



# 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, February 13, 2019  
**TIME:** 5:00 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** **4:30 PM**

235 Newbury Street: Unapproved entrance canopy, signage, security camera and rooftop mechanical equipment at new storefront entry.  
167 Newbury Street: Unapproved banner at fence railing.

Ratification of 12/12/2018 Public Meeting Minutes.

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

19.746 BB      163 Newbury Street:  
Applicant: Carl Solander  
Proposed Work: At roof install mechanical equipment and safety guardrail.

19.708 BB      320 Beacon Street:  
Applicant: Dianne Hodgetts  
Proposed Work: At rear yard remove cherry tree.

19.741 BB      260 Beacon Street:  
Applicant: Anthony Griseto  
Proposed Work: At front façade replace two fourth-story two-over-two non-historic vinyl windows with wood one-over-one windows.

19.738 BB      12-14 Commonwealth Avenue:  
Applicant: Frank Murphy  
Proposed Work: At roof install standing-seam metal siding at existing elevator head houses, remove access ladder and platform, and replace access door and access panels in-kind; at rear and side elevations replace all windows with one-over-one aluminum-clad windows; at light wells replace all windows with one-over-one aluminum-clad windows and install thirty-two wall vents.

- 19.691 BB            398 Beacon Street:  
 Applicant: David Schwartz  
 Proposed Work: At front façade replace three first-story four-over-four non-historic wood windows and three garden-level two-over-two wood windows with two-over-two wood windows; at rear elevation replace three first-story two-over-two wood windows in-kind; at rear garage replace doors, install new light fixtures, re-point masonry, install cast stone lintel, install brick veneer over concrete block wall, install new black rubber membrane roof, install copper gutters and downspouts, install new wood deck, and install new iron railing; and at courtyard install copper cladding, mahogany doors, brick paving and new landscaping.
- 19.755 BB            344 Beacon Street:  
 Applicant: Matt Arnold  
 Proposed Work: Repair and re-paint existing iron railings; at front façade replace garden-level door and modify existing window openings at penthouse; at rear elevation clean, repair and re-point masonry, replace fifth-story balcony doors with windows, modify first-story door opening, and replace two garden-level doors; at rear courtyard remove existing tree and water feature; and at south elevation of garage replace entry door, create door opening, and install steel canopy.

**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](mailto:BackBayAC@boston.gov). Thank you.

- 19.776 BB            271 Beacon Street: At front façade replace four third-story one-over-one wood windows in-kind.
- 19.641 BB            277 Beacon Street: At rear elevation replace three third story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 19.732 BB            50 Commonwealth Avenue: At front façade replace twenty seventh-floor six-over-six wood windows in-kind.
- 19.743 BB            212 Commonwealth Avenue: Replace all non-historic windows with wood one-over-one windows; at front façade repair entry doors, replace light fixture and replace intercom; and at rear elevation install wall sconce at entry.
- 19.589 BB            257 Commonwealth Avenue: At front façade replace four lower-level one-over-one wood windows in-kind, and replace existing lower-level non-historic aluminum entry door with wood door.
- 19.759 BB            403 Commonwealth Avenue: At front façade replace two first-story one-over-one non-historic windows with wood one-over-one windows; at rear elevation replace two second-story one-over-one non-historic windows with wood one-over-one windows, and replace two fifth-story eight-over-eight non-historic windows with wood eight-over-eight windows.

- 19.758 BB                    36 Fairfield Street: At roof install GPS antenna.
- 19.725 BB                    46 Hereford Street: At front façade repair cornice.
- 19.690 BB                    30 Marlborough Street: Replace decking at existing roof deck.
- 19.761 BB                    401-403 Marlborough Street: At front façades install wrought iron handrails at entry steps and stairs to cellar, repaint entry doors, window sills and trim, and re-point masonry.
- 19.740 BB                    230 Newbury Street: At front façade replace existing wall sign at first story retail space.
- 19.734 BB                    294 Newbury Street: At front façade replace existing wall and window signage at lower level retail space.
- 19.747 BB                    298 Newbury Street: At rear elevation install four louvered vents.

**IV. RATIFICATION OF 1/9/2019 PUBLIC HEARING MINUTES**

**V. STAFF UPDATES**

**PROJECTED ADJOURNMENT:** 6:30 PM

**DATE POSTED:** 1 February 2019

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*), Vacant (*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