement rooftop exhaust fans and compressors, and replace and reconfigure rooftop ductwork.

#### **RESIDENTIAL APPLICATIONS:**

- Application 17.396 BB     382 Commonwealth Avenue  
Applicant: Matt Harris (Applicant)  
Proposed Work: Remove awning from front façade's entry.
- Application 17.378 BB     465 Beacon Street  
Applicant: Anthony Griseto (Applicant)  
Proposed Work: At rear elevation's fourth story, replace existing non-historic three-sash window unit with transoms with three wood double-hung one-over-one windows, and replacement of one wood double-hung one-over-one window.
- Application 17.520 BB     197 Commonwealth Avenue  
Applicant: Eve Siu-Tracy (Owner)  
Proposed Work: At rear building installation of two copper-clad dormers on existing pitched roof; and installation of decorative ironwork at all elevations.
- Application 17.518 BB     17 Commonwealth Avenue  
Applicant: John P. Walsh, Trustee 17 Commonwealth Trust (Owner)  
Proposed Work: Create new lower level parking garage with new ramp, garage entry, pedestrian entry and interior turntable; and convert existing door at rear elevation's first story into a window.

**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 the 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, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (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 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 Joe Cornish at 617.635.3850 or [joseph.cornish@boston.gov](mailto:joseph.cornish@boston.gov). Thank you.

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| Application 17.517 BB | <u>18-19 Arlington Street</u> : Re-point masonry at all elevations of rear addition using Type N mortar.   |
| Application 17.504 BB | <u>125 Beacon Street</u> : Secure deck at rear elevation by attaching ledger board to rim joist of building's structure.   |
| Application 17.379 BB | <u>227 Beacon Street</u> : Replace five wood casement windows in-kind at second story of rear elevations bay window  |
| Application 17.516 BB | <u>267 Beacon Street</u> : Re-clad existing head house and elevator override in standing seam copper, and replace existing head house fiberglass door with wood door.  |
| Application 17.502 BB | <u>329 Beacon Street</u> : Repaint front façade's entry door and wood trim around door and transom black; repainting front façade's basement entry door and wood trim around door and transom black; and repaint street number at front façade's entry door's transom. |
| Application 17.445 BB | <u>354 Beacon Street, Unit 7</u> : Replace four twelve-over-twelve wood windows in-kind at third story of front façade.  |
| Application 17.478 BB | <u>699 Boylston Street</u> : Replace existing internally illuminated storefront signage with new metal and glass signage consisting of fourteen-inch tall white letters with halo lighting.  |
| Application 17.501 BB | <u>755 Boylston Street</u> Re-point and clean brickwork at front façade using Type S mortar colored to match existing mortar; and repair sandstone window lintels and sills with a tinted cementitious stucco.   |
| Application 17.344 BB | <u>801 Boylston Street</u> : Replace nine existing rooftop antennas, six existing remote radio heads, and one existing junction box in-kind.   |
| Application 17.450 BB | <u>37 Commonwealth Avenue</u> : Replace existing black rubber membrane roof in-kind.   |
| Application 17.451 BB | <u>173 Commonwealth Avenue</u> : Install sixteen black aluminum storm windows at front façade.   |
| Application 17.519 BB | <u>287 Commonwealth Avenue</u> : Replace two single-hung wood one-over-one windows and surrounding brick molds in-kind at first story of front façade.   |
| Application 17.444 BB | <u>293 Commonwealth Avenue</u> : Replace four wood one-over-one windows in-kind at sixth story of front façade.  |
| Application 17.479 BB | <u>311 Commonwealth Avenue</u> : Replace all deteriorated wood window trim in-kind at eighth story.  |

- Application 17.443 BB      12 Hereford Street: Replace five double-hung two-over-two fourth story wood windows in-kind; and replace two double-hung one-over-one fourth story wood windows in-kind.
- Application 17.442 BB      15 Hereford Street: Repoint masonry at the rear elevation using a Type S mortar to match color of existing mortar; and replace deteriorated wood trim at Mansard roof in-kind.
- Application 17.506 BB      70 Marlborough Street: Repaint fence at front garden and railing at front façade's entry steps black; and clean entry steps.
- Application 17.376 BB      197 Marlborough Street: Replace concrete front entry sidewalk with brick pavers.
- Application 17.446 BB      364 Marlborough Street: Replace roof slate at front and side elevations of Mansard roof in-kind; and new copper gutter to match existing gutter.
- Application 17.439 BB      115 Newbury Street: Replace deteriorated sections of concrete sidewalk at front façade in-kind.
- Application 17.440 BB      127-129 Newbury Street: Replace deteriorated sections of concrete sidewalk at front façade in-kind.
- Application 17.505 BB      140 Newbury Street: Repair roof balustrade at front façade by dismantling it, replacing base rail in-kind, and reassembling the components.
- Application 17.397 BB      157-159 Newbury Street: Remove existing roof decks, replace deteriorated slate at Mansard roof in-kind; repair rubber roof and copper flashings and gutters; install new roof drains; and rebuild top four brick courses of south parapet wall with new brick and mortar matching the color, texture and dimensions of the existing brick.
- Application 17.447 BB      160 Newbury Street: Replace four wood double-hung one-over-one windows in-kind at the fifth floor of the front façade; and replace nine wood double-hung one-over-one windows in-kind at the fifth floor of the rear elevation.
- Application 17.343 BB      173 Newbury Street: Re-point masonry at front façade with a Type N mortar; repair limestone trim with a tinted cementitious stucco; and replace deteriorated limestone trim with cast stone matching the color of the existing stone.
- Application 17.387 BB      223 Newbury Street: Replace an existing bracket sign with a new metal sign; and replace window signage.
- Application 17.492 BB      240 Newbury Street: Install new black rubber membrane roof.
- Application 17.441 BB      326 Newbury Street: Replace deteriorated wood entry door in-kind.

**III. PROJECTED ADJOURNMENT:** 7:00 PM  
**DATE POSTED:** 28 October 2016

BACK BAY ARCHITECTURAL COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);  
 John Christiansen, Iphigenia Demetriades, Jane R. Moss, Patti Quinn, Lisa Saunders, Lex Stevens 2 Vacant  
*Alternates:* David Eisen, Jerome CooperKing, Kenneth Tutunjian, Robert Weintraub, David Sampson

cc:      Mayor                                      City Clerk                                      Commissioners  
          City Council                              Neighborhood Services                      Office for Persons with Disabilities  
          Law Department                              Architectural Access Board                      Back Bay Sun  
          Abutters