



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, January 10, 2018
TIME: **5:00 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 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW HEARING

COMMERCIAL APPLICATIONS:

5:00 PM

18.756 BB

DAS Network Nodes – Multiple Locations

Applicant: Ricardo Sousa, Esq. – ExteNet

Proposed Work: Replace eleven existing light poles with a replacement pole that includes DAS antenna and related telecommunications equipment at the following locations: Commonwealth Avenue & Exeter Street; Commonwealth Avenue & Arlington Street; Boylston Street & Dartmouth Street (2); Boylston Street & Berkeley Street; Boylston Street & Fairfield Street; Boylston Street & Exeter Street; Newbury Street & Exeter Street; Newbury Street & Hereford Street; Newbury Street & Berkeley Street; and Newbury Street & Arlington Street.

18.760 BB

370 Commonwealth Avenue

Applicant: Arthur Ullian, Eliot Hotel

Proposed Work: Installation of a sidewalk café along Massachusetts Avenue.

18.686 BB

123 Newbury Street

Applicant: Thomas Trykowski, AIA

Proposed Work: At front façade renovate entry and entry doors, repair and re-point masonry, re-construct cornice, and re-paint roof deck railing; and at front façade and rear elevation replace deteriorated wood windows.

18.761 BB

175 Newbury Street

Applicant: Thomas Trykowski, AIA

Proposed Work: At front façade renovate first story and lower level storefronts.

RESIDENTIAL APPLICATIONS:

18.754 BB

225 Beacon Street

Applicant: Eduardo Serrate, Hacin & Associates

Proposed Work: At roof replace air conditioning units, remove existing skylight and roof hatch, install flat skylight for roof access, and install roof deck.

- 18.759 BB 260 Beacon Street
 Applicant: Philip Hresko
 Proposed Work: At front façade alter seventh-story fenestration pattern and replace window units; at rear elevation alter seventh-story fenestration pattern and replace door/window unit.
- 18.771 BB 361 Beacon Street
 Applicant: Adam Gilmore, Meyer and Meyer Inc.
 Proposed Work: Amend Application 18.262 BB to include constructing a copper clad penthouse addition, roof deck, and four rooftop condenser units.
- 18.751 BB 315 Dartmouth Street
 Applicant: Michael Szymanski, Meyer and Meyer Inc.
 Proposed Work: At Dartmouth Street façade repair and alter entry portico.
- 18.744 BB 317 Marlborough Street
 Applicant: Joe Holland
 Proposed Work: At roof construct roof deck and headhouse.

II. 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.

- 18.743 BB 164 Beacon Street: At rear elevation replace four non-historic second-story one-over-one wood windows in-kind.
- 18.738 BB 230 Beacon Street: At rear elevation replace non-historic wood door in-kind.
- 18.740 BB 501 Boylston Street: At Boylston Street façade replace existing wall sign.
- 18.755 BB 669 Boylston Street: Replace existing roof top equipment.
- 18.753 BB 799 Boylston Street: At street level modify two exterior wall signs and replace three interior window signs.
- 18.748 BB 42 Commonwealth Avenue: Repair roof and replace deteriorated metalwork and slate in-kind.
- 18.742 BB 119 Commonwealth Avenue: At front façade replace deteriorated fourth-story one-over-one wood window in-kind.

- 18.675 BB 167 Commonwealth Avenue: At front façade replace eight non-historic one-over-one wood windows in-kind; and at rear elevation replace two non-historic one-over-one wood windows in-kind.
- 18.487 BB 18 Hereford Street: At front façade replace deteriorated sections of wood in-kind and re-paint to match existing color; re-paint metalwork black; patch and re-paint cement at entryway.
- 18.752 BB 293 Marlborough Street: Replace rubber roof and roof deck in-kind.
- 18.581 BB 350 Marlborough Street: At front façade install black iron handrails at entry stoop.
- 18.717 BB 428 Marlborough Street: Replace rubber membrane roof in-kind.
- 18.741 BB 133 Newbury Street: At front façade install new wall sign and window awnings at first story retail space.
- 18.765 BB 134 Newbury Street: At front façade replace wall sign at lower level retail space.
- 18.749 BB 217 Newbury Street: At front façade replace wall sign at lower level retail space.
- 18.758 BB 298 Newbury Street: At rear elevation install three louvers to vent interior mechanical equipment.

III. RATIFICATION OF 12/13/2017 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 29 December 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