



# 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, 10 August 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**

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

**5:00 PM**

- Application 17.128 BB     7 Massachusetts Avenue  
Applicant: Ricardo M. Sousa (Applicant)  
Proposed Work: Modify and upgrade existing rooftop wireless installation by installing 3 new panel antennas and 3 new remote radio heads ("RRH") together with supporting equipment.
- Application 17.104 BB     939 Boylston Street  
Applicant: Charles McKenzie (Applicant)  
Proposed Work: Creating a new accessible ground floor entry on Boylston Street previously approved by the BBAC in 2014. Work includes: converting an existing window into a door, removal of two existing trees, infilling four window wells and window openings, and installing new paving and planting areas.
- Application 17.124 BB     163 Newbury Street  
Applicant: Carl Solander (Applicant)  
Proposed Work: Reconfiguring front façade entry by relocating existing entry door where a window currently exists, building a new access bridge, installing new guardrail and handrails, enlarging planting area at existing sunken patio, and repairing existing brick pavers. Also, install new rear entrance at back of building.
- Application 17.129 BB     222/224 Newbury Street  
Application 17.130 BB     226/228 Newbury Street  
Application 17.131 BB     230/232 Newbury Street  
Applicant: Guy Grassi (Applicant)  
Proposed Work: Construct basement/first story rear additions with roof decks on top, and pave rear parking area with brick pavers.

#### **III. RESIDENTIAL APPLICATIONS:**

**6:00 PM**

- Application 17.097 BB     18 Arlington Street  
Applicant: Lorraine Megenis (Applicant)  
Proposed Work: Replace existing 7.5 tonnage rooftop unit in same location as existing unit; add 2 1/2 ton heat pump rooftop unit; and install 5 ft high acoustical fence at roof.

- Application 17.108 BB 110 Commonwealth Avenue  
 Applicant: First Baptist Church of Boston (Applicant)  
 Phase 1 of a multi-phase tower stabilization and restoration project which includes: removal of stone fragment and spall, removal of roof flashing and awning attachments; louver removal and installation of netting; erection of a temporary scrimmed work platform suspended from steel girders needed throw the existing openings at the towers belvedere; and temporary acknowledgement of sponsors and donors on the platform scrim.
- Application 17.105 BB 528 Beacon Street  
 Applicant: Paul Hajian  
 Proposed Work: Installation of new side railing on west side of existing roof deck and around 2 existing skylights.
- Application 17.126 BB 391 Commonwealth Avenue:  
 Applicant: Anthony and Alexandra Polcari (Owners)  
 Proposed Work: Re-clad existing rear addition with wood, flush, ship lap siding, change window configuration, replace wood railing at roof deck with wrought iron railing with steel tubular newels, and replace existing 2 supporting lally columns with four steel columns.
- Application 17.121 BB 306 Dartmouth Street  
 Applicant: Kahill Hamady (Applicant)  
 Proposed Work: Exterior design changes to a previously approved addition including: replacing copper cladding of bays and bronze fenestration with painted wood; and change the design of 3 first floor casement windows at the west elevation.
- Application 17.109 BB 296 Beacon Street  
 Applicant: Timothy McGowan (Applicant)  
 Proposed Work: Addition of handicap ramp, ornamental fence, and green screen to hide trash barrels at rear of building; revised handrail designs at front façade's entry; and revised balcony design at rear of building.
- Application 17.125 BB 234 Beacon Street  
 Applicant: Theodore Touloukian (Applicant)  
 Proposed Work: Demolish and replace existing garage and roof deck at rear elevation as previously approved in 2015.
- Application 16.1375 BB 483 Beacon Street  
 Applicant: Paula J. Modica (Applicant)  
 Proposed Work: Replace storefront aluminum door and sidelights with one wood door centered at entry flanked by wood sidelights. Add decorative grillwork to door, sidelights transom and arched window over door. Add number 483 to grillwork in transom.
- Application 17.107 BB 191 Commonwealth Avenue  
 Applicant: George F. Sennott, Jr. (Applicant)  
 Proposed Work: Replace deteriorated sills and brick molds in-kind at 15 windows first story windows (6 at Commonwealth Avenue façade and 9 at Exeter Street façade); re-clad rooftop elevator room in copper and replace skylight; replace central atrium rooftop structure; and replace rooftop stairwell atrium with a head house.
- Application 17.122 BB 135 Commonwealth Avenue  
 Applicant: Luciano Manganella (Owner)  
 Proposed Work: Installation of wood lattice privacy screen at existing roof deck.
- Application 17.123 BB 221 Beacon Street  
 Applicant: Anthony W. Macchi (Applicant)  
 Proposed Work: Remove and replace existing wood railing at rear elevation porch with wrought iron railing; and install 2 HVAC condensers on brackets at rear yard wall.

