



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/91909886256](https://zoom.us/j/91909886256) OR CALLING 301-715-8592 AND ENTER MEETING ID 919 0988 6256 #. 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: 4/12/2023
TIME: 5:00 PM

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:

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.

23.0605 BB

349 Marlborough Street: Continued from 3-8-2023

Applicant: Rebecca Marston

Proposed Work: At rear yard remove dead Ailanthus tree.

23.0793 BB

302 Beacon Street:

Applicant: Douglas Mills

Proposed Work: Amend application 23.0640 BB approved on 3-8-2023 to relocate existing door surround at lower entry to approved upper entry door.

23.0330 BB

362 Commonwealth Avenue:

Applicant: Diego Arabbo

Proposed Work: At roof replace existing roof deck.

23.0798 BB

14 Hereford Street:

Applicant: Timothy Burke

Proposed Work: At side (north) elevation remove unapproved vents and repair masonry; and install exhaust vent at rear (east) elevation.

23.0702 BB

251 Commonwealth Avenue:

Applicant: Quad G Realty Trust

Proposed Work: Install new rubber roof and new copper gutters and downspouts; wood window replacement in-kind including curved sash at front and rear bays; masonry re-pointing; installation of fire strobe, bell and connection; removal of rear fire escape; new brick paving at front entry and rear yard; new courtyard masonry garden walls; install low profile pyramidal skylight, copper clad elevator override and roof top air conditioning condensers.

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.

- 23.0697 BB** **19 Arlington Street:** Repair existing fire escapes at rear and side elevations.
- 23.0800 BB** **122 Beacon Street:** Re-landscape front garden.
- 23.0787 BB** **128 Beacon Street:** At rear elevation replace deteriorated copper cladding at bay window in-kind.
- 23.0797 BB** **160 Beacon Street:** At front façade, repaint door, window trim and metal railings, and repair masonry.
- 23.0796 BB** **177 Beacon Street:** At rear elevation replace non-historic metal fencing with wood fencing.
- 23.0694 BB** **274 Beacon Street:** At roof complete temporary repairs to north chimney to stop active water entry into building.
- 23.0738 BB** **289 Beacon Street:** At front façade repair and re-point masonry.
- 23.0746 BB** **370 Beacon Street:** Re-point masonry.
- 23.0813 BB** **461 Beacon Street:** At front garden remove dead Cherry tree and plant a Rutgers Dogwood tree as recommended by Garden Club of the Back Bay.
- 23.0718 BB** **565 Boylston Street:** At rear elevation lower roof replace black rubber membrane roof in-kind.
- 23.0805 BB** **44 Commonwealth Avenue:** At rear elevation replace rooftop exhaust vent at rear elevation.
- 23.0510 BB** **160 Commonwealth Avenue:** At rear elevation add three sets of window grates to lower level windows.
- ~~**23.0785 BB** **192 Commonwealth Avenue:** Modify previously approved roof deck modifications including eliminating a portion of the deck area. **WITHDRAWN BY APPLICANT**~~
- 23.0788 BB** **239 Commonwealth Avenue:** Replace seven one-over-one windows in-kind.
- 23.0818 BB** **287 Commonwealth Avenue:** At rear elevation install window grates at lower level windows.
- 23.0747 BB** **290 Commonwealth Avenue:** At roof remove roof deck and replace black rubber membrane roof in-kind.

- 23.0780 BB** **347 Commonwealth Avenue:** At façade repair and re-point masonry, replace copper gutter in-kind, repaint ironwork, and re-glaze and repaint windows.
- 23.0782 BB** **374 Commonwealth Avenue:** Roof replacement including new membrane roof, new copper gutters and downspouts, new copper cladding at headhouse, replacement of skylights, and replacement of access door.
- 23.0748 BB** **390 Commonwealth Avenue:** Roof and masonry repairs to address water infiltration into building.
- 23.0742 BB** **409 Commonwealth Avenue:** At rear elevation replace three second-story one-over-one non-historic wood windows in-kind.
- 23.0701 BB** **283 Dartmouth Street:** At rear elevation re-point and repair masonry, and replace missing roof slate in-kind.
- 23.0795 BB** **140 Marlborough Street:** At front façade repair entry steps.
- 23.0734 BB** **256 Marlborough Street:** At front façade re-point masonry.
- 23.0791 BB** **2 Newbury Street:** At front façade and side elevation renovate existing storefronts and replace signage.
- 23.0706 BB** **108 Newbury Street:** At front façade install wall sign.
- 23.0809 BB** **135 Newbury Street:** At front façade replace wall sign at first story retail space.
- 23.0804 BB** **139 Newbury Street:** At front façade install ADA compliant door opener.
- 23.0686 BB** **176 Newbury Street:** At front façade revise design and color of previously approved wall sign at lower level retail space.

III ADVISORY REVIEW: 581 Boylston Street: At front façade renovate existing storefront.

IV RATIFICATION OF 3/8/2023 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:00PM

DATE POSTED: 4/7/2023

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