



# 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, January 11, 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 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**  
**4:30 PM**

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

- 17.701 BB 399 Boylston Street  
Applicant: Paul Filtzer, BRE Boylston Owner LLC (Owner)  
Proposed Work: Exterior signage master plan.
- 17.706 BB 205-207 Newbury Street  
Applicant: Thomas Trykowski, AIA (Applicant)  
Proposed Work: At front façade remove brick piers between windows at 207 Newbury and remove concrete columns between windows at 205 Newbury; re-support the masonry with new bronze colored exterior columns to be located in line with the new storefront glazing; introduce similar egg and dart detail to upper lintel band at 205 Newbury Street; install new bronze colored framed glazed storefront windows between columns and upper building banding on parlor level; remove existing middle bay banding to create a unified storefront appearance; and install new bronze colored framed glazed storefront windows between columns and entry door between new bronze colored sign band banding and the paving on the garden level.

**RESIDENTIAL APPLICATIONS:**

- 17.700 BB 474 Beacon Street  
Applicant: Dartagnan Brown (Applicant)  
Proposed Work: Lower height of brick parapet wall around the perimeter of a previously approved roof deck located on top of a previously approved garage extension.

RECEIVED  
CITY CLERK OFFICE  
2016 DEC 21 P 2:28  
BOSTON, MA

- 17.645 BB      488 Beacon Street, Unit 10/11  
 Applicant: Calla Jean Schaefer and Douglas Adams (Owners)  
 Proposed Work: Install two air conditioning compressor units at rear elevation: one mounted to wall; and one located on the ground.
- 17.697 BB      488 Beacon Street, Unit 12/13  
 Applicant: Anjali Midah (Owner)  
 Proposed Work: Installation of two condenser units on roof; and installation of dryer vent at rear elevation.
- 17.661 BB      23 Commonwealth Avenue  
 Applicant: Robert J. Ferree (Applicant)  
 Proposed Work: At rear yard remove portion of existing fence and wall and expand paved area.
- 16.1538 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](mailto:joseph.cornish@boston.gov). Thank you.

- 17.663 BB      260 Beacon Street: At front façade replace two wood, double-hung one-over-one sixth floor windows at front façade in-kind; and at rear elevation replace one wood sixth floor sliding window at rear elevation in-kind.
- 17.690 BB      277 Beacon Street: At rear elevation replace one one-over-one second story window in-kind.
- 17.696 BB      811 Boylston Street: Replace existing signage at front façade and install new window signage.
- 17.695 BB      245 Commonwealth Avenue: Installation of iron grilles at front façade's entry doors.
- 17.692 BB      293 Commonwealth Avenue: At front façade replace four one-over-one third floor windows in-kind.

- 17.687 BB 118 Marlborough Street: Installation of snow melt system below existing brick parking court at rear yard and replacement of asphalt paving adjacent to alley with brick pavers.
- 17.689 BB 135 Marlborough Street: At front façade replace two twelve-over-one third story windows in-kind, and one twenty-over-two window in-kind; at side elevation replace one twelve-over-one third story window in-kind, and two sixteen-over-one third story windows in-kind.
- 17.691 BB 421 Marlborough Street: At side elevation replace eleven one-over-one non-historic sixth story windows with one-over-one wood windows, and replace four stationary transom non-historic windows with wood stationary transom windows.
- 17.698 BB 73 Newbury Street: Replacement of existing signage at first story retail space.
- 17.662 BB 228 Newbury Street: Replacement of existing black rubber membrane roof in-kind.
- 17.699 BB 273 Newbury Street: Install electric lantern at front façade's first story entry door.

#### **IV. RATIFICATION OF 11/14/2016 and 12/14/2016 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 7:30 PM**

**DATE POSTED:** 27 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