



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, 8 December 2010
TIME: 4:30 P.M. VIOLATIONS HEARING
5:00 P.M. BUSINESS MEETING
5:15 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

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I. Commercial Applications, Continued: (None)

II. Commercial Applications, New:

Application 11.544 111 Newbury Street
Applicant: Pierre Deux (tenant): Re-install continuous storefront awning

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

5:30 P.M.
Application 11.543 150 Beacon Street
Applicant: Thomas R. Huth (architect): Install retractable shade system at glazed headhouse

5:45 P.M.
Application 11.556 400-416 Commonwealth Avenue
Applicant: Somerset Condominium (owners): Repair roof, replacing stamped metal brackets and soffit panels with fiberglass, then re-installing tiles; replace skylights, snow guards, etc.

6:00 P.M.
Application 11.561 407, 409, 411 Commonwealth Avenue
Applicant: Grassi Design Group, Inc. (arch'ts): Remove one rear ell, introduce garage bay in another; replace headhouses, rooftop mechanical equip't; construct decks and main and ell roofs; modify rear fenestration, install ornamental balconies, 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. Thank you.

V. Administrative Review / Approval: (continued)

Application 11.557 228 Beacon Street: Replace historic steel casements in kind
Application 11.545 251 Beacon Street: Replace skylights, install guardrails, mech. equip't
Application 11.558 265 Beacon Street: Repair/refinish entry doors
Application 11.514 259 Beacon Street: Replace 6 units of window sash
Application 11.542 327 Beacon Street: Restore brownstone detailing
Application 11.515 334-338 Beacon Street: Restore stucco; clean masonry; replace caulking
Application 11.516 534 Beacon Street: Repoint exposed party-wall masonry
Application 11.517 19 Commonwealth Avenue: Repoint masonry, replace step flashing
Application 11.546 44 Commonwealth Avenue: Replace roofing slates at rear mansard, remove fire-balcony superstructure
Application 11.518 180 Commonwealth Avenue: Repoint brick coursing, repair sandstone
Application 11.547 226 Commonwealth Avenue: Replace 3 units of window sash
Application 11.560 230 Commonwealth Avenue: Modify headhouse, as previously approved (09.959)
Application 11.548 314 Commonwealth Avenue: Replace rear drive, walkway pavers
Application 11.507 32-34 Fairfield Street: Replace copper gutter in kind, repair underlying mortar joints
Application 11.549 12 Hereford Street: Replace flat roofing material, copper edge flashing
Application 11.519 137 Marlborough Street: Repoint brick coursing at east and north elevations
Application 11.550 220-224 Marlborough Street: Repoint brick coursing,, repair brownstone, window casings; replace sash, etc.
Application 11.551 224 Marlborough Street: Replace 16 units of window sash
Application 11.520 251 Marlborough Street: Repair entry stoop
Application 11.521 404 Marlborough Street: Install front-yard perimeter fence
Application 11.552 31 Massachusetts Avenue: Replace 6 units of window sash
Application 11.553 171 Newbury Street: Repoint exposed party-wall masonry
Application 11.522 157-159 Newbury Street: Repoint masonry, apply sealant at exposed party-wall elevation
Application 11.554 232 Newbury Street: Install signage, consistent with building's master sign plan
Application 11.523 353 Newbury Street: Replace flat roofing material, copper edge flashing

PROJECTED ADJOURNMENT: 6:30 P.M.

DATE POSTED: 23 November 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
City Clerk
Law Department

Mayor
Office for Persons with Disabilities
Architectural Access Board

Commissioners
Boston Courant; Back Bay Sun
Abutters (design review; from most recent tax lists)

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