



# 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, 12 August 2015  
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 15.1479 647 Boylston Street  
Applicant: Hezekiah Pratt (arch't): Construct 1-story roof addition

### II. Commercial Applications, New:

5:15 P.M.  
Application 16.148 338 Newbury Street  
Applicant: AKC Ventures, LLC d/b/a Xtend Barre Newbury Street (tenant): Install second projecting sign at common entry

5:30 P.M.  
Application 16.155 745 Boylston Street  
Applicant: Kenneth A. Gruskin (arch't): Replace/install additional signage

5:45 P.M.  
Application 16.143 793 Boylston Street  
Applicant: BBRG TR, LLC d/b/a Abe & Louie's (tenants): Construct secondary stoop at storefront, replace door

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

### IV. Residential Applications, New:

6:00 P.M.  
Application 15.1476 330 Beacon Street  
Applicant: Alpha Weatherproofing Corp. (contractors): Replace stucco penthouse cladding with 2-in. square ceramic tiles

6:15 P.M.  
Application 16.118 90 Commonwealth Avenue  
Applicant: Mediate Management Co. (owner's agent): Replace metal flue at rear elevation

**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.

RECEIVED  
CITY CLERK'S OFFICE  
2015 JUL 30 P 12:47  
BOSTON, MA

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

Application 16.158	<u>119 Beacon Street</u> : Repair/repoint masonry
Application 16.165	<u>163 Beacon Street</u> : Restore 2 units of window sash
Application 16.133	<u>171 Beacon Street</u> : Replace 3 units of window sash
Application 16.156	<u>204-206 Beacon Street</u> : Repair common entry stoop
Application 16.112	<u>206 Beacon Street</u> : Replace copper gutters/downspouts, mansard slates, etc.
Application 16.134	<u>234 Beacon Street</u> : Replace entry canopy; repair/repaint masonry, entry door, etc.
Application 16.157	<u>243 Beacon Street</u> : Repair front & rear entry stoops
Application 16.113	<u>256 Beacon Street</u> : Repair entry stoop
Application 16.132	<u>267 Beacon Street</u> : Repair stoop/façade masonry
Application 16.114	<u>294 Beacon Street</u> : Repair/repoint masonry; replace lintels, etc.
Application 16.144	<u>295 Beacon Street</u> : Replace 5 units of window sash
Application 16.159	<u>365 Beacon Street</u> : Install wood rear-yard fence, brick parking-court pavers
Application 16.160	<u>452 Beacon Street</u> : Replace flat roofing mat'l, gutters, skylights; rebuild deck, reinstall railing, etc.
Application 16.115	<u>512 Beacon Street</u> : Repair/repoint brick, cast-stone masonry; remove paint; replace window caulking, etc.
Application 16.116	<u>811 Boylston Street</u> : Replace signage
Application 16.163	<u>220 Clarendon Street</u> : Repair/surface stucco
Application 16.117	<u>273 Clarendon Street</u> : Repair/repaint window trim, cornice/soffit; replace caulking; repoint masonry, etc.
Application 16.140	<u>30 Commonwealth Avenue</u> : Replace previously approved roof decks, skylights; reinstall railings, etc.
Application 16.119	<u>124 Commonwealth Avenue</u> : Repair entry stoop
Application 16.120	<u>186 Commonwealth Avenue</u> : Replace roof deck to previously approved footprint; reinstall railings
Application 16.121	<u>255 Commonwealth Avenue</u> : Replace flat roofing mat'l, mansard slates; rebuild chimneys, etc.
Application 16.020	<u>257 Commonwealth Avenue</u> : Replace deck, railing at lower roof
Application 16.022	<u>353 Commonwealth Avenue</u> : Repl flat roofing, flashing mat'ls
Application 16.122	<u>373 Commonwealth Avenue</u> : Replace 5 units of window sash
Application 16.123	<u>413-419 Commonwealth Avenue</u> : Repair chimneys
Application 16.130	<u>416 Commonwealth Avenue</u> : Replace balcony door
Application 16.019	<u>31 Hereford Street</u> : Repair rear parking court
Application 16.124	<u>45 Hereford Street</u> : Repoint masonry
Application 16.125	<u>37 Marlborough Street</u> : Repaint window trim
Application 16.126	<u>78 Marlborough Street</u> : Repair entry stoop
Application 16.149	<u>134 Marlborough Street</u> : Replace flat roofing/copper gutter; repair entry stoop, etc.
Application 16.151	<u>170 Marlborough Street</u> : Repair rear oriel
Application 16.150	<u>172 Marlborough Street</u> : Repair rear oriel
Application 16.141	<u>288 Marlborough Street</u> : Repoint masonry
Application 16.166	<u>392 Marlborough Street</u> : Restore entry doors
Application 16.139	<u>403 Marlborough Street</u> : Replace flat roofing, flashing mat'ls
Application 16.161	<u>85 Newbury Street</u> : Install fascia signage
Application 16.152	<u>163 Newbury Street</u> : Repair entry stoop
Application 16.127	<u>167 Newbury Street</u> : Install signage
Application 16.162	<u>220 Newbury Street</u> : Replace 9 units of window sash
Application 16.128	<u>221 Newbury Street</u> : Replace entry door
Application 16.135	<u>238 Newbury Street</u> : Replace flat roofing mat'ls
Application 16.164	<u>299 Newbury Street</u> : Install projecting/window signage
Application 16.129	<u>335 Newbury Street</u> : Install signage
Application 16.136	<u>341 Newbury Street</u> : Repoint masonry; remove flagpole; replace entry doors as per previous approval
Application 16.153	<u>352 Newbury Street</u> : Replace signage

**PROJECTED ADJOURNMENT:** 6:45 P.M.

**DATE POSTED:** 30 July 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*)