



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 12 February 2014
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 otherwise. 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: (None)

II. Commercial Applications, New:

Application 14.763 302 Newbury Street
Applicant: Blackstone Williams, LLC (property mgr.): Redesign basement storefront areaway
5:15 P.M.

Application 14.764 501 Boylston Street
Applicant: CB Richard Ellis (property mgr.): Modify entry door/transom and stoop conditions

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

5:30 P.M.
Application 14.692 270 Beacon Street (*postponed from a previous hearing*)
Applicant: Building Restoration Services, Inc. (contractor): Replace original metal windows with metal-clad wood assemblies

5:45 P.M.
Application 14.765 166 Marlborough Street
Applicant: Bryce Blynn (owner's agent): Expand penthouse to encapsulate elevator shaft; remove rear fire stair; pave parking court in brick; replicate oriel conditions of adjacent building at rear picture window opening, etc.

6:00 P.M.
Application 14.766 275 Marlborough Street
Applicant: Grassi Design Group (arch'ts): Modify previously approved roof deck, recessed top-floor elevation; introduce new rear-elevation masonry window/door openings, construct brick-paved parking court, etc.

6:15 P.M.
Application 14.767 288 Marlborough Street
Applicant: Anthony Brownlee (owner): Construct partially depressed dormer/roof deck within upper roof slope

6:30 P.M.
Application 14.768 245 Commonwealth Avenue
Applicant: Silverman Trykowski Assoc. (arch'ts): Restore front-elevation upper floors, construct penthouse/deck; introduce rear window openings; replace rear ell with two-bay garage with roof deck; re-pave parking court in brick, 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. Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:*

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V. Administrative Review / Approval [continued]:

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.

▶ **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 14.769	<u>5 Arlington Street</u> : Replace 6 units of window sash
Application 14.770	<u>645 Boylston Street</u> (New Old South Church): Install rooftop mechanical equipment
Application 14.771	<u>333 Commonwealth Avenue</u> : Replace 6 units of window sash, 1 rear-elevation entry door
Application 14.772	<u>17 Marlborough Street</u> : Replace 1 unit of window sash
Application 14.773	<u>249 Marlborough Street</u> : Repair/restore entry stoop
Application 14.774	<u>447 Marlborough Street</u> : Replace 3 units of window sash
Application 14.775	<u>71 Newbury Street</u> : Repair/repaint façade/storefront
Application 14.776	<u>263 Newbury Street</u> : Install projecting sign (with black background & white copy as per guidelines)V.

VI. Advisory Review:

Chiu's Real Estate, LLC, owners of 745 Boylston Street, have requested an opportunity to present preliminary plans for storefront redesign at the property.

PROJECTED ADJOURNMENT: 7:15 P.M.

DATE POSTED: 31 January 2014

(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, Bettina Chiu Janco, Patti Quinn, Sharon Steinberg, Lex Stevens, Alfred Wojciechowski;

Alternates: David Eisen, Jerome CooperKing, Jane R. Moss, Kenneth Tutunjian, *one vacancy*

cc:	Applicants/Property Owners	Mayor	Commissioners
	City Clerk	Office for Persons with Disabilities	<i>Boston Courier; Back Bay Sun</i>
	Law Department	Architectural Access Board	<i>Abutters (design review;</i> <i>from most recent tax lists)</i>