



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 13 October 2010  
TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING  
PLACE: Room 900 (BRA Board Room), ninth floor, 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 below. Sign language interpreters are available upon request.

### COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. VIOLATIONS HEARING

5:00 P.M. DESIGN REVIEW HEARING

#### I. Commercial Applications, Continued:

Application 11.201 431 Boylston Street

Applicant: Au Bon Pain (tenant): Replace awnings/signage, table umbrellas, etc.; install new projecting sign

#### II. Commercial Applications, New:

5:15 P.M.

Application 11.360 2 Newbury Street

Applicant: Shawmut Design & Construction: Re-clad existing entry canopy

5:30 P.M.

Application 11.203 579 Boylston Street (*postponed from the September hearing*)

Applicant: Boston Bikes (transportation initiative): Install specialty bicycle rack in lieu of previously approved standard rack

#### III. Residential Applications, Continued: (None)

#### IV. Residential Applications, New:

5:45 P.M.

Application 11.361 309 Beacon Street

Applicant: Glynn Realty Assoc. (owners): Remove disused rear-elevation elevator shaft; restore masonry, reconfigure fire balconies

6:00 P.M.

Application 11.363 89 Marlborough Street

Applicant: M. Holland & Son (contractors): Construct rear parking court; remove fire egress; install ornamental balconies; construct roof deck/headhouse; remove tree, pave front yard in brick

6:15 P.M.

Application 11.364 169 Marlborough Street

Applicant: A. Cohen (owner): Shorten rear ell, introduce garage bay/pedestrian door; construct parking court, decks at ell & main roof planes, etc.

6:30 P.M.

Application 11.365 225 Marlborough Street

Applicant: Construct front-basement window well, rear parking court, roof deck; modify side-elevation fenestration, etc.

6:45 P.M.

Application 11.366 228 Marlborough Street

Applicant: Construct rear parking court, roof deck/headhouse; modify rear/side elevation fenestration; install rooftop mech. equip't, etc.

7:00 P.M.

Application 11.367 299 Marlborough Street

Applicant: Matthew W. Cusick (unit owner): Remove two of four rear-yard trees

7:15 P.M.

Application 11.205 151 Commonwealth Avenue (*postponed from the September hearing*)

Applicant: Boston Bikes (transportation initiative): Install bicycle rack previously approved for commercial district

**IV. Residential Applications, New (continued):**

7:30 P.M.

Application 11.368 161 Commonwealth Avenue  
Applicant: Sea-Dar Construction (contractors): Construct five-story single-family rowhouse

3:00 P.M.

Application 11.369 163 Commonwealth Avenue  
Applicant: Sea-Dar Construction (contractors): Construct roof deck/headhouse; install rooftop mech. equip't, etc.

3:15 P.M.

Application 11.370 313 Commonwealth Avenue  
Applicant: Grassi Design Group (arch'ts): Construct partial addition at rear ell roof, parking court & roof decks; modify roof below existing ridge line to introduce dormers, etc.

**V. 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. The following applications have been identified as being eligible for such approval:*

► Applicants 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.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at [william.young@cityofboston.gov](mailto:william.young@cityofboston.gov). Thank you.

Application 11.336 161 Beacon Street: Replace copper gutters/downspouts in kind  
Application 11.337 340 Beacon Street: Replace flat roofing, copper flashing mat'ls  
Application 11.362 345 Beacon Street: Rebuild roof deck, adjusting front setback to reflect current guidelines  
Application 11.338 492 Beacon Street: Repair/repoint masonry; replace window/door sealants, etc.  
Application 11.267 1 Commonwealth Avenue: Rebuild two chimneys  
Application 11.339 49-51 Commonwealth Avenue: Repoint masonry; replace caulking, etc.  
Application 11.340 57 Commonwealth Avenue: Replace rear-elevation copper gutter in kind  
Application 11.341 58 Commonwealth Avenue: Repair/repaint entry stoop, yard curbsings, front-yard fence  
Application 11.343 160 Commonwealth Avenue: Replace flat roofing/flashing mat'ls  
Application 11.342 177 Commonwealth Avenue: Repoint chimneys, party-wall parapets; repair flat roofing mat'ls, skylights  
Application 11.344 202 Commonwealth Avenue: Replace 6 units of window sash  
Application 11.345 227 Commonwealth Avenue: Replace brick mold, windowsills, repaint trim, etc.  
Application 11.346 297 Commonwealth Avenue: Remove disused secondary chimney  
Application 11.347 340 Commonwealth Avenue: Repair/restore entry stoop; repoint masonry; repair roofing/flashing mat'ls  
Application 11.348 29 Fairfield Street: Repoint masonry, repair step cracking; re-attach/replace detached/broken mansard slates  
Application 11.350 27 Hereford Street: Replace mansard slates and flat roofing mat'ls, copper gutters/flashing  
Application 11.349 27 Hereford Street: Repair/repaint wood mansard/domer trim; remove redundant fire balcony  
Application 11.351 29 Marlborough Street: Replace mansard slates, wood/copper trim elements, etc.  
Application 11.352 66 Marlborough Street: Remove volunteer front-yard tree that is compromising the health of specimen trees  
Application 11.326 113 Marlborough Street: Replace mansard slates/flat roofing, copper flashing mat'ls  
Application 11.353 400 Marlborough Street: Replace 4 units of window sash  
Application 11.354 118 Newbury Street: Install rooftop telecommunications equipment  
Application 11.355 126 Newbury Street: Install safety guard rail at rear roof edge  
Application 11.356 154-156 Newbury Street: Install signage  
Application 11.357 186 Newbury Street: Replace signage to reflect updated corporate identity  
Application 11.358 297 Newbury Street: Install signage  
Application 11.359 314 Newbury Street: Install reverse-channel sign lettering

PROJECTED ADJOURNMENT: 8:30 P.M.

DATE POSTED: 1 October 2010

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

Back Bay Architectural Commission

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Patti Quinn, Patrick Sarkis, Kenneth Tutunjian, Alfred Wojciechowski, *Two vacancies*;

*Alternates*: Penny Cherubino, Iphigenia Demetriades, Jane R. Moss, Susan-lee da Silva, Sharon Steinberg

cc: Applicants/Property Owners Mayor Commissioners  
City Clerk Office for Persons with Disabilities *Boston Courier; Back Bay Sun*  
Law Department Architectural Access Board *Abutters (design review; from most recent tax lists)*

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