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, 13 April 2016
TIME: 5:00 PM
PLACE: Room 900, Boston City Hall

RECEIVED
CITY CLERK'S OFFICE
2016 APR 4 A 9:01
BOSTON, MA

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:

5:00 PM

Application 16.1228 BB — 226 Newbury Street
Applicant: Josephine Megwa, Piattini (Applicant)
Proposed Work: Install ductwork at the rear façade painted to match the underlying brick masonry.

5:15 PM

Application 16.1232 BB — 9 Newbury Street
Applicant: Jarrod McLean, Inmoji Inc. (Applicant)
Proposed Work: Install signage "Inmoji" on the second floor flower boxes.

5:30 PM

Application 16.1194 BB — 126 Newbury Street
Applicant: Patrick Schmidt, Compass (Applicant)
Proposed Work: Install a brass sign plaque "Compass" on the granite façade in non-compliance with the BBAC Commercial District Guidelines for upper floor tenants.

5:45 PM

Application 16.1261 BB — 142 Newbury Street, aka 265-275 Dartmouth Street
Applicant: Thomas Trykowski, Silverman Trykowski Associates, Inc. (Architect)
Proposed Work: Install a wrought iron arched grill adjacent to the fire escape on the roof of the one-story projecting storefront fronting Newbury Street.

6:00 PM

Application 16.1123 BB — 165 Newbury Street
Applicant: Daniel Brennan, dpb Design Consultants (Applicant)
Proposed Work: Remove the awning; paint the transom window to match the painted façade and install black lettering "Starbucks Coffee"; install a vinyl decal on the sidelight adjacent to the entrance; and install seasonal outdoor furniture and flower boxes on the existing railing.

6:15 PM

Application 16.1069 BB — 225-227 Newbury Street
Applicant: Thomas Trykowski, Silverman Trykowski Associates, Inc. (Architect)
Proposed Work: Modify the front areaways and restore the garden level portion of the façades, including window and door replacement; installing

seasonal outdoor furniture in the new front areaways; relocating mechanical equipment from the rear façade to the roof; and removing all abandoned conduit.

II. RESIDENTIAL APPLICATIONS:

6:45 PM

Application 16.1097 BB

284 Commonwealth Avenue

Applicant: Guy Grassi, Grassi Design Group (Architect)

Proposed Work: Construct rooftop elevator bulkhead and access hatch; replacing rooftop mechanical equipment and roofing membrane system; masonry restoration, including removing all the vegetation from the façades; restore the copper cornice and replace the copper gutters and leaders in-kind; window and door restoration; replacing four bent glass one-over-one, double-hung wood windows with a black painted finish at the fourth floor on the rear façade in-kind; replacing windows and doors at the ground floor on the rear façade; install card readers and door hardware at front entry; repaint all balconies and window grilles in-kind; replace brick pavers and landscaping within the front and rear yards; and replace the wood fence at the rear yard.

7:00 PM

Application 16.1081 BB

354 Beacon Street

Applicant: Ron Payne, Payne Collins Design, Inc. (Architect)

Proposed Work: Construct a roof deck; clad existing head house in standing seam copper and replace the door with a paneled wood door with a black painted finish; and repoint.

7:15 PM

Previously presented November 12, 2015

Application 16.1259 BB

11 Exeter Street, aka 221-223 Marlborough Street

Applicant: Dartagnan Brown, Embarc Studio, LLC (Architect)

Proposed Work: Construct a roof deck; replace four non-historic windows and remove brick infill at two openings on the Marlborough Street façade and install four-over-four and six-over-six, double-hung wood windows, all with a black painted finish; remove the clapboard siding on the rear projecting bay and install standing seam copper; replace the non-historic windows on the rear projecting bay with one-over-one, double-hung wood windows with a black painted finish; and.replace the wood and glass door at the rear façade in-kind.

