



**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/82715251801](https://us02web.zoom.us/j/82715251801) OR CALLING 301-715-8592 AND ENTER MEETING ID 827 1525 1801 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

**NOTICE OF PUBLIC HEARING**

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

**DATE: 8/11/2021**  
**TIME: 5:00 PM**

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2021 JUL 30 P 2:53  
BOSTON, MA

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.

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

- 22.0073 BB      52 Hereford Street (a/k/a 303 Newbury Street):**  
Applicant: David Bass  
Proposed Work: At roof remove two stealth flue pipes and add one stealth chimney enclosure. Replace telecommunication equipment.
- 21.0808 BB      116 Beacon Street:**  
Applicant: Jason Lippolis  
Proposed Work: Install canopy at entrance.
- 21.0774 BB      234 Beacon Street:**  
Applicant: Gerry DiPierro  
Proposed Work: At rear garage addition extend roof deck to footprint of previous deck prior to 2017 reconstruction of addition.

**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.

- 22.0105 BB**                      **18 Arlinaton Street:** Repoint all brownstone and brick masonry. Restore cast iron columns and spandrels in kind. Repair/replace rotted window trim in kind. Scrape and paint fire escapes. Scrape and paint all window trim, paneling, cast iron and cornices in kind.
- 22.0084 BB**                      **149 Beacon Street:** At roof repair rubber membrane roofing.
- 21.1144 BB**                      **190 Beacon Street:** At penthouse and fifth-story of rear elevation replace non-historic windows in-kind.
- 22.0119 BB**                      **208 Beacon Street:** At roof replace five existing air condensers with two air condensers.
- 22.0094 BB**                      **234 Beacon Street:** At fourth-story replace five one-over-one wood windows and one two-over-two wood windows in-kind.
- 22.0099 BB**                      **236 Beacon Street:** At rear elevation replace four fourth-story one-over-one aluminum windows with one-over-one wood windows; and replace one ten-light wood door in-kind.
- 22.0100 BB**                      **236 Beacon Street:** At front facade lower level replace one one-over-one non-original window in-kind. two six-over-six non-original windows in-kind, and one one-light non-original window in-kind.
- 22.0101 BB**                      **236 Beacon Street:** At front facade replace five fourth-story six-over-six non-historic aluminum windows with six-over-six wood windows, and replace three fourth-story one-over-one wood windows in-kind.
- 22.0102 BB**                      **244-246 Beacon Street:** At front facade re-point and repair masonry. and repaint window frames. ironwork and fire escapes to match existing colors.
- 22.0098 BB**                      **274 Beacon Street:** At front facade replace all existing windows at floors one to nine in-kind.
- 22.0061 BB**                      **295 Beacon Street:** At front facade install new fabric at existing entrance canopy.
- 22.0170 BB**                      **348 Beacon Street:** At roof replace black rubber membrane roofing, roof decks and HVAC equipment.
- 22.0093 BB**                      **425 Beacon Street:** At front facade replace one. one-over-one non-original wood window in-kind: three two-over-two non-original wood windows in-kind; and two six-over-six non-original wood windows in-kind.
- 22.0087 BB**                      **478 Beacon Street:** At rear elevation replace three third-story one-over-one vinyl windows with wood one-over-one windows.

<b>22.0111 BB</b>	<b>Bovlston Street (Fairfield Street to Hereford Street):</b> Replace public sidewalk between Fairfield and Hereford Street consistent with the design approved by the BBAC in 2017.
<b>22.0085 BB</b>	<b>399 Boylston Street:</b> At front facade replace wall sign and window signage.
<b>22.0052 BB</b>	<b>651 Boylston Street:</b> At front facade replace existing signage.
<b>22.0053 BB</b>	<b>655 Boylston Street:</b> At front facade replace existing signage.
<b>22.0086 BB</b>	<b>671-673 Boylston Street:</b> At rear elevation re-point masonry.
<b>22.0122 BB</b>	<b>827 Bovlston Street:</b> At front facade install wall signs at lower level retail storefronts.
<b>22.0089 BB</b>	<b>230 Clarendon Street:</b> At front facade replace fabric at existing awnings.
<b>22.0175 BB</b>	<b>61 Commonwealth Avenue:</b> At roof replace black rubber membrane roof and copper flashings in-kind.
<b>21.1172 BB</b>	<b>124 Commonwealth Avenue:</b> Replace black rubber roof, copper gutter, copper flashing and two copper skylights in-kind.
<b>22.0075 BB</b>	<b>152 Commonwealth Avenue:</b> Replace existing entrance canopy at Dartmouth Street in-kind.
<b>21.1174 BB</b>	<b>245 Commonwealth Avenue:</b> Replace slate roof and copper gutter in-kind.
<b>22.0032 BB</b>	<b>377 Commonwealth Avenue:</b> Re-landscape front garden and install fence.
<b>22.0097 BB</b>	<b>409 Commonwealth Avenue:</b> Re-point and repair masonry
<b>22.0117 BB</b>	<b>25 Massachusetts Avenue:</b> At front facade re-paint storefront, install new signage and window boxes.
<b>22.0149 BB</b>	<b>119 Marlborough Street:</b> At front facade replace four third-story one-over-one wood windows in-kind.
<b>22.0095 BB</b>	<b>236 Marlborough Street:</b> At front facade repair stairs and masonry at entryway.
<b>22.0141 BB</b>	<b>127-129 Newbury Street:</b> At front facade replace existing black aluminum front entry doors in-kind.
<b>22.0178 BB</b>	<b>130 Newbury Street:</b> At front facade replace existing signage.
<b>22.0096 BB</b>	<b>170 Newbury Street:</b> Replace nineteen one-over-one windows; four two-over-two windows; and four two-over-one windows in-kind.
<b>22.0109 BB</b>	<b>171 Newbury Street:</b> At roof repair and restore existing chimney and install metal cap.
<b>22.0083 BB</b>	<b>174 Newbury Street:</b> At front facade replace fabric at existing awnings.
<b>22.0033 BB</b>	<b>222 Newbury Street:</b> At front facade repair steps.
<b>22.0061 BB</b>	<b>229 Newbury Street:</b> At front facade replace existing signage and repaint entrance canopy and trim to match existing colors.
<b>22.0140 BB</b>	<b>286-288 Newbury Street:</b> At front facade install railings at curb of garden and re-paint existing railings.
<b>22.0108 BB</b>	<b>337 Newbury Street:</b> At front facade replace existing signage.

## II. ADVISORY REVIEW

**40 Newbury Street:** Renovation of former Brooks Brothers building. Proposed work includes: installation of roof deck, awnings, signage, and exterior lighting.

**97 Newbury Street:** Renovation of existing building and construction of rooftop and rear additions.

## III. RATIFICATION OF 7/14/2021 PUBLIC HEARING MINUTES

## IV. STAFF UPDATES

**V. PROJECTED ADJOURNMENT: 7:00PM**

**DATE POSTED: 7/30/2021**

**BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Boston Real Estate Board*), Robert Weintraub (*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 Vacant (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