



# 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, 9 December 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:

5:00 P.M.

Application 16.818 66 Hereford Street

Applicant: David McMahon (architect): Paint entire building, signage, new HVAC and exhaust vent.

5:05 P.M.

Application 16.679 296 Newbury Street

Applicant: Linear Retail Boston #9 LLC (tenant): Redesign of storefront and garden area.

5:20 P.M.

Application 16.807 26 Exeter Street

Applicant: Blue Ridge Management: Install two railings for existing accessible ramp

5:35 P.M.

Application 16.829 651 Boylston Street

Applicant: Sharkey Design Company: Renovate storefront, relocate HVAC to roof, brick chimney for new exhaust duct

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

#### IV. Residential Applications, New:

5:50 P.M.

Application 16.809 15 Commonwealth Avenue

Applicant: Eugene F. Kelly, Esq.: Design change to BBAC opinion of June 29, 2012 re: eight foot high masonry wall

6:05 P.M.

Application 16.826 647 Boylston Street

Applicant: Hezekiah Pratt Architecture: Erect new balcony and railing on third floor rear wall.

6:20 P.M.

Application 16.828 474 Beacon Street

Applicant: 474 Beacon Street, LLC (owners): Construct penthouse, garage, replace tree, etc.

6:35 P.M.

Application 16.830 2 Commonwealth Avenue

Applicant: Dell Mitchell Architects: Replace five terrace bays, extend one bay nine feet, color and finish to match existing.

**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. Thank you.

## V. Administrative Review/Approval [continued]

Application 16.752	<u>400 Beacon Street</u> : Repoint courtyard, mortar color matched to existing.
Application 16.757	<u>178 Commonwealth Avenue</u> : Repair roof.
Application 16.758	<u>312-314 Dartmouth Street</u> : Repair roof.
Application 16.808	<u>1337 Marlborough</u> : Re-do parking spaces to correct contractor error.
Application 16.811	<u>340 Marlborough Street</u> : Repair copper flashing, materials and finishes to match existing.
Application 16.812	<u>270 Clarendon Street</u> : Replace one window, consistent with existing materials and color.
Application 16.813	<u>229 Beacon Street</u> : Repair bay windows front and rear, to match existing in-kind.
Application 16.814	<u>208 Newbury Street</u> : Signage.
Application 16.816	<u>373 Commonwealth Avenue</u> : Window replacement in kind.
Application 16.817	<u>224 Clarendon Street</u> : Window replacement in kind.
Application 16.818	<del><u>66 Hereford Street</u>: Awning, lit signage both mounted and painted, front and back facades.</del>
Application 16.819	<u>171 Newbury Street</u> : Repairs and maintenance, windows and roof.
Application 16.820	<u>9 Gloucester Street</u> : Repair downspout, re-point masonry.
Application 16.821	<u>113 Commonwealth Avenue</u> : Repair masonry, match in kind.
Application 16.822	<u>162 Newbury Street</u> : Signage.
Application 16.823	<u>199 Commonwealth Avenue</u> : Repair fire escape, improve accessible entrance.
Application 16.825	<u>473 Beacon Street</u> : Replace skylight in kind.
Application 16.827	<u>42 Commonwealth Avenue</u> : Install gas pipe adjacent to downspout rear wall.
Application 16.831	<u>265 Beacon Street</u> : Replace light.
Application 16.832	<u>68 Marlborough Street</u> : Repair stairs.

**PROJECTED ADJOURNMENT:** 7:05 P.M.

**DATE POSTED:** 30 November 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)*