



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, 13 May 2015

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
5:15 P.M. DESIGN REVIEW HEARING

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

II. Commercial Applications, New:

Application 15.1148 67 Newbury Street

Applicant: Church of the Covenant (owner): Install gate at rear entry areaway

5:15 P.M.

Application 15.1149 169 Newbury Street

Applicant: Childs Gallery (tenant): Install awnings at storefront, basement entry; the latter contrary to guidelines

5:30 P.M.

Application 15.1150 253 Newbury Street

Applicant: Boston Olive Oil Company (tenant): Install signage concealing architectural detail, contrary to guidelines

5:45 P.M.

Application 15.1151 535 Boylston Street

Applicant: Finagle a Bagel (tenant): Install perimeter fence at outdoor dining area

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

IV. Residential Applications, New:

6:00 P.M.

Application 15.1152 408 Beacon Street

Applicant: Grassi Design Group (arch'ts): Remove rear balcony/stair, construct deck/connecting walkway at garage roof

6:15 P.M.

Application 15.1153 301 Berkeley Street

Applicant: Kunz Associates (arch'ts): Install through-wall vent, contrary to guidelines

6:30 P.M.

Application 15.1154 66 Marlborough Street (First Church)

Applicant: John Winthrop School (tenant): Replace play equipment in recreation area, install pergola

6:45 P.M.

Application 15.1155 244 Marlborough Street

Applicant: Boston Property Development LLC (owner/developer): Construct elevator headhouse, roof deck; replace multi-light rear window sash with single-light sash, contrary to guidelines

7:00 P.M.

Application 15.1156 198 Commonwealth Avenue

Applicant: Grassi Design Group (arch'ts): Replace rear fence with brick garden wall, construct second-floor rear balcony, 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 15.1157 19 Arlington Street: Replace signage
Application 15.1158 144 Beacon Street: Replace 2 units of window sash
Application 15.1137 210 Beacon Street: Replace flat roofing mat'l, copper downspout
Application 15.1094 292 Beacon Street: Replace flat roofing mat'l, previously approved deck; reinstall railing system
Application 15.1159 293 Beacon Street: Replace 1 unit of window sash
Application 15.1160 295 Beacon Street: Replace 14 units of window sash
Application 15.1161 348 Beacon Street: Repair masonry, roofing mat'ls; replace sealants, etc.
Application 15.1162 351 Beacon Street: Replace 5 units of window sash
Application 15.1163 369 Beacon Street: Repair/replace rear areaway steps, retaining wall, etc.
Application 15.1164 369 Beacon Street: Replace previously approved roof deck; reinstall railing system
Application 15.1165 755 Boylston Street: Modify/reinstall perimeter fence at outdoor dining installation
Application 15.1178 65 Commonwealth Avenue: Repoint masonry
Application 15.1166 65 Commonwealth Avenue: Replace 3 units of window sash
Application 15.1167 115 Commonwealth Avenue: Shorten segment of rear garden wall; replace entry door, replicate ironwork
Application 15.1168 124 Commonwealth Avenue: Repair/replace copper roofing mat'l, gutters, limestone windowsills, etc.
Application 15.1169 183 Commonwealth Avenue: Replace flat roofing mat'l
Application 15.1077 236 Commonwealth Avenue: Repair skylight
Application 15.1095 280 Commonwealth Avenue: Replace flat roofing mat'l, copper edge flashing
Application 15.1170 280 Commonwealth Avenue: Install combination screen/storm door at rear basement opening
Application 15.1171 282 Commonwealth Avenue: Replace ceramic chimney pot
Application 15.1172 296 Commonwealth Avenue: Replace 3 units of storm windows
Application 15.1173 308 Commonwealth Avenue (unit A): Replace 15 units of window sash
Application 15.1174 308 Commonwealth Avenue (unit H): Replace 15 units of window sash
Application 15.1175 315 Commonwealth Avenue: Repair entry stoop
Application 15.1176 319 Commonwealth Avenue: Replace roof deck flooring, lighting fixtures; install skylights, etc.
Application 15.1177 370 Commonwealth Avenue: Install 3 rooftop telecommunications devices
Application 15.1179 32-34 Fairfield Street: Replace roofing mat'ls, selectively repaint/repair/replace window sash/trim, etc.
Application 15.1180 7 Gloucester Street: Replace deck railing
Application 15.1181 17 Marlborough Street: Re-clad penthouse in cooper, penthouse doors, transoms, skylights, etc.
Application 15.1182 28 Marlborough Street: Replace 3 units of window sash
Application 15.1183 71 Marlborough Street: Replace 8 units of window sash
Application 15.1184 121 Marlborough Street: Remove/replace rear-yard trees, repair retaining wall, etc.
Application 15.1185 124 Marlborough Street: Replace 4 units of dormer window sash, re-clad rear mansard in slate
Application 15.1186 144 Marlborough Street: Repoint masonry; re-caulk window/door openings, repaint trim
Application 15.1187 163-165 Marlborough Street: Replace 4 units of window sash
Application 15.1188 227 Marlborough Street: Repaint penthouse trim
Application 15.1189 235 Marlborough Street: Repair entry stoop/walkway, yard curbings/fence; repair/repaint oriel
Application 15.1190 322 Marlborough Street: Repair/re-set yard curbings/pillars/fence, etc.
Application 15.1138 407 Marlborough Street: Replace flat roofing mat'l
Application 15.1191 428 Marlborough Street: Replace copper downspout
Application 15.1192 226 Newbury Street: Install signage, consistent with building's master sign plan
Application 15.1193 228 Newbury Street: Install signage, consistent with building's master sign plan
Application 15.1075 271 Newbury Street: Replace flat roofing mat'l, copper flashing
Application 15.1009 341-347 Newbury Street: Install projecting/fascia signage

PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 30 April 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 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*)ax lists)