



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, 13 February 2013
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 13.065 501 Boylston Street

Applicant: Prêt-à-Manger (tenant): Review of details on projecting sign, previously approved in concept

II. Commercial Applications, New:

5:15 P.M.

Application 13.665 226 Newbury Street

Applicant: Josephine Oliviero Megwa (tenant): Rebuild/reconfigure rear-elevation chimney

5:30 P.M.

Application 13.654 284 Newbury Street

Applicant: C. W. Brown (contractor): Install signage, to include descriptive copy contrary to guidelines

5:45 P.M.

Application 13.676 284 Newbury Street

Applicant: The Wilder Companies, Ltd. (owners): Redesign front-yard landscape, removing trees, replacing pavers, etc.

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:00 P.M.

Application 13.672 221 Beacon Street

Applicant: Building Restoration Services Corp. (contractors): Replace non-conforming rear mansard-level balcony

6:15 P.M.

Application 13.671 16 Exeter Street

Applicant: G. C. Finigan (contractor): Widen rear-elevation window opening

6:30 P.M.

Application 13.655 505 Beacon Street

Application 13.656 506 Beacon Street

Application 13.658 399 Marlborough Street

Application 13.657 270 Commonwealth Avenue

Applicant: City of Boston/Boston Bikes (planning agency): Install individual bicycle racks on public sidewalk

6:45 P.M.

Application 13.668 292 Marlborough Street

Applicant: Alpine Advisory Service (owner's agent): Replace rear-elevation oriel/balcony assembly, adding masonry garden enclosure & stair to grade; modify penthouse fenestration, construct roof deck, install mechanical equip't, etc.

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7:00 P.M.

V. Advisory Review:

699 Boylston Street

Property owner CPT One Exeter Plaza LLC has requested an opportunity to present a proposal, for which zoning relief is now being sought, to redesign the building's lobby entrance and storefronts, replace sidewalk paving materials, etc.

VI. 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. Thank you.

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| Application 13.659 | <u>389 Beacon Street</u> : Replace 2 units of window sash |
| Application 13.623 | <u>404 Beacon Street</u> : Replace entry door/sidelights, planters, lighting fixtures, etc. |
| Application 13.666 | <u>607 Boylston Street</u> : Install fascia signage |
| Application 13.624 | <u>273 Clarendon Street</u> : Replace 2 units of dormer window sash |
| Application 13.667 | <u>42 Commonwealth Avenue</u> : Replace 3 units of window sash |
| Application 13.625 | <u>175 Commonwealth Avenue</u> : Install handrails at main entry stoop and basement areaway stair |
| Application 13.661 | <u>184 Commonwealth Avenue</u> : Replace 6 units of window sash |
| Application 13.653 | <u>188 Commonwealth Avenue</u> : Rebuild roof deck, expanding its footprint laterally within the setbacks |
| Application 13.634 | <u>200 Commonwealth Avenue</u> : Replace basement-level entry door |
| Application 13.652 | <u>295 Commonwealth Avenue</u> : Replace 4 units of window sash |
| Application 13.673 | <u>314 Commonwealth Avenue</u> : Repair/replace conservatory glazing, metalwork, etc. |
| Application 13.662 | <u>390 Commonwealth Avenue</u> : Replace 16 units of window sash |
| Application 13.660 | <u>127 Marlborough Street</u> : Replace 3 units of window sash |
| Application 13.626 | <u>11 Newbury Street</u> : Remove former tenant's projecting sign, install window signage |
| Application 13.627 | <u>35 Newbury Street</u> : Install fascia signage |
| Application 13.633 | <u>37 Newbury Street</u> : Install signage, remove independent storefront entry door, restoring original bay |
| Application 13.628 | <u>77 Newbury Street</u> : Repair roof flashing |
| Application 13.630 | <u>156 Newbury Street</u> : Install fascia signage |
| Application 13.670 | <u>172 Newbury Street</u> : Replace awnings/signage |
| Application 13.629 | <u>173 Newbury Street</u> : Replace storefront entry door, install louvers within rear basement opening |
| Application 13.663 | <u>220 Newbury Street</u> : Install signage |
| Application 13.631 | <u>324 Newbury Street</u> : Replace storefront entry door |

PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 31 January 2013

(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)