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, 8 July2015	
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

RECEIVED
CITY CLERK'S OFFICE
2015 JUN 29 P 4 50
BOSTON, MA

I. Commercial Applications, Continued:

Application 15.1314 717-725 Boylston Street
Applicant: Choo & Co., Inc. (arch'ts): Construct rear/roof additions

II. Commercial Applications, New:

5:15 P.M.
Application 15.1509 168 Newbury Street
Applicant: Grassi Design Group (arch'ts): Construct 2-story rooftop addition with deck above, contrary to guidelines; remove 2 chimneys, relocate/install mechanical equipment

5:45 P.M.
Application 15.1512 254 Newbury Street
Applicant: Wabora Newton LLC (tenant): Install signage concealing architectural detail and incorporating descriptive copy, contrary to guidelines

6:00 P.M.
Application 15.1517 360 Newbury Street
Applicant: The TJX Companies (tenant): Install 12 units of signage at 1st, 2nd & 3rd floors, including 4 perpendicular banners contrary to guidelines, window super graphics; paint marquee/supports red

6:30 P.M.
Application 15.1479 647 Boylston Street
Applicant: Hezekiah Pratt (arch't): Construct 1-story roof addition with deck above, contrary to guidelines

III. Residential Applications, Continued:

6:45 P.M.
Application 15.1347 234 Beacon Street
Applicant: Touloukian Touloukian Inc. (arch'ts): Replace rear garage

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. *Thank you.*

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

Application 15.1469	120 Beacon Street:	Partially demolish non-conforming rear garden wall
Application 15.1470	149 Beacon Street:	Repair/replace deck components
Application 15.1471	182 Beacon Street:	Repair/repoint brownstone, replace window surrounds, storms, etc.
Application 15.1472	279-281 Beacon Street:	Repair/repoint masonry
Application 15.1473	282 Beacon Street:	Rebuild parapet; repair/repoint masonry, terra-cotta; repaint ironwork, etc.
Application 15.1474	295 Beacon Street:	Repair oriels
Application 15.1475	322 Beacon Street:	Replace copper gutter/mansard apron
Application 15.1477	365 Beacon Street:	Replace rear balcony railing
Application 15.1478	457 Beacon Street:	Replace flat roofing mat'l, repair coper gutters/flashing
Application 15.1479	365 Beacon Street:	Replace 4 units of window sash
Application 15.1480	274 Clarendon Street:	Repoint masonry, repair fascia
Application 15.1481	278 Clarendon Street:	Replace mansard slates, copper gutters/downspouts
Application 15.1482	40 Commonwealth Avenue:	Repaint stoop, masonry balustrade to original sandstone color
Application 15.1483	65 Commonwealth Avenue:	Replace 7 units of storm windows
Application 15.1484	90 Commonwealth Avenue:	Replace metal flue, repaint light well masonry
Application 15.1485	90 Commonwealth Avenue:	Replace 16 units of window sash
Application 15.1486	109-111 Commonwealth Avenue:	Repair dormers/oriels, masonry
Application 15.1487	125-127 Commonwealth Avenue:	Replace 31 units of window sash, restoring original 1/1 pattern
Application 15.1488	181 Commonwealth Avenue:	Repoint masonry
Application 15.1489	211 Commonwealth Avenue:	Repair iron front-yard fence, replace plant mat'ls, etc.
Application 15.1490	253 Commonwealth Avenue:	Install mech. equip't behind roof-access headhouse
Application 15.1491	285 Commonwealth Avenue:	Replace 21 units of window sash
Application 15.1492	337 Commonwealth Avenue:	Replace 3 units of window sash
Application 15.1493	338 Commonwealth Avenue:	Replace roof deck flooring mat'l
Application 15.1494	352 Commonwealth Avenue:	Repair rear stoop
Application 15.1495	362-366 Commonwealth Avenue:	Replace 6 aluminum windows with wood sash units
Application 15.1496	362 Commonwealth Avenue:	Replace 2 units of window sash
Application 15.1497	416 Commonwealth Avenue:	Replace 6 units of window sash
Application 15.1498	271 Dartmouth Street:	Replace 30 units of window sash
Application 15.1499	117 Marlborough Street:	Replace roof deck structure, flooring; install metal railing
Application 15.1500	117 Marlborough Street:	Replace flat roofing mat'ls, copper gutters/flashing
Application 15.1501	124 Marlborough Street:	Replace 11 units of window sash
Application 15.1502	124 Marlborough Street:	Replace flat roofing mat'ls
Application 15.1503	133 Marlborough Street:	Replace basement entry door
Application 15.1504	365 Marlborough Street:	Replace window grilles/hardware, rear-fence latch
Application 15.1505	398 Marlborough Street:	Replace 5 units of window sash
Application 15.1506	35 Newbury Street:	Install fascia/window signage
Application 15.1507	125 Newbury Street:	Install independent storefront entry door, construct stair headhouse, etc.
Application 15.1508	158 Newbury Street:	Replace asphalt patch with concrete at front entry walkway
Application 15.1510	176 Newbury Street:	Replace flat roofing mat'l, re-secure rooftop utility equip't
Application 15.1511	201 Newbury Street:	Install reverse-channel fascia signage, consistent with building's master sign plan
Application 15.1513	279 Newbury Street:	Rebuild entry stoop
Application 15.1514	294 Newbury Street:	Repair parapet masonry
Application 15.1515	304 Newbury Street:	Install reverse-channel fascia signage at basement-level storefront
Application 15.1516	331 Newbury Street:	Replace flat roofing mat'ls

PROJECTED ADJOURNMENT: 7:00 P.M.

DATE POSTED: 29 June 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	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)*