



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, February 8, 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

- 17.745 BB 425 Boylston Street
Applicant: Bob Peterson, People's United Bank, National Association (Tenant)
Proposed Work: Install interior signage at ATM.
- 17.736 BB 501 Boylston Street
Applicant: Kevin Hegarty, Corderman and Company (Applicant)
Proposed Work: Install new retail entrance glass door system matching adjacent door, door finish and hardware.
- 17.768 BB 91 Newbury Street
Applicant: Thomas Trykowski, AIA (Applicant)
Proposed Work: At front façade remove existing street level glass storefront; salvage existing ornamental iron work for re-installation; install new butt glazed storefront doors and sidelights; and re-work the base to accommodate new doors.
- 17.769 BB 166 Newbury Street
Applicant: Thomas Trykowski, AIA (Applicant)
Proposed Work: Install new signage above lower level storefront entry, window signage and two back-lit display boxes at bluestone walls.
- 17.739 BB 336 Newbury Street
Applicant: Grant Gao (Applicant)
Proposed Work: Install new illuminated blade sign.

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17.729 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.

RESIDENTIAL APPLICATIONS:

17.746 BB 114-118 Beacon Street
Applicant: Jonathan Ritter, Sprint (Applicant)
Proposed Work: Remove and replace three antennas and add three remote radio heads to the existing rooftop telecom facility along with two conduits containing associated cables inside the existing cable tray.

17.723 BB 284 Commonwealth Avenue
Applicant: Guy Grassi (Applicant)
Proposed Work: Install a skylight at the roof of the rear ell.

17.764 BB 272 Marlborough Street
Applicant: Anthony Greco (Owner)
Proposed Work: Construct a roof deck with black painted steel rail on the building's upper roof, expand existing elevator head house and re-clad in standing seam copper.

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.

- 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.

17.765 BB 274 Beacon Street: Replace seventh floor French door system and flanking tri-part windows at rear elevation with wood doors and windows matching the historic configuration; replace seventh floor eight-over-eight, double-hung window and six-over-six, double-hung window at east elevation with wood windows matching the historic window configuration; replace three seventh floor six-over-six double-hung windows at west elevation with wood windows matching the historic window

- configuration; replace two seventh story six-over-six double-hung windows and one eight-over-eight double-hung windows at south elevation facing courtyard with wood windows matching the historic window configuration.
- 17.744 BB 55 Commonwealth Avenue: Install exterior light fixture above front façade entry door.
- 17.750 BB 65 Commonwealth Avenue: Install four Harvey Tru Channel white aluminum storm windows at fifth story windows at rear and side elevations.
- 17.767 BB 180 Commonwealth Avenue: Install four Harvey Tru Channel black aluminum storm windows at third story windows at rear elevation.
- 17.770 BB 390 Commonwealth Avenue: Replace five third story double-hung one-over-one wood windows at front façade in-kind.
- 17.693 BB 28 Exeter Street: Installation of new sign panel above entry door.
- 17.747 BB 88 Marlborough Street: Replace one six-over-six front facing window on fourth floor in-kind; replace one four-over-four front facing window on fourth floor in-kind; and replace four one-over-one rear facing windows on fourth and fifth floor in-kind.
- 17.707 BB 88 Marlborough Street: At front façade replace two double-hung, six-over-six fourth story windows in-kind.
- 17.740 BB 119 Marlborough Street: Replace two front facing ground floor one-over-one windows in-kind.
- 17.737 BB 73 Newbury Street: Replace window signage at first story bay window.
- 17.766 BB 257 Newbury Street: Replace four first story one-over-one, double-hung wood windows at rear elevation in-kind.

IV. DISCUSSION ITEMS

- Boylston Street sidewalk paving plan.
- Order of Public Hearing.

V. RATIFICATION OF 11/14/2016; 12/14/2016: and 1/11/2017 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 27 January 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