



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

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

DATE: Wednesday, June 13, 2018
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 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS COMMITTEE

4:30 PM

- 40 Commonwealth Avenue: Unapproved air conditioning unit at rear elevation.
- 17 Exeter Street: Update on unapproved furnace pipe.
- 414 Beacon Street: Unapproved enlargement of lower level rear windows.
- 424 Marlborough Street (a.k.a 45 Massachusetts Avenue) unapproved wall and window signage.

II. DESIGN REVIEW HEARING

5:00 PM

- 18.1059 BB 160 Commonwealth Avenue:
Applicant: Lemar Osmanov
Proposed Work: Replacement of non-historic front entry doors.
- 18.1083 BB 127 Beacon Street:
Applicant: Maria Tamvakologos
Proposed Work: Re-landscape front garden including replacing existing stone patio and sidewalk.
- 18.1362 BB 191 Commonwealth Avenue:
Applicant: Norman and Heewon Cerk
Proposed Work: At front façade and west elevation restore twelve sixth-story wood windows; at east elevation restore two former window openings and enlarge existing opening to original three window width; at rear elevation replace three sixth-story non-historic wood two-over-two with wood single-pane wood two-over-two windows; and at rear elevation replace two non-historic wood two-over-one windows with an eight-light wood window.
- 18.1373 BB 10-11 Arlington Street:
Applicant: Dartagnan Brown
Proposed Work: Repair and restore masonry, railings and fences, oriels, fire escapes and roofs; replace all windows with wood one-over-one windows; restore entry doors and replace exterior light fixtures; remove and infill lower level windows at side elevation; remove rear masonry addition, non-historic lower section of rear bay, and rear stairs to lower level; install garage door opening at rear elevation; and install new roof deck, elevator overrun and skylight.

18.1371 BB

346 Marlborough Street:

Applicant: George Kouris

Proposed Work: Repair slate roof; repair existing windows and replace deteriorated windows with wood two-over-two windows; re-paint windows, doors and shutters black; at front façade replace aluminum cladding at fourth-story with standing seam copper, and install new window, folding partition and deck; at upper most roof add access hatch, deck and air condensers; and at rear elevation remove fire escapes, add deck at roof of bay and convert window into a door, repair railing at rear yard, install brick parking court and install granite steps, and add exterior lighting.

III. 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.

18.1369 BB

157 Beacon Street: At front façade replace missing elements of cornice in-kind and re-paint window trim to match existing color.

18.1344 BB

182 Beacon Street: At rear elevation replace two first-story non-historic one-over-one wood windows and one non-historic single-light wood window in-kind.

18.1282 BB

334 Beacon Street: Secure failing roof slate.

18.1365 BB

334 Beacon Street: At front façade and side elevation replace six second-story one-over-one windows in-kind.

18.1356 BB

346 Beacon Street: At front façade replace three lower-level one-over-one wood windows in-kind.

18.1286 BB

357 Beacon Street: At roof rebuild front facing chimney in-kind.

18.1222 BB

370-380 Beacon Street: At front façade replace black rubber membrane roofing at bow roof in-kind.

18.1280 BB

424 Beacon Street: Replace existing concrete sidewalks between Beacon Street and Back Street in-kind.

18.1342 BB

504 Beacon Street: At roof install antenna.

18.1326 BB

511 Beacon Street: At front façade replace four second-story one-over-one wood windows in-kind.

18.1264 BB

526 Beacon Street: At front façade re-point masonry.

18.1319 BB

535 Boylston Street: At front façade replace non-historic storefront entry doors to be consistent with existing storefront entry doors at this façade.

