



# 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 May 2012

TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. ANNUAL MEETING: Election of Officers  
5:15 P.M. DESIGN REVIEW HEARING

PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

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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. ANNUAL MEETING: Election of Officers  
5:15 P.M. DESIGN REVIEW HEARING

#### I. Commercial Applications, Continued:

Application 12.887 234 Berkeley Street  
Applicant: Bergmeyer Assoc. (arch'ts): Construct accessible entry pavilion, basement-level restaurant addition

#### II. Commercial Applications, New:

5:45 P.M.  
Application 12.989 165 Newbury Street  
Applicant: Sousa Design (arch'ts): Partially fill rear areaway, re-pave expanded parking court in brick

6:00 P.M.  
Application 12.880 352 Newbury Street  
Applicant: Epoch Design Group, Inc. (arch'ts): Remove masonry paint, modify entry/storefront bays, install signage; repair roof, remove minor chimney, replace rooftop mech. equip't, access hatch; repair rear elevation masonry, fenestration

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

#### IV. Residential Applications, New:

6:15 P.M.  
Application 12.986 5 Exeter Street  
Applicant: S&H Construction (contractors): Install through-wall vent at rear elevation, contrary to guidelines

6:30 P.M.  
Application 12.987 302 Marlborough Street  
Applicant: Elie Rebiez (owner): Construct roof-access headhouse, expand deck footprint

6:45 P.M.  
Application 12.988 313 Marlborough Street  
Applicant: Daire Fontaine (unit owner): Replace rear door, install lighting fixtures, rooftop mech. equip't

**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 at this hearing:* [over]

V. Administrative Review/Approval: [continued]

► 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 12.971	<u>164 Beacon Street</u> : Replace 3 units of window sash
Application 12.972	<u>354 Beacon Street</u> : Restore entry stoop
Application 12.973	<u>273 Clarendon Street</u> : Repair oriels, stone trim, repoint masonry, replace storm windows, etc.
Application 12.974	<u>1 Commonwealth Avenue</u> : Replace skylight
Application 12.975	<u>12 Commonwealth Avenue</u> : Replace flat roofing, flashing materials
Application 12.976	<u>120 Commonwealth Avenue</u> : Restore entry stoop/handrails
Application 12.977	<u>247 Commonwealth Avenue</u> : Replace flat roofing material, deck flooring
Application 12.978	<u>256 Commonwealth Avenue</u> : Replace 4 units of storm windows
Application 12.873	<u>370 Commonwealth Avenue</u> : Replace rooftop telecommunications equipment
Application 12.979	<u>416 Commonealth Avenue</u> : Replace 21 units of window sash, 1 pair French doors
Application 12.966	<u>115 Marlborough Street</u> : Replace copper gutter, membrane at roof ledge, repair dormer bases
Application 12.980	<u>180 Marlborough Street</u> : Enlarge roof deck footprint within chimney edges, extend metal railing
Application 12.981	<u>231 Marlborough Street</u> : Repair slate mansard, copper oriel roof
Application 12.982	<u>248 Marlborough Street</u> : Replace 2 units of window sash
Application 12.983	<u>312 Marlborough Street</u> : Restore entry stoop
Application 12.985	<u>317 Marlborough Street</u> : Repair brownstone façade
Application 12.984	<u>250 Newbury Street</u> : Install projecting sign

PROJECTED ADJOURNMENT: 7:00 P.M.

DATE POSTED: 27 April 2012

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

Back Bay Architectural Commission

Anthony Casentino (*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)*