CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT

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NOTICE OF PUBLIC HEARING

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

DATE: Wednesday, 13 July 2016
TIME: 5:00 PM
PLACE: Boston City Hall – Piemonte Room (5th 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 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. ANNUAL MEETING: Election of Officers and Appointment of Violations Committee
5:00 PM

II. COMMERCIAL APPLICATIONS:
5:00 PM

Application 16.1294 BB — Various Locations in the Back Bay
Applicant: Ricardo M. Sousa, Esq. (Applicant)
Proposed Work: Expand existing Wireless Distributed Antenna System (DAS) by adding 19 new DAS nodes on various street lights between Berkeley Street and Hereford Street.

Application 16.1293 BB — 303 Newbury Street
Applicant: Ricardo M. Sousa (Applicant)
Proposed Work: Installation of 3 new panel antennas and 3 new remote radio heads to be housed in new rooftop structure.

Application 16.1747 BB — 205 Newbury Street
Applicant: Thomas Trykowski, Silverman Trykowski Associates, Inc. (Applicant)
Modify existing dig out to lower level by removing left set of existing stairs from main building entry walkway to dig out area; removing planting beds at mid and lower levels to create patio area paved with bluestone; reducing the width of the existing planting area along Newbury Street to create additional mid-level patio area; building a new retaining wall; and installing 2 bluestone bench seating areas.

Application 16.1738 BB — 279 Dartmouth Street
Applicant: Kathy Trustman (Applicant)
Proposed Work: Installation of a new seating enclosure at patio areas.

Application 16.1617 BB — 270 Newbury Street
Applicant: James Clifford (Applicant)
Proposed Work: Installation of patio umbrellas and outdoor heater.

III. RESIDENTIAL APPLICATIONS:
6:00 PM

Application 16.1537 BB — 305 Commonwealth Avenue
Applicant: Guy Grassi, Grassi Design Group (Applicant)
Proposed Work: Modify previously approved modifications to rear addition and rear yard including removing proposed brick piers and iron fencing within proposed rear yard; changing the location of the proposed motorized gate; and change a previously approved door to a window at the rear addition.

Application 16.1538 BB 72 Commonwealth Avenue
Applicant: Amit Dixit and Chris Chandler, ISKCON of New England
Proposed Work: Re-landscaping of front garden area and installation of an outdoor sculpture consisting of a brass figure on a granite base standing seventy-five inches tall.

Application 16.1539 BB 121 Beacon Street
Applicant: Beth McDougal (Applicant)
Proposed Work: Repair of slate roof; installation of new black rubber roof, copper gutter and downspout; replacement of roof deck decking; and replacement of wooden railing at roof deck with black iron railing.

Application 16.1746 BB 352 Marlborough Street
Applicant: Joe Holland, The Holland Companies (Applicant)
Proposed Work: Remove 2 trees in rear yard and replant 1; plant 1 tree in front garden; remove 2 windows at rear façade's garden level and replace with garage door; add balcony on rear façade's first story and replace 1 window with a door; and build hardscape brick paved driveway in year yard.

Application 16.1719 BB 342 Marlborough Street
Applicant: Andrew Chapman (owner)
Proposed Work: Replacement of rear elevation's third story window and repair of masonry surrounding window; replacement of rubber roof; replacement of roof deck walls; replacement of penthouse skylight; and repainting front dormers and windows.

Application 16.1739 BB 148 Commonwealth Avenue
Applicant: Edward O'Connell, Jr. (Applicant)
Proposed Work: Installation of black rubber roofing; reconfiguration of condenser units to align along west party wall; and replacement of roof scuttle and skylight with new Bilco roof scuttle.

Application 16.1735 BB 271 Beacon Street, Unit A
Applicant: Mary Landry (Owner)
Proposed Work: Installation of 2 air-conditioning units on roof.

Application 16.1734 BB 271 Beacon Street, Unit 6
Applicant: Donna Higgins (Owner)
Proposed Work: Installation of 1 air-conditioning units on roof.

IV. 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 Joe Cornish at 617.635.3850 or joseph.cornish@boston.gov. Thank you.

Application 16.1635 BB 136 Beacon Street, Unit 6: Replace 3 one-over-one windows at second story of front façade in-kind.

