



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 – REVISED

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

DATE: Wednesday, 11 May 2016
TIME: 5:00 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:

5:00 PM

Application 16.1383 BB 338 Newbury Street
Applicant: Jason Parillo, Back Bay Sign (Applicant)
Proposed Work: Install internally illuminated aluminum sign box and bracket sign with acrylic logo and lettering "Title Boxing Club" in non-conformance with the BBAC Guidelines.

5:15 PM

Application 16.1268 BB 799 Boylston Street
Applicant: Bryn Robinson, Boston Sign Company (Contractor)
Proposed Work: Replace blue acrylic lenses with white acrylic lenses reading "Capital One" in non-conformance with the BBAC Guidelines.

II. RESIDENTIAL APPLICATIONS:

5:30 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.

6:00 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.

6:30 PM

Application 16.1398 BB

167 Marlborough Street

Applicant: Joe Holland, The Holland Companies (Applicant)
Proposed Work: Remove non-historic windows at the garden level, lower the sill at one opening to match an adjacent window opening on the side façade and lower three sills at the front façade and install a light well, and one-over-one, double-hung wood windows and brick molds and extend the security grilles at all new openings all with a black painted finish; remove the lattice fence at the rear yard and install a brick wall with a wrought iron gate; remove the lattice railing on the first floor rear deck and install a wrought iron railing; and modify window and door openings on the first floor rear extension.

6:45 PM

Application 16.1395 BB

401 Beacon Street

Applicant: Paul Cohen, One Commonwealth Corp. (Applicant)
Proposed Work: Combine two windows and one door opening to accommodate a garage door; and replace one door all at the rear façade.

7:00 PM

Application 16.1399 BB

333 Beacon Street

Applicant: John O'Neil (Applicant)
Proposed Work: Replace asphalt paving within the rear yard with brick pavers and an asphalt sidewalk along the alley.

7:15 PM

Application 16.1390 BB

333 Beacon Street

Applicant: Benjamin Brown, BH Brown Landscape Design, LLC (Applicant)
Proposed Work: Remove wood garden fence, paving material and stairs at the sunken rear terrace; and install retaining wall with a wood fence on top, brick pavers, and granite stairs.

7:30 PM

Application 16.1370 BB

271 Beacon Street, Apt. 7

Applicant: Charlie Curran, Paul E. Dutelle & Co. Inc. (Contractor)
Proposed Work: Replace roofing membrane system in-kind; and replace non-visible roof deck in-kind.

7:45 PM

Application 16.1355 BB

382 Commonwealth Avenue, Apt. 12

Applicant: Robert Van Dinter, New Edge Construction Services LLC (Applicant)
Proposed Work: Install wall-mounted AC unit on the non-visible courtyard.

8:00 PM

Application 16.1379 BB

65 Marlborough Street

Applicant: Steven Cucinatti (Applicant)
Proposed Work: Install wrought iron gate at the rear driveway.

8:15 PM

Application 16.1384 BB

22-24 Marlborough Street

Applicant: Susan Baltrus (Applicant)
Proposed Work: Install one air conditioning unit within the rear yard in non-conformance with the BBAC guidelines.

8:30 PM

Application 16.1227 BB

160 Commonwealth Avenue

Applicant: Carl Nielsen, Vendome Condominium Trust (Owner)
Proposed Work: Replace acoustic attenuator on the cooling tower in-kind.

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 Lissa Schwab at 617.635.3850 or lissa.schwab@boston.gov. Thank you.

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| Application 16.1350 BB | <u>256 Beacon Street</u> : Restore the wood bays in-kind. |
| Application 16.1405 BB | <u>322 Beacon Street</u> : Resurface the brownstone façade using a tinted cementitious stucco. |
| Application 16.1365 BB | <u>351 Beacon Street</u> : Replace four one-over-one and one two-over-two, double-hung wood windows with a black painted finish at the garden level. |
| Application 16.1358 BB | <u>520 Beacon Street</u> : Replace the roofing membrane system in-kind. |
| Application 16.1376 BB | <u>491 Boylston Street</u> : Install new metal logo and lettering "Webster Bank" on a raceway with an external light fixture with concealed conduit. |
| Application 16.1388 BB | <u>205 Commonwealth Avenue</u> : Install a non-visible wrought iron gate on the roof deck. |
| Application 16.1369 BB | <u>334 Commonwealth Avenue</u> : Repoint rear façade. |
| Application 16.1368 BB | <u>336 Commonwealth Avenue</u> : Repoint rear façade. |
| Application 16.1364 BB | <u>330 Dartmouth Street, Apt 5N</u> : Replace two at the sixth floor on the front façade and one at the non-visible secondary façade one-over-one, double-hung wood windows with a black painted finish. |
| Application 16.1400 BB | <u>340 Marlborough Street</u> : Repoint Marlborough Street façade. |
| Application 16.1394 BB | <u>103-105 Newbury Street</u> : Repoint parapets. |
| Application 16.1386 BB | <u>119 Newbury Street</u> : Replace roofing membrane system and skylight in-kind. |
| Application 16.1262 BB | <u>142 Newbury Street</u> : Install non-illuminated pin-mounted metal logo and lettering "Marine Layer" within the signband. |
| Application 16.1385 BB | <u>154-156 Newbury Street</u> : Replace roofing membrane system and skylight in-kind. |
| Application 16.1363 BB | <u>270 Newbury Street</u> : Install non-visible rooftop mechanical equipment and exhaust fan on the front chimney. |

PROJECTED ADJOURNMENT: 8:45 PM
DATE POSTED: 3 May 2016 – REVISED

BACK BAY ARCHITECTURAL COMMISSION

TBD (*Chair*), Kathleen Connor (*Vice-Chair*);

Anthony Casendino, John Christiansen, Iphigenia Demetriades, Jane R. Moss, Patti Quinn, Lex Stevens, *two vacancies*
Alternates: David Eisen, Jerome CooperKing, Kenneth Tutunjian, *one vacancy*

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