



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, 10 June 2015
TIME: 4:30 P.M. **VIOLATIONS HEARING**
5:00 P.M. **ANNUAL MEETING: Election of Officers** (*postponed from May hearing*)
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
5:15 P.M. DESIGN REVIEW HEARING

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

II. Commercial Applications, New:

Application 15.1331 349 Newbury Street
Applicant: Copley Investments Co. (owners): Redesign recessed storefront bay to align with the building's upper floors

5:30 P.M.

Application 15.1314 717-725 Boylston Street
Applicant: Choo & Co., Inc. (arch'ts): Remove panelized façade, restore original elevations; construct rear/roof additions

III. Residential Applications, Continued:

5:45 P.M.

Application 15.1155 244 Marlborough Street
Applicant: Boston Property Development LLC (owner/developer): Construct elevator headhouse, roof deck

IV. Residential Applications, New:

6:00 P.M.

Application 15.1347 234 Beacon Street
Applicant: Touloukian Touloukian Inc. (arch'ts): Replace rear garage

6:15 P.M.

Application 15.907 274 Beacon Street (*postponed from the March hearing*)
Applicant: Building Restoration Services Corp. (contractors): Install stucco/metal cladding at exposed party-wall masonry

6:30 P.M.

Application 15.1011 86 Marlborough Street (*postponed from the April hearing*)
Applicant: Grassi Design Group, Inc. (arch'ts): Construct depressed roof deck, access bulkhead; replace mech. equip't, etc.

6:45 P.M.

Application 15.1323 228 Marlborough Street
Applicant: Andrew Reck (arch't): Modify existing, non-conforming roof deck

7:00 P.M.

Application 15.1346 371 Marlborough Street
Applicant: Timothy J. Lopes (unit owner): Construct roof deck, headhouse

7:15 P.M.

Application 15.1340 128 Commonwealth Avenue
Applicant: Grassi Design Group, Inc. (arch'ts): Remove spiral stair to upper roof, latticed deck enclosure, construct elevator headhouse, install mechanical equip't, etc.

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 15.1303 127 Beacon Street: Refinish/restore entry doors
Application 15.1304 135 Beacon Street: Replace 28 units of window sash
Application 15.1305 144 Beacon Street: Repair entry stoop/façade masonry
Application 15.1312 157 Beacon Street: Replace 4 units of dormer window sash
Application 15.1306 182 Beacon Street: Repair fire-damaged iron fence
Application 15.1307 197 Beacon Street: Repair/repoint masonry
Application 15.1313 234 Beacon Street: Replace 5 units of window sash
Application 15.1308 242 Beacon Street: Replace 4 units of window sash
Application 15.1309 280 Beacon Street: Repair masonry, selectively replace damaged brick/lintels, etc.
Application 15.1242 341 Beacon Street: Repair entry stoop, front-yard curbings
Application 15.1341 365 Beacon Street: Replace 4 units of window sash
Application 15.1335 381 Beacon Street: Replace 3 units of dormer window sash; repair/replace wood trim, mansard slates, etc.
Application 15.1310 396 Beacon Street: Repair entry stoop
Application 15.1241 479-481 Beacon Street: Repair flat roofing mat'l
Application 15.1315 78 Commonwealth Avenue: Repair/repaint ironwork
Application 15.1316 160 Commonwealth Avenue: Replace upper roofing mat'ls
Application 15.1317 255 Commonwealth Avenue: Replace 7 units of window sash
Application 15.1318 264 Commonwealth Avenue: Replace flat roofing mat'l, copper gutter/downspout
Application 15.1319 270 Commonwealth Avenue: Repair headhouse masonry
Application 15.1320 308 Commonwealth Avenue: Comprehensively replace storm windows, repair/repaint wood casings, etc.
Application 15.1321 390 Commonwealth Avenue: Replace copper downspout
Application 15.1336 30 Fairfield Street [Kingsley Montessori School]: Replace rear-yard play equipment/surfaces, etc.
Application 15.1322 6 Gloucester Street: Replace 3 units of window sash
Application 15.1324 294 Marlborough Street: Replace mansard slates, copper gutters/flashing
Application 15.1337 300 Marlborough Street: Replace flat roofing mat'l, mansard slates/copper gutters; repair masonry, etc.
Application 15.1342 320 Marlborough Street: Replace flat roofing mat'l, deck surface
Application 15.1343 338 Marlborough Street: Replace 7 units of window sash
Application 15.1268 421 Marlborough Street: Replace penthouse cladding with copper
Application 15.1325 79 Newbury Street: Replace lighting fixtures
Application 15.1326 112 Newbury Street: Replace signage, add reverse-channel illumination
Application 15.1344 208 Newbury Street: Install 2 sets reverse-channel halo-illuminated fascia signage
Application 15.1327 220 Newbury Street: Install individual window awnings with signage
Application 15.1328 221 Newbury Street: Install projecting sign
Application 15.1329 238 Newbury Street: Replace flat roofing mat'l, skylight
Application 15.1330 266-268 Newbury Street: Replace flat roofing mat'l, copper flashing
Application 15.1345 304 Newbury Street: Install non-illuminated fascia signage

PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 28 May 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)