



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, November 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

102 Beacon Street: Unapproved rooftop antenna.
271 Beacon Street: Unapproved roof deck.
271 Beacon Street: Update on re-built roof deck inconsistent with 2016 approval.
294 Marlborough Street: Unapproved removal of tree at rear yard.
284 Commonwealth Avenue: Unapproved removal of tree at rear yard.
175 Commonwealth Avenue: Unapproved removal of windows.
9 Gloucester Street: Update on unapproved tree removal.
238 Marlborough Street: Update on unapproved headhouse.
Ratification of 8/8/2018 Public Meeting Minutes.

II. DESIGN REVIEW HEARING

5:00 PM

19.343 BB 276-278 Newbury Street:
Applicant: Ronald Margolis, AIA
Proposed Work: At rear elevation remove Ailanthus tree.

19.170 BB 82 Marlborough Street: (Continued from 9/12/2018 Public Hearing)
Applicant: Elizabeth Marcus
Proposed Work: Re-landscape front garden following removal of tree previously approved by commission.

19.504 BB 400 Marlborough Street:
Applicant: Carl P. Melberg
Proposed Work: At rear yard install brick wall around existing patio area.

19.365 BB 142 Beacon Street:
Applicant: Guy Grassi
Proposed Work: At roof install new roof deck and access hatch, and relocate previously approved skylight and mechanical equipment.

19.241 BB 272 Marlborough Street:
Applicant: Adam Gilmore
Proposed Work: Amend Application 18.255 BB to relocate door at previously approved headhouse extension.

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19.371 BB

260-262 Commonwealth Avenue:

Applicant: Adam Gilmore

Proposed Work: Amend Applications 18.088 BB and 18.547 BB to demolish and rebuild rear exterior masonry wall; convert two window openings at rear elevation into door openings; install exterior lighting; install intercom panels; install fire alarm beacons, and relocate proposed mechanical equipment.

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.

- 19.288 BB 100 Beacon Street: At roof remove deck replace black rubber membrane roof in-kind, and re-install deck.
- 19.311 BB 193 Beacon Street: At rear garage addition replace black rubber membrane roof and deck boards in-kind.
- 19.362 BB 351 Beacon Street: At side elevation repair and re-point masonry, and replace deteriorated window sill.
- 19.287 BB 465 Beacon Street: At front façade replace deteriorated roof slate in-kind and re-point masonry; and at rear elevation repair deteriorated brownstone elements.
- 19.485 BB 478 Beacon Street: At front façade repair areas of deteriorated masonry.
- 19.350 BB 483 Beacon Street: At side and rear elevations replace four, first-story, one-over-one wood windows in-kind.
- 19.539 BB 42 Commonwealth Avenue: At front façade replace three, second-story, one-over-one non-historic wood windows in-kind; and at rear elevation replace three, second-story, two-over-two non-historic wood windows in-kind.
- 19.254 BB 48 Commonwealth Avenue: At roof replace decking at existing roof deck.
- 19.297 BB 257 Commonwealth Avenue: At rear garage addition replace rubber membrane roof and deck boards in-kind; and repair deck railing.
- 19.499 BB 280 Commonwealth Avenue: At front façade replace five, third-story, one-over-one wood windows in-kind.
- 19.364 BB 305 Commonwealth Avenue: At front façade install black iron handrail.
- 19.283 BB 311 Commonwealth Avenue: At roof replace black rubber membrane roofing in-kind and re-install existing roof deck; replace all non-historic one-over-one wood windows with wood one-over-one windows; and re-point and repair masonry.
- 19.353 BB 17 Marlborough Street: At rear elevation replace three, lower level storm windows in-kind.
- 19.259 BB 86 Marlborough Street: At roof replace existing air-conditioning unit in-kind; and at rear elevation replace three, fifth-story, two-over-two non-historic wood windows in-kind.

- 19.369 BB 106 Marlborough Street: At front façade replace two, second-story, one-over-one non-historic vinyl windows with one-over-one wood windows.
- 19.356 BB 119 Marlborough Street: At front façade replace four, third-story, one-over-one wood windows in-kind.
- 19.367 BB 127 Marlborough Street: At front façade repair front entry steps.
- 19.366 BB 135 Marlborough Street: At side elevation re-point masonry.
- 19.360 BB 236 Marlborough Street: At front façade replace two, lower level, one-over-one non-historic wood windows in-kind, and at rear elevation replace two, lower level, nine-over-nine non-historic wood windows in-kind.
- 19.267 BB 341 Marlborough Street: At roof repair deteriorated perimeter deck boards.
- 19.386 BB 341-343 Marlborough Street: At front facades replace deteriorated wood entry doors in-kind.
- 19.285 BB 382 Marlborough Street: At rear elevation repair and repaint existing balconies and repaint windows.
- 19.275 BB 31 Massachusetts Avenue: Replace eleven, non-historic aluminum one-over-one wood windows and one, non-historic wood one-over-one window with wood one-over-one windows.
- 19.340 BB 167 Newbury Street: At front façade install new wall sign and window signage at lower retail space.
- 19.280 BB 247 Newbury Street: At roof replace black rubber membrane roof in-kind.
- 19.359 BB 251 Newbury Street: At front façade restore entry stoop.
- 19.341 BB 323 Newbury Street: At front façade replace existing wall signage.

IV. RATIFICATION OF 10/10/2018 PUBLIC HEARING MINUTES

V. ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE

VI. STAFF UPDATES

PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 31 October 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