



**NOTICE OF PUBLIC HEARING - REVISED**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE: 5/8/2019**  
**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 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

**I. VIOLATIONS COMMITTEE**

**4:30pm**

- VIO.19.057 BB**      **359 Boylston Street**  
Unapproved piping, wiring and conduit at rear elevation.
- VIO.19.056 BB**      **31 Fairfield Street**  
Unapproved vent at sidewall.

**II. DESIGN REVIEW HEARING**

**5:00pm**

- 19.1076 BB**      **205-207 Newbury Street:**  
Applicant: Christine McMahon  
Proposed Work: At front façade install three umbrellas on lower patios and signage at fence.
- 19.1124 BB**      **569 Boylston Street:**  
Applicant: Scott Goodson  
Proposed Work: At front façade install bump-out at first story, signage and patio dining area, and replace second and third-story windows; at rear elevation replace all windows; and at roof install elevator headhouse, three new air-handling units and exhaust vents.
- ~~**19.1105 BB**      **551 Boylston Street:**  
Applicant: Laura Greehan and Warren Nagey  
Proposed Work: Replace rooftop mechanical equipment and install acoustical panels. **WITHDRAWN BY STAFF**~~

- 19.974 BB**      **237 Newbury Street:**  
 Applicant: Ryan Noone  
 Proposed Work: Furnishing upper and lower dining patios with tables, chairs, umbrellas and planters.
- 19.1120 BB**      **341 Newbury Street:**  
 Applicant: Dennis Quilty  
 Proposed Work: At west (side) elevation install nine new window openings to match existing windows, and remove in-filled masonry opening and replace with single-light window; and at roof install skylight and HVAC equipment.
- 19.975 BB**      **352 Marlborough Street:**  
 Applicant: Judy Pagliuca  
 Proposed Work: At front façade replace previously approved penthouse fenestration with one double-hung window aligned with the east double-hung windows on the lower floors, and with two window openings and a door opening centered on the bay windows of the lower floors.
- 19.981 BB**      **344 Beacon Street:**  
 Applicant: Matt Arnold  
 Proposed Work: At front façade clean masonry, repair entry steps, replace entry door and transom, replace security camera, and install new brick pavers and walkway; at rear courtyard replace stone pavers and install new lighting and door hardware; at rear garage replace garage door and alley door, light fixtures and security camera; at lower rear deck replace decking, light fixtures and planters, remove lattice screen, install mini-split condenser and screen wall, and install outdoor kitchenette; at penthouse deck replace decking and stair treads and replace light fixtures; and at upper deck replace decking and step lights, install guardrail around existing skylight, replace HVAC equipment and install screen wall, install vegetated green roof trays at roof edge, and replace chimney flue caps.
- 19.983 BB**      **135 Commonwealth Avenue:**  
 Applicant: Timothy Burke  
 Proposed Work: At roof rebuild rear roof deck and install condenser unit; at rear elevation mount heat pump to wall, install fencing and replace asphalt paving at parking area with brick pavers.

