



# 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- Revised

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

**DATE:** Wednesday, May 10, 2017  
**TIME:** 5:00 PM  
**PLACE:** Boston City Hall – Room 900 (9<sup>th</sup> Floor)

RECEIVED  
CITY CLERK'S OFFICE  
MAY -5 P 3:08  
BOSTON, MA

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. **DESIGN REVIEW HEARING** **5:00 PM**

- 17.879 BB      450 Beacon Street  
Applicant: Paul Hajian (Applicant)  
Proposed Work: Replace existing roof deck and install black iron railings.
- 17.1128 BB      120 Beacon Street  
Applicants: Kate Shepherd (Applicant)  
Proposed Work: At rear elevation reduce length and height of existing brick wall and install granite curb.
- 17.1115 BB      270 Beacon Street  
Applicant: Joshua Knapper (Applicant)  
Proposed Work: At front façade install railing at catwalk along parapet wall.
- 17.827 BB      119 Beacon Street  
Applicant: David Yazdi (Owner)  
Proposed Work: Repair deteriorated roof deck and replace wood railing with black iron railing; replace exterior of headhouse; and replace rooftop air-conditioning unit.

II. **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.

- 17.1124 BB      172 Beacon Street: At sixth story replace twenty-two six-over-six wood windows and one three light window in-kind.
- 17.1113 BB      223 Beacon Street: At front façade replace one garden level and three first story aluminum one-over-one double hung windows with wood double-hung one-over-one windows; and at rear elevation replace two second story double-hung one-over-one aluminum windows with wood double-hung one-over-one windows.
- 17.1093 BB      234 Beacon Street: Replace canvas entry awning covering in-kind and repair damaged concrete sidewalk.
- 17.1083 BB      280 Beacon Street: Replace existing black rubber membrane roof at upper and lower roofs in-kind; replace skylights at upper roof in-kind.
- 17.1091 BB      282 Beacon Street: At Beacon Street Elevation replace eight non-historic one-over-one aluminum fourth floor windows with wood double-hung six-over-six windows.
- 17.1117 BB      295 Beacon Street: At front façade and side elevation repair masonry, repair and repaint sheet metal cladding, install missing metal architectural features in-kind, repaint exterior wood features, install storm windows, and replace roof skylights in-kind.
- 17.909 BB        306 Beacon Street: Repair sandstone at front façade using a cementitious stucco; replace upper iron railings; replace roof shingles; install new copper belt course into existing gutter; install copper cladding on dormer roofs; and repair and re-paint wood trim.
- 17.1084 BB      320 Beacon Street: At front façade replace five fourth story non-historic double-hung one-over-one windows with wood double-hung one-over-one windows.
- 17.1049 BB      413 Beacon Street: Replace black rubber membrane roof in-kind.
- 17.1125 BB      473 Beacon Street: At front façade replace four fifth story non-historic one-over-one double-hung wood windows with one-over-one double hung wood windows.
- 17.1132 BB      364 Boylston Street: At front façade replace wood blade sign.
- 17.1139 BB      36 Commonwealth Avenue: At front façade install brick pavers at entry walkway and repair curbs.
- 17.1112 BB      287 Commonwealth Avenue: Repoint west side wall at rear elevation using mortar that matches the color and texture of the existing mortar.
- 17.1092 BB      295 Commonwealth Avenue: At front façade install four Harvey Tru Channel black aluminum storm windows at second story.
- 17.1131 BB      338 Commonwealth Avenue: At rear elevation replace wooden deck surfaces at units three and four.

- 17.1126 BB 362-366 Commonwealth Avenue: At front façade replace one non-historic second story aluminum one-over-one double-hung window with a wood one-over-one double-hung window; and at rear elevation replace one second story non-historic aluminum one-over-one double-hung window with a wood one-over-one double-hung window.
- 17.1137 BB 390 Commonwealth Avenue: At rear elevation of 1980s addition replace five double-hung one-over-one windows and eight casement windows in-kind in-kind.
- 17.521 BB 35 Marlborough Street: Repoint rear façade, replace two lintels and repair steel fire escape.
- 17.1133BB 119 Marlborough Street: At front façade repair deteriorated brownstone with a tinted cementitious stucco.
- 17.1138 BB 36 Newbury Street: At front façade replace three four-over-four double-hung wood fourth story windows in-kind.
- 17.1088 BB 115 Newbury Street: Install two white terra cotta planting bowls at entry.
- 17.1114 BB 144 Newbury Street: Installation of three new window signs.
- 17.1085 BB 222 Newbury Street: Replace existing black rubber membrane roof in-kind and install copper gutter at rear elevation.
- 17.1086 BB 224 Newbury Street: Replace existing black rubber membrane roof in-kind and install copper gutter at rear elevation.
- 17.1087 BB 226 Newbury Street: Replace existing black rubber membrane roof in-kind and install copper gutter at rear elevation.
- 17.1082 BB 240A Newbury Street: Install new illuminated signage at Newbury Street and Fairfield Street entrances.

### III. ADVISORY REVIEW

Starry Broadband Provider: Introduction to Starry, a fixed wireless, gigabit-capable broadband provider that will be submitting applications for building/home receiver installations in the Back Bay Architectural District.

Newbury Street & Berkeley Street: The Back Bay Association is considering plans to install seasonal planters at each corner of the intersection of Newbury Street and Berkeley Street.

### IV. DISCUSSION ITEM

Proposed Air Conditioning Guidelines

### V. RATIFICATION OF 4/12/2017 PUBLIC HEARING MINUTES

### VI. STAFF UPDATES

Report on Preservation Month Events

### VII. PROJECTED ADJOURNMENT: 7:30 PM

**DATE POSTED:** 5/5/2017

#### 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