



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 14, 2018
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 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

4:30 PM

238 Marlborough Street: Update on unapproved headhouse.

II. DESIGN REVIEW HEARING

5:00 PM

18.865 BB

457 Beacon Street

Applicants: Susan and Kurt Baker

Proposed Work: Construct penthouse and roof decks; and replace non-historic wood fourth-story one-over-one windows in-kind at front façade and rear elevation.

18.938 BB

42 Commonwealth Avenue

Applicant: Thomas C. Thompson

Proposed Work: At roof relocate air-conditioning equipment, expand deck, and install safety railing and privacy screening.

18.942 BB

13 Commonwealth Avenue

Applicant: Guy Grassi

Proposed Work: At front façade replace existing penthouse entry doors, replace decking at existing deck, and replace black rubber membrane roof in-kind; at penthouse roof remove existing railing and deck, install new elevator headhouse, and replace existing skylight in-kind; repair and repaint windows; and repoint chimneys.

18.940 BB

305 Commonwealth Avenue

Applicant: Guy Grassi

Proposed Work: At rear yard modify previously approved garden wall by expanding opening and eliminating steel gates; and increase garden area.

18.953 BB

276 Marlborough Street

Applicant: Chris Magliozzi

Proposed Work: At rear elevation install dryer vent at fourth story of sidewall.

18.939 BB

28 Marlborough Street

Applicant: Michael Williams

Proposed Work: At rear elevation install radon gas mitigation system consisting vent pipe to roof and air pump.

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- 18.869 BB 177 Commonwealth Avenue
 Applicant: Monika Pauli
 Proposed Work: At front façade replace two non-historic fifth-story one-over-one aluminum windows with wood one-over-one windows; at party wall replace two non-historic fifth-story one-over-one aluminum windows with wood one-over-one windows; and at roof replace existing access hatch with copper-clad headhouse, repair decking at existing roof deck, and repair railing.
- 18.961 BB 178 Commonwealth Avenue, Unit 7
 Applicant: Paul Hajian
 Proposed Work: At front façade replace existing roof deck and install handrail.
- 18.960 BB 178 Commonwealth Avenue, Unit 8
 Applicant: Paul Hajian
 Proposed Work: At rear elevation replace existing roof deck and install handrail.

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 staff at 617.635.3850 or BackBayAC@boston.gov. Thank you.

- 18.810 BB 280 Beacon Street: Replace existing security lighting at front façade, side elevation and rear elevation.
- 18.919 BB 295 Beacon Street: At front façade replace two fifth-story non-historic one-over-one aluminum windows with one-over-one wood windows.
- 18.920 BB 357 Beacon Street: At front façade and rear elevation replace five second-story non-historic two-over-one wood windows in-kind.
- 18.936 BB 651-655 Boylston Street: Install tables, chairs and umbrellas at patio areas.
- 18.946 BB 12-14 Commonwealth Avenue: At internal courtyard areas repair, repoint and repaint masonry.
- 18.958 BB 45 Commonwealth Avenue: At front façade, install new wood decking at existing deck.
- 18.955 BB 160 Commonwealth Avenue: At rear elevation, remove existing louvre at first story window, restore window, and install new louvre at the underside of the existing bay window.
- 18.944 BB 33 Exeter Street: At front façade and side elevation, replace existing wall signs.
- 18.941 BB 10 Marlborough Street: At rear elevation, replace all copper cladding, roofing, flashing and gutters in-kind.
- 18.926 BB 73 Marlborough Street: At front façade, repoint masonry and repair sandstone trim.
- 18.894 BB 227 Marlborough Street: At front façade, replace deteriorated wood window sash at first-story bay window in-kind.
- 18.581 BB 350 Marlborough Street: At front façade entry steps, install black iron handrails.

- 18.951 BB 403 Marlborough Street: At rear elevation, replace two fourth-story and two fifth-story one-over-one wood windows in-kind.
- 18.937 BB 31 Massachusetts Avenue: At front façade, side elevation and rear elevation, replace ten third-story non-historic one-over-one aluminum windows with wood one-over-one windows.
- 18.928 BB 12 Newbury Street: At front façade, replace of existing wall sign.
- 18.948 BB 15 Newbury Street: At rear elevation, re-set coping stones, replace flashing, repair and repoint masonry, re-glaze and repaint existing windows, repaint fire escape and install missing section of downspout.
- 18.973 BB 67 Newbury Street: At front façade, re-landscape existing garden area.
- 18.947 BB 67 Newbury Street: At Newbury Street entry, repoint masonry and replace deteriorated sandstone elements in-kind.
- 18.957 BB 85; 236 and 286 Newbury Street: Installation of temporary parklets within two existing street parking areas at each address.
- 18.933 BB 91 Newbury Street: At front façade, replace existing window sign.
- 18.922 BB 205-207 Newbury Street: At front façade, install new wall sign at lower level retail space and install tables, chairs and umbrellas at patio.
- 18.892 BB 285 Newbury Street: At front façade install new blade sign above first story windows.
- 18.956 BB 286-288 Newbury Street: At front façade and rear elevation replace all existing third-story one-over-one wood windows in-kind.
- 18.977 BB 299 Newbury Street: At front façade affix two-sided metal sign to railing.
- 18.949 BB 328 Newbury Street: At front façade replace existing blade sign and wall sign.

IV. RATIFICATION OF 2/14/2018 PUBLIC HEARING MINUTES

V. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 1 March 2018

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