



# 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, 10 October 2012

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 12.887 234 Berkeley Street

Applicant: Bergmeyer Assoc. (arch'ts): Introduce brick-paved courtyard; install fountain, benches at south (Boylston Street) elevation in lieu of previously approved restaurant addition

5:15 P.M.

Application 13.054 443 Boylston Street

Applicant: dpb Design Consultants (expeditors): Relocate storefront entry; reconfigure ramp

#### II. Commercial Applications, New:

5:30 P.M.

Application 13.335 133 Newbury Street

Applicant: Asdrubal Franco (arch't): Install three units of fascia signage

5:45 P.M.

Application 13.337 699 Boylston Street

Applicant: CPT One Exeter Plaza LLC (owner): Redesign storefronts, lobby entrance, remove inner row of sidewalk trees, etc.

#### III. Residential Applications, Continued:

6:15 P.M.

Application 13.066 451 Marlborough Street

Applicant: John Holland (developer): Continuing review of new five-story/nine-unit residential building on the site of an existing auditorium building (*approved in concept at August hearing*)

#### IV. Residential Applications, New:

6:45 P.M.

Application 13.321 117 Beacon Street

Applicant: Signatures Masonry (contractors): Repair brownstone façade, paint non-brownstone color contrary to guidelines

7:00 P.M.

Application 13.322 367 Beacon Street

Applicants: Alpine Advisory Services (consultant): Construct non-conforming decks at lower & upper roofs, connected by stairway; replace multi-light windows with one-over-one sash, contrary to guidelines; remove front-yard tree, etc.

7:15 P.M.

Application 13.333 302 Marlborough Street

Applicant: Elie Rebeiz (owner): Install three skylights at rear-orient roof

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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. Having been identified as meeting these eligibility criteria, the following applications will be approved 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.

Application 13.229	<u>18-19 Arlington Street:</u> Repair brownstone, repoint coursing, etc.
Application 13.230	<u>148 Beacon Street:</u> Replace 8 units of curved window sash
Application 13.323	<u>236 Beacon Street:</u> Replace 7 units of window sash
Application 13.325	<u>250 Beacon Street:</u> Repair/repoint masonry
Application 13.326	<u>285 Beacon Street:</u> Replace 3 units of window sash
Application 13.231	<u>478 Beacon Street:</u> Repair brownstone
Application 13.327	<u>115 Commonwealth Avenue:</u> Relocate rear door/window opening, reusing sills/lintels; install grilles
Application 13.328	<u>144 Commonwealth Avenue:</u> Replace 3 units of window sash
Application 13.329	<u>176 Commonwealth Avenue:</u> Replace Texture 1-11 penthouse siding with standing-seam copper
Application 13.330	<u>238 Commonwealth Avenue:</u> Replace 3 units of window sash
Application 13.331	<u>238 Commonwealth Avenue:</u> Replace 4 units of window sash
Application 13.332	<u>5 Gloucester Street:</u> Repoint masonry, replace brick windowsills with pre-cast; mitigate fire egress
Application 13.292	<u>177 Marlborough Street:</u> Repair/repaint brownstone
Application 13.232	<u>370 Marlborough Street:</u> Replace 5 units of window sash
Application 13.334	<u>447 Marlborough Street:</u> Replace 4 units of window sash
Application 13.272	<u>137-141 Newbury Street:</u> Replace roofing/flashing mat'ls
Application 13.336	<u>339 Newbury Street:</u> Replace roofing/flashing mat'ls

**PROJECTED ADJOURNMENT:** 7:30 P.M.

**DATE POSTED:** 27 September 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 Courant; Back Bay Sun*  
*Abutters (design review;*  
*from most recent tax lists)*