7:30 PM

Application 16.1263 BB

230 Marlborough Street

Applicant: Michal Szymanski, Meyer & Meyer Inc. (Architect)

Proposed Work: Clad the non-historic one-story rear yard addition in brick; install a paneled wood door with a black painted finish; replace four skylights with flat skylights; remove two skylights; and replace the roofing membrane system in-kind.

7:45 PM

Application 16.1266 BB

352 Marlborough Street

Applicant: Joe Holland, The Holland Companies (Applicant)

Proposed Work: Replace slate shingles, copper gutters and leaders in-kind; masonry restoration, including removing all of the vegetation from the façades; restore entry doors and all ornamental wood trim at the dormers in-kind; window replacement in-kind; remove the fire escapes at the rear façade; remove a tree in the rear yard and construct a one-story rear yard brick addition featuring a garage door and pedestrian door with a rooftop deck; modify one first floor window opening to accommodate a door; install

brick pavers in the rear driveway; construct a one-story rooftop addition; and install rooftop mechanical equipment and a deck on the main roof.

8:15 PM

Application 16.1267 BB — 362 Marlborough Street
Applicant: Joe Holland, The Holland Companies (Applicant)
Proposed Work: Replace slate shingles, copper gutters and leaders in-kind; masonry restoration, including removing all of the vegetation from the façades; restore entryway; window replacement in-kind; remove the fire escapes at the rear façade; modify existing railing on existing two-story rear ell extension; construct a one -story rear yard brick addition featuring a garage door and pedestrian door with a rooftop deck; modify one first floor window opening to accommodate a door; install brick pavers in the rear driveway; reconstruct the brick garden wall fronting Hereford Street in-kind; construct a roof deck with a roof access hatch; and install rooftop 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 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 16.1178 BB — 95 Beacon Street: Masonry restoration on the front and rear façades, including cleaning, repointing, and patching limestone; recaulking the joints on the granite stoop; and resetting the granite curb around the front areaway.

Application 16.1169 BB — 107 Beacon Street: Patching select areas of the brownstone façade and repainting brown.

Application 16.1062 BB — 136 Beacon Street: 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.

Application 16.1070 BB — 250 Beacon Street: Replacing eleven six-over-six, double-hung wood windows with an off-white painted finish at the fourth floor on the Beacon Street façade; and removing the storm windows.

Application 16.1188 BB — 314 Beacon Street: Replacing three one-over-one, double-hung wood window sashes with a black painted finish at the third floor on both the front and rear façades.

