



# 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, 9 April 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 of 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:

Application 14.627 8 Newbury Street  
Applicant: UrbanMeritage LLC (developers): Review of details on previously approved storefront redesign project  
5:15 P.M.  
Application 14.832 739-749 Boylston Street  
Applicant: Chiu's Real Estate (owner): Replace four-year-old storefront system, install signage

### II. Commercial Applications, New:

5:30 P.M.  
Application 14.831 50 Gloucester Street (*postponed from a previous hearing*)  
Applicant: Arthur Choo (arch't): Introduce accessible entry  
5:45 P.M.  
Application 14.909 501 Boylston Street  
Applicant: Batten Bros., Inc. (contractors): Install signage

### III. Residential Applications, Continued:

6:00 P.M.  
Application 14.834 10 Marlborough Street  
Applicant: Grassi Design Group (arch'ts): Construct penthouse, roofdeck, install mechanical equip't, etc.

### IV. Residential Applications, New:

6:15 P.M.  
Application 14.938 121 Beacon Street  
Applicant: Hussein Al Baya (unit owner): Replace 3 units of window sash, omitting historic radius detail  
6:30 P.M.  
Application 14.910 306 Dartmouth Street  
Applicant: Kahlil Hamady (arch't): Restore roof, primary elevations, carriage way; introduce bays/oriels at rear courtyard; introduce rear garden, redesign front-yard landscape, etc.  
6:45 P.M.  
Application 14.926 371 Marlborough Street  
Applicant: Timothy J. Lopes (unit owner): Construct headhouse, non-conforming roof deck  
7:00 P.M.  
Application 14.937 380 Commonwealth Avenue

2014 MAR 31 AM 11:45  
RECEIVED  
ARCHITECTURAL OFFICE  
BOSTON CITY HALL

Applicant: Peter Nobile (arch't): Construct penthouse, partially infill rear light well, restore parapet balustrade, replace rear clubhouse entry vestibule, 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:*

*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](mailto:william.young@cityofboston.gov). Thank you.*

|                    |   |
|--------------------|---|
| Application 14.911 | <u>127 Beacon Street</u> : Repair brownstone, repaint window trim, etc.                                     |
| Application 14.912 | <u>232 Beacon Street</u> : Replace 3 rear-facing casement units   |
| Application 14.913 | <u>250 Beacon Street</u> : Install rooftop mechanical equipment   |
| Application 14.914 | <u>334 Beacon Street</u> : Replace 4 side- and rear-facing casement units                                   |
| Application 14.936 | <u>404 Beacon Street</u> : Remove/replace volunteer front-yard tree, replace 6 units window sash, etc.      |
| Application 14.915 | <u>411 Beacon Street</u> : Replace roof decks   |
| Application 14.918 | <u>399 Boylston Street</u> : Install louvers in rear-elevation masonry openings                             |
| Application 14.934 | <u>665 Boylston Street</u> : Install signage  |
| Application 14.919 | <u>183 Commonwealth Avenue</u> : Replace entry ironwork, front-yard fence, remove gate at walk              |
| Application 14.941 | <u>362 Commonwealth Avenue</u> : Replace stoop treads/risers, handrails                                     |
| Application 14.940 | <u>373 Commonwealth Avenue</u> : Replace 6 units of window sash   |
| Application 14.920 | <u>403 Commonwealth Avenue</u> : Repair/clean masonry, repaint window trim                                  |
| Application 14.939 | <u>319 Dartmouth Street</u> : Repair masonry, restore entry doors, replace rear-yard fence                  |
| Application 14.921 | <u>90 Marlborough Street</u> : Replace 12 units of window sash  |
| Application 14.922 | <u>146 Marlborough Street</u> : Replace 4 units of window sash  |
| Application 14.923 | <u>233 Marlborough Street</u> : Construct roof deck   |
| Application 14.924 | <u>257 Marlborough Street</u> : Install 3 copper-clad window boxes at fourth-floor loggia                   |
| Application 14.925 | <u>331 Marlborough Street</u> : Replace 6 units of window sash  |
| Application 14.927 | <u>15 Newbury Street</u> [Emmanuel Church]: Restore masonry, roofing materials, stained-glass windows, etc. |
| Application 14.929 | <u>226-228 Newbury Street</u> : Install signage   |
| Application 14.930 | <u>228 Newbury Street</u> : Install signage   |
| Application 14.928 | <u>240 Newbury Street</u> : Install signage   |
| Application 14.931 | <u>302 Newbury Street</u> : Install signage   |
| Application 14.933 | <u>350 Newbury Street</u> : Install signage   |

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

**DATE POSTED:** 27 March 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  
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*)