



### NOTICE OF PUBLIC HEARING

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

**DATE:** 12/11/2019  
**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 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.20.017 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.

**VIO.20.032 BB**      **64 Commonwealth Avenue**  
Unapproved asphalt paving at rear parking area.

**VIO.20.034 BB**      **31 Fairfield Street**  
Unapproved wood railings at front entry steps.

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2019 NOV 27 P 1:30  
BOSTON, MA

### RATIFICATION OF 11/13/2019 PUBLIC MEETING MINUTES

**II. DESIGN REVIEW PUBLIC HEARING**  
**5:00pm**

**20.346 BB**      **731 Boylston Street:**  
Applicant: Mike Provenzano  
Proposed Work: At front façade remodel storefront and install signage.

**20.579 BB**      **15 Newbury Street:**  
Applicant: Doug Manley  
Proposed Work: At roof of Parish House install condenser unit.

- 20.598 BB**      **159 Newbury Street:**  
 Applicant: Art McIntosh  
 Proposed Work: At front façade remodel existing garden terrace space.
- 20.392 BB**      **354 Marlborough Street:**  
 Applicant: Justin Ashley  
 Proposed Work: At rear of property remove Linden tree.
- 20.550 BB**      **451 Beacon Street:**  
 Applicant: Robert Weintraub  
 Proposed Work: At roof install new roof deck; repair and restore all windows; and at rear elevation extend parking area and replace garden level entry door.
- 20.486 BB**      **315 Commonwealth Avenue:**  
 Applicant: Jeffrey Heyne  
 Proposed Work: At roof replace black rubber membrane roof in-kind, replace roof deck and railings, install deck step lights, remove brick chimney, access hatch, skylight and elevator headhouse, construct new access hatch, replace existing large skylight in-kind, install pyramid skylight, install nine heat pumps, and add three chimney pots to west chimney; at front façade and rear elevation refurbish and clean roof slate, replace all flashing and gutters with copper, remove all security devices, flood lights, sirens, and lock boxes, repair wood mouldings and masonry, refurbish doors, clean and re-paint ironwork and fire escapes; and at rear elevation replace roof over entry door with standing seam copper, and install air intake vent and light fixture above entry door.

**III. PROPOSAL TO ADDRESS MORATORIUM ON THE ENACTMENT RULES RELATED TO THE LOCATION OF SANDWICH BOARD SIGNS ON PUBLIC WAYS IN THE BACK BAY ARCHITECTURAL DISTRICT SET TO EXPIRE ON DECEMBER 31, 2019 – DISCUSSION AND VOTE.**

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

- 20.574 BB** **260 Beacon Street:** At rear elevation replace four, second-story, one-over-one, non-historic wood windows in-kind.
- 20.575 BB** **282 Beacon Street:** At rear elevation replace three, fourth-story non-historic windows with six-over-six wood windows.
- 20.596 BB** **303 Berkeley Street:** At roof, replace one set of non-historic French doors in-kind, and replace one set of non-historic French doors with two, two-over-two wood windows.
- 20.601 BB** **419 Boylston Street:** At front façade replace wall sign.
- 20.590 BB** **234-236 Clarendon Street:** At rear elevation re-point masonry, replace deteriorated lintels in-kind, replace roof slate in-kind, and install new copper gutter and downspout.
- 20.589 BB** **150 Commonwealth Avenue:** At rear addition replace black rubber membrane roof, copper flashing and copper gutter in-kind.
- 20.585 BB** **151 Commonwealth Avenue:** At roof replace black rubber membrane roofing in-kind.
- 20.595 BB** **180 Commonwealth Avenue:** At side elevation replace four, ninth-story six-over-nine non-historic wood windows in-kind; and at rear elevation replace five, ninth-story one-over-one non-historic wood windows in-kind.
- 20.561 BB** **290 Commonwealth Avenue:** At roof repair masonry at existing elevator shaft and install new flashing.
- 20.526 BB** **108 Marlborough Street:** At roof replace tar and gravel roof with black rubber membrane roof, replace roof slate in-kind, and install new copper gutter.
- 20.593 BB** **138 Marlborough Street:** At rear and side elevations, replace four, second-story two-over-two non-historic wood windows in-kind.
- 20.599 BB** **285 Marlborough Street:** Replace all non-historic aluminum-clad windows with historically appropriate wood windows.
- 20.563 BB** **288 Marlborough Street:** At bay window replace copper roofing and wood trim elements in-kind.
- 20.560 BB** **348 Marlborough Street:** At front façade repair and repaint front entry doors, steps and curbing; and at rear elevation re-point masonry.
- 20.594 BB** **356 Marlborough Street:** At front façade replace three, fourth-story, one-over-one non-historic wood windows in-kind.
- 20.597 BB** **356 Marlborough Street:** At front façade replace deteriorated wood window trim and sills in-kind; and replace deteriorated roof slate in-kind.
- 20.582 BB** **81 Newbury Street:** At front façade replace first-story window signage in-kind.
- 20.551 BB** **174 Newbury Street:** At front façade recover existing window awnings.
- 20.572 BB** **252 Newbury Street:** At front façade replace blade sign.
- 20.571 BB** **280 Newbury Street:** At rear elevation re-point masonry.
- 20.591 BB** **302 Newbury Street:** At front façade replace existing blade sign.

## V. RATIFICATION OF 11/13/2019 PUBLIC HEARING MINUTES

## VI. STAFF UPDATES

## VII. PROJECTED ADJOURNMENT: 7:00PM

**DATE POSTED: 11/27/2019**

**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