



**RECEIVED**  
By City Clerk at 8:59 am, Jun 25, 2020

**ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://US02WEB.ZOOM.US/J/84423856489](https://us02web.zoom.us/j/84423856489) OR CALLING 301-715-8592 AND ENTER MEETING ID 844 2385 6489 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV) OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACJuly8HEARING**

**NOTICE OF PUBLIC HEARING**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a virtual public hearing:

**DATE: 7/8/2020**  
**TIME: 5:00 PM**

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 review, by contacting [backbayac@boston.gov](mailto:backbayac@boston.gov). Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

**I. DESIGN REVIEW PUBLIC HEARING**  
**5:00pm**

- 20.1041 BB      285 Clarendon Street:**  
Applicant: Katherine Spriggs  
Proposed Work: At roof install air-conditioning condensers.
- 20.1123 BB      184 Beacon Street:**  
Applicant: Alison Cutler  
Proposed Work: At rear addition reconfigure roof deck railings and install screening wall
- 20.1109 BB      126 Marlborough Street:**  
Applicant: Ellen Perko  
Proposed Work: At roof install headhouse, mechanical equipment and outdoor kitchen.

**II. 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 commission 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, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (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 FOLLOWING ISSUANCE OF THE DETERMINATION SHEET 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 contact staff at 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

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|-------------------|---|
| <b>20.1111 BB</b> | <b><u>280 Beacon Street:</u></b> Install black steel fence at garden.   |
| <b>20.1094 BB</b> | <b><u>409 Beacon Street:</u></b> At rear elevation replace three third-story four-over-four non-historic wood windows in-kind.                                |
| <b>20.1118 BB</b> | <b><u>486 Beacon Street:</u></b> At roof install HVAC unit at location of existing units.   |
| <b>20.1097 BB</b> | <b><u>755 Boylston Street:</u></b> At front façade replace deteriorated sections of wood storefront in-kind.  |
| <b>20.1114 BB</b> | <b><u>37 Commonwealth Avenue:</u></b> At front façade repair masonry.   |
| <b>20.1091 BB</b> | <b><u>65 Commonwealth Avenue:</u></b> At front façade re-point masonry.   |
| <b>20.1124 BB</b> | <b><u>180 Commonwealth Avenue:</u></b> At rear elevation re-point masonry and replace failed caulking.  |
| <b>20.1090 BB</b> | <b><u>207 Commonwealth Avenue:</u></b> At roof re-build front chimney in-kind.  |
| <b>20.925 BB</b>  | <b><u>280 Commonwealth Avenue:</u></b> At rear elevation replace four fourth-story one-over-one non-historic aluminum windows with wood one-over-one windows. |
| <b>20.1119 BB</b> | <b><u>384 Commonwealth Avenue:</u></b> At rear elevation install steel security gate.   |
| <b>20.1105 BB</b> | <b><u>333 Commonwealth Avenue:</u></b> At front façade replace entry awning in-kind.  |
| <b>20.1113 BB</b> | <b><u>75-77 Marlborough Street:</u></b> At roof re-build chimney  |
| <b>20.1112 BB</b> | <b><u>85 Marlborough Street:</u></b> At front garden remove dead tree and plant Paperbark Maple tree.   |
| <b>20.1107 BB</b> | <b><u>103 Marlborough Street:</u></b> At rear elevation re-point and repair masonry.  |
| <b>20.1092 BB</b> | <b><u>136 Marlborough Street:</u></b> At front façade and rear elevation re-point masonry.  |
| <b>20.1110 BB</b> | <b><u>140 Marlborough Street:</u></b> At roof install HVAC unit.  |

- 20.1117 BB**                    **175 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace four first-story one-over wood windows in-kind, and one lower-level two-over-two wood window in-kind.
- 20.1092 BB**                    **340 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace three first-story one-over-one wood windows in-kind.
- 2020.1106 BB**                **170 Newbury Street:** At front façade replace black rubber membrane terrace roofs in-kind, and patio doors in-kind.
- 20.1108 BB**                    **249 Newbury Street:** At front façade repaint windows, entry door and railing, and repair masonry.
- 20.1093 BB**                    **292, 294 & 296 Newbury Street:** At front façade re-point masonry.

**III. RATIFICATION OF 5/13/2020 & 6/10/2020 PUBLIC HEARING MINUTES**

**IV. STAFF UPDATES**

**V. PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 6/25/2020**

**BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

7Boston Real Estate Board), Vacant (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*),  
Vacant (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)

*Alternates:* David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/  
Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design  
Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ Back Bay Sun/ Back Bay  
Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League