



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 July 2013
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
5:15 P.M. DESIGN REVIEW HEARING

I. Commercial Applications, Continued: (None)

II. Commercial Applications, New:

Application 13.1260 234 Clarendon Street
Applicant: Site Enhancement Services (tenant's agent): Install signage

5:15 P.M.

Application 13.1261 134 Newbury Street
Applicant: Bel Air Properties, Inc. (owners): Construct 2-story rear addition at lower roof

5:30 P.M.

Application 13.1103 141 Newbury Street (postponed from a previous hearing)
Applicant: Hotel Chocolat (tenant): Install outdoor dining furniture, perimeter railing

III. Residential Applications, Continued: (None)

IV. Residential Applications, New: (None)

5:45 P.M.

Application 13.1245 200-202 Beacon Street
Applicant: Form & Place, Inc. (arch'ts): Replace roof deck to non-conforming footprint, contrary to previous approval

6:00 P.M.

Application 13.671 16 Exeter Street (postponed from a previous hearing)
Applicant: Patrick Ahearn (arch't): Modify fenestration pattern at rear-elevation addition

6:15 P.M.

Application 13.1269 197 Marlborough Street
Applicant: Jay Weiner (owner): Construct rooftop addition/deck; replace front-yard fence, entry walkway pavement

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 whose projects are 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.*

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V. Administrative Review / Approval (continued)

▶ 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; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

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.

Application 13.1258 124 Beacon Street: Replace 1 unit of window sash
Application 13.1219 128 Beacon Street: Repair brownstone, repaint window trim, replace flashing, etc.
Application 13.1266 242 Beacon Street: Replace 3 units of window sash/storms, changing color from white to black
Application 13.1220 279 Beacon Street: Replace 3 units of window sash
Application 13.1221 282 Beacon Street: Repoint masonry, repair caulking/flashing, etc.
Application 13.1257 294 Beacon Street: Replace 12 units of window sash
Application 13.1222 340 Beacon Street: Replace rear-yard tree
Application 13.1223 353 Beacon Street: Repair/repoint entry stoop
Application 13.1242 469 Beacon Street: Repoint masonry
Application 13.1224 491-493 Beacon Street: Remove signage from storefront awning
Application 13.1270 669 Boylston Street: Replace signage
Application 13.1248 234-236 Clarendon Street: Replace elevator headhouse copper cladding, flat roofing mat'l, etc.
Application 13.1225 278 Clarendon Street: Repoint masonry, repair mansard slates
Application 13.1249 28 Commonwealth Avenue: Construct roof deck, install skylights
Application 13.1226 56-60 Commonwealth Avenue: Repoint masonry
Application 13.1259 70 Commonwealth Avenue: Replace 2 units of window sash
Application 13.1227 150-152 Commonwealth Avenue: Replace flat roofing mat'l, copper gutters/flashing
Application 13.1228 165 Commonwealth Avenue: Repoint masonry
Application 13.1229 175 Commonwealth Avenue: Repoint masonry; repaint window sash/ironwork
Application 13.1230 186 Commonwealth Avenue: Replace 6 units of window sash
Application 13.1231 191 Commonwealth Avenue: Install 2 tree pit fences at Exeter Street elevation
Application 13.1104 215 Commonwealth Avenue: Repoint masonry; repair roof deck, window trim, etc.
Application 13.1232 270 Commonwealth Avenue: Selectively replace front-yard plant materials
Application 13.1233 290 Commonwealth Avenue: Replace entry-walk pavement, rear door
Application 13.1246 333 Commonwealth Avenue: Replace 2 units of window sash; replace louvers
Application 13.1234 339 Commonwealth Avenue: Repair brownstone
Application 13.1250 362 Commonwealth Avenue: Replace 6 units of window sash
Application 13.1235 419 Commonwealth Avenue: Lower rear windowsill to admit French door
Application 13.1236 312-314 Dartmouth Street: Replace 20 units of window sash
Application 13.1267 4 Gloucester Street: Repair mansard (slates, flat roofing mat'l, copper flashing, etc.)
Application 13.1237 6 Gloucester Street: Replace 3 units of window sash
Application 13.1238 121 Marlborough Street: Replace 7 units of window sash
Application 13.1239 126 Marlborough Street: Replace 17 units of window sash
Application 13.1268 133-135 Marlborough Street: Repair/repoint masonry
Application 13.1154 188 Marlborough Street: Repoint masonry; repaint ironwork
Application 13.1090 287 Marlborough Street: Replace rear-yard fence segments with brick garden wall
Application 13.1114 39-45 Newbury Street: Replace 98 units of window sash
Application 13.1240 125 Newbury Street: Repaint window trim
Application 13.1251 144 Newbury Street: Install street numbers
Application 13.1253 174 Newbury Street: Replace awnings; install window signage; repaint entry doors
Application 13.1241 254 Newbury Street: Install signage, outdoor dining furniture
Application 13.1252 299-301 Newbury Street: Replace flat roofing material, copper skylights/flashing, etc.

PROJECTED ADJOURNMENT: 7:00 P.M.

DATE POSTED: 28 June 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, Sharon Steinberg, Kenneth Tutunjian, *Two vacancies*

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)