



# 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, September 13, 2017  
**TIME:** 4:30 PM  
**PLACE:** Boston City Hall – Room 900 (9<sup>th</sup> 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 MEETING**

**4:30 PM**

- 9 Gloucester Street: Unapproved tree removal at Marlborough Street – Update.
- 245 Newbury Street: Unapproved electronic window signage.
- 263 Newbury Street: Unapproved electronic window signage.
- 238 Marlborough Street: Unapproved rooftop head house.
- Ratification of 6/14/2017 Meeting Minutes

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#### **II. DESIGN REVIEW HEARING**

##### **COMMERCIAL APPLICATIONS:**

**5:00 PM**

- 18.259 BB 265-275 Dartmouth Street  
Applicant: Thomas Trykowski, AIA (Applicant)  
Proposed Work: At roof increase height of existing elevator over-run to meet current machinery and code requirements; install new standing seam siding to over-run to match existing siding; and add new access door and exterior staircase from roof to over-run.
- 18.251 BB 273 Newbury Street  
Applicant: Paul Solem (Applicant)  
Proposed Work: At patio install planters and free standing display case.
- 17.1493 BB 349 Newbury Street  
Applicant: Gary Simon (Applicant)  
Proposed Work: At rear elevation replace existing garage doors with brick infill and install clerestory windows.

##### **RESIDENTIAL APPLICATIONS:**

- 18.242 BB 75 Marlborough Street  
Applicant: Daniel Wehner  
Proposed Work: Remove existing rooftop headhouse, roofing, decking and skylights, and replace with a relocated headhouse, new rubber roofing, decking and skylights.

- 18.239 BB      25 Commonwealth Avenue  
 Applicant: Dell Mitchell (Applicant)  
 Proposed Work: At rear elevation install new copper flashing at second story roof and install copper vent at wall for range hood.
- 18.254 BB      349 Commonwealth Avenue  
 Applicant: Lauren Saracco (Applicant)  
 Proposed Work: Construct penthouse addition.
- 18.253 BB      329 Commonwealth Avenue  
 Applicant: Adam Gilmore (Applicant)  
 Proposed Work: Amend application 17.522 BB to relocate four proposed condenser units from the rear roof deck to the upper roof behind approved elevator headhouse; and relocate one proposed condenser unit from rear roof deck to front roof deck to be concealed by existing parapet wall and proposed new wood screen.
- 18.088 BB      260-262 Commonwealth Avenue  
 Applicant: Adam Gilmore (Applicant)  
 Proposed Work: Combining two buildings into one building with five residential units which will include removing all existing fire escapes; restoring exterior masonry, metalwork, wood trim and doors; replacing all windows; lowering existing roof structures to create parapet walls at front and rear; constructing a copper clad penthouse and roof deck; constructing a four-story rear addition; at rear yard erect a brick wall, garden areas and a ramp to a proposed garage door opening and basement level parking.

**III. ADMINITRATIVE 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](mailto:BackBayAC@boston.gov). Thank you.

- 18.112 BB      104 Beacon Street: Replace front façade copper gutters and downspouts in-kind.
- 18.113 BB      108 Beacon Street: Replace front façade copper gutters and downspouts in-kind.
- 18.243 BB      109 Beacon Street: At front façade replace two one-over-one second story aluminum windows with one-over-one wood windows, and replace wood brick molds in-kind.

