



**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/81609674976](https://us02web.zoom.us/j/81609674976) OR CALLING 301-715-8592 AND ENTER MEETING ID 816 0967 4976 #. 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: 9/14/2022**  
**TIME: 4:30 PM**

**RECEIVED**  
By City Clerk at 4:42 pm, Sep 01, 2022

**I. VIOLATIONS COMMITTEE MEETING - 4:30pm**

**362 Marlborough Street:** Unapproved rooftop HVAC equipment.

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

**23.0199 BB**

**280 Beacon Street:**

Applicant: Ricardo Sousa  
Proposed Work: Replace existing city street light with DAS node.

**23.0159 BB**

**148 Commonwealth Avenue:**

Applicant: Stuart Scharff  
Proposed Work: At rear elevation install electric vehicle charging station.

**22.1392 BB & 22.1429 BB**

**316 Newbury Street:**

Applicant: David McMahon  
Proposed Work: At side (Hereford Street) elevation install awning, add pick-up window at existing window opening, and install menu board and buzzer.

**III. 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>23.0137 BB</b> | <b>3 Arlinaton Street:</b> Restore existing wood window sash and replace existing storm windows.   |
| <b>23.0167 BB</b> | <b>129 Beacon Street:</b> At rear elevation re-point masonry and repaint window trim.  |
| <b>23.0218 BB</b> | <b>144 Beacon Street:</b> At roof replace black rubber membrane roof in-kind.  |
| <b>23.0180 BB</b> | <b>233 Beacon Street:</b> At front facade repair and repaint entry steps, and at rear elevation repair existing wood fence.  |
| <b>23.0113 BB</b> | <b>234 Beacon Street:</b> At front facade repair masonry.  |
| <b>23.0194 BB</b> | <b>260 Beacon Street:</b> At rear elevation replace four one-over-one non-historic wood windows with one-over-one wood windows.  |
| <b>23.0211 BB</b> | <b>357 Beacon Street:</b> At rear elevation repair masonry and replace deteriorated wood at bay window in-kind.  |
| <b>23.0185 BB</b> | <b>661 Boylston Street:</b> At rear elevation repair and repaint fire escape.  |
| <b>23.0098 BB</b> | <b>230 Clarendon Street:</b> At front facade replace existing awnings and install window signage.  |
| <b>23.0077 BB</b> | <b>11 Commonwealth Avenue:</b> At roof replace flooring at existing deck.  |
| <b>23.0173 BB</b> | <b>41 Commonwealth Avenue:</b> At rear elevation replace two first-story one-over-one wood windows and two first-story two-over-two wood windows in-kind.  |
| <b>23.0172 BB</b> | <b>50 Commonwealth Avenue:</b> At roof replace existing roof deck.   |
| <b>23.0122 BB</b> | <b>126 Commonwealth Avenue:</b> At rear elevation repair and re-point masonry.   |
| <b>23.0121 BB</b> | <b>223 Commonwealth Avenue:</b> Replace all windows in-kind; remove rear addition and install garage door opening; and at roof re-clad elevator overrun, install headhouse, roof deck and air-conditioning |

- condensers (work previously approved by BBAC on 6-10-2020 Application 20.1044 BB).
- 23.0205 BB** **239 Commonwealth Avenue:** At front facade and rear elevation repair and re-point masonry. replace sealant at windows, repaint window trim and fire escapes.
- 23.0174 BB** **370 Commonwealth Avenue:** At first story replace existing awnings.
- 23.0216 BB** **390 Commonwealth Avenue:** At front facade entry replace lighting. entry doors. flooring and railings (work previously approved by BBAC on 7-14-2021 Application 21.1151 BB).
- 23.0124 BB** **321 Dartmouth Street:** At front facade repair entry steps and curbing.
- 23.0128 BB** **21 Fairfield Street:** Repaint masonry trim.
- 23.0170 BB** **148 Marlborough Street:** At rear elevation replace five one-over-one wood windows in-kind.
- 23.0115 BB** **188 Marlborough Street:** At roof replace black rubber membrane roofing in-kind.
- 23.0179 BB** **120 Newbury Street:** At rear elevation replace six one-over-one wood windows and six two-over-two wood windows in-kind.
- 23.0192 BB** **128 Newbury Street:** At front facade replace wall sign at lower level retail space.
- 23.0203 BB** **136 Newbury Street:** At front facade replace non-historic storefront and signage.
- 23.0106 BB** **234 Newbury Street:** At front facade install blade sign.
- 23.0109 BB** **314 Newbury Street:** At front facade replace existing blade sign and wall sign.
- 23.0196 BB** **316 Newbury Street:** At side elevation install awning.
- 23.0151 BB** **425 Newbury Street:** Repair masonry at parking garage.

Replace all windows in-kind; remove rear addition and install garage door opening; and at roof re-clad elevator overrun, install headhouse, roof deck and air-conditioning condensers.

#### **IV DISCUSSION OF FAUX FLOWERS AND DINING PATIO STRING LIGHTING**

#### **V DISCUSSION OF DAS NODES**

#### **VI RATIFICATION OF 8/10/2022 PUBLIC HEARING MINUTES**

#### **VII STAFF UPDATES**

#### **VIII PROJECTED ADJOURNMENT: 7:30PM**

**DATE POSTED: 9/1/2022**

**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