



# 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 March 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 15.902 279 Dartmouth Street

Applicant: Kathy Trustman (tenant): Introduce casement windows in storefront bay, install projecting & window signage, etc.  
5:15 P.M.

Application 15.908 647 Boylston Street

Applicant: Hezekiah Pratt (arch't): Construct deck at rear-ell roof, install 5-ft. deep balcony at fourth-floor rear elevation  
5:30 P.M.

Application 15.910 855 Boylston Street

Applicant: John Gorman (consultant): Install projecting & façade-mounted signage

**III. Residential Applications, Continued:**

5:45 P.M.

Application 15.854 300 Beacon Street

Applicant: Thelma B. Diamond Realty Trust (owners): Construct penthouse/deck, repaint rear elevation contrary to guidelines, etc.

**IV. Residential Applications, New:**

6:00 P.M.

Application 15.907 274 Beacon Street

Applicant: Building Restoration Services Corp. (contractors): Apply stucco and sealant to exposed portion of party wall  
6:15 P.M.

Application 15.903 272 Marlborough Street

Applicant: Anthony Greco (unit owner): Remove masonry paint, construct deck at ultimate roof plane  
6:30 P.M.

Application 15.904 393 Marlborough Street

Applicant: Bruno Latchague (unit owner): Expand penthouse, modify roof deck; introduce new rear window opening, etc.

**V. Residential Applications, New: (continued)**

6:45 P.M.

Application 15.905      374 Commonwealth Avenue

Applicant: Harvard Club of Boston (owner): Modify rear loading dock, install rooftop mechanical equipment & perimeter screen

**VI. 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.

Application 15.909      745 Boylston Street: Re-install previously approved signage on remodeled storefront  
Application 15.911      285 Clarendon Street: Replace window grilles  
Application 15.912      24 Commonwealth Avenue: Replace rear-ell roof deck/railing system  
Application 15.906      257 Commonwealth Avenue: Replace rooftop mechanical equipment  
Application 15.913      308 Commonwealth Avenue: Replace 4 units of window sash  
Application 15.914      140 Marlborough Street: Replace 15 units of window sash  
Application 15.915      199 Marlborough Street: Replace 6 units of window sash  
Application 15.916      181 Newbury Street: Replace concrete walkway pavement

**VII. Advisory Review**

7:00 P.M.

45-53 Hereford Street: Owner/developer Patrick J. Glynn has requested an opportunity to present a contemplated project involving the removal of a non-conforming penthouse (at 53 Hereford Street) and the construction of a 3-story mixed-use building facing Newbury Street in these properties' contiguous rear yards.

**PROJECTED ADJOURNMENT:** 7:30 P.M.

**DATE POSTED:** 26 February 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)*