



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/96355693471](https://zoom.us/j/96355693471) OR CALLING 301-715-8592 AND ENTER MEETING ID 963 5569 3471 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING

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

DATE: 3/8/2023
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

23.0640 BB

349 Marlborough Street:

Applicant: Rebecca Marston

Proposed Work: At rear yard remove dead Ailanthus tree.

23.0522 BB

Zero Marlborough Street: Continued from 2-8-2023

Applicant: Jonathan Keep

Proposed Work: Reinstall and re-landscape entrance to lower unit that was removed to install new drainage system.

23.0330 BB

362 Commonwealth Avenue:

Applicant: Diego Arabbo

Proposed Work: At roof replace existing roof deck.

23.0640 BB

302 Beacon Street:

Applicant: Douglas Millis

Proposed Work: At front façade relocate entrance to first-story and build entry steps, and replace all windows in-kind; at rear elevation add a connecting hallway at the lower level between the dwelling and the garage with a walkway on top of it to connect the main floor of the dwelling to the existing garage roof deck, add a door to allow access to the walkway and enlarge windows at upper floors; and at roof expand existing deck and headhouse, and replace all mechanical equipment.

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. Thank you.

23.0600 BB

100 Beacon Street: At roof replace existing roof deck in-kind and repair membrane roofing.

23.0596 BB

166 Beacon Street: At front façade replace four fifth-floor one-over-one windows with wood one-over-one windows.

23.0626 BB

166 Beacon Street: At front façade replace five fourth-floor one-over-one windows with wood one-over-one windows; and at rear elevation replace one fourth-floor one-over-one window with a wood one-over-one window.

23.0665 BB

179 Beacon Street: At roof replace four existing skylights.

23.0648 BB

188 Beacon Street: Replace eight one-over-one wood windows in-kind.

23.0650 BB

413 Beacon Street: Replace eleven one-over-one wood non-historic windows in-kind.

23.0579 BB

399 Boylston Street: At front façade replace wall signage.

- 23.0661 BB** **501 Boylston Street:** At roof repair and replace roofing; remove two skylights at penthouse roof; replace all roof drains, flashings, access ladders, and other roofing accessories; and remove all abandoned roof top equipment.
- 23.0657 BB** **951 Boylston Street:** Clean, repair and repoint masonry, replace twenty-four windows in-kind, and refinish doors.
- 23.0628 BB** **22, 24 & 26 Commonwealth Avenue:** At rear elevation repoint and repair masonry, and repaint existing fire escape.
- 23.0618 BB** **50 Commonwealth Avenue:** Replace twelve first-story windows with historically appropriate wood windows.
- 23.0617 BB** **267 Commonwealth Avenue:** At front roof repair existing chimney.
- 23.0642 BB** **287 Commonwealth Avenue:** At front façade repair and re-paint existing balconies, and replace seven one-over-one wood windows in-kind.
- 23.0591 BB** **9 Fairfield Street:** At rear yard replacement of deteriorated parking area with new brick pavers, granite steps, iron railing and gate; reconstruction of deteriorated retaining/garden wall; replacement of rotted wood fence along side yard in-kind; and new 2'x2' granite pavers at rear courtyard set on stone dust with rat proof screen mesh underlayment.
- 23.0616 BB** **8 Gloucester Street:** At rear elevation replace sixth-story non-historic steel window unit with two one-over-one wood windows.
- 23.0659 BB** **73 Marlborough Street:** At rear elevation repair and repaint existing fire escape.
- 23.0631 BB** **118 Marlborough Street:** At front façade replace four one-over-one wood windows in-kind.
- 23.0625 BB** **282 Marlborough Street:** At front façade restore entryway to its original appearance.
- 23.0636 BB** **405 Marlborough Street:** At front façade repair and repoint masonry; and repaint window trim.
- 23.0620 BB** **447 Marlborough Street:** At front façade repair entry steps.
- 23.0658 BB** **131 Newbury Street:** At front façade replace wall sign at first-story storefront.

23.0658 BB

137 Newbury Street: At front façade install wall sign.

23.06643 BB

142 Newbury Street: At front facade install wall and window signage at lower level retail space.

23.0646 BB

282 Newbury Street: Replace ten non-historic six-over-one windows with wood true-divided light wood six-over-one windows.

III RATIFICATION OF 1/11/2023 & 2/8/2023 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:30PM

DATE POSTED: 2/24/2023

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