Application 16.1189 BB	314 Beacon Street: Replacing five one-over-one, double-hung wood window sashes with a black painted finish at the first and second floors on both the front and rear façades.
Application 16.968 BB	421 Beacon Street: Replace the slate shingles and copper flashing on the mansard in-kind; replace the roofing membrane system and copper flashing on the flat main roof and both dormers at the front and rear façades in-kind; apply a cementitious stucco to the non-visible concrete block one-story rear ell extension; and replace the door and projecting window on the non-visible ell extension.
Application 16.1113 BB	472 Beacon Street: Install a temporary marketing sign within the front areaway from March 15, 2016 – August 15, 2016.
Application 16.1261 BB	483 Beacon Street: Remove four non-historic windows at the fifth floor on the rear façade and install four one-over-one, double-hung wood windows with a black painted finish; remove the non-historic metal panning and restore the wood brick molds.
Application 16.1190 BB	499 Beacon Street: Replace the roofing membrane system and associated flashing in-kind; and remove the wood siding at the penthouse and install standing seam copper.
Application 16.1247 BB	651 Boylston Street: Replace the wood sign panel with a blue painted finish and reinstall the gold lettering "Copley Health Alliance Chiropractic & Massage."
Application 16.1158 BB	274 Clarendon Street: Repoint; and selective resurfacing of deteriorated stone sills and lintels and painting to match the existing painted finish.
Application 16.1156 BB	27 Commonwealth Avenue: Replace slate shingles and copper gutter and roof belt in-kind; and selective repointing.
Application 16.1239 BB	90 Commonwealth Avenue: Replace wood siding and install standing seam copper on the head house to match the other head houses; and replace roofing membranes in-kind.
Application 16.1136 BB	181 Commonwealth Avenue: Replace one at the third floor and two at the fourth floor one-over-one, double-hung wood windows and wood brick molds with a black painted finish on the front façade.
Application 16.1257 BB	183 Commonwealth Avenue: Repoint the chimney and party wall.
Application 16.1140 BB	191 Commonwealth Avenue: Replace copper leader (downspout) in-kind on the Commonwealth Avenue façade.
Application 16.1258 BB	191 Commonwealth Avenue: Repoint the chimney and party wall.
Application 16.1155 BB	296 Commonwealth Avenue: Install two storm windows with a black finish at the rear façade.
Application 16.1154 BB	416 Commonwealth Avenue: Replace four one-over-one, double-hung and one paired single-light casement wood windows and wood brick molds all with a black painted finish at the fourth floor on the rear façade.
Application 16.1106 BB	20 Fairfield Street: Repoint; resurface limestone with a cementitious stucco tinted to replicate the limestone; cleaning the façades; replace deteriorated wood in-kind, and scrape, prime, repaint, and re-caulk all the windows and the bay windows black to match existing.
Application 16.1191 BB	5 Gloucester Street: Replacing the slate shingles, copper flashing and copper gutters in-kind.
Application 16.1250 BB	22-24 Marlborough Street: Install wood beadboard on two façades to match extant beadboard on one façade of the rear entry structure; painting the rear entry structure including the door and trim black.
Application 16.1081 BB	128 Marlborough Street: Replace two one-over-one, double-hung wood windows and wood brick molds with a black finished in-kind at the third floor on the rear façade.
Application 16.1240 BB	137 Marlborough Street: Replace the roofing membrane system and copper flashing in-kind.

Application 16.1193 BB	251 Marlborough Street: Replace at the first floor three one-over-one on the front façade and one two-over-two on the rear façade, double-hung wood windows and wood brick molds with a black painted finish in-kind.
Application 16.1092 BB	286 Marlborough Street: Replace all two-over-two, double-hung wood windows and wood brick molds with a black painted finish to match the historic at the fourth and fifth floors on both the front and rear façades; and install standing seam copper roof on the bay windows at both the front and rear façades.
Application 16.1253 BB	310 Marlborough Street: Install a wrought iron fence with a black painted finish around the front yard.
Application 16.1135 BB	389 Marlborough Street: Repoint and clean the front façade.
Application 16.1260 BB	99-101 Newbury Street: Window restoration at the third, fourth and fifth floors fronting Newbury Street.
Application 16.1243 BB	201 Newbury Street: Replace the paired glass and bronze anodized aluminum doors at the entryway fronting the alleyway in-kind.
Application 16.1096 BB	262 Newbury Street: Install one bracket sign reading "REVOLVE" within the plain brick adjacent to the middle bay window on the first floor.
Application 16.1082 BB	273 Newbury Street: Remove the non-historic paired entry doors and install wood and glass doors with a black painted finish; repaint the handrails black to match existing; replace the black canvas-clad fixed awnings with an unframed skirt and no signage at the three first floor windows; install a bracket sign "topdrawer"; and applied white lettering "top drawer" on the lower portion of the three first floor windows.
Application 16.998 BB	284 Newbury Street: Install one bracket sign reading "Skin Spa" within the plain brick masonry above the middle window on the first floor; and installing applied vinyl logos and lettering within the three first floor display windows.
Application 16.1176 BB	320 Newbury Street: Replace rooftop mechanical equipment within the existing concrete enclosure.

PROJECTED ADJOURNMENT: 9:00 PM
DATE POSTED: 1 April 2016

BACK BAY ARCHITECTURAL COMMISSION
Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);
John Christiansen, Iphigenia Demetriades, Patti Quinn, Lex Stevens, *three 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	