- 18.114 BB 111 Beacon Street: At rear elevation re-point masonry with mortar that matches the color, texture and tooling of the existing mortar; repair sandstone trim with a tinted cementitious stucco; replace copper gutters and downspouts in-kind; repaint window trim and fire escapes to match existing colors.
- 18.115 BB 112 Beacon Street: Replace front façade copper gutters and downspouts in-kind.
- 18.116 BB 116 Beacon Street: Replace front façade copper gutters and downspouts in-kind.
- 18.117 BB 131-133 Beacon Street: Replace front façade and rear elevation copper gutters and downspouts in-kind.
- 18.166 BB 198 Beacon Street: Replace rubber membrane roof in-kind.
- 18.187 BB 251 Beacon Street: Repair front entry steps with a tinted cementitious stucco.
- 18.143 BB 271 Beacon Street: At front façade replace three non-historic lower level one-over-one wood windows in-kind and one single-light wood casement window in-kind.
- 18.174 BB 292 Beacon Street: Replace slate at front Mansard roof in-kind.
- 18.208 BB 232 Clarendon Street: At front façade replace aluminum gutters and downspouts with copper.
- 18.231 BB 234-236 Clarendon Street: Repair stone façade at select locations using a tinted cementitious stucco; repoint; repaint and re-caulk the perimeter of the windows black.
- 18.228 BB 65 Commonwealth Avenue: At front façade repair and repaint fence; repaint window security gates; re-point mortar joints at stairs and retaining wall with mortar that matches the color, texture and tooling of the existing mortar; and replace concrete landing in-kind.
- 18.146 BB 113 Commonwealth Avenue: Re-point masonry at front façade with mortar that matches the color, texture and tooling of the existing mortar, and re-paint window trim to match existing color.
- 18.276 BB 148 Commonwealth Avenue: Replace existing concrete front entry walk with brick pavers.
- 18.245 BB 167 Commonwealth Avenue: At front façade repair deteriorated sandstone with a tinted cementitious stucco; and install new metal panel roof at bay.
- 17.1486 BB 191 Commonwealth Avenue: Replace all existing non-historic six-over-six double-hung wood window sash in-kind.
- 18.246 BB 391 Commonwealth Avenue: At front façade and rear elevation replace eight aluminum one-over-one third story windows with wood one-over-one windows.
- 18.247 BB 391 Commonwealth Avenue: At front façade replace four aluminum one-over-one third story windows with wood one-over-one windows.
- 18.217 BB 416 Commonwealth Avenue: At rear elevation replace two non-historic one-over-one wood seventh story windows and seven non-historic one-over-one wood sixth story windows in-kind.
- 18.218 BB 416 Commonwealth Avenue: Replace sixteen non-historic one-over-one wood fifth story windows in-kind.
- 18.189 BB 11 Exeter Street: Replace existing deteriorated granite surround with new sections of granite; replace missing address letters in-kind; rebuild brick cheek walls at entry stairs in-kind; and install new pendant light fixture.
- 18.104 BB 11 Hereford Street: At rear elevation re-point masonry below gutter with a mortar that matches the color, texture and tooling of the surrounding mortar.
- 18.278 BB 65 Marlborough Street: Repoint; resurface brownstone features using a tinted cementitious stucco.
- 18.108 BB 146 Marlborough Street: Replace slate shingles, flat-seam copper cladding on the dormers, copper flashing, and copper gutters in-kind.
- 18.252 BB 189 Marlborough Street: Re-point masonry at front façade with mortar that matches the color, texture and tooling of the existing mortar, and re-paint window trim to match existing color.

- 18.256 BB 193 Marlborough Street: Re-point masonry at front façade with mortar matching the color, texture and tooling of the existing mortar.
- 18.224 BB 313 Marlborough Street: Installation of condenser/heat pump on uppermost roof adjacent to an existing unit with piping and electrical lines running to roof through an internal pipe chase.
- 18.157 BB 365 Marlborough Street: Rebuild front entry steps and walkway in-kind.
- 18.238 BB 45 Newbury Street: Replace existing failed rooftop condensing unit and air handler with similar equipment.
- 18.260 BB 115 Newbury Street: At front façade replace concrete paving with bluestone pavers; install planting beds; and install new bronze anodized storefront system to match existing entryway with new entry door for direct access to retail space.
- 18.258 BB 127-129 Newbury Street: At front façade replace concrete paving with bluestone pavers; install planting beds; and install anodized bronze framework for future signage at storefront matching the entry way.
- 18.250 BB 175 Newbury Street: At rear elevation replace two non-historic lower level one-over-one wood windows in-kind; replace metal entry door in-kind; add copper entry canopy over door; repair window grates; install intercom call box; install lighting fixture and bronze louver above entry door; and remove HVAC condensing unit and support frame, abandoned power and telecommunication wires and broken light fixture.
- 18.226 BB 177 Newbury Street: At front façade replace existing blade sign and window signage at first story.
- 18.248 BB 205-207 Newbury Street: At front façade and rear elevation re-point masonry with mortar matching the color, texture and tooling of the existing mortar, repair stonework with a tinted cementitious stucco, and repair gutters and downspouts. Replace west side copper gutters in-kind. Re-paint and re-seal existing windows. Replace gray mortar patches with brick in-fill to match existing brick and mortar. Replace asphalt paving at rear parking area with brick pavers. At rear elevation replace three entry doors in-kind, add copper entry canopy over west entry door, door intercom and lighting.
- 18.275 BB 288 Newbury Street: Install new wooden blade sign at first story commercial space.
- 18.220 BB 316 Newbury Street: Install new window signage at fourth story windows.

#### IV. RATIFICATION OF 7/12/2017 and 8/9/2017 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

**PROJECTED ADJOURNMENT:** 8:00 PM

**DATE POSTED:** 31 August 2017

#### 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