



# 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  
CLERK'S OFFICE

DATE: Wednesday, 8 April 2015

2015 MAR 31 A 11:10

TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING

BOSTON, MA

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 15.1005 166 Newbury Street

Applicant: Silverman Trykowski Assoc. (arch'ts): Expand basement storefront excavation, modify fascia, etc.

5:15 P.M.

Application 15.1007 216 Newbury Street

Applicant: European Wax Center (tenant): Install face-lit channel signage

5:30 P.M.

Application 15.1008 275 Newbury Street

Applicant: Ronald Margolis (arch't): Modify storefront expression, upper-floor fenestration, replace sidewalk paving, etc.

5:45 P.M.

Application 15.1009 341 Newbury Street

Applicant: Pretorius Electric Co. (contractors): Install fascia & projecting signage, the latter exceeding maximum size

#### III. Residential Applications, Continued:

6:00 P.M.

Application 15.904 393 Marlborough Street

Applicant: Bruno Latchague (unit owner): Expand penthouse, modify roof deck; introduce new rear window opening, etc.

#### IV. Residential Applications, New:

6:15 P.M.

Application 15.1010 16 Marlborough Street

Applicant: Grassi Design Group (arch'ts): Introduce garage bay at rear ell, modify oriel; remove rear egress stair, etc.

6:30 P.M.

Application 15.1011 86 Marlborough Street

Applicant: Grassi Design Group (arch'ts): Construct depressed deck within upper roof slope, modify existing upper deck, etc.

6:45 P.M.

Application 15.1012 130 Commonwealth Avenue

Applicant: Doug Ludgin (arch't): Construct roof deck, modify dormer for roof access, 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:*

[over]

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

- Application 15.1013 127 Beacon Street: Repair masonry
- Application 15.1014 139-141 Beacon Street: Repair masonry, install copper gutters/downspouts, repaint oriel/trim, etc.
- Application 15.1015 161 Beacon Street: Replace mansard slates, copper gutter/downspouts/flashing; repair fascia/soffit
- Application 15.1016 188 Beacon Street: Replace 2 units of window sash, 1 French door
- Application 15.1017 260 Beacon Street: Repoint coursing, repair lintels/sills, repaint window trim
- Application 15.1018 270 Beacon Street: Replace deck railing system
- Application 15.1019 365 Beacon Street: Replace 4 units of aluminum window sash with wood
- Application 15.1020 410 Beacon Street: Install pavers at garage roof, modify door to provide roof access
- Application 15.1021 492 Beacon Street: Install 4 copper downspouts at rear elevation
- Application 15.1022 518 Beacon Street: Replace headhouse fenestration
- Application 15.1023 655-657 Boylston Street: Replace/augment rooftop telecommunications equip't
- Application 15.910 855 Boylston Street: Install entry marquee/signage; replace storefront glazing/entry system
- Application 15.1024 40 Commonwealth Avenue: Replace 3 units of window sash
- Application 15.1025 45 Commonwealth Avenue: Repair masonry, wood trim, etc.
- Application 15.1026 308 Commonwealth Avenue: Replace 3 units of window sash (unit B)
- Application 15.1027 308 Commonwealth Avenue: Replace 4 units of window sash (unit G)
- Application 15.1028 308 Commonwealth Avenue: Replace 14 units of window sash (unit F)
- Application 15.1029 308 Commonwealth Avenue: Replace 14 units of window sash (unit E)
- Application 15.1030 308 Commonwealth Avenue: Replace 17 units of window sash (unit K)
- Application 15.1031 26 Exeter Street: Install louvers in rear window opening, dome-type security camera
- Application 15.931 50 Gloucester Street: Install awning at rear dining deck
- Application 15.1032 227 Marlborough Street: Replace 8 units of window sash
- Application 15.1033 232 Marlborough Street: Replace flat roofing material, access hatch
- Application 15.1035 237 Marlborough Street: Replace 17 units of window sash, rear garage/pedestrian doors
- Application 15.1036 306 Marlborough Street: Replace 25 units of window sash
- Application 15.1034 320 Marlborough Street: Repoint masonry, repair/repaint wood trim
- Application 15.956 351 Marlborough Street: Replace mansard slates, copper gutters/downspouts/flashing, etc.
- Application 15.1037 355 Marlborough Street: Replace mansard slates, copper gutters/downspouts/flashing, etc.
- Application 15.1038 373 Marlborough Street: Replace 4 units of window sash
- Application 15.1039 383 Marlborough Street: Repair entry stoop
- Application 15.1040 36 Newbury Street: Repair masonry
- Application 15.1041 99-101 Newbury Street: Replace/augment rooftop telecommunications equip't
- Application 15.1042 174 Newbury Street: Re-clad awnings, install pendant sign within storefront
- Application 15.1043 190 Newbury Street: Re-clad awnings
- Application 15.1044 201 Newbury Street: Install fascia signage, consistent with building's master sign plan
- Application 15.1045 341-347 Newbury Street: Relocate rooftop telecommunications equip't

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

**DATE POSTED:** 27 March 2015

(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*)