



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, April 12, 2017
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 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. Comments from members of the public will be limited to five (5) minutes per person for each agenda item.

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

II. DESIGN REVIEW HEARING

COMMERCIAL APPLICATIONS:

5:00 PM

- 17.1003 BB Boylston Street (Arlington Street to Massachusetts Avenue)
Applicant: Para Jayasinghe, PE (Boston Public Works Department)
Proposed Work: Sidewalk paving master plan and replacement of sidewalk between Dartmouth Street and Exeter Street.
- 17.912 BB 607 Boylston Street
Applicant: Price Petersen (Applicant)
Proposed Work: Installation of HVAC air intake louvers at rear elevation as previously approved in 2012 as part of Application 13.064 BB.
- 17.988 BB 31 Newbury Street
Applicant: Chris Mastrangelo (Applicant)
Proposed Work: At lower roof replace mechanical condenser with new unit, and install gravity ventilator, gas vent and gooseneck exhaust vent; and replace existing louvers at rear elevation with dark bronze louvers.
- 17.933 BB 167 Newbury Street
Applicant: Guy Grassi (Applicant)
Proposed Work: Replace lower retail entry door, replace jamb trim and paint; install new granite pavers at walkway to front stoop; repaint fencing and handrails and add new aluminum cap rail; install new free standing planters at ground level; add step lights at ground level; repaint concrete curbs, stairs and slab at lower level; remove lower retail shelf, light and signage.

17.987 BB 163 Newbury Street
Applicant: Carl Solander (Applicant)
Proposed Work: Amend Application 17.124 BB to include adding a fourth floor addition and three recessed window openings in existing slate false roof structure; construct a two-story addition and brick pavers at the rear elevation; install copper gutters and downspouts, and black iron guardrails at rear elevation; convert second story window at rear bay into a door; install four heat pumps at roof at rear of building; and at sunken patio at front facade rebuild stairs with granite and add signage for accessible route on guardrail at sidewalk.

RESIDENTIAL APPLICATIONS:

17.836 BB 55 Commonwealth Avenue
Applicant: Jonathan Miller (Applicant)
Proposed Work: Install aluminum powder-coated sliding gate at rear parking area.

17.964 BB 166 Beacon Street
Applicants: Kathy and David Ennis (Owners)
Proposed Work: At rear elevation replace two wood non-historic double-hung one-over-one fifth floor windows with wood double-hung one-over-one wood windows; and install vent for gas range.

17.985 BB 3 Gloucester Street
Applicant: Ellen Perko (Applicant)
Proposed Work: Install roof deck on ultimate roof.

17.940 BB 13 Gloucester Street
Applicant: Kevin and Constance Hughes (Owners)
Proposed Work: At front façade replace four non-historic fourth story wood one-over-one windows with a fixed wood window flanked by two one-over-one wood windows; and at rear elevation replace three non-historic aluminum one-over-one windows with wood one-over-one windows.

17.965 BB 370 Commonwealth Avenue
Applicant: Arthur Ullian (Owner)
Proposed Work: Improvements to Massachusetts Avenue bicycle lane, sidewalk and valet/travel lane at 370 Commonwealth Avenue.

17.876 BB 72 Commonwealth Avenue
Applicant: Amit Dixit and Chris Chandler – ISKCON of New England (Applicants)
Proposed Work: Re-landscaping of front garden area and installation of an outdoor sculpture consisting of a brass figure on a granite base standing seventy-five inches tall.

