



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, December 14, 2016
TIME: 4:00 PM
PLACE: Boston City Hall – Piemonte Room (5th 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, by appointment, during business hours at the offices 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
4:00 PM

II. DESIGN REVIEW HEARING
COMMERCIAL APPLICATIONS:
5:00 PM

17.629 BB

235 Newbury Street

Applicant: James Christopher (Applicant)

Proposed Work: Renovate existing lower and upper patio along Newbury Street and create storage space under upper patio; install new wheelchair lift to service street level (first floor) and lower level (basement) retail space; patch and repair exterior masonry at front façade; and alter window openings on Newbury Street elevation.

17.608 BB

166 Newbury Street

Applicant: Vincent Norton (Applicant)

Proposed Work: At front façade replace two, one-over-one, double-hung, wood second story windows in-kind, two one-over-one, double-hung, wood third story windows in-kind, and one, nine-over-nine, double-hung, wood third story window in-kind; at rear elevation replace one, nine-over-one, double-hung, wood second story window in-kind; remove existing roof hatch, skylight and mechanical equipment; replace black rubber membrane roof in-kind; install two new skylights, roof hatch and mechanical equipment; and repair gutter at front façade.

17.643 BB

899 Boylston Street

Applicant: Thomas Trykowski, AIA (Applicant)

Proposed Work: Remove paving; salvage existing granite street marker for reinstallation; install new concrete sidewalk and curb cuts; create new "Furnishing Zone" with 4 1/2" X 9" permeable pavers; and re-create pedestrian path with concrete featuring saw dust score marks.

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- 17.641 BB 205-207 Newbury Street
 Applicant: Thomas Trykowski, AIA (Applicant)
 Proposed Work: At front façade remove brick piers between windows at 207 Newbury Street and remove concrete columns between windows at 205 Newbury Street; re-support the masonry with interior columns to be located behind new storefront glazing; install new butt glazed storefront windows between building banding on parlor level; and install new butt glazed storefront windows and entry door between building banding and the paved area on the garden level.
- 17.611 BB 535 Boylston Street
 Applicant: Michael McGowan (Applicant)
 Proposed Work: Replace existing frameless glass entry doors at Boylston Street with steel clad and glass doors.
- 17.631 BB 93-95 Newbury Street
 Applicant: Loretta Turk (Applicant)
 Proposed Work: Install new entry gate at front façade's entryway to store.
- RESIDENTIAL APPLICATIONS:**
- 17.507 BB 315 Marlborough Street
 Applicant: Andrew and Karen Wang (Owners)
 Proposed Work: Install an iron gate at front façade's entry walkway.
- 17.581 BB 42 Commonwealth Avenue
 Applicant: Thomas C. Thompson, Jr. (Applicant)
 Proposed Work: Replace existing decking and framework in-kind; replace existing black iron railing in-kind; extend existing roof deck toward rear of building; remove two existing skylights; and replace two existing skylights in-kind.
- 17.644 BB 133 Marlborough Street
 Applicant: Michael S. Teller, AIA (Applicant)
 Proposed Work: Re-landscape front garden and re-design front entry.
- 17.646 BB 11 Exeter Street
 Applicant: Dartagnan Brown (Applicant)
 Proposed Work: Re-landscape yard; re-introduce window wells; confirm that second and third floor windows were original window openings that have been enclosed; and install construction sign.
- 17.647 BB 401 Beacon Street
 Applicant: Dartagnan Brown (Applicant)
 Proposed Work: Repair all exterior masonry; replace all windows; restore front entry doors; replace standing seam metal siding at elevator overrun and stair, and install new copper standing seam panels; replace and enlarge roof deck with added fireplace, pool, hot tub and countertops; install roof top mechanical equipment; restore missing chimney along Gloucester Street elevation; replace concrete sidewalk with brick pavers; and re-landscape lawn areas.
- 17.569 BB 425 Marlborough Street
 Applicant: Alexandra Crivon (Owner)
 Proposed Work: Installation of retractable awning at roof deck supported by wrought iron supports mounted to existing deck structure and railing.
- 17.522 BB 329 Commonwealth Avenue
 Applicant: Adam Gilmore (Applicant)
 Proposed Work: Lower height of roof; construct copper clad penthouse, elevator and head house and roof decks; replace all windows with one-over-one, double-hung wood sash; remove existing entry structure at rear elevation; re-size masonry opening at removed door for new window opening; construct paved ramp with brick faced retaining walls to basement; construct new opening in rear foundation for a new garage door; and repave rear parking area with brick and granite pavers.