18.1339 BB

699 Boylston Street: At front façade replace existing wall and window signage and install blade sign.

18.1359 BB

4 Charlesgate East: At roof install antenna.

- 18.1271 BB 18 Commonwealth Avenue: At rear elevation replace twelve non-historic one-over-one aluminum windows with one-over-one wood windows.
- 18.1346 BB 65 Commonwealth Avenue: At front façade replace concrete landing at entry and install granite pavers.
- 18.1223 BB 70 Commonwealth Avenue: Clad existing penthouse in standing seam copper and replace deteriorated wood trim in-kind.
- 18.1315 BB 110 Commonwealth Avenue: At side install signage to existing wrought iron gate leading to basement.
- 18.1340 BB 180 Commonwealth Avenue: At front façade remove, repair and re-install entry canopy.
- 18.1368 BB 252 Commonwealth Avenue: At rear elevation re-point masonry.
- 18.1231 BB 257 Commonwealth Avenue: At front façade replace five fourth-story non-historic single-light windows with wood one-over-one windows; and at penthouse replace front façade patio doors and rear elevation wood doors and windows matching the design of the existing windows and doors.
- 18.1327 BB 277 Commonwealth Avenue: At all elevations repair masonry, re-paint metal work, and replace roof flashing and gutters in-kind.
- 18.1361 BB 291 Commonwealth Avenue: At front façade, remove brick sidewalk and coal chute cover, repair vault, and re-install brick sidewalk and coal chute cover.
- 18.1250 BB 308 Commonwealth Avenue: At front façade repair entry steps and replace concrete and bluestone with blue stone pavers.
- 18.1126 BB 362 Commonwealth Avenue: At front façade replace lower-level non-historic metal and glass door with wood door matching door at 366 Commonwealth Avenue.
- 18.1283 BB 11 Exeter Street: At side elevation install black iron grates at five lower level windows.
- 18.1334 BB 7 Fairfield Street: At front façade and rear elevation replace deteriorated wood window sills and trim in-kind.
- 18.1357 BB 32 Fairfield Street: At front façade replace four third-story non-historic aluminum one-over-one windows with wood one-over-one windows; and at rear elevation replace three third-story non-historic one-over-one windows with wood one-over-one windows.
- 18.1117 BB 32 Gloucester Street: At front façade repair entry steps and sandstone lintels.
- 18.1244 BB 63 Marlborough Street: At rear elevation re-point masonry.
- 18.1216 BB 90 Marlborough Street: At front façade repair and repaint garden fence.
- 18.1329 BB 116 Marlborough Street: At front facade replace deteriorated wood corbels at cornice in-kind.
- 18.1336 BB 163 Marlborough Street: Replace all copper gutters and flashings in-kind; replace deteriorated roof slate in-kind; and re-paint all windows and wood trim black.
- 18.1374 BB 290 Marlborough Street: At front façade and rear elevation replace all existing non-historic two-over-two windows with wood two-over-two windows.
- 18.1370 BB 347 Marlborough Street: At front façade restore entry to original appearance and install lighting.
- 18.1351 BB 351 Marlborough Street: At front façade re-point and re-paint entry steps, restore lintels and sills, reset stone curbing, replace deteriorated curbing in-kind and restore fence and railings.
- 18.1372 BB 443 Marlborough Street: At front façade clean and re-point masonry.
- 18.1349 BB 15 Newbury Street: Restore five sets of entry doors and transoms; restore center entry vestibules masonry; re-set steps at staircases; and install new copper roofing and flashing at small roof area currently covered with rubber membrane roofing.
- 18.1358 BB 28 Newbury Street: At front façade replace wall signage.
- 18.1360 BB 38 Newbury Street: At front façade replace wall sign.
- 18.1348 BB 67 Newbury Street: At Newbury Street elevation re-point masonry and rebuild missing stone pinnacles; and at library roof replace slate and asphalt shingles with slate, and replace copper flashing, aprons and gutters and downspouts in-kind.
- 18.1352 BB 67 Newbury Street: At Newbury Street elevation install black iron handrails at steps.
- 18.1397 BB 77 Newbury Street: At front façade replace existing wall sign.
- 18.1380 BB 77 Newbury Street: At front façade's non-historic storefront install black powder coated cladding and entry door.

- 18.1363 BB 163 Newbury Street: Amend application 17.987 BB to change the configuration of the staircase to the lower level retail space from an angled stair with landing to a straight-run stair with no landing.
- 18.1331 BB 323-327 Newbury Street: Amend Application 18.657 BB to include in-kind replacement of deteriorated non-historic window sash.
- 18.1188 BB 349 Newbury Street: At front façade replace existing wall sign and blade sign.

IV. RATIFICATION OF 5/9/2018 PUBLIC HEARING MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 30 May 2018

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