



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, March 8, 2017
TIME: **4:45 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
4:45 PM

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

- 17.831 BB 399 Boylston Street
Applicant: Paul F. Gibbs (Applicant)
Proposed Work: New window signage, patio alterations and dumpsters at rear elevation.
- 17.738 BB 223 Newbury Street
Applicant: Rich Goins
Proposed Work: Replace three existing signs at lower windows and door and with Sunbrella fabric awnings.
- 17.729 BB 110 Commonwealth Avenue
Applicant: Earl Norman (Applicant)
Proposed Work: Stabilize tower, install hanging scaffolding and scrim with sponsorship graphics.

RESIDENTIAL APPLICATIONS:

- 17.853 BB 19 Commonwealth Avenue
Applicant: David McMahon (Applicant)
Proposed Work: At rear elevation install new deck above garage and cantilevered from sidewall, and convert existing window into a door.

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- 17.833 BB 488 Beacon Street, Unit 10/11
Applicant: Calla Jean Schaefer and Douglas Adams (Owners)
Proposed Work: Install two HVAC condensers on roof.
- 17.834 BB 237 Marlborough Street
Applicant: Dartagnan Brown (Applicant)
Proposed Work: Repair and repoint masonry; replace existing roof singles with slate; repair ironwork and fencing; construct new copper clad headhouse and deck at roof; repair stucco and paint garage; install new garage door; install metal sconces at garage and headhouse; install steel railings at rear oriel; install new glass door and windows at enlarged masonry openings at first story of rear elevation; reset brick entry walk; repair entry steps and stoop; install new one-over-one wood windows and new entry door; and install new copper gutters and downspouts.
- 17.821 BB 230 Marlborough Street
Applicant: Joe Holland (Applicant)
Proposed Work: At rear elevation install two new windows in previously proposed and approved brick faux window locations and install security grills.
- 17.836 BB 55 Commonwealth Avenue
Applicant: Jonathan Miller (Applicant)
Proposed Work: Install aluminum powder-coated sliding gate at rear parking area.
- 17.826 BB 284 Commonwealth Avenue
Applicant: Guy Grassi (Applicant)
Proposed Work: Construct mezzanine addition and roof deck at main building, and relocate previously approved mechanical equipment.
- 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.

- 17.820 BB 5 Arlington Street: Repair oriel window at rear elevation including replacing four double-hung six-over-six wood windows in-kind.
- 17.823 BB 177 Beacon Street: At rear elevation replace non-historic fiberglass entry door with wood door painted black with brass hardware.
- 17.828 BB 236 Beacon Street: At side elevation replace four fourth floor one-over-one double-hung wood windows with wood double-hung six-over-six windows.
- 17.835 BB 270 Beacon Street: Repair masonry, repair structural steel posts, and replace deteriorated windows at inner courtyard and rear elevation in-kind.
- 17.829 BB 286 Beacon Street: At rear elevation replace five second floor double-hung one-over-one wood windows in-kind.
- 17.852 BB 330 Beacon Street: Replace sealants around windows, repair deteriorated and spalling concrete, and apply new coating to concrete surfaces of balconies.
- 17.815 BB 545 Boylston Street: Installation of signage at sign band above storefront.
- 17.825 BB 285 Clarendon Street: Replace two garden level double-hung eight-over-light non-historic wood windows with wood double-hung eight-over-eight true-divided light windows.
- 17.819 BB 33 Commonwealth Avenue: At front façade replace four, third story double-hung one-over-one wood windows in-kind.
- 17.830 BB 152 Commonwealth Avenue: Replace 106 exterior wood windows in-kind.
- 17.855 BB 160 Commonwealth Avenue: Replace existing slate at mansard and cupola in-kind.
- 17.777 BB 311 Commonwealth Avenue: At the front façade replace one eighth floor one-over-one double-hung wood window in-kind; and at the side elevation replace seven eighth floor one-over-one double-hung wood windows in-kind.
- 17.818 BB 311 Commonwealth Avenue: At front façade replace seven, one-over-one third story wood windows in-kind; and at side elevation replace ten one-over-one third story wood windows in-kind.
- 17.813 BB 333 Commonwealth Avenue: At rear elevation replace four fifth floor wood one-over-one double-hung windows and one set of ten-lite casement windows in-kind; and replace fifth story fire escape non-historic door with new wood door and transom.
- 17.816 BB 390 Commonwealth Avenue: At rear elevation replace four aluminum 1980s one-over-one windows with wood double-hung one-over-one windows.
- 17.776 BB 168 Marlborough Street: Repair sandstone trim at front façade with a tinted cementitious stucco and repaint wood dormers to match existing color.
- 17.817 BB 257 Marlborough Street: Re-point masonry at front façade and rear elevation with mortar matching the composition, color, texture and tooling of the existing mortar.
- 17.824 BB 398 Marlborough Street: At front façade replace three double-hung one-over-one fourth story wood windows and 3 double-hung one-over-one fifth story wood windows in-kind.
- 17.775 BB 359 Newbury Street: Installation of signage at sign band and windows at Massachusetts Avenue elevation.

IV. RATIFICATION OF 2/8/2017 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:00 PM

DATE POSTED: 2/24/2017

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