



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, June 14, 2017
TIME: 4:00 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

4:00 PM

314 Newbury Street: Unapproved window signage.

17 Exeter Street: Unapproved chimney pipe replacement.

341 Commonwealth Avenue: Unapproved painting of front entry door.

356 Marlborough Street: Unapproved rooftop head house, deck and mechanical equipment.

Ratification of 4/12/2017 Meeting Minutes

II. DESIGN REVIEW HEARING

5:00 PM

- 17.1337 BB Massachusetts Avenue at Commonwealth Avenue
Applicant: Ricardo Sousa, ExteNet Systems Inc. (Applicant)
Proposed Work: Relocate previously approved Digital Antenna System (DAS) node to the intersection of Massachusetts Avenue and Commonwealth Avenue.
- 17.1321 BB 14-16 Newbury Street
Applicants: Paul Gibbs (Applicant)
Proposed Work: At front façade install temporary construction barricade, replace entry doors, renovate storefront and install new signage.
- 17.1350 BB 955 Boylston Street
Applicant: Michael Ross (Applicant)
Proposed Work: Install three television monitors and a six (6') foot wooden wall at outdoor patio area.
- 17.1349 BB 205-207 Newbury Street
Applicant: Stephen Stasheski, UrbanMeritage, LLC (Applicant)
Proposed Work: At front façade reconfigure patio and garden areas.
- 17.1355 BB 205-207 Newbury Street
Applicant: Stephen Stasheski, UrbanMeritage, LLC (Applicant)
Proposed Work: Install roof deck, head house and mechanical screen.

RECEIVED
CITY CLERK'S OFFICE
2017 JUN 12 P 12:07
BOSTON, MA

- 17.1346 BB 300 Berkeley Street/53 Marlborough Street
 Applicant: David Stern (Architect)
 Proposed Work: Reconfigure Berkeley Street entrance to incorporate a concealed wheelchair lift.
- 17.1313 BB 200-202 Beacon Street
 Applicant: Paris Bunkers (Applicant)
 Proposed Work: At front façade of 200 Beacon Street replace front entry doors.
- 17.1204 BB 260 Beacon Street
 Applicant: Philip Hresko (Architect)
 Proposed Work: At rear elevation replace non-historic four-light seventh-story window with a three-light wood window.
- 17.1130 BB 407 Beacon Street
 Applicant: Stephanie Hubbard (Applicant)
 Proposed Work: At front façade re-landscape front garden and install new fence and granite curb, install new handrail at front stoop, repair stairs, and install new window grate at cellar window. At rear elevation repair fence and replace entrance gate, relocate air-conditioning condenser, and replace staircase.
- 17.1135 BB 56 Commonwealth Avenue
 Applicant: Ross Carver (Applicant)
 Proposed Work: At center light well replace thirty-five (35) double-hung, six-over-one wood windows with double-hung, six-over-one aluminum clad windows.
- 17.1223 BB 109 Beacon Street
 Applicant: Brian Durkin (Applicant)
 Proposed Work: Construct roof deck.
- 17.1302 BB 325 Commonwealth Avenue
 Applicants: Daniel and Christina Santangelo
 Proposed Work: At front façade replace three one-over-one wood fourth-story windows in-kind; at rear elevation replace three one-over-one wood fourth-story windows in-kind; and at roof install new black rubber membrane roof, roof deck and head house.
- 17.1205 BB 401 Beacon Street
 Applicant: Dartagnan Brown (Applicant)
 Proposed Work: Replace existing front entry sconces; install rear entry sconce; remove two existing rear ground level windows and install louvers and install metal window grilles; install parking garage indicator at rear garage door; and install card reader at rear entry door.
- 17.1353 BB 13 Hereford Street
 Applicant: David McWhan (Applicant)
 Proposed Work: Install roof deck and low-profile head house at uppermost roof.
- 17.1282 BB 443 Marlborough Street
 Applicants: Rodolfo Machado and Jorge Silveti (Owners)
 Proposed Work: At front façade remove ailanthus tree and plant a 2.5 inch caliper magnolia tree.

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.

- 17.1333 BB 5 Arlington Street: At front façade replace parapet flashing and stonework in-kind.
- 17.1185 BB 109 Beacon Street: Remove existing roof deck and replace black rubber membrane roof in-kind.
- 17.1150 BB 163 Beacon Street: At rear elevation re-point brick with Type N mortar, replace three window lintels with cast stone matching the color and texture of the existing lintels, and repair three window lintels and nine window sills with cementitious stucco tinted to match the existing stone.
- 17.1281 BB 249 Beacon Street: At front façade repair entry stairs with cementitious stucco tinted to match the existing stone.
- 17.1141 BB 277 Beacon Street: At front façade replace three wood, one-over-one, double-hung third story windows in-kind.
- 17.1343 BB 321 Beacon Street: At front façade repair deteriorated sandstone with a cementitious stucco tinted to match the color of the existing sandstone, and repair and re-paint fire escape.
- 17.1307 BB 357-359 Beacon Street: Re-point four chimneys with a Type N mortar, re-set existing chimney caps, and at front façade re-set bricks at walkway.
- 17.1312 BB 370 and 380 Beacon Street: Re-point masonry at west elevation of 370 Beacon Street and east elevation of 380 Beacon Street with mortar that matches the color, texture and tooling of the existing mortar, install sealant around window perimeters, and repair deteriorated stonework with stone patching mortar matching the color and texture of the existing stone.
- 17.1356 BB 397 Beacon Street: At front façade replace deteriorated wood at first story bay window in-kind and re-painted to match existing color.
- 17.1151 BB 413 Beacon Street: Replace existing roof deck structure and install black metal railings.
- 17.1276 BB 492 Beacon Street: At tower repoint masonry using a Type N mortar, replace deteriorated caulking at windows and keystone sealant joints.
- 17.1219 BB 581 Boylston Street: At rear elevation re-point brick with mortar that matches the color, texture and tooling of the existing mortar, and replace deteriorated bricks in-kind.
- 17.1340 BB 699 Boylston Street: Replace storefront doors in-kind.
- 17.1320 BB 827 Boylston Street: Replace existing backlit aluminum signage at lower level retail space, and install new non-illuminated aluminum blade sign.

