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By City Clerk at 9:13 am, Oct 01, 2021



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/81798670344](https://us02web.zoom.us/j/81798670344) OR CALLING 301-715-8592 AND ENTER MEETING ID 817 9867 0344 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV-

NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 10/13/2021
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.

I. DESIGN REVIEW PUBLIC HEARING
5:00pm

- 22.0450 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 flue pipe and one stealth chimney enclosure. Replace telecommunication equipment.
- 22.0412 BB 170 Newbury Street:**
Applicant: Thomas Trykowski
Proposed Work: At rear elevation extend top elevation to align with lower rear wall.
- 22.0410 BB 10 Newbury Street:**
Applicant: Bradley Black
Proposed Work: Replace existing storefront and install flag pole and flag.
- 22.0398 BB 236 Beacon Street:**
Applicant: Dr. Nancy Arbree
Proposed Work: Remove Golden Chain tree at front garden.
- 22.0375 BB 60 Massachusetts Avenue:**
Applicant: Stephen Rov
Proposed Work: Install exterior façade lighting.

- 22.0393 BB** **341 Marlborough Street:**
 Applicant: Timothy Burke
 Proposed Work: At roof replace existing roof hatch.
- 22.0139 BB** **254 Commonwealth Avenue:**
 Applicant: Neil Abreau
 Proposed Work: At rear elevation install a fire escape.
- 22.0404 BB** **304 Beacon Street:**
 Applicant: John Buckley
 Proposed Work: Renovation of rear facade including addition of square footage
- 22.0324 BB** **463 Beacon Street:**
 Applicant: Janet Jiang
 Proposed Work: Replace existing aluminum and vinyl windows with new all wood windows: repair and restore existing stained glass windows: repaint metal work: repair existing copper downspouts and install new copper downspout at fifth floor of the front facade: demolish existing penthouse and construct a new penthouse with standing seam copper siding: replace existing wood rail at fifth floor deck with new black painted metal handrail: repair existing stucco siding at upper level of front facade and repaint: repair existing rear facade fire balconies as required and paint black: construct new fire balcony and stairs at rear facade from the fourth to fifth floor: and lower existing masonry sill at fifth floor of rear facade and replace existing windows with new all wood windows and egress door with transoms.
- 21.1035 BB** **761-793 Boylston Street:**
 Applicant: Dennis Ouilty
 Proposed Work: Construction five-story roof top addition and rear 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. Thank you.

22.0400 BB	234 Beacon Street: Replace three. six-over-six and two two-over-two fifth story, non-historic wood windows in-kind.
22.0320 BB	342 Beacon Street: At rear elevation replace second and third-story windows and door in-kind.
22.0391 BB	422 Beacon Street: Replace black rubber membrane roof in-kind.
22.0409 BB	534 Beacon Street: At rear elevation replace two. four-over-four and two six-over-six fifth-story, non-historic wood windows in-kind.
22.0316 BB	585 Boylston Street: Replace black rubber membrane roof in-kind.
22.0445 BB	267 Clarendon Street: At rear elevation repair and re-point masonry.
22.0383 BB	49 Commonwealth Avenue: At roof replace decking at existing roof deck.
22.0318 BB	56-60 Commonwealth Avenue: Re-point and repair masonry.
22.0291 BB	120 Commonwealth Avenue: At front façade repair and re-paint railing at fourth-story.
22.0427 BB	152 Commonwealth Avenue: Repair fire escapes and balconies.
22.0406 BB	199 Commonwealth Avenue: At rear elevation replace four. third-story wood windows in-kind, repoint masonry and repair copper sheathing.
22.0447 BB	269 Commonwealth Avenue: At front façade and rear elevation re-point and repair masonry.
22.0417 BB	116 Marlborough Street: At roof install new HVAC unit: and at rear elevation replace existing aluminum downspout with copper downspout, and install copper downspout to conceal HVAC lines.
22.0393 BB	334 Marlborough Street: Facade and roof restoration; handrail restoration at stoop; and revised paving.
22.0442 BB	37 Newbury Street: At front facade replace paving at entrance.
22.0413 BB	81 Newbury Street: At front facade re-paint storefront.
22.0340 BB	127 Newbury Street: At front facade replace wall signs.
22.0363 BB	201 Newbury Street: At front facade replace wall sign.
22.0383 BB	209 Newbury Street: At front facade install wall sign.
22.0357 BB	226-228 Newbury Street: Replace roof slate, copper gutters and copper downspouts in-kind.
22.0389 BB	288 Newbury Street: At front façade replace wall sign.

II. RATIFICATION OF 9/8/2021 PUBLIC HEARING MINUTES

III. STAFF UPDATES

IV. PROJECTED ADJOURNMENT: 8:00PM

DATE POSTED: 10/1/2021

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