Application 16.1504 BB	136 Beacon Street, Unit 7: Replace 3 one-over-one windows at third story of front façade in-kind.
Application 16.1636 BB	136 Beacon Street, Unit 10: Replace 9 one-over-one windows at fifth story of front façade in-kind.
Application 16.1711 BB	184 Beacon Street, Unit 2: Replace 2 existing one-over-one windows at rear elevation's first story with wood one-over-one windows.
Application 16.1646 BB	229 Beacon Street, Unit 4: Replace 2 one-over-one windows at front façade fourth floor with wood one-over-one windows; and replace 2 two-over-two segmented top windows at front façade fifth floor with wood two-over-two windows painted black.
Application 16.1745 BB	261 Beacon Street: Replace 12 double-hung one-over-one windows in-kind at rear elevation's fifth and sixth stories.
Application 16.1742 BB	271 Beacon Street: Install new black rubber membrane roof with a new copper drip edge.
Application 16.1723 BB	282 Beacon Street: At seventh story, replace 24 wood six-over-six windows and 2 wood eight-over-eight windows in-kind; and replace 1 steel window wall in-kind.
Application 16.1712 BB	291 Beacon Street: Replace existing rubber roof with a new black rubber roof, and install new copper flashing.
Application 16.1713 BB	323 Beacon Street: Repair deteriorated sandstone at front façade with tinted cementitious stucco, and repair slate mansard roof.
Application 16.1645 BB	347 Beacon Street: Install two, black wrought iron handrails at front stoop.
Application 16.1567 BB	351 Beacon Street: Remove existing paving from rear parking lot and install brick pavers; and replace cracked treads at front entry steps with cast concrete treads matching existing design.
Application 16.1731 BB	404 Beacon Street: Modify entry and garden wall.
Application 16.1727 BB	452 Beacon Street, Unit 2: At rear elevation, replace 1 door and 2 windows at first story in-kind; and replace 1 door and 1 window at lower level in-kind.
Application 16.1683 BB	468 Beacon Street: Replace fourteen non-historic windows at rear elevation with new wood windows.
Application 16.1647 BB	483 Beacon Street, Unit 2: Replace 3 existing one-over-one half round windows at the side elevation with one-over-one half round wood windows; replace 2 one-over-one windows at front façade's second story with one-over-one wood windows; and replace 1 three-part arched window at front façade's second story.
Application 16.1714 BB	492 Beacon Street: Install new copper gutters on west elevation of building.
Application 16.1726 BB	534 Beacon Street: Replace 7 second story wood window sash at the rear elevation in-kind.
Application 16.1685 BB	535 Boylston Street: Repair existing signage.
Application 16.1637 BB	274 Clarendon Street: Replace 7 third story and 6 second story windows in-kind.
Application 16.1717 BB	183 Commonwealth Avenue: Replace existing rubber membrane roof at upper main flat roof with new black rubber roof system; and install gray TPO roofing system at roof of sixth floor rear balcony.
Application 16.1535 BB	342 Commonwealth Avenue: Replace 4 one-over-one windows in-kind at second story of front façade.
Application 16.1744 BB	362 Commonwealth Avenue: Replace 9 non-historic one-over-one windows at rear elevation's fourth story with wood one-over-one windows.
Application 16.1716 BB	30 Fairfield Street: Replace existing black rubber membrane roof, skylights, roof hatch, and copper gutters in-kind.
Application 16.1648 BB	24 Marlborough Street, Unit 2: Replace 3 rear-facing ground level two-over-two windows with wood two-over-two windows; replace 3 rear-facing first story windows with wood one-over-one windows; and replace 1 front-facing ground level one-over-one radius corner window with wood one-over-one radius corner window.
Application 16.1514 BB	29 Marlborough Street: Replace existing black rubber roof in-kind; replace existing roof deck in-kind; and replace door and window at head house in-kind.

Application 16.1638 BB	103 Marlborough Street: Repoint masonry at front of building using Type N mortar; patch entry steps; and repaint entry steps, sills and lintels to match existing color.
Application 16.1733 BB	148 Marlborough Street: At front façade replace roof slate, cupper gutter and downspouts, and deteriorated window trim in-kind.
Application 16.1736 BB	168 Marlborough Street: At front façade repair walkway, curbing and steps with a cementitious stucco tinted to match the color of the existing stone.
Application 16.1729 BB	225 Marlborough Street: Re-paint second story bay window at front façade.
Application 16.1737 BB	238 Marlborough Street: At front façade repair walkway, curbing and steps with a cementitious stucco tinted to match the color of the existing stone.
Application 16.1710 BB	285 Marlborough Street: Replace deteriorated slate, wood trim and flashing in-kind at the Mansard roof; re-paint front façade entry steps, entry door, lintels, sills, windows and rear oriel window to match existing colors; replace 35 non-historic windows with two-over-two wood windows; and replace existing brick moulding to match existing brick moulding.
Application 16.1628 BB	293 Marlborough Street: Replace existing skylight in-kind.
Application 16.1743 BB	365 Marlborough Street: Install new black rubber membrane roof with a new copper drip edge.
Application 16.1681 BB	370 Marlborough Street: Repoint 150 square foot section of masonry at rear elevation using a Type N mortar.
Application 16.1732 BB	394 Marlborough Street: At lower level of front façade replace 2 one-over-one windows in-kind.
Application 16.1721 BB	51 A Massachusetts Avenue: Repaint wood projecting storefront brown with black trim, and replace existing signage.
Application 16.1725 BB	71 Newbury Street: Install new signage above projecting bay storefront, and 1 interior sign and storefront window.
Application 16.1718 BB	128 Newbury Street: Installation of sign above first story storefront window.
Application 16.1748 BB	129 Newbury Street: Installation of new interior signage.
Application 16.1618 BB	129 Newbury Street: Replace existing signage at front façade bay windows; and install 1 black aluminum blade sign left of the entry door.
Application 16.1682 BB	225 Newbury Street: Install new signage at lower level of bay window.
Application 16.1479 BB	251 Newbury Street: Install 3 Sunbrella blue awnings at first story bay windows.
Application 16.1478 BB	355 Newbury Street: Replace 5 existing eleven-over-eleven windows at second story of front façade with wood eleven-over-eleven windows painted black.

PROJECTED ADJOURNMENT: 8:30 PM
DATE POSTED: 1 July 2016

BACK BAY ARCHITECTURAL COMMISSION
TBD (*Chair*), Kathleen Connor (*Vice-Chair*);
John Christiansen, Iphigenia Demetriades, Jane R. Moss, Patti Quinn, Lisa Saunders, Lex Stevens 2 *Vacant*
Alternates: David Eisen, Jerome CooperKing, Kenneth Tutunjian, Robert Weintraub, David Sampson

cc: Mayor
City Council
Law Department
Abutters
City Clerk
Neighborhood Services
Architectural Access Board
Commissioners
Office for Persons with Disabilities
Back Bay Sun