



# 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, 11 June 2014  
TIME: 4:30 P.M. **VIOLATIONS HEARING**  
5:00 P.M. **ANNUAL MEETING: Election of Officers**  
5:15 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. ANNUAL MEETING: Election of Officers** [postponed from May]  
**5:15 P.M. DESIGN REVIEW HEARING**

**I. Commercial Applications, Continued:** (None)

**II. Commercial Applications, New:**

Application 14.1075 225 Newbury Street

Applicant: Mitchell DeRosa (tenant): Modify signage, basement entry areaway for outdoor dining

5:30 P.M.

Application 14.1221 320 Newbury Street

Applicant: Boston Architectural College (owner): Install bicycle rack on private property at rear of building

5:45 P.M.

Application 14.1226 328 Newbury Street

Applicant: Windsor Financial Group (tenant): Modify storefront window detailing, install face-lit signage

6:00 P.M.

Application 14.1193 553 Boylston Street

Applicant: Chipotle (tenant): Modify storefront, install signage, outdoor dining furniture; replace rear-elevation mech. equip't

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

**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](mailto:william.young@cityofboston.gov). Thank you.

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

Application 14.1187 236 Beacon Street: Install 7 units of storm windows  
Application 14.1188 245 Beacon Street: Replace 3 units of window sash  
Application 14.1189 259 Beacon Street: Replace front entry walk pavement  
Application 14.1190 267 Beacon Street: Replace chimney pots, repaint entry stoop  
Application 14.1191 295 Beacon Street: Replace 7 units of window sash  
Application 14.1192 506 Beacon Street: Veneer rear entry vestibule in brick  
Application 14.1224 699 Boylston Street: Install fascia signage, consistent with building's master sign plan  
Application 14.1194 224 Clarendon Street: Repair/rebuild masonry wall, replace flat roofing mat'ls  
Application 14.1195 19 Commonwealth Avenue: Replace flat roofing mat'ls, mech. equip't, rebuild deck  
Application 14.1196 32 Commonwealth Avenue: Replace roof decking, skirting  
Application 14.1197 33 Commonwealth Avenue: Replace 4 units of window sash  
Application 14.1198 65 Commonwealth Avenue: Replace 9 units 4/4 window sash, 3 units 6/6 window sash  
Application 14.1199 90 Commonwealth Avenue: Construct roof deck within parapets  
Application 14.1223 132 Commonwealth Avenue: Install low-profile roof-access hatch  
Application 14.1215 178 Commonwealth Avenue: Repoint masonry, restore oriel, replace storm windows, copper gutters  
Application 14.1200 211 Commonwealth Avenue: Replace 3 units 2/2 faceted window sash  
Application 14.1201 236 Commonwealth Avenue: Repoint brick/brownstone masonry, repaint window trim  
Application 14.1202 249 Commonwealth Avenue: Replace flat roofing mat'ls, rebuild deck  
Application 14.1219 284 Commonwealth Avenue: Repair/rebuild garden wall  
Application 14.1203 306 Commonwealth Avenue: Repair iron window grilles, repair wood window frames  
Application 14.1204 320 Commonwealth Avenue: Replace 8 units of aluminum window sash with wood sash  
Application 14.1173 17 Gloucester Street: Repair valley/skylight flashing  
Application 14.1205 29 Marlborough Street: Replace 9 units 1/1 sash, 5 units 2/2 sash  
Application 14.1206 35 Marlborough Street: Replace 2 units of window sash  
Application 14.1207 66 Marlborough Street: Replace segment of rear-yard fence, install play equip't, etc.  
Application 14.1208 80 Marlborough Street: Repair entry stoop  
Application 14.1209 90 Marlborough Street: Replace chimney pots  
Application 14.1210 284 Marlborough Street: Replace 9 units of window sash  
Application 14.1222 39 Newbury Street: Construct low-profile elevator headhouse  
Application 14.1211 99-101 Newbury Street: Replace inner pair of entry doors  
Application 14.1212 201 Newbury Street: Install French door within existing masonry opening  
Application 14.1134 267-269 Newbury Street: Replace copper flashing  
Application 14.1176 279 Newbury Street: Replace mansard slates, flat roofing mat'ls  
Application 14.1220 292 Newbury Street: Install signage  
Application 14.1213 298-300 Newbury Street: Replace rear-yard plank fence  
Application 14.1225 299 Newbury Street: Install signage  
Application 14.1214 323-327 Newbury Street: Repair masonry

**PROJECTED ADJOURNMENT:** 6:30 P.M.

**DATE POSTED:** 29 May 2014

(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*)