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: ***Thursday***, 12 November 2015
**PLEASE NOTE DAY/DATE CHANGE THIS MONTH ONLY,
OWING TO VETERANS' DAY HOLIDAY ON WEDNESDAY, 11 NOVEMBER**

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

RECEIVED
CITY CLERK'S OFFICE
2015 OCT 30 A 10:39
BOSTON, MA

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

I. Commercial Applications, Continued: [*None*]

II. Commercial Applications, New:

Application 16.670 34 Gloucester Street
Application 16.671 36 Gloucester Street
Applicant: JPGS, LLC (owners): Replace historic double-leaf wood entry doors with bronze aluminum single-leaf door/sidelight assemblies, contrary to guidelines

5:15 P.M.
Application 15.1509 168 Newbury Street (*postponed from July hearing for zoning relief, since obtained*)
Applicant: Grassi Design Group (arch'ts): Construct 2-story rooftop addition, contrary to guidelines

5:30 P.M.
Application 16.676 263 Newbury Street
Applicant: New CC Sign, Inc. (contractors): Install internally-illuminated acrylic-faced box sign

5:45 P.M.
Application 16.682 291 Newbury Street
Applicant: 291 NSR, LLC (owners): Modify basement storefront areaway, window openings, etc.

6:00 P.M.
Application 16.679 296 Newbury Street
Applicant: Linear Retail Boston #9 LLC (owners): Modify basement storefront areaway

III. Residential Applications, Continued: [*None*]

IV. Residential Applications, New:

6:15 P.M.
Application 16.683 423 Beacon Street
Applicant: 423 Beacon, LLC (owners): Construct roof deck/headhouse, introduce front basement window well, new rear basement window opening, etc.

6:30 P.M.
Application 16.655 461 Beacon Street
Applicant: Stanton Schwartz Design Group (arch'ts): Introduce second door at rear-elevation balcony

6:45 P.M.
Application 16.684 474 Beacon Street
Applicant: 474 Beacon Street, LLC (owners): Construct rear garage with deck, upper roof deck/headhouse, etc.

7:00 P.M.
Application 16.685 11 Exeter Street
Applicant: MG2 Group (owner): Construct roof deck, introduce access bulkheads; replace window sash, lighting, etc.

7:15 P.M.
Application 16.662 296 Commonwealth Avenue
Applicant: Boston Masonry (contractor): Repair entry stoop, removing bluestone slab and yard curbs, contrary to guidelines

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.*

Application 16.649	129 Beacon Street: Replace roof deck flooring, repair/repaint railing system
Application 16.650	209 Beacon Street: Replace mansard slates, copper flashing; repaint dormer trim
Application 16.640	223 Beacon Street: Selectively patch/repaint spalled surfaces of front elevation masonry
Application 16.651	267 Beacon Street: Replace 3 units of window sash
Application 16.652	282 Beacon Street: Replace 1 unit of window sash
Application 16.653	336 Beacon Street: Replace 3 units of window sash
Application 16.654	421 Beacon Street: Replace 14 units of window sash
Application 16.656	461 Beacon Street: Install rooftop mechanical equipment
Application 16.657	483 Beacon Street: Replace 4 units of window sash
Application 16.594	939 Boylston Street: Install snow rails
Application 16.681	236 Clarendon Street: Replace chain-link rear-yard fence with garden wall, modify basement fenestration, etc.
Application 16.658	40 Commonwealth Avenue: Replace egress casement
Application 16.659	50 Commonwealth Avenue: Replace 49 units of window sash
Application 16.601	119-121 Commonwealth Avenue: Repoint rear elevation, replace flat roofing mat'l, repaint wood trim
Application 16.660	233 Commonwealth Avenue: Replace 3 units of window sash
Application 16.661	293 Commonwealth Avenue: Replace flat roofing mat'l, copper flashing
Application 16.680	311 Commonwealth Avenue: Replace 8 units of window sash
Application 16.663	320 Commonwealth Avenue: Replace 2 units of window sash
Application 16.664	416 Commonwealth Avenue: Replace 3 units of window sash (unit 117)
Application 16.665	416 Commonwealth Avenue: Replace 6 units of window sash (unit 314)
Application 16.666	416 Commonwealth Avenue: Replace 7 units of window sash (unit 316)
Application 16.667	416 Commonwealth Avenue: Replace 10 units of window sash (unit 516)
Application 16.668	416 Commonwealth Avenue: Replace 3 units of window sash (unit 612)
Application 16.669	416 Commonwealth Avenue: Replace 6 units of window sash (unit 614)
Application 16.595	3 Gloucester Street: Replace flat roofing mat'l, copper gutter, caulking
Application 16.672	389 Marlborough Street: Replace 1 unit of window sash
Application 16.673	411 Marlborough Street: Replace 13 units of window sash
Application 16.674	165 Newbury Street: Remove storefront awning, install fascia signage
Application 16.675	231 Newbury Street: Replace flat roofing mat'l, copper flashing
Application 16.677	265 Newbury Street: Selectively repair/replace brick walkway pavers
Application 16.678	270 Newbury Street: Install projecting signage (metallic or non-white background)
Application 16.599	275 Newbury Street: Replace flat roofing mat'l, copper flashing

PROJECTED ADJOURNMENT: 8:00 P.M.
DATE POSTED: 29 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, Lex Stevens, Alfred Wojciechowski, *two vacancies*;
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)*