



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/88955732156](https://us02web.zoom.us/j/88955732156) OR CALLING 301-715-8592 AND ENTER MEETING ID 889 5573 2156 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BLC@BOSTON.GOV OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACJuly28HEARING

NOTICE OF PUBLIC HEARING

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

DATE: 8/12/2020
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. 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

- 21.0066 BB** **224 Clarendon Street:**
Applicant: Stephen Griffin
Proposed Work: Refurbish Clarendon Street entrance.
- 20.903 BB** **271 Dartmouth Street:**
Applicant: Paula Modica
Proposed Work: Replace twenty-four non-historic windows with aluminum clad windows.
- 21.0067 BB** **50-52 Commonwealth Avenue:**
Applicant: Asma Rashid
Proposed Work: At rear elevation attach air-conditioning condenser to rear wall.
- 21.0020 BB** **132 Commonwealth Avenue:**
Applicant: Christine Letzeiser
Proposed Work: At rear elevation attach air-conditioning condenser to rear wall.

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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. Thank you.

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| 21.0089 BB | <u>182 Beacon Street:</u> At rear and side elevation replace five second story six-over-six and four-over-four non-historic wood windows in-kind, |
| 21.0067 BB | <u>210 Beacon Street:</u> Replace rubber membrane roof in-kind. |
| 21.0069 BB | <u>249 Beacon Street:</u> Replace rubber membrane roof in-kind and remove and re-build roof deck in-kind. |
| 21.0070 BB | <u>281 Beacon Street:</u> At rear elevation replace three non-historic fourth-story one-over-one wood windows in-kind. |
| 21.0067 BB | <u>291 Beacon Street:</u> Replace deteriorated roof slate and repair masonry at front façade. |
| 21.0073 BB | <u>371 Beacon Street:</u> At front façade restore front entry steps. |
| 21.0074 BB | <u>504 Beacon Street:</u> Re-point masonry at front façade and side elevation. |
| 21.0076 BB | <u>545 Boylston Street:</u> Repair sidewalk. |
| 21.0075 BB | <u>587 Boylston Street:</u> Replace window signage. |
| 21.0077 BB | <u>28 Commonwealth Avenue:</u> At rear addition replace existing siding and roofing in-kind. |
| 21.0078 BB | <u>40 Commonwealth Avenue:</u> At front façade repair masonry, replace deteriorated roof slate in-kind, and install new copper gutters and downspouts. |
| 21.0079 BB | <u>191 Commonwealth Avenue:</u> At front façade and rear elevation replace fourteen non-historic wood windows in-kind |
| 21.0080 BB | <u>250 Commonwealth Avenue:</u> At rear elevation replace two second story six-over-one wood windows in-kind. |
| 21.0018 BB | <u>287 Commonwealth Avenue:</u> Repair chimneys and masonry. |

- 21.0081 BB** **1 Gloucester Street:** At rear side elevation replace two non-historic wood casement windows with wood one-over-one wood windows.
- 21.0082 BB** **17 Marlborough Street:** At rear elevation replace decking in-kind.
- 21.0083 BB** **320 Marlborough Street:** At front façade replace four second-story one-over-one wood windows in-kind, and at rear elevation replace four second-story two-over-two wood windows in-kind.
- 21.0177 BB** **341 Marlborough Street:** Replace deteriorated sections of existing roof deck.
- 21.0084 BB** **378 Marlborough Street:** At front façade repair entry steps and curbing.
- 21.0085 BB** **143 Newbury Street:** Replace signage and door hardware.
- 21.0086 BB** **162 Newbury Street:** Re-point and repair masonry, replace deteriorated masonry in-kind, and repair existing windows.
- 21.0087 BB** **240 Newbury Street:** Replace existing window signage.
- 21.0088 BB** **323-327 Newbury Street:** Repair masonry at south façade; east sidewall, and east retaining wall.

III. RATIFICATION OF 7/9/2020 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00PM

DATE POSTED: 7/31/2020

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Boston Real Estate Board*), Vacant (*Back Bay Association*), John Christiansen (*Neighborhood Association of the Back Bay*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Meredith Christensen (*Mayor's Office*), Zsuzsanna Gaspar (*Boston Society of Architects*), Ethel MacLeod (*Boston Society of Architects*)
 Alternates: David Eisen (*Boston Society of Architects*), James Berkman (*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