



## NOTICE OF PUBLIC HEARING - REVISED

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

**DATE:** 8/14/2019  
**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 – Public Meeting

4:30pm

- VIO.19.076 BB**      **132 Newbury Street**  
Unapproved audio speakers at front facade.
- VIO.19.075 BB**      **168 Newbury Street**  
Unapproved audio speakers at front facade.
- VIO.20.004 BB**      **334 Marlborough Street**  
Unapproved removal of fence and landscaping at front garden.

### II. DESIGN REVIEW HEARING

5:00pm

- 20.092 BB**      **28 Newbury Street:**  
Applicant: Julie Reker  
Proposed Work: At front facade install two flag poles and commercial flags.
- 19.1307 BB**      **245 Newbury Street:**  
Applicant: Mohammed Braimah, Jr.  
Proposed Work: At front facade install second blade sign.

- 20.106 BB**      **179 Newbury Street:**  
 Applicant: Thomas G. J. Trykowski  
 Proposed Work: At rear elevation replace existing metal door with wood and glass door and sidelight, add copper awning over entry door, install lighting, restore in-filled window openings, replace windows and paint existing entry door black; at rear parking area install brick pavers; and at roof relocate existing HVAC units and install elevator headhouse.
- 19.1267 BB**      **18 Newbury Street:**  
 Applicant: Michael McGowan, AIA  
 Proposed Work: At front façade replace existing storefront and enlarge glass openings.
- 19.1459 BB**      **239 Commonwealth Avenue (CITY STREET LIGHT POLE):**  
 Applicant: David Hoogasian  
 Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.
- 19.1460 BB**      **100 Beacon Street (CITY STREET LIGHT POLE):**  
 Applicant: David Hoogasian  
 Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.
- 19.1461 BB**      **885 Boylston Street (CITY STREET LIGHT POLE):**  
 Applicant: David Hoogasian  
 Proposed Work: Replace existing City-owned light pole with and attach a wireless communications antenna system at top of pole with related equipment attached to the pole.
- 20.103 BB**      **134 Beacon Street:**  
 Applicant: Paul Holland  
 Proposed Work: At rear courtyard relocate air-conditioning condenser and install spiral staircase from ground to garage roof deck.
- ~~**20.085 BB**      **285 Marlborough Street: WITHDRAWN BY APPLICANT**  
 Applicant: Catriel Tulian  
 Proposed Work: At rear elevation construct balcony, convert window at bay into door, replace lower level entry door, create new window opening at lower level, remove window grates and redesign patio; and at roof relocate mechanical equipment, install headhouse, deck, grill and outdoor counter.~~
- 20.094 BB**      **53 Marlborough Street / 300 Berkeley Street:**  
 Applicant: David Stern  
 Proposed Work: Amend Application 19.605 BB – at front façade approved security gate will be locked during business hours and swing out to open, install intercom on stanchion outside security gate in front garden, and retain casing inside vestibule (previously approved to remove and rebuild).
- 20.093 BB**      **301 Beacon Street:**  
 Applicant: David Stern  
 Proposed Work: At rear elevation remove fire escape and surface applied conduit, remove and infill later door and window openings, construct deck, convert window at bay into door, and redesign patio area.

19.1067 BB

**353 Beacon Street:**

Applicant: Daniel Wallace

Proposed Work: At roof construct deck, headhouse and relocate HVAC 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](mailto:BackBayAC@boston.gov). Thank you.

20.025 BB

**8-9 Arlington Street:** At front façade and side elevation replace third-story non-historic windows with historically appropriate wood windows.

20.061 BB

**144 Beacon Street:** At rear elevation install mahogany decking at fourth-story.

20.091 BB

**168 Beacon Street:** At front façade and rear elevation replace all one-over-one non-historic wood windows in-kind.

20.002 BB

**236 Beacon Street:** At roof replace black rubber membrane roof and copper flashing in-kind.

19.1154 BB

**244 & 246 Beacon Street:** Restore missing fencing at front gardens.

20.070 BB

**275 Beacon Street:** At front façade re-point masonry and re-paint all windows.

20.096 BB

**282 Beacon Street:** At rear side (west) elevation replace eighth-story bowed steel window unit with new unit to match others previously approved by BBAC at this location.

20.020 BB

**286 Beacon Street:** At roof install three air-conditioning condensers.

20.081 BB

**290 Beacon Street:** At rear elevation replace four third-story one-over-one non-historic vinyl windows with one-over-one wood windows, and replace two third-story single-light non-historic vinyl windows with single-light wood windows.

- 20.086 BB** **295 Beacon Street:** At front façade replace three second-story one-over-one non-historic wood windows in-kind.
- 20.029 BB** **65 Commonwealth Avenue:** At side elevation install security camera.
- 19.1465 BB** **151 Commonwealth Avenue:** At roof replace black rubber membrane roof and copper flashing in-kind; and replace deteriorated wood trim and window sills in-kind.
- 20.101 BB** **180 Commonwealth Avenue:** At roof install antenna.
- 20.016 BB** **371 Commonwealth Avenue:** At side elevation repair and re-point masonry.
- 20.001 BB** **373 Commonwealth Avenue:** At rear elevation replace five second-story storm windows with aluminum storm windows.
- 20.082 BB** **390 Commonwealth Avenue:** At front façade replace two seventh-story one-over-one aluminum windows in-kind.
- 20.007 BB** **20 Gloucester Street:** At front façade and driveway wall re-point masonry.
- 20.040 BB** **32 Gloucester Street:** At front façade re-paint masonry and trim.
- 20.078 BB** **48 Gloucester Street:** At front façade and side elevation replace storefront wall signage and re-paint window trim.
- 20.072 BB** **107 Marlborough Street:** At rear elevation replace existing wheelchair lift.
- 19.1245 BB** **121 Marlborough Street:** At rear elevation re-point masonry and re-set roof slate.
- 20.087 BB** **342 Marlborough Street:** At front façade replace four second-story and four third-story one-over-one non-historic wood windows in-kind; and at rear elevation replace three second-story and one one-story two-over-two non-historic wood windows in-kind.
- 19.1228 BB** **447 Marlborough Street:** At rear elevation repair three existing windows and replace one deteriorated one-over-one wood window in-kind.
- 20.097 BB** **451 Marlborough Street:** At front façade replace railings at garden walls.
- 20.107 BB** **11 Newbury Street:** At front façade install new wall signage above first-story retail space.
- 20.095 BB** **20-24 Newbury Street:** At front façade re-paint trim at first and second stories.
- 20.077 BB** **114 Newbury Street:** At front façade install new wall sign above first-story retail space.
- 18.1331 BB** **323-327 Newbury Street:** Develop repair and restoration program for first and second story windows and initiate repair/replication of rotted framing, trim, sills and in-kind replacement of deteriorated non-historic window sash for second story windows along open east side wall – extend certificate of appropriateness to expire on 6/13/20.
- 19.492 BB** **323-327 Newbury Street:** Replace rooftop air-conditioning condensing – extend certificate of appropriateness to expire on 10/10/20.

#### **IV. RATIFICATION OF 7/10/2019 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 7:30PM**

**DATE POSTED: 8/9/2019**

## **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