



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, 9 September 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 roof addition, decks

II. Commercial Applications, New:

5:15 P.M.
Application 16.326 26 Exeter Street
Applicant: Kingsley Montessori School (tenant): Install institutional sign flags at existing flagpoles

5:30 P.M.
Application 16.309 109 Newbury Street
Applicant: Pretorius Electric & Sign Co. (contractor): Re-clad non-conforming rigid-frame awnings

5:45 P.M.
Application 16.314 399 Boylston Street
Applicant: BRE Boylston Owner LLC (owners): Redesign lobby entry, introduce marquee/identity signage, etc.

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:00 P.M.
Application 16.290 101 Beacon Street
Applicant: One-O-One Beacon LLC (owners): Restore brownstone façade, reconfigure entry, reintroduce mansard, etc.; construct roof deck, rear-yard parking court, etc.

6:15 P.M.
Application 16.291 116 Beacon Street
Applicant: J. W. Masonry, Inc. (contractors): Replace parking-court asphalt with brick pavers, install fence with privacy mesh

6:30 P.M.
Application 16.323 267 Beacon Street
Applicant: V. Michelle Silvera (owner): Re-clad headhouse in copper; replace non-conforming roof deck, railing system

6:45 P.M.
Application 16.316 8 Gloucester Street
Applicant: 8 Gloucester Street Condominium Trust (owners): Install netting at parapet (Gloucester and Marlborough elevations)

7:00 P.M.
Application 16.327 395 Marlborough Street
Applicant: Heaven on Marlborough Condominium (owners): Install perimeter fence, brick pavers at front yard

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:***

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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. Thank you.

Application 16.292	<u>1 Arlington Street</u> : Replace flat roofing mat'l
Application 16.293	<u>177 Beacon Street</u> : Repair/repaint front stoop; install fire beacon
Application 16.294	<u>212 Beacon Street</u> : Repair/repoint masonry; replace window caulking
Application 16.295	<u>214 Beacon Street</u> : Replace 9 units of window sash; repoint masonry; replace asphalt shingles with slate
Application 16.324	<u>280 Beacon Street</u> : Modify minor door openings, replace 6 units of window sash, deck flooring, mech. equip't
Application 16.296	<u>295 Beacon Street</u> : Replace 1 unit of window sash
Application 16.328	<u>45-47 Commonwealth Avenue</u> : Replace front-stoop treads, replicating brownstone color & profiles
Application 16.298	<u>208 Commonwealth Avenue</u> : Replace flat roofing, copper flashing mat'ls
Application 16.299	<u>233 Commonwealth Avenue</u> : Repair/repoint chimneys
Application 16.315	<u>263 Commonwealth Avenue</u> : Replace 7 units of window sash
Application 16.300	<u>9-11 Marlborough Street</u> : Repoint masonry
Application 16.301	<u>18 Marlborough Street</u> : Repair stoop, yard curbing
Application 16.325	<u>105 Marlborough Street</u> : Construct roof deck, modify headhouse (as per 2011 approval for previous owner)
Application 16.302	<u>118 Marlborough Street</u> : Remove diseased front-yard shrubs
Application 16.265	<u>167 Marlborough Street</u> : Repair/repoint masonry
Application 16.320	<u>169 Marlborough Street</u> : Repoint chimneys
Application 16.303	<u>171 Marlborough Street</u> : Replace flat roofing, copper flashing mat'ls/gutter
Application 16.304	<u>220-222 Marlborough Street</u> : Replace 17 units of window sash
Application 16.305	<u>257 Marlborough Street</u> : Replace 3 units of window sash
Application 16.306	<u>372 Marlborough Street</u> : Replace flat roofing, copper flashing mat'ls
Application 16.312	<u>37 Newbury Street</u> : Repair/repaint stucco
Application 16.313	<u>69 Newbury Street</u> : Replace flashing, scupper/downspout
Application 16.317	<u>110 Newbury Street</u> : Replace areaway landing, treads/risers
Application 16.318	<u>114 Newbury Street</u> : Replace areaway landing, treads/risers
Application 16.310	<u>138 Newbury Street</u> : Install transom signage
Application 16.319	<u>238 Newbury Street</u> : Replace projecting sign
Application 16.307	<u>320 Newbury Street</u> : Replace flat roofing/flashing mat'ls, clerestory window units, etc.
Application 16.207	<u>337 Newbury Street</u> : Replace flat roofing, copper flashing mat'ls/gutter
Application 16.308	<u>360 Newbury Street</u> : Replace rooftop telecommunications equip't within existing screen

PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 27 August 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, Patti Quinn, Sharon Steinberg, Lex Stevens, Alfred Wojciechowski, *one vacancy*;

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)