



**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/87538870181](https://us02web.zoom.us/j/87538870181) OR CALLING 301-715-8592 AND ENTER MEETING ID 875 3887 0181 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)-**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 1/12/2022**  
**TIME: 4:30 PM**

**I. ~~VIOLATIONS~~ 4:30 PM**

~~**601 Boylston Street:** Unapproved windows signage, “CONCEPTS” at seventh-story. **SIGN TO BE REMOVED JANUARY 14, 2022**~~

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

- 22.0738 BB      220 Newbury Street:**  
Applicant: Paulette Mancuso  
Proposed Work: At front façade install double-sided sign at railing.
- 22.0741 BB      286 Newbury Street:**  
Applicant: Joe Schafran  
Proposed Work: At front façade remove awning hardware, install two wall signs and one blade sign.
- 22.0588 BB      273 Beacon Street:**  
Applicant: Joshua Marantz  
Proposed Work: At rear install electrical vehicle charging station.
- 22.0746 BB      29 Commonwealth Avenue**  
Applicant: Guy Grassi  
Proposed Work: Change paint color on the 11th floor exterior metal wall cladding.
- 22.0759 BB      30 Fairfield Street:**  
Applicant: Walter Adams  
Proposed Work: Replace two sets of non-historic entry doors (one set at Commonwealth Avenue and one set at Fairfield Street).
- 22.0654 BB      1 Fairfield Street:**  
Applicant: Alex Slote  
Proposed Work: Masonry repointing and repair; removal of a portion of the fire escape; removal of fencing; replacing modern light fixtures; replacing windows; expanding an existing dormer; replacing railings at the front entrance; replacing the doorbell; replacing a skylight in kind; ~~constructing an~~

attached single-car garage; and reconfiguring an existing set of exterior stairs at the rear of the property.

**22.0748 BB**

**433 Marlborough Street:**

Applicant: Mark Van Brocklin

Proposed Work: At front façade re-landscape front garden, enlarge cellar window openings, replace windows, remove security grates and install window wells; and at rear elevation install brick pavers with granite trim elements.

**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.

**22.0735 BB**

**128 Beacon Street:** At rear elevation replace two non-historic doors and two non-historic two-over two wood windows in-kind; and replace one pair of non-historic doors with two single fixed casement windows with fixed wood wall panels below to match existing door design.

**22.0671 BB**

**190 Beacon Street:** At roof re-point chimney, and replace copper downspout and black rubber membrane roof in-kind.

**22.0751 BB**

**206 Beacon Street:** At rear elevation's bay window replace metal cladding, moldings and gutter in-kind.

22.0682 BB	<b><u>237 Beacon Street:</u></b> At rear elevation replace slate and asphalt roofing with slate.
22.0708 BB	<b><u>305 Beacon Street:</u></b> At rear elevation remove unapproved deck, restore door to window and install fire escape.
22.0724 BB	<b><u>340 Beacon Street:</u></b> Install heat pump at roof.
22.0707 BB	<b><u>408 Beacon Street:</u></b> Install temporary waterproofing at existing penthouse, replace deteriorated wood at penthouse in-kind, re-point and repair masonry.
22.0729 BB	<b><u>515 Beacon Street:</u></b> At front façade replace copper roof and gutter at bay in-kind.
22.0740 BB	<b><u>534 Beacon Street:</u></b> Replace two sixth-story four-over-four non-historic wood windows and one sixth-story six-over-six non-historic wood window in-kind.
22.0651 BB	<b><u>549 Boylston Street:</u></b> At roof replace black rubber membrane roof in-kind and waterproof existing headhouse.
22.0709 BB	<b><u>16 Commonwealth Avenue:</u></b> At rear elevation re-point and repair masonry.
22.0640 BB	<b><u>146 Commonwealth Avenue:</u></b> At front façade remove and store entry doors during construction project.
22.0564 BB	<b><u>174 Commonwealth Avenue:</u></b> At front façade replace four third-story windows and four storm windows in-kind.
22.0732 BB	<b><u>220 Commonwealth Avenue:</u></b> Replace existing roof deck and access hatch in-kind.
22.0745 BB	<b><u>269 Commonwealth Avenue:</u></b> Replace seven fourth-story one-over-one non-historic wood windows in-kind.
22.0703 BB	<b><u>362 Commonwealth Avenue (a/k/a 86 Massachusetts Avenue):</u></b> Install new wall sign at existing storefront.
22.0646 BB	<b><u>18 Fairfield Street:</u></b> At front façade repair masonry.
22.0721 BB	<b><u>86 Marlborough Street:</u></b> At front façade re-point and repair masonry.
22.0639 BB	<b><u>445 Marlborough Street:</u></b> At rear elevation replace black rubber membrane roof at ell in-kind.
22.0730 BB	<b><u>117 Newbury Street:</u></b> At front façade install wall sign, and window and door signage.
22.0744 BB	<b><u>279A Newbury Street:</u></b> Install two new wall signs at existing storefront and replace existing blade sign.

#### IV RATIFICATION OF 12/8/2021 PUBLIC HEARING MINUTES

#### V STAFF UPDATES

#### VI PROJECTED ADJOURNMENT: 7:30PM

DATE POSTED: 1/10/2022

**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