



# 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, 9 November 2011  
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. Advisory Presentation by the Newbury Street League regarding display signage within the district

II. Commercial Applications, Continued: *(None)*

III. Commercial Applications, New:

5:30 P.M.

Application 12.461 39 Newbury Street  
Applicant: Grassi Design Group (arch'ts): Redesign storefront, install awning/signage, lighting fixtures, etc.

5:45 P.M.

Application 12.462 83 Newbury Street  
Applicant: Georgetown Cupcake (tenant): Modify storefront, introducing independent entry door; install signage, etc.

6:00 P.M.

Application 12.463 177 Newbury Street  
Applicant: Donna Cullen (agent): Install signage with white background, contrary to guidelines

6:15 P.M.

Application 12.460 91-97 Massachusetts Avenue (also known as 407 Newbury Street)  
Applicant: Kingston Realty Trust (owners): Redesign previously approved addition to facilitate retail display; install signage, etc.

IV. Residential Applications, Continued: *(None)*

V. Residential Applications, New:

6:30 P.M.

Application 12.464 302 Beacon Street  
Applicant: M. Holland & Sons (contractors): Construct connector between house & rear garage with rooftop walkway

6:45 P.M.

Application 12.465 17 Marlborough Street  
Applicant: Marcel Vallière (designer): Replace roof deck, relocate mechanical equipment

7:00 P.M.

Application 12.466 18 Marlborough Street  
Applicant: Grassi Design Group (arch'ts): Construct decks at main, rear-oriel roof planes, headhouse, etc.

7:15 P.M.

Application 12.467 297 Marlborough Street  
Applicant: Johanna Schneider (attorney): Remove three rear-yard trees

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7:30 P.M.

Application 12.468 363 Marlborough Street

Applicant: S & H Construction (contractors): Replace skylights, window at non-conforming basement addition

7:45 P.M.

Application 12.469 179 Commonwealth Avenue

Applicant: Eric Parkes (arch't): Replace roof deck, skylights; install rooftop mechanical equipment, replace flue extensions, 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 12.470 144 Beacon Street: Repair/repoint garden-wall & chimney masonry
- Application 12.471 206 Beacon Street: Replace 1 unit of window sash
- Application 12.472 282 Beacon Street: Replace original rear-elevation casements
- Application 12.473 479-481 Beacon Street: Replace roof decks
- Application 12.474 220 Clarendon Street: Replace awning/signage
- Application 12.476 401 Commonwealth Avenue: Repair retaining wall, install capstone; replace copper cornice segment
- Application 12.475 413-319 Commonwealth Avenue: Repair/repoint masonry
- Application 12.477 315 Dartmouth Street: Replace mansard slates, copper hip flashing
- Application 12.459 7 Exeter Street: Repair entry stoop
- Application 12.760 29 Hereford Street: Repair masonry, window surrounds, etc.
- Application 12.479 68 Marlborough Street: Replace 7 units of window sash
- Application 12.480 82 Marlborough Street: Replace 42 units of storm windows
- Application 12.412 111 Marlborough Street: Repair/repaint brownstone
- Application 12.481 39-45 Newbury Street: Replace 2 units of window sash
- Application 12.482 73 Newbury Street: Replace copper gutter/leader box
- Application 12.483 142-144 Newbury Street: Repair, re-install entry pavement
- Application 12.484 166 Newbury Street: Install basement-level signage
- Application 12.424 171 Newbury Street: Repair/replace flat roofing materials
- Application 12.485 201 Newbury Street: Install signage, consistent with building's master sign plan
- Application 12.486 249 Newbury Street: Install signage

PROJECTED ADJOURNMENT: 8:00 P.M.

DATE POSTED: 28 October 2011

(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, Iphigenia Demetriades, Patti Quinn, Patrick Sarkis, Cedric Tonello, Alfred Wojciechowski, *One vacancy*;  
*Alternates:* Jane R. Moss, Susan-lee da Silva, Sharon Steinberg, Kenneth Tutunjian, *One vacancy*

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*)