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

- 17.911 BB 190 Beacon Street: At front façade replace two second story and two third story non-historic windows with wood two-over-two windows.
- 17.986 BB 236 Beacon Street: At third story of rear elevation replace three double-hung one-over-one wood windows and one fixed window in-kind.
- 17.944 BB 285 Beacon Street: At front façade replace three double-hung one-over-one third story wood windows in-kind; and at rear elevation replace one double-hung one-over-one third story wood window in-kind.
- 17.910 BB 354 Beacon Street: Re-point masonry at front façade and rear elevation with mortar matching the composition, color, texture and tooling of the existing mortar.
- 17.945 BB 409 Beacon Street: At rear elevation replace two, two-over-two wood windows in-kind, and replace two non-historic wood four-over-two windows with wood two-over-two windows.
- 17.879 BB 450 Beacon Street: Replace existing roof deck and install black iron railings.
- 17.878 BB 501 Boylston Street: At front façade install one set of non-illuminated aluminum letters above entry door and install window signage.
- 17.939 BB 285 Clarendon Street: Replace all copper gutters in-kind and paint dormers to match existing color.
- 17.992 BB 64 Commonwealth Avenue: Replace existing rubber membrane roof with new black rubber membrane roof.
- 16.1239 BB 90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace wood siding and install standing seam copper on the existing head house, and replace roofing membranes in-kind, by one year (expiring 4-13-2018).
- 16.1487 BB 90 Commonwealth Avenue: Renew Certificate of Appropriateness to replace the existing windows and door at the head house in-kind, by one year (expiring 8-10-2018).
- 17.938 BB 118 Commonwealth Avenue: At front façade replace two fourth story wood one-over-one windows in-kind; and at rear elevation replace two fourth story wood two-over-two story windows in-kind.
- 17.868 BB 203-205 Commonwealth Avenue: Replace roof slate in-kind and install new copper flashing and gutter.
- 17.936 BB 314 Commonwealth Avenue: Removal of six failed steel frame window units with aluminum insulated windows matching the appearance of the existing windows.
- 17.990 BB 325 Commonwealth Avenue: At front façade replace four wood one-over-one third story windows in-kind; and at rear elevation replace three wood one-over-one third story windows in-kind.
- 17.991 BB 325 Commonwealth Avenue: At front façade replace three wood one-over-one fifth story windows in-kind; and at rear elevation replace one wood one-over-one fifth story window in-kind.

- 17.937 BB 393 Commonwealth Avenue: Repoint front façade using a Type N mortar; and re-paint windows, window shutters, trim and fence to match existing colors.
- 17.989 BB 30 Fairfield Street: Replace flag pole support brackets at Fairfield Street and Commonwealth Avenue.
- 17.950 BB 10 Gloucester Street: Replace all existing front façade and rear elevation windows.
- 17.943 BB 3 Marlborough Street: At front façade install new copper gutter, flashing and copper roof panels at cornice; replace slate at Mansard in-kind; replace deteriorated wood trim at dormers in-kind and paint to match existing color.
- 17.907 BB 291 Marlborough Street: At front façade install copper flashing above entryway, replace deteriorated bricks in-kind, and re-point masonry using a mortar that matches the color, texture and tooling of the existing mortar; repair and re-paint windows and trim to match existing color; replace existing deteriorated storm windows in-kind; and apply wood preservative to existing fence at rear of property.
- 16.1266 BB 352 Marlborough Street: Renew Certificate of Appropriateness to replace slate shingles, copper gutters and leaders in-kind; restore masonry, including removing all of the vegetation from the facades; restore entry doors and all ornamental wood trim at the dormers in-kind; window replacement in-kind; construct a one-story rooftop addition; and install rooftop mechanical equipment and a deck on the main roof, by one year (expiring 7-8-2018).
- 16.1267 BB 362 Marlborough Street: Renew Certificate of Appropriateness to replace slate roof shingles, copper gutters and leaders in-kind; restore masonry, including removing all vegetation from the facades; restore the entryway; window replacement in-kind; construct a roof deck with a roof access hatch; and install rooftop mechanical equipment, by one year (expiring 7-8-2018).
- 16.1552 BB 362 Marlborough Street: Renew Certificate of Appropriateness to remove one tree in rear yard and replant; remove one tree in front garden and replant; construct a one-story rear yard brick infill featuring a garage door and pedestrian door with a rooftop deck; and build hardscape planters and brick paved driveway in rear yard, by one year (expiring 7-21-2018).
- 17.908 BB 370 Marlborough Street: Replace nine rear elevation windows in-kind.
- 17.934 BB 168 Newbury Street: Clean front yard retaining walls and curbs; replace stair treads and risers with new granite; install new brick pavers and granite border at walkway to front stoop; and repaint handrails at front yard.
- 17.941 BB 228 Newbury Street: At front façade repoint masonry, repair shingles at bay window, and replace copper gutter in-kind.

IV. ADVISORY REVIEW

13 Hereford Street: Construct a roof deck with a black metal rail on the building's upper roof and install black painted metal stair and rail from fourth floor to proposed roof deck.

V. RATIFICATION OF 3/8/2017 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 3/31/2017

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