



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, 14 October 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: [None]

II. Commercial Applications, New:

Application 16.532 225-227 Newbury Street

Applicant: Silverman Trykowski Associates (arch'ts): Modify basement storefront areaways, outdoor dining terraces, etc.

III. Residential Applications, Continued:

5:15 P.M.

Application 16.290 101 Beacon Street

Applicant: One-O-One Beacon LLC (owners): Construct roof deck

IV. Residential Applications, New:

5:30 P.M.

Application 16.291 116 Beacon Street (*postponed from a previous hearing*)

Applicant: J. W. Masonry, Inc. (contractors): Replace parking-court asphalt with brick pavers, install fence with privacy mesh

5:45 P.M.

Application 16.482 9 Commonwealth Avenue

Applicants: Meyer & Meyer (arch'ts): Construct roof deck

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:***

Application 16.475 5 Arlington Street: Repair entry landing
Application 16.466 200-202 Beacon Street: Replace flat roofing mat'ls; rebuild deck, modifying footprint to reflect guidelines
Application 16.510 223 Beacon Street: Repair/repaint masonry/ironwork
Application 16.476 247 Beacon Street: Repair/repaint wood trim
Application 15.1476 330 Beacon Street: Repair stucco wall cladding
Application 16.477 346 Beacon Street: Replace 4 units of window sash (aluminum to wood)
Application 16.514 409 Beacon Street: Install front-yard perimeter fence
Application 16.478 449 Beacon Street: Repoint masonry
Application 16.479 647 Boylston Street: Install fascia signage
Application 16.480 699 Boylston Street: Remove marquees, replace signage
Application 16.522 234-236 Clarendon Street: Repair/re-caulk mortar joints
Application 16.481 2 Commonwealth Avenue: Replace 7 original (1980s) aluminum window units in kind
Application 16.528 36 Commonwealth Avenue: Replace flat roofing mat'l at headhouse, dormers, mansard slates, copper flashing
Application 16.483 40 Commonwealth Avenue: Replace copper gutter; repaint rear stucco, door/transom, ironwork
Application 16.516 43 Commonwealth Avenue: Replace flat roofing mat'l
Application 16.484 50 Commonwealth Avenue: Replace 6 units of window sash (apt. 203)

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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 16.485	<u>50 Commonwealth Avenue</u> : Replace 5 units of window sash (apt. 201)
Application 16.486	<u>50 Commonwealth Avenue</u> : Replace 9 units of window sash (apt. 905)
Application 16.487	<u>63 Commonwealth Avenue</u> : Repair/repaint masonry
Application 16.488	<u>65 Commonwealth Avenue</u> : Remove entry marquee for offsite restoration, reinstall upon completion
Application 16.489	<u>109 Commonwealth Avenue</u> : Replace balcony flooring
Application 16.397	<u>132 Commonwealth Avenue</u> : Repair/replace basement entry areaway retaining walls, walkway, etc.
Application 16.528	<u>205 Commonwealth Avenue</u> : Restore selected units of window sash, mansard slates; expand deck within chimneys
Application 16.379	<u>233 Commonwealth Avenue</u> : Replace flat roofing, copper flashing/ penthouse sheathing/skylight, etc.
Application 16.380	<u>362 Commonwealth Avenue</u> : Replace flat roofing, copper flashing mat'ls
Application 16.490	<u>366 Commonwealth Avenue</u> : Replace flat roofing mat'l at entry porch
Application 16.491	<u>386 Commonwealth Avenue</u> : Replace 5 units of window sash
Application 16.492	<u>390 Commonwealth Avenue</u> : Replace 4 units of window sash
Application 16.509	<u>319 Dartmouth Street</u> : Replace 1 unit of window sash, mansard slates, flat roofing mat'ls, copper flashing, etc.
Application 16.329	<u>5 Gloucester Street</u> : Replace rear-yard fence, lighting fixtures, rear storm door; install iron trellis/railings, etc.
Application 16.493	<u>28 Marlborough Street</u> : Replace mansard slates, repair/restore dormer trim, etc.
Application 16.494	<u>65 Marlborough Street</u> : Replace 10 units of window sash, door/transom; alter rear picture unit, remove spiral stair to grade, etc.
Application 16.237	<u>75 Marlborough Street</u> : Replace 6 units of window sash
Application 16.496	<u>86 Marlborough Street</u> : Replace 30 units of storm windows (bronze finish)
Application 16.505	<u>90 Marlborough Street</u> : Replace 12 units of window sash
Application 16.511	<u>118 Marlborough Street</u> : Repair/rebuild chimney
Application 16.512	<u>118 Marlborough Street</u> : Repair front-yard fence
Application 16.521	<u>118 Marlborough Street</u> : Reintroduce double-leaf outer vestibule entry doors
Application 16.530	<u>148 Marlborough Street</u> : Replace flat roofing/copper flashing mat'ls
Application 16.531	<u>248 Marlborough Street</u> : Install gas meter within basement window well
Application 16.497	<u>373 Marlborough Street</u> : Replace 4 units of window sash
Application 16.513	<u>15 Newbury Street</u> (Emmanuel Church): Replace damaged roofing slates, copper flashing
Application 16.523	<u>81 Newbury Street</u> : Repair/re-caulk mortar joints
Application 16.524	<u>91 Newbury Street</u> : Repair/repoint/clean masonry
Application 16.501	<u>138 Newbury Street</u> : Replace stucco base course with limestone to match façade
Application 16.525	<u>144 Newbury Street</u> : Repaint storefront (from navy blue to black)
Application 16.526	<u>144B Newbury Street</u> : Replace storefront entry door, signage
Application 16.506	<u>207 Newbury Street</u> : Replace flat roofing mat'l, copper flashing/gutters
Application 16.498	<u>219 Newbury Street</u> : Repair entry stoop
Application 16.499	<u>247 Newbury Street</u> : Install projecting sign from existing bracket, replace outdoor dining furniture
Application 16.527	<u>284 Newbury Street</u> : Repair brick/brownstone masonry
Application 16.500	<u>297 Newbury Street</u> : Repair basement storefront areaway retaining wall
Application 16.515	<u>297 Newbury Street</u> : Install fascia/window signage
Application 16.502	<u>331 Newbury Street</u> : Install projecting sign from existing bracket

PROJECTED ADJOURNMENT: 6:15 P.M.

DATE POSTED: 1 October 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	Mayor	Commissioners
	City Clerk	Office for Persons with Disabilities	<i>Boston Courant; Back Bay Sun</i>
	Law Department	Architectural Access Board	<i>Abutters (design review; from most recent tax lists)</i>