**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 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.

Application 17.132 BB	<u>149 Beacon Street</u> : Replace 6 double-hung two-over-two wood windows and 2 double-hung wood windows at fourth floor in-kind.
Application 17.127 BB	<u>177 Beacon Street</u> : Re-landscape front garden, repair existing iron fence and install drywell to downspout
Application 16.1516 BB	<u>271 Beacon Street</u> : Replace existing roof deck in-kind.
Application 17.092 BB	<u>458 Beacon Street</u> : Repair existing brownstone around front entry door with cementitious stucco coating tinted to match color of existing stone; and repair.
Application 17.118 BB	<u>483 Beacon Street</u> : Install 14 Harvey Tru-Channel storm windows at the first story of the rear elevation.
Application 17.002 BB	<u>530 Beacon Street</u> : Replace existing wood eight light entry doors in-kind.
Application 17.040 BB	<u>425 Boylston Street</u> : Installation of signage above front façade entry door.
Application 17.115 BB	<u>801 Boylston Street</u> : Replace existing rubber membrane roof in-kind.
Application 17.116 BB	<u>17 Commonwealth Avenue</u> : Replace 3 non-historic double-hung windows in-kind at 5 <sup>th</sup> floor of front façade.
Application 16.1720 BB	<u>65 Commonwealth Avenue</u> : Replace 6 four-over-four double-hung wood windows at the second floor of the side elevation in-kind.
Application 16.1487 BB	<u>90 Commonwealth Avenue</u> : Replace existing windows and doors of non-historic penthouse structure in-kind.
Application 17.093 BB	<u>160 Commonwealth Avenue</u> : Installation of two rooftop duct determinations not visible from the public way.
Application 17.041 BB	<u>173 Commonwealth Avenue</u> : Re-paint and re-grout 14 windows at front façade.
Application 17.091 BB	<u>227 Commonwealth Avenue</u> : Repointing front entry stairs with mortar to match existing mortar.
Application 17.043 BB	<u>234 Commonwealth Avenue</u> : At the front façade replace 3 second floor one-over-one double-hung wood windows in-kind; and at rear façade replace 2 second story one-over-one double-hung windows in-kind.
Application 17.053 BB	<u>276 Commonwealth Avenue</u> : Repair brownstone at front façade's lower entry and entry steps with a cementitious stucco coating tinted to match existing stone color.
Application 17.054 BB	<u>278 Commonwealth Avenue</u> : Repair two stair treads at front entry with a cementitious coating tinted to match existing stone color; and replace one tread with a cast stone tread matching the color and dimensions of the existing treads.
Application 16.1374 BB	<u>280 Commonwealth Avenue</u> : Repair deteriorated brownstone at entry steps with a cementitious coating tinted to match existing stone color.

- Application 16.1767 BB 346 Commonwealth Avenue: At front façade repoint masonry with a Type N mortar and repair limestone with a cementitious stucco coating tinted to match color of existing stones.
- Application 16.1766 BB 350 Commonwealth Avenue: At front façade repoint masonry with a Type N mortar and repair limestone with a cementitious stucco coating tinted to match color of existing stones.
- Application 17.094 BB 380 Commonwealth Avenue: Repair deteriorated brownstone at front entry steps and garden curb with cementitious stucco coating tinted to match existing stone color.
- Application 17.120 BB 306 Dartmouth Street: Replace existing one-over-one wood windows in-kind at all elevations.
- Application 17.106 BB 220-224 Marlborough Street: Replace a total of 8 first story non-historic one-over-one double-hung windows in-kind.
- Application 17.101 BB 292 Marlborough Street: Remove existing roof deck, install black rubber membrane roof and re-construct existing roof deck in-kind; and repair masonry at roof level of dividing wall between 290 and 292 Marlborough Street by re-pointing using a Type N mortar and replacing approximately 10 broken bricks in-kind.
- Application 17.117 BB 383 Marlborough Street: Replace existing black rubber membrane roof in-kind.
- Application 17.090 BB 10-12 Newbury Street: Repair existing parapet wall and replacing deteriorated copping stone in-kind.
- Application 17.111 BB 164 Newbury Street: Re-point masonry at front façade using Type S mortar that matches the color, texture and tooling of the existing mortar.
- Application 17.089 BB 252 Newbury Street: Installation of wood blade sign on existing bracket and interior signage at three first story windows at front façade.
- Application 17.042 BB 322 Newbury Street: Masonry repairs at front and rear facades, restoration of front façade's windows; replacement of 17 non-historic windows with wood double-hung windows at rear façade.

**PROJECTED ADJOURNMENT:** 8:30 PM

**DATE POSTED:** 5 August 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	<i>Back Bay Sun</i>
	Abutters		