**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.

- 19.993 BB**                    **120 Beacon Street:** At front façade replace five sixth-story six-over-six non-historic wood windows in-kind.
- 19.1047 BB**                    **121 Beacon Street:** Extend Certificate of Appropriateness for Application 16.1539 BB for work to relocate existing roof deck to expire 9/30/2019.
- 19.1043 BB**                    **150 Beacon Street:** At front façade and rear elevation replace nine third-story six-over-six non-historic wood windows in-kind.
- 19.824BB**                    **341 Beacon Street:** At rear elevation replace wood garage door in-kind.
- 19.1079 BB**                    **409 Beacon Street:** At front façade replace four fourth-story one-over-one non-historic wood windows with one-over-one wood windows painted black.
- 19.1032 BB**                    **458 Beacon Street:** At front façade repair deteriorated sandstone trim.
- 19.1030 BB**                    **463 Beacon Street:** Repair and re-point masonry, repair roof slate at Mansard roof, and repaint window trim.
- 19.1029 BB**                    **465 Beacon Street:** At rear elevation re-point masonry and repaint window trim to match existing color.
- 19.1044 BB**                    **534 Beacon Street:** At rear elevation re-point masonry and replace deteriorated bricks in-kind.
- 19.1074 BB**                    **376 Boylston Street:** At rear and side elevations re-point masonry.
- 19.1085 BB**                    **34 Commonwealth Avenue:** At front façade replace four second-story and two third-story one-over-one non-historic wood windows in-kind; and at rear elevation replace four second-story and one third-story one-over-one non-historic wood windows in-kind.
- 19.1054 BB**                    **35 Commonwealth Avenue:** At front façade remove existing cherry tree and dirt, store off site until foundation waterproofing is complete, and replant.
- 19.295 BB**                    **109-111 Commonwealth Avenue:** At front façade repair and clean existing retaining walls, stairs and curbing; and install new granite and sandstone pavers, new light fixtures, drainage system and irrigation system.
- 19.1065 BB**                    **215 Commonwealth Avenue:** At front façade replace four fourth-story one-over-one non-historic aluminum-clad windows with one-over-one wood windows.
- 19.1108 BB**                    **217 Commonwealth Avenue:** At front façade install exterior lighting.
- 19.1096 BB**                    **240 Commonwealth Avenue:** Replace rubber membrane roof in-kind.
- 19.1109 BB**                    **240 Commonwealth Avenue:** Re-point masonry and repair stone trim.
- 19.1049 BB**                    **287 Commonwealth Avenue:** Remove existing roof deck, replace rubber membrane roof in-kind, and rebuild roof deck in-kind.
- 19.1002 BB**                    **323 Commonwealth Avenue:** Replace rubber membrane roof in-kind.
- 19.1089 BB**                    **333 Commonwealth Avenue:** Repaint window sills and sash; and at front façade replace copper flashing and rubber membrane roofing at second-story and fifth-story bays.
- 19.1066 BB**                    **390 Commonwealth Avenue:** At rear elevation replace five eighth-story one-over-one aluminum windows with wood one-over-one windows.

- 19.858 BB**                    **271 Dartmouth Street:** At Dartmouth Street façade replace five sixth-story aluminum-clad one-over-one windows with wood one-over-one windows.
- 19.1061 BB**                    **12 Hereford Street:** At rear elevation install two Harvey Tru Channel storm windows at first-story windows.
- 19.999 BB**                    **81 Marlborough Street:** At rear elevation replace aluminum patio doors with wood doors.
- 19.1063 BB**                    **146 Marlborough Street:** At rear elevation replace deteriorated roof slate, flashing, gutter, downspout and wood trim in-kind.
- 19.1100 BB**                    **170 Marlborough Street:** At rear elevation replace three third-story one-over-one non-historic wood windows in-kind.
- 19.1123 BB**                    **254 Marlborough Street:** Remove all storm windows and repaint trim, and clean and repair masonry; at rear elevation remove screen door and replace security grates in-kind, re-paint window lintels and sills, and install wood fence and gate at patio.
- 19.1117 BB**                    **37 Newbury Street:** At front façade repaint masonry, replace damaged metal panels in-kind, restore windows, replace signage, and replace paving in-kind.
- 19.1122 BB**                    **117 Newbury Street:** At front façade recover awnings, and install panel sign and window signage.
- 19.1052 BB**                    **163 Newbury Street:** At front façade replace blade sign, window signage and wall sign; and set three tables with chairs at patio area.
- 19.1033 BB**                    **232 Newbury Street:** At rear addition install exhaust vent at roof.

#### IV. ADVISORY REVIEW

**108 Newbury Street:**                    Renovation of storefront and patio at Newbury Street façade and new storefront windows at Clarendon Street elevation.

**123; 125; 175; 207; and 211 Newbury Street:** Building Directory Signage.

#### V. RATIFICATION OF 4/10/2019 PUBLIC HEARING MINUTES

#### VI. STAFF UPDATES

#### VII. PROJECTED ADJOURNMENT: 7:00PM

**DATE POSTED: 5/8/2019**

### **BACK BAY ARCHITECTURAL DISTRICT 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