



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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

CITY CLERK'S OFFICE  
2012 JUN -1 P 3:38  
BOSTON, MA

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 13 June 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

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 (*postponed from May*)  
5:15 P.M. DESIGN REVIEW HEARING

#### I. Commercial Applications, Continued:

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

#### II. Commercial Applications, New:

5:45 P.M.  
Applicaton 12.1102 172 Newbury Street  
Applicant: William O'Brien, Jr. (arch't): Install signband, replace entry door at basement-level storefront, etc.

6:00 P.M.  
Application 12.1050 316 Newbury Street  
Applicant: Steve's Greek Cuisine (tenant): Replace rear-elevation ductwork

6:15 P.M.  
Application 12.1052 320 Newbury Street  
Applicant: Boston Architectural College (owner): Install 6 construction banners regarding Green Alley project

6:30 P.M.  
Application 12.1097 727-731 Boylston Street  
Applicant: Uno's Restaurant (tenant): Re-clad storefront awnings, modify signage, install lighting fixtures, etc.

6:45 P.M.  
Application 12.1101 91-97 Massachusetts Avenue (also known as 407 Newbury Street)  
Applicant: Kingston Realty Trust (owners): Modify fenestration of previously approved retail annex

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

#### IV. Residential Applications, New:

7:00 P.M.  
Application 12.1085 66 Marlborough Street  
Applicant: First Church in Boston (owner): Modify front-yard landscape design, partially fill amphitheater, etc.

7:15 P.M.  
Application 12.1098 15 Commonwealth Avenue  
Applicant: Eugene F. Kelly (atty.): Restore original front-elevation fenestration, parapet balustrade; construct rear addition, extend oriel, introduce garage bay; modify top floor, 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 at this hearing:*

► 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.

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|---------------------|-----------------------------------------------------------------------------------------------------------|
| Application 12.1034 | <u>128 Beacon Street:</u> Repair major chimneys; remove minor chimney                                     |
| Application 12.1035 | <u>166 Beacon Street:</u> Repair/repoint brick coursing, brownstone trim; re-caulk window openings        |
| Application 12.1092 | <u>237 Beacon Street:</u> Replace 8 units of window sash                                                  |
| Application 12.1036 | <u>270 Beacon Street:</u> Repair granite/concrete entry pavement                                          |
| Application 12.1083 | <u>274 Beacon Street:</u> Repair masonry, install steel lintels; rebuilding garden wall, etc.             |
| Application 12.1082 | <u>315 Beacon Street:</u> Replace roof deck flooring                                                      |
| Application 12.1037 | <u>453 Beacon Street:</u> Restore entry walk to its original width, replace concrete with brick pavers    |
| Application 12.1038 | <u>301 Berkeley Street:</u> Replace 4 units of light well window sash, 2 of which to incorporate louvers  |
| Application 12.1084 | <u>939 Boylston Street:</u> Install membrane roofing at disused skylight; replace slate at hipped returns |
| Application 12.1091 | <u>236 Clarendon Street:</u> Install pendant signage within storefront bay                                |
| Application 12.1079 | <u>54 Commonwealth Avenue:</u> Replace window caulking; clean masonry; repaint ironwork                   |
| Application 12.1039 | <u>70 Commonwealth Avenue:</u> Plant magnolia in place of dead front-yard tree                            |
| Application 12.1040 | <u>90 Commonwealth Avenue:</u> Repair/repoint masonry; replace caulking, repaint window trim, etc.        |
| Application 12.1041 | <u>129 Commonwealth Avenue:</u> Replace 29 units of window sash                                           |
| Application 12.1042 | <u>177 Commonwealth Avenue:</u> Replace flat roofing mat'l, copper flashing; re-install roof deck         |
| Application 12.1043 | <u>177 Commonwealth Avenue:</u> Plant Yoshino cherry in place of diseased front-yard tree                 |
| Application 12.1109 | <u>227 Commonwealth Avenue:</u> Demolish rear ell, restore original fenestration; extend brick pavers     |
| Application 12.1044 | <u>263 Commonwealth Avenue:</u> Replace flat roofing mat'l, copper flashing                               |
| Application 12.1081 | <u>275 Dartmouth Street:</u> Install signage                                                              |
| Application 12.1019 | <u>18 Exeter Street:</u> Repoint brick, brownstone masonry                                                |
| Application 12.1100 | <u>28 Exeter Street:</u> Modify building-identity graphics                                                |
| Application 12.1045 | <u>Marlborough Street, Berkeley to Clarendon Streets:</u> Replace brick sidewalk pavers                   |
| Application 12.1046 | <u>86 Marlborough Street:</u> Repair/restore/repaint wood-sheathed rear oriel                             |
| Application 12.1047 | <u>246 Marlborough Street:</u> Recaulk window openings, repoint masonry, repaint dormers, etc.            |
| Application 12.1048 | <u>371 Marlborough Street:</u> Replace 20 units of window sash                                            |
| Application 12.1089 | <u>385 Marlborough Street:</u> Replace copper gutter/downspout/flashing                                   |
| Application 12.1049 | <u>435 Marlborough Street:</u> Repoint masonry                                                            |
| Application 12.1090 | <u>447 Marlborough Street:</u> Replace 7 units of window sash                                             |
| Application 12.1093 | <u>167 Newbury Street:</u> Replace 16 units of window sash                                                |
| Application 12.1103 | <u>247 Newbury Street:</u> Install projecting sign from existing bracket                                  |
| Application 12.1104 | <u>301 Newbury Street:</u> Install projecting sign from existing bracket                                  |
| Application 12.1051 | <u>320 Newbury Street:</u> Install temporary anniversary signage                                          |
| Application 12.1027 | <u>341 Newbury Street:</u> Repair/repoint masonry                                                         |
| Application 12.1086 | <u>361 Newbury Street:</u> Replicate deteriorated cornice in fiberglass                                   |

**PROJECTED ADJOURNMENT:** 7:45 P.M.  
**DATE POSTED:** 1 June 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 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 Courier; Back Bay Sun*  
*Abutters (design review;*  
*from most recent tax lists)*