



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 July 2014
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 14.1355 234-236 Newbury Street

Applicant: Shake Shack Newbury Street Boston LLC (tenant): Construct outdoor dining terrace, rear chimney, install signage

5:15 P.M.

Application 14.1356 296 Newbury Street

Applicant: Acme Sign Corp. (contractor): Install descriptive sign copy, contrary to guidelines

5:30 P.M.

Application 14.1357 30 Massachusetts Avenue

Applicant: Chef Chang's on Back Bay (tenant): Install 22-ft. long belt sign, projecting sign, gooseneck lighting fixtures

5:45 P.M.

Application 14.1358 45, 47, 49, 51, 53 Hereford Street

Applicant: Patrick J. Glynn (owner): Remove rear-yard asphalt paving; re-grade, correct drainage, install crushed-stone surface, bollard-and-chain enclosure at alley outlet

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:15 P.M.

Application 14.1366 244 Beacon Street

Applicant: John Lazor (unit owner): Introduce new rear-elevation window opening

6:30 P.M.

Application 14.1359 22-24 Marlborough Street

Applicant: Eddie Gettler (contractor): Replace wood shingles at rear oriel in kind, install aluminum window panning

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.

V. Administrative Review/Approval [continued]

Application 14.1361 120 Beacon Street: Install intercom panel
Application 14.1362 120 Beacon Street: Replace rear-yard fence/maintenance enclosure
Application 14.1363 121 Beacon Street: Repair mansard slates/flashing, repaint dormers to a brownstone color
Application 14.1364 131-133 Beacon Street: Repair brick coursing, lintels/sills, mansard/dormers
Application 14.1365 171 Beacon Street: Replace 4 units of window sash
Application 14.1280 234 Beacon Street: Replace deck flooring
Application 14.1284 236 Beacon Street: Replace 3 units of storm windows
Application 14.1367 279 Beacon Street: Repair entry stoop
Application 14.1368 280 Beacon Street: Replace 9 units of storm windows
Application 14.1369 286 Beacon Street: Replace 5 units of window sash
Application 14.1370 66 Commonwealth Avenue: Repair/re-point masonry
Application 14.1371 165 Commonwealth Avenue: Re-grade rear parking court, re-install brick pavers
Application 14.1372 226 Commonwealth Avenue: Install safety railing at rear bay roof
Application 14.1373 255 Commonwealth Avenue: Replace 7 units of window sash
Application 14.1374 282 Commonwealth Avenue: Repair chimney
Application 14.1375 311 Commonwealth Avenue: Repair areaway retaining walls
Application 14.1376 340 Commonwealth Avenue: Repair/replace 6 units of window sash, install storm windows
Application 14.1377 362 Commonwealth Avenue: Replace 6 units of window sash
Application 14.1378 393 Commonwealth Avenue: Replace basement entry door
Application 14.1379 401 Commonwealth Avenue: Repair exposed party-wall segment
Application 14.1380 20 Fairfield Street: Replace 5 units of window sash
Application 14.1381 51 Gloucester Street: Install halo-illuminated, reverse-channel sign lettering
Application 14.1382 416 Marlborough Street: Replace 9 units of window sash, including 1 curved-sash unit
Application 14.1282 441 Marlborough Street: Replace flat roofing, copper flashing mat'l
Application 14.1383 32 Newbury Street: Replace signage to reflect modified corporate identity
Application 14.1384 144 Newbury Street: Replace flat roofing material, re-install ornamental copper panels
Application 14.1385 161a Newbury Street: Install fascia signage
Application 14.1386 163 Newbury Street: Repair/repaint cornice/fascia
Application 14.1387 169 Newbury Street: Replace entry pavement, areaway retaining walls, etc.
Application 14.1388 336-338 Newbury Street: Install rooftop mechanical equip't

PROJECTED ADJOURNMENT: 7:00 P.M.

DATE POSTED: 27 June 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
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*)