



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/85668387234](https://us02web.zoom.us/j/85668387234) OR CALLING 301-715-8592 AND ENTER MEETING ID 856 6838 7234 #. 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: 12/8/2021
TIME: 5:00 PM

RECEIVED
By City Clerk at 2:51 pm, Dec 03, 2021

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

22.0615 BB 10 Marlborough Street:

Applicant: Guy Grassi

Proposed Work: At rear yard remove gate and portions of brick wall, and re-landscape area.

22.0588 BB 273 Beacon Street:

Applicant: Joshua Marantz

Proposed Work: At rear install electrical vehicle charging station.

22.0587 BB 21-23 Marlborough Street:

Applicant: James Mooney

Proposed Work: At front façade paint the front door of both entrances black. Remove intercom on right and install new intercom on the left side of the door. Remove and replace two hanging exterior light fixture.

22.0624 BB 90 Commonwealth Avenue:

Applicant: Gordon Richardson

Proposed Work: At roof install ironwork guard rail on common area of the roof, along the east-facing edge. Its height will be 42". Length approximately 50 feet. It will be spaced about 3 feet back from the edge of the roof.

22.0467 BB 223 Beacon Street:

Applicant: Rosemberg Santos

Proposed Work: At roof install a 7' tall x8' long wall behind elevator shaft wall to support a TV, and install a privacy screen wall at side along 221 Beacon Street.

22.0537 BB — 284 Commonwealth Avenue: WITHDRAWN BY APPLICANT

Applicant: Jason Parillo

Proposed Work: At front façade install sign on existing fence.

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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| 22.0626 BB | 12 Commonwealth Avenue: Replace 52 non-historic windows with historically appropriate wood windows. |
| 22.0626 BB | 233 Beacon Street: At rear elevation re-point masonry. |
| 22.0589 BB | 290 Commonwealth Avenue: At roof replace deteriorated flooring at existing roof deck. |
| 22.0614 BB | 416 Commonwealth Avenue: At front façade replace 12 third-story wood windows in-kind. |
| 22.0605 BB | 11 Exeter Street: At roof replace black rubber membrane roof in-kind. |
| 22.0609 BB | 12 Marlborough Street: At rear yard replace asphalt paving with brick pavers. |
| 22.0574 BB | 173 Marlborough Street: At front façade replace asphalt roof shingles with slate. |
| 22.0622 BB | 179 Newbury Street: At roof replace slate roof at turret in-kind. |
| 22.0616 BB | 327 Newbury Street: At roof replace existing HVAC equipment. |
| 22.0621 BB | 337 Newbury Street: At front façade temporary repair to sidewalk. |

III ADVISORY REVIEW

397-399 Commonwealth Avenue: Construct rooftop and rear addition.

IV RATIFICATION OF 11/10/2021 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:30PM

DATE POSTED: 12/3/2021

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