



**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/95153847859](https://zoom.us/j/95153847859) OR CALLING 301-715-8592 AND ENTER MEETING ID 951 5384 7859 #. 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: 11/9/2022**  
**TIME: 4:30 PM**

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

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

**171 Newbury Street:** Unapproved rooftop HVAC equipment.

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

**23.0368 BB** **120-126 Newbury Street:**  
Applicant: Michael Jammen  
Proposed Work: Master plan for retail signage.

**23.0355 BB** **149 Newbury Street:**  
Applicant: Whitney Robinette  
Proposed Work: Master plan for retail signage.

~~**23.0330 BB** **362 Commonwealth Avenue:** **WITHDRAWN BY APPLICANT**~~  
~~Applicant: Diego Arabbo~~  
~~Proposed Work: At roof replace existing roof deck.~~

**23.0367 BB** **226 Marlborough Street:**  
Applicant: Daniel Steger  
Proposed Work: At roof replace existing head house & adjacent skylight, relocated mechanical equipment and replace existing roof deck.

**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>23.0379 BB</b> | <b>19 Arlinton Street:</b> At side elevation replace galvanized downspout in-kind.        |
| <b>23.0285 BB</b> | <b>316 Beacon Street:</b> At rear garage roof replace black rubber membrane roof in-kind. |
| <b>23.0318 BB</b> | <b>346 Beacon Street:</b> At roof replace black rubber membrane roof in-kind.             |
| <b>23.0317 BB</b> | <b>535 Bovlston Street:</b> At front façade installation of dining patio and furnishings. |
| <b>23.0293 BB</b> | <b>607 Bovlston Street:</b> At front façade and side elevation replace three wall signs   |
| <b>23.0364 BB</b> | <b>811 Bovlston Street:</b> At front façade replace wall and window signage.              |
| <b>23.0365 BB</b> | <b>855 Bovlston Street:</b> At front façade replace signage at entrance canopy.           |
| <b>23.0335 BB</b> | <b>230 Clarendon Street:</b> At rear elevation repair exist fire escape.                  |
| <b>23.0337 BB</b> | <b>44 Commonwealth Avenue:</b> At rear elevation replace existing fire escape.            |
| <b>23.0359 BB</b> | <b>44 Commonwealth Avenue:</b> At front façade repair roof at portico.                    |

- 23.0342 BB** **150 Commonwealth Avenue:** Repair masonry, windows, doors roof and gutters.
- 23.0322 BB** **277 Dartmouth Street:** At front façade replace deteriorated sections of wood soffit in-kind.
- 23.0356 BB** **35 Newbury Street:** At front facade replace wall sign.
- 23.0294 BB** **154 Newbury Street:** At front façade replace wall sign and window signage.
- 23.0360 BB & 23.0356 BB** **216 Newbury Street:** At front façade replace blade sign and security camera.
- 23.0325 BB** **254 Newbury Street:** At front façade replace blade sign.

#### **IV RATIFICATION OF 10/12/2022 PUBLIC HEARING MINUTES**

#### **V STAFF UPDATES**

#### **VI PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 11/4/2022**

**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