CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

RECEIVED
CITY CLERK'S OFFICE
2016 FEB 26 P 1:
BOSTON, MA

NOTICE OF PUBLIC HEARING

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

DATE: Wednesday, 9 March 2016
TIME: 4:00 PM
PLACE: Room 900, Boston City Hall

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 public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. 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. COMMERCIAL APPLICATIONS:

4:00 PM

Application 16.1063 BB — 26 Exeter Street, aka 181 Newbury Street
Applicant: Dan Torres, Torres Architect Inc. (Architect)
Proposed Work: Remove the existing metal and glass bi-fold doors at the enclosed patio fronting Newbury Street and installing a retractable window system containing horizontal panes of glass.

4:30 PM

Application 16.989 BB — 12 Newbury Street
Applicant: Marc Albertin, Plainspace Architecture & Design dpc. (Architect); Tom Nelson, Rimowa North America, Inc. (Applicant)
Proposed Work: Replace the storefront infill, including changing the footprint of the projecting bay in non-compliance with the BBAC guidelines; installing non-illuminated pin-mounted metal lettering reading "Rimowa" within the sign panel; removing the mechanical equipment from the rear façade; and installing rooftop mechanical equipment.

5:00 PM

Application 16.1098 BB — 279 Dartmouth Street
Applicant: Dennis Greenwood, Sousa Design Architects (Architect)
Proposed Work: Install internally illuminated signage and edge-lit lettering on raceways on the bay's decorative fascia and internally illuminated signage on raceways on the interior of the bay's transom windows; replace non-historic metal entry door with a wood paneled door featuring a glass portal within the recessed first floor entryway.

II. RESIDENTIAL APPLICATIONS:

5:30 PM

Application 16.1079 BB — 199 Commonwealth Avenue
Applicant: James McNeely (Architect)
Proposed Work: Infill a sunken rear patio and install asphalt to match the existing paving material at the rear driveway.

5:45 PM

Application 16.1100 BB — 296 Beacon Street
Applicant: Timothy McGowan, Holland Construction (Applicant)

Proposed Work: Amend 15.158BB, by changing all previously approved brownstone tinted precast concrete units to be tinted to look like sandstone found on the adjacent properties.

6:00 PM

Application 16.1091 BB — 279 Marlborough Street
Applicant: John Day, LDa Architecture and Interiors (Architect)
Proposed Work: Construct a one-story rooftop addition with a deck on the main roof, and a two-story glass atrium infill at the rear; enlarging the brick head house on the garage, installing a painted paneled wood door, and installing a roof deck on the garage; replacing both the pedestrian door and vehicular door on the garage; window replacement; masonry restoration; restoring the cast iron areaway railing, including replacing the brownstone curb; and installing copper gutters and leaders.

6:45 PM

Application 16.997 BB — 288 Commonwealth Avenue
Applicant: Arthur Choo, Choo & Company Inc. (Architect)
Proposed Work: Construct a one-story rooftop addition.

7:15 PM

Application 16.1001 BB — 189 Marlborough Street
Applicant: Ty Gupta, Brahma Development Inc. (Applicant)
Proposed Work: Construct a one-story rooftop mezzanine with rooftop mechanical equipment and decks on the roof of the original setback penthouse.

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 the 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, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (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 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 blc@boston.gov. Thank you.

Application 16.1015 BB — 125 Beacon Street: Remove the roof deck and roofing membrane system on the flat roof of the rear extension, and install a new roofing membrane system.

Application 16.1066 BB — 219 Beacon Street: Resurface the brownstone façade using Mimic by Conproco.

