



NOTICE OF PUBLIC HEARING

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

DATE: 10/9/2019
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 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS COMMITTEE – Public Meeting 4:30pm

VIO.20.015 BB **46 Hereford Street**
Unapproved HVAC unit attached to rear elevation.

VIO.20.017 BB **135 Commonwealth Avenue**
Unapproved HVAC unit attached to rear elevation.

VIO.20.024 BB **48 Gloucester Street**
At side elevation unapproved removal of louver at window opening and installation of pvc piping out louvered window opening.

RATIFICATION OF 8/14/2019 PUBLIC MEETING MINUTES

II. DESIGN REVIEW HEARING 5:00pm

20.238 BB **276-278 Newbury Street:**
Applicant: Mark Curley
Proposed Work: At second, third, fourth and fifth stories replace all non-historic wood windows in-kind; repair all masonry; at rear elevation revise design of approved deck railing to include planter shelf, reduce size of approved service door, and revise design of windows and bump out at fifth story; and at roof install acoustic panels around HVAC equipment and relocate skylight.

- 20.199 BB** **15 Arlington Street:**
Applicant: Michael Lamphier
Proposed Work: Reconstruct existing level 17 structure housing kitchen and service spaces for restaurant; reconfigure and replace rooftop mechanical equipment and install mechanical screen; and repair masonry, replace roof, and replace windows at level 18 and penthouse.
- 20.226 BB** **301 Berkeley Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.228 BB** **11 Exeter Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.229 BB** **239 Commonwealth Avenue (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.230 BB** **37 Fairfield Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.231 BB** **8 Gloucester Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.232 BB** **274 Clarendon Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.
- 20.233 BB** **375 Newbury Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing city pendant street light pole with pendant black painted fluted pole on cabinet base with top mounted antenna and side mounted antennas.
- 20.227 BB** **67 Newbury Street (City Light Pole):**
Applicant: Michael S. Giamo
Proposed Work: Replace existing concrete street light pole with six-sided metal pole painted to match concrete color on cabinet base with top mounted antenna and side mounted antennas.

- 20.088 BB** **32 Fairfield Street:**
 Applicant: Bonnie Theise
 Proposed Work: At rear elevation replace second story non-historic wood French doors with ten-light single wood door.
- 20.085 BB** **285 Marlborough Street:**
 Applicant: Catriel Tulian
 Proposed Work: At rear elevation construct balcony, convert window at bay into door, replace lower level entry door, remove window grates and redesign patio; and at roof relocate mechanical equipment, install headhouse, deck, grill and outdoor counter.
- 20.093 BB** **301 Beacon Street:**
 Applicant: David Stern
 Proposed Work: At rear elevation remove fire escape and surface applied conduit, remove and infill later door and window openings, install new lower level door opening, construct deck, convert window at bay into door, and redesign patio area.
- 20.369 BB** **97 Newbury Street:**
 Applicant: Matt Ottinger
 Proposed Work: At front façade replace Birch tree.
- 20.303 BB** **334 Marlborough Street:**
 Applicant: Adam Kovirowski
 Proposed Work: At front façade paint entry door, railings, stairs and curbing black; and install fencing, gate, patios and new plantings.
- 20.344 BB** **3 Arlington Street:**
 Applicant: Josh Plavner
 Proposed Work: At rear wing install vent at sidewall to vent gas fireplace.
- 20.351 BB** **416 Beacon Street:**
 Applicant: Edrick vanBeuzekom
 Proposed Work: Repair and re-point masonry; replace all wood window; at front façade replace entry door, repaint portico, repair entry steps and replace railing, re-design basement areaway and replace basement entry door, and re-landscape front yard; at rear elevation install new accessible entry at garage and house, replace garage doors; and at roof replace roofing, deck and HVAC equipment.

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.

- 20.236 BB** **206 Beacon Street, Unit 1:** At front facade replace one lower level one-over-one non-historic aluminum window with a one-over-one wood window; and at rear elevation replace three lower level one-over-one non-historic wood windows in-kind.
- 20.194 BB** **234 Beacon Street:** At front facade replace two first story two-over-two non-historic wood windows with two-over-two wood windows.
- 20.355 BB** **234 Beacon Street:** At front facade replace two first story two-over-two non-historic wood windows with two-over-two wood windows; at side elevation replace one first story six-over-six non-historic wood window with a six-over-six wood window, replace two first story four-over-four non-historic wood windows with four-over-four wood windows, and replace one first story two-over-two non-historic wood window with a two-over-two wood window.
- 20.132 BB** **259 Beacon Street:** At front facade repair front entry steps.
- 20.202 BB** **285 Beacon Street:** At front façade replace black rubber membrane roof at upper balcony in-kind.
- 20.256 BB** **285 Beacon Street:** At front façade re-point masonry.
- 20.311 BB** **462 Beacon Street:** At rear elevation replace five first story one-over-one non-historic vinyl windows with one-over-one wood windows.
- 20.207 BB** **302 Berkeley Street:** At front façade repaint wood elements, fire escape and previously painted masonry; repair masonry; replace deteriorated roof slate in-kind; replace rubber roofing at bay in-kind; and replace broken glass at skylight.
- 20.241 BB** **579, 581, 583 Boylston Street:** At front façade replace non-historic aluminum windows with aluminum windows matching historic metal window configuration.
- 20.301 BB** **579, 581, 583 Boylston Street:** At front façade repair copper cornice and parapet wall.
- 20.200 BB** **855 Boylston Street:** At front facade install signage at canopy and entry doors.
- 20.156 BB** **4 Charlesgate East, Unit 404:** At front facade and side elevation replace seven fourth-story one-over-one non-historic wood windows in-kind.
- 20.235 BB** **10 Charlesgate East:** At front facade and side elevation replace caulking at all windows and repair masonry.
- 20.357 BB** **10 Charlesgate East:** At front facade replace five first-story one-over-one non-historic windows with one-over-one wood windows.
- 20.128 BB** **13 Commonwealth Avenue:** At front facade re-paint window sash and trim black.

