



# 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, October 11, 2017  
**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 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

#### **I. VIOLATIONS COMMITTEE MEETING**

**4:30 PM**

263 Newbury Street: Unapproved electronic window signage.

Ratification of 9/13/2017 Meeting Minutes

#### **II. DESIGN REVIEW HEARING**

##### **COMMERCIAL APPLICATIONS:**

**5:00 PM**

18.261 BB

669 Boylston Street:

Applicant: Michael Davis

Proposed Work: At front façade replace signage, clean and repair storefront, and install new patio seating area enclosed by removable railing and planters; and at rear elevation install new aluminum louvered opening.

##### **RESIDENTIAL APPLICATIONS:**

18.383 BB

362 Commonwealth Avenue

Applicant: Thomas G. J. Trykowski

Proposed Work: Remove all existing railings and install new black wrought iron railings.

18.376 BB

20 Gloucester Street

Applicant: Michael Gray

Proposed Work: At rear yard install charging station for electric vehicle.

18.322 BB

124 Beacon Street

Applicant: Arthur Choo, Jr.

Proposed Work: Install roof deck.

18.254 BB

349 Commonwealth Avenue

Applicant: Lauren Saracco (Applicant)

Proposed Work: Construct penthouse addition.

- 18.255 BB      272 Marlborough Street  
 Applicant: Adam Gilmore  
 Proposed Work: Increase size of previously approved roof headhouse and install new window opening at side elevation.
- 18.262 BB      361 Beacon Street  
 Applicant: Adam Gilmore  
 Proposed Work: Re-landscape front garden; repair front entry steps and curbing; clean and repair masonry; replace all non-historic windows with wood, one-over-one windows; construct granite and brick paved ramp with brick veneered retaining walls from alley grade at the rear property line to face of building at basement level; construct new masonry opening at the bottom of the proposed ramp for a garage door at the basement level; re-pave rear parking area with granite and brick pavers; remove the existing roof and replace at an elevation lower than the existing roof; renovate existing fourth floor front dormer with new copper clad dormer; extend existing masonry rear bay one story to the third floor; construct copper clad penthouse; install roof decks; install copper clad elevator/stair headhouse and mechanical equipment.

**III. ADMINITRATIVE 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.

- 18.355 BB      144 Beacon Street: At front façade restore Mansard roof and dormers.
- 18.305 BB      182 Beacon Street: At rear elevation replace sheet metal cladding at bay window with copper.
- 18.368 BB      369 Beacon Street: Repair and re-paint front entry doors.
- 18.382 BB      411 Beacon Street: At front walkway remove and re-set brick walkway using existing bricks.
- 18.417 BB      511 Beacon Street: Replace existing black rubber roof in-kind, and replace rear copper gutter in-kind.
- 18.328 BB      302 Berkeley Street: At front façade re-paint trim, dormers, eaves, fire escape, bays and front entry way to match existing colors.

- 18.377 BB 955 Boylston Street: At rear and side elevations re-point masonry with mortar matching the color, texture and tooling of the existing mortar.
- 18.369 BB 183 Commonwealth Avenue: At rear yard, remove cross rail at parking area, and reduce height of brick garden walls and install bluestone cap.
- 18.370 BB 184-190 Commonwealth Avenue: At rear elevation, replace steel entry door and wood door frame in-kind.
- 18.331 BB 200-204 Commonwealth Avenue: At rear elevation repoint masonry with mortar matching the color, texture and tooling of the existing mortar, repair stone trim with a tinted cementitious stucco, paint wood window trim black, and replace aluminum gutters and downspouts at dormers.
- 18.333 BB 371 Commonwealth Avenue: Relay existing pavers at patio and repair masonry at corner of building.
- 18.384 BB 265 Dartmouth Street: Install new wrought iron handrails at 142 Newbury Street entrance.
- 18.325 BB 3 Fairfield Street: At front façade replace three first-story non-historic two-over-two wood windows in-kind.
- 18.363 BB 21 Fairfield Street: At front façade and side elevation replace seven fourth-story non-historic wood one-over-one windows in-kind.
- 18.307 BB 9-11 Marlborough Street: At front façade remove existing gutter and shingle roof; install copper shelf panels and gutter at Mansard roof base; restore cornice; and install new scalloped roof slates.
- 18.332 BB 22 Marlborough Street: At front façade install two storm panels at first story window.
- 18.306 BB 33 Marlborough Street: At rear elevation replace copper gutter in-kind.
- 18.313 BB 128 Marlborough Street: At rear yard re-pave brick parking area with brick pavers.
- 18.356 BB 163 Marlborough Street: Repair west deck; repair existing fire escapes; repoint masonry with mortar matching the color, texture and tooling of the existing mortar; repair deteriorated stonework with a tinted cementitious stucco; repair and re-paint ironwork; replace deteriorated wood trim in-kind; re-paint all dormer trim.
- 18.381 BB 240 Marlborough Street: At rear elevation re-point masonry using mortar that matches the color, texture and tooling of the existing mortar.
- 18.320 BB 298 Marlborough Street: Replace black rubber roof in-kind.
- 18.366 BB 398 Marlborough Street: At front façade install black rubber roofing at bay window roof and install copper gutter and downspout.
- 18.352 BB 403 Marlborough Street: Install dryer vent at roof.
- 18.436 BB 167 Newbury Street: Replace lower level storefront door and window with floor to ceiling glass storefront system matching existing profiles and materials.
- 18.264 BB 168 Newbury Street: At front façade re-paint bay window frame and install canvas awnings at first story.
- 18.365 BB 282 Newbury Street: At side and rear elevations, replace nine fourth story non-historic one-over-one windows with wood six-over-one windows.

**IV. ANNUAL MEETING: Election of Officers and Appointment of Violations Committee**

**V. RATIFICATION OF 9/13/2017 PUBLIC HEARING MINUTES**

**VI. STAFF UPDATES**

**PROJECTED ADJOURNMENT:** 7:30 PM

**DATE POSTED:** 28 September 2017

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*), Lex Stevens (*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