



**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/81805457525](https://us02web.zoom.us/j/81805457525) OR CALLING 301-715-8592 AND ENTER MEETING ID 818 0545 7525 #. 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: 6/8/2022**  
**TIME: 5:00 PM**

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

**22.1259 BB**

**7 Newbury Street:**

Applicant: Mike Jammen

Proposed Work: At front façade install two-story storefront addition; and at rear elevation construct elevator addition, renovate roof of existing rear addition to include clear egress, terrace and HVAC equipment, and infill windows with black architectural panels.

**22.1232 BB**

**222 Commonwealth Avenue:**

Applicant: Guy Grassi

Proposed Work: Replace existing front and rear landscaping and fencing; construct basement level addition; restore existing facades; replace windows; and construct penthouse addition and deck.

**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>22.1224 BB</b> | <b>5 Arlinton Street:</b> Replace six, fifth-story six-over-six non-historic wood windows in-kind.   |
| <b>22.1217 BB</b> | <b>109 Beacon Street:</b> Repair masonry. replace copper gutters downspouts and flashing in-kind. replace roof slate in-kind, repaint fire escape and wood trim. and repair rubber roof. |
| <b>22.1172 BB</b> | <b>121 Beacon Street:</b> At roof replace slate, copper gutter and copper flashing in-kind.  |
| <b>22.1243 BB</b> | <b>182 Beacon Street:</b> Replace four, second-story six-over-six non-historic wood windows in-kind.   |
| <b>22.1198 BB</b> | <b>185 Beacon Street:</b> At rear elevation repair fire escape.  |
| <b>22.1200 BB</b> | <b>188 Beacon Street:</b> At front facade repair fire escape.  |
| <b>22.1201 BB</b> | <b>190 Beacon Street:</b> At front facade repair fire escape.  |
| <b>22.1213 BB</b> | <b>219 Beacon Street:</b> At front facade replace copper gutters and downspout in-kind.  |
| <b>22.1205 BB</b> | <b>363 Beacon Street:</b> At rear elevation replace roof slate. copper gutter, copper flashing and deteriorated wood trim in-kind.   |
| <b>22.1236 BB</b> | <b>462 Beacon Street:</b> Replace four, third-story one-over-one non-historic wood windows in-kind.  |
| <b>22.1241 BB</b> | <b>534 Beacon Street:</b> Replace six. six-over-six and two, four-over-four non-historic wood windows in-kind.   |
| <b>22.1214 BB</b> | <b>535 Boylston Street:</b> At front facade and side elevation replace existing wall signs.  |
| <b>22.1175 BB</b> | <b>569 Boylston Street:</b> At front facade replace wall sign.   |
| <b>22.1234 BB</b> | <b>711 Boylston Street:</b> At front facade and side elevation install wall signs, blade sign and window signage.  |
| <b>22.1209 BB</b> | <b>729 Boylston Street:</b> At rear elevation repair fire escape.  |
| <b>22.1197 BB</b> | <b>4 Charlesgate East:</b> Re-point masonry and replace sealants at windows.   |
| <b>22.1222 BB</b> | <b>70 Commonwealth Avenue:</b> At front facade repair entry steps.   |
| <b>22.0854 BB</b> | <b>90 Commonwealth Avenue:</b> Replace twenty-six non-historic windows with historically appropriate wood windows.   |
| <b>22.1261 BB</b> | <b>118 Commonwealth Avenue:</b> At roof replace roof deck in-kind.   |
| <b>22.1199 BB</b> | <b>133 Commonwealth Avenue:</b> At front facade repair masonry.  |
| <b>22.1191 BB</b> | <b>183 Commonwealth Avenue:</b> At front facade re-point and repair masonry.   |

- 22.1218 BB**                    **246 Commonwealth Avenue:** At rear addition replace copper cladding and repair masonry.
- 22.1226 BB**                    **270 Commonwealth Avenue:** Install three HVAC units at roof.
- 22.1260 BB**                    **386 Commonwealth Avenue:** At front facade replace three. fifth-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 22.1231 BB**                    **71 Marlborough Street:** At roof replace slate, copper gutter and copper flashing in-kind.
- 22.1230 BB**                    **78 Marlborough Street:** At roof replace black rubber membrane roof in-kind.

### III RATIFICATION OF 5/11/2022 PUBLIC HEARING MINUTES

### IV STAFF UPDATES

### V PROJECTED ADJOURNMENT: 6:00PM

**DATE POSTED: 5/26/2022**

**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