17.282 BB

45-53 Hereford Street

Applicant: Guy Grassi

Proposed Work: Construct three-story addition attached to rear elevations of 49-53 Hereford Street; remove penthouse addition; widen existing façade bay windows; add fenestration and dormers at Newbury Street elevation; reconfigure fenestration at rear elevation; repair masonry; install mechanical equipment on roof; re-landscape area around proposed addition.

- 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 two years 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 Joseph Cornish at 617.635.3850 or joseph.cornish@boston.gov. Thank you.

17.564 BB

286 Beacon Street: Replace existing black rubber membrane roofing at front portion of building with new black rubber membrane roofing.

17.638 BB

465 Beacon Street: At rear elevation replace non-historic fifth floor wood window unit in-kind.

17.598 BB

745 Boylston Street: At front façade replace existing wall and window signage with new branded image and add one additional wall sign.

17.536 BB

1 Commonwealth Avenue: Repair front façade's concrete entry steps with concrete coating to match color of existing steps.

17.632 BB

22 Commonwealth Avenue: At front façade replace nine non-historic, double-hung, one-over-one aluminum windows with wood, double-hung one-over-one windows.

17.624 BB

28 Commonwealth Avenue: Replace two one-over-one, double-hung, wood, half segment top windows on the fifth floor of the front façade in-kind; and replace two two-over-two, double-hung, wood, segment top windows on the fifth floor of the rear elevation in-kind.

17.633 BB

174 Commonwealth Avenue: Replace existing wood siding at rear elevation of penthouse with standing seam copper siding to match existing copper siding at side elevations of penthouse.

- 17.630 BB 174 Commonwealth Avenue: Install new black rubber membrane roof over existing asphalt roof at rear portion of roof (between penthouse and alley); replace two existing skylights with Velux hip roofed skylights; replace existing mechanical box with a black metal eight (8") inch round, twenty-four (24") inch tall gravity vent; and install copper flashing.
- 17.533 BB 362-366 Commonwealth Avenue: At front façade replace three non-historic second story one-over-one aluminum windows with wood one-over-one windows.
- 17.580 BB 11 Gloucester Street: Rebuild chimney in-kind with existing brick, brick that matches the existing brick and Type N mortar; re-install chimney pots, and install new lead flashing.
- 17.563 BB 29 Marlborough Street: Relocate light fixture at front façade entry door and install new light fixture.
- 17.612 BB 66 Marlborough Street: Replace slate shingles at Mansard in-kind; replace gutter in-kind; and replace two double-hung, six-over-six, wood windows in-kind.
- 17.623 BB 70 Marlborough Street: At rear elevation, repoint masonry at third and fourth stories of rear elevation with mortar to match the color, texture and tooling of the existing mortar.
- 17.534 BB 398 Marlborough Street: At rear elevation replace four double-hung, one-over-one wood fourth story windows in-kind.
- 17.515 BB 400 Marlborough Street: At rear elevation replace three double-hung, one-over-one wood third story windows in-kind.
- 17.609 BB 131 Newbury Street: At front façade install two new aluminum signs above first story bay windows.
- 17.582 BB 135 Newbury Street: At front façade install new aluminum sign at first story retail space.
- 17.548 BB 216-218 Newbury Street: At front façade install one new halo-lit aluminum sign and two non-illuminated aluminum signs at lower level retail space.
- 17.625 BB 297 Newbury Street: At front façade's bay window, install one metal sign measuring twelve (12') inches by seventy-two (72") inches above center window; and one eight (8") inch by twenty-four (24") inch metal sign above each side window.
- 17.567 BB 351 Newbury Street: At front façade, replace copper gutter in-kind and repair parapet wall.
- 17.568 BB 355 Newbury Street: At front façade replace four nine-over-nine, vinyl windows with wood, true-divided light, nine-over-nine windows; and replace two eight-over-eight vinyl windows with wood, true-divided light, eight-over-eight windows.

IV. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 2 December 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 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