



# 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, December 13, 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 review, by appointment, during business hours at the office 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**

263 Newbury Street: Unapproved electronic window signage.  
178 Commonwealth Avenue: Unapproved roof deck and headhouse.

Ratification of 9/13/2017 Meeting Minutes

#### **II. DESIGN REVIEW HEARING**

##### **COMMERCIAL APPLICATIONS:**

**5:00 PM**

18.261 BB 669 Boylston Street  
Applicant: Michael Davis  
Proposed Work: At front façade repair storefront; install new signage; install outdoor patio dining area; and at rear elevation install louvers for mechanical equipment.

##### **RESIDENTIAL APPLICATIONS:**

18.369 BB 183 Commonwealth Avenue  
Applicant: Karen Manulis  
Proposed Work: At rear parking area remove cross bar spanning entrance to parking area and lower height of existing brick walls.

18.572 BB 175 Beacon Street  
Applicant: Eoin Barry  
Proposed Work: Replace all existing windows with wood, true-divided light wood windows; replace slate Mansard roof in-kind; install new copper gutters and downspouts; replace black rubber roof in-kind; enlarge existing roof deck; re-clad existing headhouse in flat seam copper; re-landscape front garden; re-paint fence and entry door black; install granite paving and granite curb; re-clad rear oriel window in copper; replace rear glass block door with garage door; and install new parking court.

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- 18.693 BB      443 Marlborough Street  
 Applicant: Derrick Tyler  
 Proposed Work: At rear elevation expand existing garage door opening; replace oriel window with French doors; install doors at side elevation of rear ell; replace existing deck's railing; install new roof deck at rear ell's roof; and convert existing window into a door.
- 18.548 BB      361 Beacon Street  
 Applicant: Adam Gilmore  
 Proposed Work: Amend Application 18.262 BB to include constructing a copper clad penthouse addition and elevator overrun headhouse, roof deck, rooftop condenser, and rooftop terrace at existing rear bay.
- 18.683 BB      212 Commonwealth Avenue  
 Applicant: Marc Beaulieu  
 Proposed work: Construct penthouse addition and roof decks; construct two-story rear addition and roof deck; and remove exterior egress balconies and stairs.
- 18.691 BB      410 Beacon Street  
 Applicant: Joe Holland  
 Proposed Work: Remove tree from rear yard; and expand existing garage and garage door opening.
- 18.710 BB      237 Marlborough Street  
 Applicant: Dartagnan Brown  
 Proposed Work: Amend application 17.834 BB to further setback approved penthouse addition from front (street facing) façade of building.

**III. ADMINITRATIVE 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 staff at 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

- 18.647 BB 216 Beacon Street: At front façade re-point masonry and install new copper downspout.
- 18.575 BB 302 Berkeley Street: At front façade repair slate on bay and Mansard roof; install black rubber membrane roof on flat roof of bay; install copper flashing; and replace broken glass at existing skylight.
- 18.617 BB 12-14 Commonwealth Avenue: Installation of rooftop antenna.
- 18.603 BB 24 Commonwealth Avenue: At rear elevation replace four non-historic one-over-one fifth story wood windows in-kind.
- 18.704 BB 24 Commonwealth Avenue: At front façade replace four non-historic third story aluminum one-over-one windows with one-over-one wood windows; and at rear elevation replace two non-historic aluminum one-over-one third story windows with wood one-over-one windows.
- 18.674 BB 50 Commonwealth Avenue: Replace existing awning at Berkeley Street entrance.
- 18.692 BB 160 Commonwealth Avenue: At rear elevation restore window glass openings.
- 18.619 BB 338 Commonwealth Avenue: At front façade replace three wood one-over-one first story wood windows in-kind.
- 18.612 BB 314 Dartmouth Street: Replace black rubber roof in-kind.
- 18.703 BB 9 Gloucester Street: Remove, scrape and paint fence; replace existing concrete wall in-kind; re-install fence; grind tree stump; install brick paving; and replace concrete stair in-kind.
- 18.677 BB 44 Gloucester Street: At front façade install new aluminum blade sign.
- 18.291 BB 14 Hereford Street: Replace black rubber roof in-kind; replace three existing skylights and roof hatch; and replace existing slate, wood trim and copper flashing at Mansard roof in-kind.
- 18.671 BB 9-11 Marlborough Street: At front façade replace six one-over-one third story non-historic wood windows and six non-historic one-over-one fourth story wood windows in-kind.
- 18.669 BB 17 Marlborough Street: At front façade replace three one-over-one non-historic wood windows with two-over-two wood windows; and at rear elevation replace two one-over-one non-historic wood windows with two-over-two wood windows.
- 18.670 BB 19 Marlborough Street: At front façade replace eighteen one-over-one non-historic wood windows in-kind; and at rear elevation replace nine two-over-two non-historic wood windows in-kind.
- 18.574 BB 71 Marlborough Street: At front façade replace slate, gutters and flashing at Mansard roof in-kind; and install copper roof at dormer.
- 18.620 BB 293 Marlborough Street: At rear elevation replace existing wood fence.
- 18.543 BB 443 Marlborough Street: Replace all deteriorated wood windows in-kind.
- 18.695 BB 142 Newbury Street: At front façade repaint storefront.
- 18.705 BB 154-156 Newbury Street: At rear elevation replace slate at Mansard roof in-kind and install new copper gutters.
- 18.585 BB 168 Newbury Street: At front façade replace existing wall sign.
- 18.583 BB 254 Newbury Street: At front façade replace existing blade sign.
- 18.700 BB 274 Newbury Street: At front façade replace existing blade sign.
- 18.648 BB 320 Newbury Street: Install new wall signage at east and north elevations.
- 18.657 BB 323-327 Newbury Street: Develop repair and restoration program for first and second story windows and initiate repair/replication of rotted framing, trim and sills for second story windows along open east side wall.

#### **IV. ADVISORY REVIEW**

- 290 Marlborough Street: At rear elevation, construct one-story addition and deck.

## V. RATIFICATION OF 11/8/2017 PUBLIC HEARING MINUTES

## VI. STAFF UPDATES

**PROJECTED ADJOURNMENT:** 8:00 PM

**DATE POSTED:** 1 December 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