



**ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://ZOOM.US/J/99016897511](https://zoom.us/j/99016897511) OR CALLING [301-715-8592](tel:301-715-8592) AND ENTER MEETING ID 990 1689 7511 #. 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: 5/10/2023**  
**TIME: 5:00 PM**

**RECEIVED**  
*By City Clerk at 1:09 pm, Apr 28, 2023*

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

**23.0750 BB**

**216 Newbury Street:**

Applicant: Joseph McCarthy  
Proposed Work: At rear elevation create masonry opening and install a six (6") inch by eight (8") inch diffuser vent.

**23.0744 BB**

**44-46 Newbury Street:**  
***Continued from 4-12-2023 Hearing***

Applicant: Julie Reker  
Proposed Work: At Newbury Street Façade redesign entrance. Work includes installing granite ramp and entry steps, converting existing window into an entry door with sidelights, replacing a set of entry doors with single door with sidelights, and plaque with address; and at roof replace HVAC equipment.

**23.0799 BB**

**339 Commonwealth Avenue:**

Applicant: Timothy Burke  
Proposed Work: At rear elevation replace existing one-story wood-framed addition.

**23.0899 BB**

**285 Commonwealth Avenue:**

Applicant: Ian Masters  
Proposed Work: At roof replace deck, re-clad existing headhouse, install lighting, built-in furniture and planters.

**23.0904 BB**

**200-202 Beacon Street:**

Applicant: Marc LaCasse

Proposed Work: Proposed renovation to existing garage connector walkway and alterations to rear elevation to include: at rear elevation convert existing window to French door, make opening in masonry for fireplace vent, replace windows in-kind, repaint wood surfaces; and at connector remove copper roof and add decking and black iron railing.

**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 617.635.1935 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

**23.0858 BB**

**347 Beacon Street:** At front façade replace storm windows.

**23.0880 BB**

**483 Beacon Street:** At side elevation replace three first-story one-over-one non-original windows with one-over-one wood windows.

**23.0895 BB**

**210 Beacon Street:** At rear elevation repair roof and replace deck in-kind.

**23.0803 BB**

**283 Beacon Street:** At front façade repair front entry steps and install new city hall brick pavers; replace blue stone coal

chute cover in-kind; and at all elevations repoint and repair masonry.

- 23.0878 BB**      **645 Boylston Street:** At roof replace black rubber membrane roof and copper flashing in-kind.
- 23.0911 BB**      **659-661 Boylston Street:** At roof install three additional antennas at existing antenna installation.
- 23.0839 BB**      **793 Boylston Street:** At front façade re-set pavers at dining patio.
- 23.0677 BB**      **3 Commonwealth Avenue:** At front façade replace entry sidewalk in-kind.
- 23.0847 BB**      **321 Commonwealth Avenue:** At front façade repair entry steps.
- 23.0843 BB**      **358 Commonwealth Avenue:** At front façade repair and repoint masonry.
- 23.0882 BB**      **370 Commonwealth Avenue:** At roof replace six antennas and install one additional antenna at existing antenna installation.
- 23.0865 BB**      **373 Commonwealth Avenue:** At front façade replace four third-story one-over-one wood windows in-kind.
- 23.0745 BB**      **137 Marlborough Street:** At front façade replace entry steps and add ramp to garden area.
- 23.0908 BB**      **230 Marlborough Street:** At roof construct deck in location of previous deck, re-clad headhouse in standing seam metal, replace lighting fixtures, and replace skylights.
- 23.0885 BB**      **298 Marlborough Street:** At rear elevation repoint masonry.
- 23.0913 BB**      **393 Marlborough Street:** At front façade and rear elevation replace sections of deteriorated wood trim in-kind, re-point masonry, and repaint wood elements.
- 23.0910 BB**      **407 Marlborough Street:** At front entrance replace section of cement sidewalk in-kind.
- 23.0802 BB**      **416 Marlborough Street:** Replace two eighth-story one-over-one windows with wood one-over-one windows.
- 23.0879 BB**      **119 Newbury Street:** At front recover existing awnings and replace window signage.

- 23.0846 BB**                                 **142 Newbury Street:** At front façade replace signage at lower level retail space.
- 23.0856 BB**                                 **205-207 Newbury Street:** At front façade replace signage at lower level retail space and at rear elevation install signage at accessible entrance.
- 23.0916 BB**                                 **221 Newbury Street:** At front and rear Mansard roofs replace deteriorated slate, flashings, gutters, downspouts and deteriorated wood in-kind.
- 23.0715 BB**                                 **279 Newbury Street:** At front façade install wall sign and recover existing awnings.

### **III RATIFICATION OF 4/12/2023 PUBLIC HEARING MINUTES**

### **IV STAFF UPDATES**

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

### **DATE POSTED: 4/28/2023**

#### **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*), Thomas High (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), Zsuzsanna Gaspar (*Boston Society of Architects*), Ethel MacLeod (*Boston Society of Architects*)

*Alternates:* David Eisen (*Boston Society of Architects*), Anddie Chan-Patera (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Tanvi Nayar (*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