- 20.336 BB** **24 Commonwealth Avenue:** At front facade replace four fourth story one-over-one non-historic wood windows in-kind.
- 19.1406 BB** **42 Commonwealth Avenue:** At lower level of rear elevation replace non-historic door/window unit, non-historic door, and non-historic window with four-light and two over two wood windows and doors.
- 20.174 BB** **62 Commonwealth Avenue:** At rear elevation restore four one-over-one windows and fourteen eighteen-light casement windows.
- 20.248 BB** **109 Commonwealth Avenue:** At roof replace black rubber membrane roof, copper flashing and copper gutters in-kind; and repair five chimneys.
- 20.338 BB** **148 Commonwealth Avenue:** At roof replace black rubber membrane roof, access hatch and deck finishes, and relocate HVAC equipment.
- 20.350 BB** **254 Commonwealth Avenue:** At front façade replace four second story one-over-one wood windows in-kind.
- 20.188 BB** **293-295 Commonwealth Avenue:** Re-caulk all windows and doors, replace deteriorated wood window trim in-kind, and re-paint window trim.
- 20.321 BB** **306 Commonwealth Avenue:** At rear elevation resurface driveway with brick pavers and existing granite, install drainage system and install HVAC condenser on rear wing's roof.
- 20.359 BB** **311 Commonwealth Avenue:** At roof install antenna.
- 20.337 BB** **315 Commonwealth Avenue:** Replace all windows with historically appropriate wood windows.
- 20.258 BB** **384 Commonwealth Avenue:** At rear side of building repair and re-point masonry.
- 20.342 BB** **416 Commonwealth Avenue:** At front façade replace one first story one-over-one non-historic wood window in-kind.
- 20.318 BB** **416 Commonwealth Avenue:** At rear elevation replace six fifth story one-over-one non-historic wood windows in-kind.
- 20.125 BB** **13-15 Gloucester Street:** At side elevation re-point chimney and re-paint bay window.
- 20.208 BB** **30 Gloucester Street:** At front façade and side elevation replace all deteriorated one-over-one wood windows in-kind and repair all multi-paned wood windows; and at side elevation replace non-historic wood casement windows in-kind.
- 20.312 BB** **30 Gloucester Street:** At rear elevation repair fire escape.
- 20.211 BB** **71 Marlborough Street:** Replace deteriorated roof slate and copper gutter in-kind, and repair masonry.
- 20.131 BB** **118 Marlborough Street:** At rear yard install snow melt system below brick paved parking area.
- 20.118 BB** **123 Marlborough Street:** At roof deck replace deteriorated deck boards.
- 20.252 BB** **138 Marlborough Street:** At front façade re-point entry steps and re-set brick pavers and stone curbing; and at rear elevation re-point masonry and re-paint windows.
- 20.239 BB** **199 Marlborough Street:** At roof rebuild double chimney and repair penthouse chimney.
- 20.317 BB** **199 Marlborough Street:** At rear and side elevations replace ten first story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 20.329 BB** **199 Marlborough Street:** Re-point and repair masonry; re-clad penthouse in copper and install gutters; and install copper chimney cap.
- 20.334 BB** **287 Marlborough Street:** At roof rebuild front and rear chimneys.

- 20.307 BB** **356 Marlborough Street:** At front facade replace slate, copper flashing, gutter and capping at Mansard roof in-kind.
- 20.124 BB** **443 Marlborough Street:** At front facade replace two dead dogwood trees with two male Ginkgo trees.
- 20.163 BB** **14 Newbury Street:** At rear elevation re-point masonry.
- 20.286 BB** **112 Newbury Street:** At front façade replace wall sign.
- 20.105 BB** **117 Newbury Street:** At front garden replace planters.
- 20.141 BB** **123 Newbury Street:** At front façade replace wall sign and install window signage at first-story retail space.
- 20.237 BB** **127-129 Newbury Street:** At rear elevation re-grade and install brick pavers at parking area.
- 20.333 BB** **175 Newbury Street:** At front facade paint concrete retaining wall to match brownstone trim.
- 20.315 BB** **213 Newbury Street:** At front facade re-point and repair masonry.
- 20.144 BB** **222-224 Newbury Street:** At front facade re-point masonry.
- 20.143 BB** **226-232 Newbury Street:** At front facade re-point masonry.
- 20.206 BB** **303 Newbury Street:** At front facade replace blade sign.
- 20.335 BB** **303 Newbury Street:** At front facade replace wall sign.

IV. RATIFICATION OF 8/14/2019 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30PM

DATE POSTED: 9/27/2019

BACK BAY ARCHITECTURAL DISTRICT 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*), Vacant (*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