



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, 12 November 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:

Application 15.073 [Various public-way locations]

Applicant: ExteNet Systems (utility): Upgrade 8 existing public-realm telecommunications installations, install 4 new sites
5:15 P.M.

Application 15.456 209 Newbury Street

Applicant: Grassi Design Group (arch'ts): Construct rooftop additions

II. Commercial Applications, New:

5:30 P.M.

Application 15.564 171 Newbury Street

Applicant: Claudia Noury-Ello (arch't): Redesign basement storefront areaway, railing system

5:45 P.M.

Application 15.585 240a Newbury Street

Applicant: Urban Meritage LLC (owners): Replace/redesign storefront, Fairfield Street annex, construct rear stairwell addition

III. Residential Applications, Continued:

6:00 P.M.

Application 15.419 314 Marlborough Street

Applicant: Catherine Truman (arch't): Construct roof deck, headhouse

6:15 P.M.

Application 14.926 371 Marlborough Street

Applicant: Timothy J. Lopes (unit owner): Construct headhouse, non-conforming roof deck

IV. Residential Applications, New:

6:30 P.M.

Application 15.586 117 Beacon Street

Applicant: Grassi Design Group (arch'ts): Construct headhouse, roof deck; introduce rear garage bay, parking court, etc.

6:45 P.M.

Application 15.587 298 Beacon Street

Applicant: Grassi Design Group (arch'ts): Restore fire damage; construct penthouse/deck, rear garage, etc.

7:00 P.M.

Application 15.532 380 Marlborough Street

Applicant: 380 Marlborough Condominium Trust (owners): Remove/replace rear-yard tree

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:***

[over]

V. Administrative Review / Approval [continued]:

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 15.521	<u>114-118 Beacon Street</u> : Replace rooftop telecommunications equipment
Application 15.573	<u>120 Beacon Street</u> : Repair entry surround, replace 8 units of window sash
Application 15.567	<u>128 Beacon Street</u> : Replace iron gate at rear courtyard
Application 15.522	<u>137 Beacon Street</u> : Rebuild retaining wall, wood areaway stair
Application 15.523	<u>244 Beacon Street</u> : Rebuild chimney
Application 15.524	<u>279 Beacon Street</u> : Replace flat roofing mat'l, copper flashing
Application 15.569	<u>280 Beacon Street</u> : Repair chimney, remove metal flue extension
Application 15.516	<u>341 Beacon Street</u> : Replace flat roofing mat'l, copper flashing
Application 15.525	<u>365 Beacon Street</u> : Replace 2 units of window sash
Application 15.515	<u>371 Beacon Street</u> : Remove asphalt surface, re-pave rear parking court in brick
Application 15.575	<u>481-483 Beacon Street</u> : Replace 10 units of window sash
Application 15.580	<u>274 Clarendon Street</u> : Replace deck flooring, re-install railing system, repoint chimneys, etc.
Application 15.563	<u>65 Commonwealth Avenue</u> : Replace flat roofing mat'l, copper flashing
Application 15.526	<u>65 Commonwealth Avenue</u> : Replace 17 units of window sash
Application 15.577	<u>128 Commonwealth Avenue</u> : Replace 17 units of window sash, repair/repaint wood/masonry trim
Application 15.568	<u>165 Commonwealth Avenue</u> : Repair stoop
Application 15.578	<u>180 Commonwealth Avenue</u> : Replace window caulking/sealant
Application 15.543	<u>239 Commonwealth Avenue</u> : Rebuild parapet, replicating historic appearance
Application 15.527	<u>320 Commonwealth Avenue</u> : Replace flat roofing mat'l, copper flashing, reconstruct deck, re-install railing
Application 15.571	<u>333 Commonwealth Avenue</u> : Restore historic lighting fixtures
Application 15.581	<u>413-419 Commonwealth Avenue</u> : Rebuild chimneys, repair/repoint brick/limestone, replace flashing, etc.
Application 15.528	<u>138 Marlborough Street</u> : Repair/repoint masonry
Application 15.529	<u>171 Marlborough Street</u> : Replace 5 units of window sash
Application 15.530	<u>175 Marlborough Street</u> : Replace 4 units of window sash
Application 15.542	<u>184 Marlborough Street</u> : Replace flat roofing mat'l, gutters, 9 units of window sash; clean masonry
Application 15.531	<u>313 Marlborough Street</u> : Replace 4 units of window sash, repaint deck railing
Application 15.584	<u>405 Marlborough Street</u> : Replace 6 units of window sash
Application 15.533	<u>177 Newbury Street</u> : Install signage in door glazing
Application 15.534	<u>249 Newbury Street</u> : Install awnings/signage, to include logotype without copy in transom glazing
Application 15.535	<u>268 Newbury Street</u> : Install projecting sign from existing bracket
Application 15.474	<u>304 Newbury Street</u> : Replace rooftop mechanical equipment

PROJECTED ADJOURNMENT: 7:30 P.M.

DATE POSTED: 30 October 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)