Application 16.1064 BB — 242 Beacon Street: Replacing the slate roofing, copper roofing, copper flashings, trim, gutters, ridge caps, parapet caps and cornices in-kind; repainting all of the windows off-white and the railings and fire escapes black; replacing the non-historic storm windows with new painted to match the fenestration color palette; repointing; and resurfacing select areas of

	deteriorated sandstone using Mimic by Conproco and repainting to match the existing white finish.
Application 16.1077 BB	333 Beacon Street: Repointing behind the leader; cleaning the brick façade using SureKlean 600 and a water pressure not to exceed 500psi; and replacing the copper gutter and leader in-kind if necessary.
Application 16.982 BB	717 Boylston Street: Removing the existing sign panel above the shopfront, and installing a new sign panel with lettering reading "7-Eleven" and a black background.
Application 16.1065 BB	33 Commonwealth Avenue: Remove four windows and storm windows at the fourth floor on the Commonwealth Avenue façade, and install three square-headed and one arch-headed, one-over-one, double-hung wood windows with a black painted finish; and repairing in-kind the wood brick molds.
Application 16.1073 BB	65 Commonwealth Avenue: Remove and replace ten four-over-four, double-hung wood windows with an off-white painted finish set within the existing jambs at the sixth floor on the Clarendon Street façade.
Application 16.1085 BB	128 Commonwealth Avenue: Replace the brick driveway pavers with new; relocate the non-historic brick piers at the garden wall and replace the light fixtures on top of the piers; replace the light fixtures flanking the garage entrance; and installing a non-visible gas fire bowl at the fifth floor roof terrace.
Application 16.935 BB	135 Commonwealth Avenue: Remove and replace six one-over-one, double-hung wood windows with a black painted finish at the fourth floor on both the front and rear façades; removing the existing roofing membrane from the upper mansard and installing slate shingles; replacing the deteriorated copper cladding on the dormers at both the upper and lower mansard roofs in-kind; removing and replacing the roofing membrane system in-kind on the flat portion of the main roof; and removing a non-visible skylight at the main roof.
Application 16.1071 BB	413 Commonwealth Avenue: Remove and replace wood decking on a rear balcony.
Application 16.1004 BB	227 Marlborough Street: Remove the non-historic paired multi-light wood and glass doors and transom above, and install paired wood and single-lite glass doors with a dark stained finish to match the historic at the adjacent rowhouse (225).
Application 16.1094 BB	340 Marlborough Street: Remove and replace seven one-over-one, double-hung wood windows and restoring the historic wood brick molds, all with a black painted finish on the second floor at both the front and rear façades.
Application 16.1080 BB	378 Marlborough Street: Remove and replace all of the one-over-one, double-hung wood windows with a black painted finish on both the front and rear façades; and remove and replace wood and glass doors with a black painted finish.
Application 16.1090 BB	81 Newbury Street: Remove the existing signage above each window and door at both the first and second floors, and installing pin-mounted metal lettering "Marc Jacobs" above the door and the middle window on the second floor.
Application 16.1068 BB	103-105 Newbury Street: Replace the roofing membrane system in-kind on the main flat roof.
Application 16.1072 BB	121 Newbury Street: Replace the slate shingles, associated flashing, and copper gutters and leaders on the rear mansard in-kind; and replace the metal roofing and wood trim with a black painted finish on the three dormers at the rear mansard in-kind.
Application 16.1011 BB	244 Newbury Street: Install a bracket sign with black metal armature and a wood sign panel with a blue background with white graphics and lettering "Hastens" within the stone banding above the middle bay window on the first floor.

PROJECTED ADJOURNMENT: 8:00 PM
DATE POSTED: 26 February 2016

BACK BAY ARCHITECTURAL COMMISSION
Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);
John Christiansen, Iphigenia Demetriades, Patti Quinn, Lex Stevens, Alfred Wojciechowski, *two vacancies*;
Alternates: David Eisen, Jerome CooperKing, Jane R. Moss, Kenneth Tutunjian, *one vacancy*

cc:	Mayor	Applicants/Property Owners	Commissioners
	City Clerk	Office for Persons with Disabilities	*Boston Courant*
	City Council	Architectural Access Board	*Back Bay Sun*
	Law Department	Abutters	