



NOTICE OF PUBLIC HEARING

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

DATE: 3/11/2020
TIME: 4:30 PM
PLACE: BOSTON CITY HALL, ROOM 900, 9TH 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.20.063 BB **222 Beacon Street**
Unapproved installation of rooftop antenna.

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BOSTON, MA

RATIFICATION OF 2/12/2020 PUBLIC MEETING MINUTES

II. DESIGN REVIEW PUBLIC HEARING
5:00pm

20.842 BB **314 Newbury Street:**
Applicant: Michael Serpa
Proposed Work: At front façade install outdoor dining area including six tables, twelve chairs, three umbrellas and string lighting; and install seasonal entry enclosure.

20.757 BB **7 Hereford Street:**
Applicant: Paul A. Curtis
Proposed Work: At front façade install steel ladder between third and fourth-story fire balconies and install collapsible ladder between third-story and ground-level.

20.815 BB **284 Commonwealth Avenue:**
Applicant: Kelly Bonzani
Proposed Work: At rear yard remove Ailanthus tree.

- 20.847 BB** **417 Beacon Street:**
 Applicant: Anthony Griseto
 Proposed Work: At rear elevation replace six fourth-story two-over-two non-historic windows with wood one-over-one wood windows.
- 20.846 BB** **126 Marlborough Street:**
 Applicant: Ellen Perko
 Proposed Work: Replace all non-historic windows with historically appropriate wood windows; at rear elevation remove non-historic elevator addition and machine room addition, restore rear elevation, and construct garage structure; and at roof remove existing headhouse and deck and construct penthouse and deck.

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. Thank you.

- 20.784 BB** **188 Beacon Street:** At front façade replace five second-story one-over-one wood windows in-kind.
- 20.840 BB** **225 Beacon Street:** At roof install green roof trays and install planters at existing roof deck.
- 20.808 BB** **266 Beacon Street:** At front façade repair masonry, replace deteriorated wood window trim in-kind and re-paint trim black; and at rear elevation repair downspout.
- 20.838 BB** **275 Beacon Street:** Install two rooftop HVAC condensers.
- 20.848 BB** **417 Beacon Street:** At front façade replace five third-story one-over-one non-historic wood windows in-kind.
- 20.807 BB** **528 Beacon Street:** Repair and re-point masonry at front façade and rear elevation.

- 20.833 BB** **64 Commonwealth Avenue:** At front façade repair and re-point masonry, replace roof slate in-kind, re-paint windows and trim, and replace deteriorated wood at dormer window.
- 20.835 BB** **64 Commonwealth Avenue:** At front façade and rear elevation replace five third-story one-over-one wood windows in-kind.
- 20.819 BB** **207 Commonwealth Avenue:** Re-pave rear parking area with Yankee Cobble pavers.
- 20.849 BB** **349 Commonwealth Avenue:** At front façade re-point masonry, install new copper roof at bay window, and re-paint cornice.
- 20.766 BB** **18 Fairfield Street:** Replace fifteen wood windows in-kind.
- 20.839 BB** **20 Fairfield Street:** Replace roof slate and copper gutters in-kind.
- 20.804 BB** **273 Newbury Street:** At front façade replace roof slate in-kind, install copper flashing, and re-paint wood trim.
- 20.803 BB** **302 Newbury Street:** At front façade install wall sign at lower retail space.
- 20.850 BB** **341 Newbury Street:** At rear elevation install one louver at existing first-story window opening.

IV. ADVISORY REVIEW

Harvard Club, 415 Newbury Street: Development project that includes demolition of rear addition, construction of addition and construction of building at existing parking lot.

V. RATIFICATION OF 2/12/2020 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 6:30PM

DATE POSTED: 2/27/2020

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*), Vacant (*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