



# 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:

RECEIVED  
CITY CLERK'S OFFICE  
2014 SEP -2 A 11: 14  
BOSTON, MA

DATE: Wednesday, 10 September 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 15.335 227 Newbury Street

Applicant: Silverman Trykowski Associates (arch'ts): Expand front-elevation dormer

5:15 P.M.

Application 15.332 361 Newbury Street [also known as 108 Massachusetts Avenue]

Applicant: John LaFreniere (arch't): Redesign accessible entry bay, replace elevator headhouse, rooftop mech. equip't, etc.

5:30 P.M.

Application 15.344 939 Boylston Street

Applicant: Hamlen Company (owners): Lower front-elevation windowsill to introduce accessible secondary entry door

III. Residential Applications, Continued:

5:45 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

IV. Residential Applications, New: *(None)*

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.

(over)

V. Administrative Review / Approval: [continued]

Application 15.343 9 Arlington Street: Rebuild deck to its existing, previously approved footprint, re-install railing system  
Application 15.336 101 Beacon Street: Repair 31 units of window wash/replace storm windows  
Application 15.319 236 Beacon Street: Repair/repaint balcony fascias/soffits, replace flooring  
Application 15.333 250 Beacon Street: Replace 11 units of window sash  
Application 15.304 285 Beacon Street: Repair deck/balcony, replace one unit each French door/window sash, etc.  
Application 15.305 342 Beacon Street: Replace flat roofing/flashing mat'l, repair masonry/slate mansard, remove deck, etc.  
Application 15.323 357 Beacon Street: Replace 2 units of window sash  
Application 15.531 387 Beacon Street: Replace flat roofing mat'l  
Application 15.340 304 Berkeley Street: Repair brownstone  
Application 15.306 553 Boylston Street: Install temporary construction barricade, graphics  
Application 15.307 50 Commonwealth Avenue: Repair/repoint masonry; caulk/repaint windows  
Application 15.324 64 Commonwealth Avenue: Replace 2 units of window sash  
Application 15.308 132 Commonwealth Avenue: Redesign basement entry surround/walkway, etc.  
Application 15.309 233 Commonwealth Avenue: Repair/repoint masonry.  
Application 15.325 393 Commonwealth Avenue: Replace 8 units of window sash  
Application 15.338 6 Gloucester Street: Repair masonry, slates; replace flat roofing, copper downspouts, gutters, etc.  
Application 15.310 3 Marlborough Street: Repair brownstone  
Application 15.311 7 Marlborough Street: Repair brownstone, wood dormer trim, etc.  
Application 15.334 9 & 11 Marlborough Street: Replace 10 units of window sash  
Application 15.312 67 Marlborough Street: Replace 7 units of window sash  
Application 15.326 192 Marlborough Street: Repaint windows/doors, install 27 units of storm windows, install lighting fixture  
Application 15.313 282 Marlborough Street: Replace copper gutter in kind  
Application 15.314 322 Marlborough Street: Replace 2 units of window sash  
Application 15.327 387 Marlborough Street: Replace 4 units of window sash  
Application 15.328 402 Marlborough Street: Replace 7 units of window sash  
Application 15.339 51a Massachusetts Avenue: Redesign storefront bay, install signage  
Application 15.315 7 Newbury Street: Repair/repaint storefront  
Application 15.316 34 Newbury Street: Repair chimney  
Application 15.329 37 Newbury Street: Repair/repaint stucco, re-caulk window openings, etc.  
Application 15.227 110, 112, 114 Newbury Street: Repair/repoint masonry, remove paint  
Application 15.330 116 Newbury Street: Replace signage to reflect updated company branding  
Application 15.317 169 Newbury Street: Replace basement entry door, storefront awning  
Application 15.341 190 Newbury Street: Replace rooftop mech. equip't within existing screening enclosure  
Application 15.205 258-260 Newbury Street: Remove ivy, repair masonry  
Application 15.318 302 Newbury Street: Repaint basement storefront areaway retaining walls to brownstone color

PROJECTED ADJOURNMENT: 6:00 P.M.

DATE POSTED: 28 August 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*)