CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT

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BOSTON, MA

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE:	Wednesday, 10 December 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 15.689 545 Boylston Street
Applicant: Excel Storefronts, LLC (contractors): Replace upright sign for basement storefront tenant

5:15 P.M.
Application 15.690 62 Hereford Street (*also known as 316 Newbury Street*)
Applicant: Excel Storefronts, LLC (contractors): Install halo-illuminated reverse-channel lettering, including descriptive copy contrary to guidelines

III. Residential Applications, Continued: *[None]*

IV. Residential Applications, New:

5:30 P.M.
Application 15.685 310 Marlborough Street
Applicant: Grassi Design Group, Inc. (arch'ts): Remove rear vestibule, replace garden walls, install brick parking-court pavers; extend oriel, introduce new masonry window openings at rear elevation; construct roof deck, bulkhead hatchway, 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. *Thank you.*

V. Administrative Review / Approval [*continued*]:

Application 15.668	148 Beacon Street: Replace 8 units of window sash
Application 15.669	250 Beacon Street: Replace 11 units of 1/1 & 11 units of 6/6 window sash
Application 15.670	260 Beacon Street: Repaint stucco headhouse
Application 15.682	290 Beacon Street: Replace wood window & dormer trim, copper gutters, roofing slates, etc.
Application 15.671	303 Beacon Street: Replace flat roofing, copper flashing
Application 15.684	415 Beacon Street: Replace skylight
Application 15.672	293 Commonwealth Avenue: Replace 11 units of window sash
Application 15.673	352 Commonwealth Avenue: Replace 8 units of window sash
Application 15.674	362 Commonwealth Avenue: Replace 9 units of window sash
Application 15.675	413 Commonwealth Avenue: Replace wood decking with stone pavers within existing deck footprint
Application 15.621	32-34 Fairfield Street: Repoint masonry; repair stoop; replace flat roofing mat'l, deck, copper gutters
Application 15.676	90 Marlborough Street: Repair/re-coat masonry, repaint window trim, etc.
Application 15.619	104 Marlborough Street: Replace flat roofing, copper flashing mat'l, re-install previously approved deck
Application 15.677	199 Marlborough Street: Replace 7 units of window sash
Application 15.686	111-115 Newbury Street: Install louvers in 2 rear window openings
Application 15.678	115 Newbury Street: Install halo-illuminated reverse-channel signage
Application 15.679	201 Newbury Street: Replace concrete entry walkway with granite pavers
Application 15.680	302 Newbury Street: Repoint masonry

PROJECTED ADJOURNMENT: 6:00 P.M.

DATE POSTED: 25 November 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	*Boston Courant; Back Bay Sun*
	Law Department	Architectural Access Board	Abutters (*design review; from most recent tax lists)*