



# 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

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2014 AUG -1 A 11:02

BOSTON, MA

DATE: Wednesday, 13 August 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:

Application 14.1355 234-236 Newbury Street

Applicant: Shake Shack Newbury Street Boston LLC (tenant): Construct outdoor dining terrace, rear chimney

#### II. Commercial Applications, New:

5:15 P.M.

Application 15.156 179 Newbury Street

Applicant: Jack Wills (tenant): Install flagpole/mounting bracket to display non-commercial flag

5:30 P.M.

Application 15.164 235 Newbury Street

Applicant: Sacha Safar (owner): Re-pave upper/lower level terraces in brick, modifying footprint; replace railings, etc.

5:45 P.M.

Application 15.153 320 Newbury Street

Applicant: Science-to-Go (educational collaborative project): Install temporary informational panel (month of October only)

6:00 P.M.

Application 15.171 334 Newbury Street

Applicant: Excel Signs (contractor): Install internally-illuminated belt & projecting signage

6:15 P.M.

Application 15.073 [Various public-way locations]

Applicant: ExteNet Systems (utility): Upgrade 8 existing public-realm telecommunications installations, install 3 new sites

6:30 P.M.

Application 15.074 [Various public-way locations on Boylston Street]

Applicant: ATC Outdoor DAS LLC (utility): Install telecommunications equipment at 4 streetlights/traffic signals

6:45 P.M.

Application 15.159 745 Boylston Street

Applicant: Kenneth A. Gruskin (arch't): Introduce temporary construction barricade/promotional graphics

7:00 P.M.

Application 15.160 899 Boylston Street

Applicant: Kenneth A. Gruskin (arch't): Install signage

#### III. Residential Applications, Continued: (None)

#### IV. Residential Applications, New:

7:15 P.M.

Application 15.158 296 Beacon Street

Applicant: Tsomides Associates (arch'ts): Replace 3-story 1951 building with 6-story adaptive replica of 1870 original

7:30 P.M.

Application 15.172 128 Commonwealth Avenue

Applicant: Grassi Design Group, Inc. (arch'ts): Reconfigure rear parking court; remove exterior spiral stair at lower roof, replace non-conforming deck at penthouse roof, 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 . Thank you.

Application 15.075	<u>250 Beacon Street</u> : Replace 1 unit of window sash
Application 15.157	<u>250 Beacon Street</u> : Repair/repoint masonry; replace steel lintels as necessary; repaint window trim
Application 15.076	<u>281 Beacon Street</u> : Replace 4 units of window sash, basement door/transom
Application 15.077	<u>381 Beacon Street</u> : Repair brick-paved parking court, replace wood gate
Application 15.162	<u>385 Beacon Street</u> : Replace deck, 26 units of window sash, gutters/downspouts; re-pave parking court in brick; plant front- & rear-yard trees; repaint trim, etc.
Application 15.078	<u>483 Beacon Street</u> : Replace 4 units of window sash
Application 15.079	<u>486-488 Beacon Street</u> : Install partial louver panel in rear window opening
Application 15.080	<u>301 Berkeley Street</u> : Install 18 units of storm windows
Application 15.081	<u>303 Berkeley Street</u> : Repair/repaint brownstone façade, yard curbing, wood fascia/soffit/dormers, etc.
Application 15.138	<u>437 Boylston Street</u> : Modify storefront entry; install awning/signage
Application 15.161	<u>739-745 Boylston Street</u> : Introduce French doors within penthouse-level window openings
Application 15.099	<u>40 Commonwealth Avenue</u> : Paint non-original entry doors black
Application 15.170	<u>90 Commonwealth Avenue</u> : Repair/repaint 15 units of window sash
Application 15.165	<u>120 Commonwealth Avenue</u> : Replace copper downspout/trim; repaint masonry, etc.
Application 15.052	<u>124 Commonwealth Avenue</u> : Repair mansard dormers
Application 15.082	<u>179 Commonwealth Avenue</u> : Replace 8 units of storm windows
Application 15.083	<u>283 Commonwealth Avenue</u> : Repair entry stoop
Application 15.166	<u>297 Commonwealth Avenue</u> : Reset stoop treads
Application 15.084	<u>9 Exeter Street</u> : Repair/repaint stone trim, entry stoop to match sandstone color
Application 15.055	<u>113 Marlborough Street</u> : Replace rear mansard slates, copper gutters, wood fascia/window trim, etc.
Application 15.173	<u>166 Marlborough Street</u> : Replace flat roofing mat'l, repair masonry
Application 15.098	<u>304 Marlborough Street</u> : Replace flat roofing mat'l, copper edge flashing
Application 14.1493	<u>347 Marlborough Street</u> : Replace mansard slates, copper gutters, wood fascia/window trim, etc.
Application 15.163	<u>375 Marlborough Street</u> : Repair/repaint stoop/areaway
Application 15.085	<u>381 Marlborough Street</u> : Replace 7 units of window sash
Application 15.137	<u>398 Marlborough Street</u> : Replace 3 units of window sash
Application 15.086	<u>447 Marlborough Street</u> : Repoint front/rear elevations
Application 14.1492	<u>110, 112, 114 Newbury Street</u> : Replace flat roofing mat'l, damaged wood trim, copper gutters, etc.
Application 15.087	<u>162 Newbury Street</u> : Repair/repaint window trim
Application 15.167	<u>225 Newbury Street</u> : Construct roof deck
Application 14.088	<u>251 Newbury Street</u> : Install projecting sign
Application 15.168	<u>305 Newbury Street</u> : Install signage

**PROJECTED ADJOURNMENT: 8:00 P.M.**

**DATE POSTED: 31 July 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)*