- 17.1329 BB 2 Commonwealth Avenue: At Arlington Street elevation, replace five original 1980s aluminum window units in-kind.
- 17.1284 BB 66 Commonwealth Avenue: Replace existing black rubber membrane roof in-kind.
- 17.1261 BB 78 Commonwealth Avenue: At rear elevation re-point masonry using a Type N mortar.
- 17.1129 BB 109-111 Commonwealth Avenue: At front façade repair deteriorated sandstone with a cementitious stucco tinted to match the existing stone; and at the rear elevation replace one deteriorated window lintel in-kind, replace deteriorated brick in-kind, and repair deteriorated first story window sills with a cementitious stucco tinted to match the existing stone.
- 17.1213 BB 124 Commonwealth Avenue: At front façade re-paint front entry steps as previously approved in 2014 and 2015.
- 17.1327 BB 183 Commonwealth Avenue: At rear elevation replace four non-historic metal one-over-one first story windows with wood one-over-one windows.
- 17.1341 BB 184 Commonwealth Avenue: At front façade repair seven sixth floor windows and replace storm windows with bronze colored Harvey Tru Channel storm windows.
- 17.1279 BB 207 Commonwealth Avenue: At front façade re-point mortar joints at sandstone of first story bay window with mortar that matches the color, texture and tooling of the existing mortar.
- 17.1296 BB 217 Commonwealth Avenue: At front (south) façade restore windows and doors at first and second stories.
- 17.1169 BB 225 Commonwealth Avenue: At all four roofs, replace black rubber membrane roof, copper gutters, and copper flashings in-kind, and re-point chimneys using a soft mortar.
- 17.1116 BB 226 Commonwealth Avenue: At rear elevation install brick paving at parking area.
- 17.1297 BB 261 Commonwealth Avenue: At rear elevation replace three wood, double-hung, two-over-two fifth story windows in-kind.
- 17.1368 BB 267 Commonwealth Avenue: At front façade and rear elevation, repair and repaint all existing windows, and install black Harvey Tru Channel storm windows.
- 17.1323 BB 416 Commonwealth Avenue: At rear elevation, replace one wood, double-hung, one-over-one fifth story window in-kind.
- 17.1351 BB 315 Dartmouth Street: At front entry and at the Dartmouth Street and Marlborough Street Elevations, clean, repair and restore sandstone; and replace selected deteriorated sandstone elements in-kind.
- 17.1229 BB 326 Dartmouth Street: At front façade replace one set of French doors and one lunette window in-kind.
- 17.1354 BB 1 Gloucester Street: At front façade, replace deteriorated wood trim in-kind at the top story and re-paint to match color of neighboring building at 397 Beacon Street.
- 17.1153 BB 10 Marlborough Street: Replace existing copper roofing at Mansard, fourth story dormers, built-in copper gutter system, copper flashings, copper cladding at party wall above fourth story, and front bay roof in-kind.
- 17.1347 BB 124 Marlborough Street: At front façade replace basement one-over-one wood window in-kind.
- 17.1189 BB 168 Marlborough Street: At front façade repaint all window frames, brickmolds and sash black.
- 17.1228 BB 376 Marlborough Street: Replace black rubber membrane roof in-kind.
- 17.1127 BB 416 Marlborough Street: At west elevation repair cracks and voids at sandstone using Matrix-Conprocos color formulation and waterproofing as previously approved at north elevation.
- 17.1207 BB 115 Newbury Street: At front façade install three wood signs at first story storefront.
- 17.1224 BB 123 Newbury Street: At front façade install window boxes and replace window signage at second story windows.

- 17.1230 BB 123 Newbury Street: At front façade replace deteriorated wood in-kind at soffit and fascia below gutter.
- 17.1170 BB 157-159 Newbury Street: At front façade: repair deteriorated sandstone with a cementitious stucco tinted to match the color of the existing stone; replace deteriorated sections of brick in-kind; repoint masonry with a mortar matching the color, texture and tooling of the existing mortar; replace east caulk joint; rebuild front entry steps and replace two headers with cast stone matching the color and texture of the existing stone; replace all metal flashing in-kind; and replace all second, third and fourth story windows in-kind. At rear elevation: repair area of bulging masonry with bricks and mortar that match the existing; caulk open joints at window sills; and repaint and caulk windows and doors.
- 17.1367 BB 280 Newbury Street: Repair and repaint all exterior windows, and install black Harvey Tru Channel storm windows.
- 17.1322 BB 284 Newbury Street: At north and east elevations, replace eleven wood one-over-one dormer windows in-kind.

IV. 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.

260-262 Commonwealth Avenue: Construction of rear addition, roof terrace, penthouse, and elevator overrun.

V. RATIFICATION OF 5/9/2017 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

Public Hearing Time Parameters.

VII. PROJECTED ADJOURNMENT: 9:00 PM

DATE POSTED: 6/2/2017

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