



**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/84427901046](https://us02web.zoom.us/j/84427901046) OR CALLING 301-715-8592 AND ENTER MEETING ID 844 2790 1046 #. 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:** 4/13/2022  
**TIME:** 4:00 PM

#### **I. VIOLATIONS – 4:00pm**

**359-363 Boylston Street:** Unapproved deck at patio area.

**48 Gloucester Street:** Unapproved vestibule enclosure at entrance to restaurant.

**257-261 Newbury Street:** Unapproved dining enclosures at patio area.

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

- 22.0911 BB**      **361 Newbury Street:**  
Applicant: Nik Shah  
Proposed Work: At front façade install new entrance canopy with signage and install blade sign.
- 22.0812 BB**      **280 Beacon Street: CONTINUED FROM 3-9-2022**  
Applicant: Ricardo Sousa  
Proposed Work: Replace existing light pole and install DAS node in the vicinity of 280 Beacon Street.
- 22.0959 BB**      **2 Commonwealth Avenue:**  
Applicant: Keenan Brinn  
Proposed Work: Replace existing light pole and install DAS node.
- 22.1021 BB**      **250 Beacon Street:**  
Applicant: Alena Chuprakova  
Proposed Work: Install electric vehicle charging station at rear of building.

**22.0890 BB**

**340 Beacon Street: CONTINUED FROM 3-9-2022**

Applicant: Pedro Lucas

Proposed Work: At roof construct deck; replace existing cladding at headhouse/penthouse with aluminum snap-clad standing seam cladding; install new windows and (1) door to replace existing sliders and windows at headhouse/penthouse; install new walk-on skylight (flush to deck) in existing skylight location; and install new light fixtures at front elevation of headhouse/penthouse.

**22.1013 BB**

**4 Marlborough Street:**

Applicant: Guy Grassi

Proposed Work: Repair masonry, repaint wood trim and windows, replace air-conditioners and replace light fixtures; at front and rear yards replace landscaping and hard scape including removing existing stairs down and railings at front and rear, installing new front fence and installing flower boxes; at front façade widen existing 4th floor window at front to align with lower level windows; at rear elevation square off rear bay, install overhead door, extend bay to 3rd floor and replace door at rear; at roof modify penthouse massing, removing front section, adding a rear section and modifying the fenestration at that level, remove existing roof elevator shaft and mechanical vents, install new copper clad elevator over ride and mechanical vent shaft enclosure-relocate existing skylight.

**22.0887 BB**

**397 Commonwealth Avenue: CONTINUED FROM 3-9-2022**

Applicant: Charles Reed

Proposed Work: Re-landscape front garden and rear yard, and construct rear addition.

**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 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

- 21.0980 BB**                    **165 Beacon Street:** At rear elevation replace three first-story windows in-kind.
- 21.0995 BB**                    **295 Beacon Street:** At roof install HVAC condenser unit.
- 21.0942 BB**                    **478 Beacon Street:** At front façade replace six one-over-one wood windows in-kind.
- 21.0594 BB**                    **535 Bovlston Street:** One year extension of 2-10-2021 approval for replacement of existing signage, installation of window graphics, and installation of green metal cladding at entry corner – to expire 2-10-2023.
- 22.0935 BB**                    **585 Boylston Street:** At rear elevation repair fire escape.
- 22.0994 BB**                    **20 Commonwealth Avenue:** At front facade replace remove and dispose of existing roofing materials, install new copper gutters to match existing size and profile, install a new flat seam soldered copper shelf at base of slate, replace slate in-kind, install a new flat seam soldered copper roof at dormer, install new step and counter flashing at brick party wall, repair/replace and paint all woodwork at dormers including missing brackets, install a new copper cornice at ridge and tie into existing flat roof, and replace existing storm window at dormer with new, custom arched-top sash & frame to match arch top shape of existing wood sash inner window.
- 22.0967 BB**                    **34 Commonwealth Avenue:** At roof replace black rubber membrane roof, skylight, flashing, gutter, downspouts and deteriorated roof slate in-kind.
- 22.1048 BB**                    **34 Commonwealth Avenue:** At roof replace existing deck in-kind.
- 22.0905 BB**                    **40 Commonwealth Avenue:** At rear elevation replace two lower-level one-over-one non-historic wood windows in-kind; and at side elevation replace non-historic door with single-light wood door.
- 22.1035 BB**                    **239 Commonwealth Avenue:** At rear and side elevation replace seven fifth-story one-over-one wood windows in-kind.
- 22.1012 BB**                    **311 Commonwealth Avenue:** At rear and side elevation replace thirteen third-story one-over-one non-historic wood windows in-kind.
- 22.0985 BB**                    **386 Commonwealth Avenue:** At front elevation replace three third-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 22.1002 BB**                    **16 Exeter Street:** At roof rebuild chimney in-kind.
- 22.1034 BB**                    **13 Gloucester Street:** At rear elevation repair fire escape.

- 22.1024 BB** **21 Marlborough Street:** At rear elevation replace existing roof decks and black rubber membrane roofing in-kind.
- 22.0941 BB** **82 Marlborough Street:** At front façade re-point and repair masonry.
- 22.1007 BB** **103 Marlborough Street:** At front facade replace one two-over-two, and two one-over-one lower-level non-historic wood windows in-kind.
- 22.1010 BB** **238 Marlborough Street:** At rear elevation replace three first-story one-over-one non-historic wood windows in-kind.
- 22.0946 BB** **337 Marlborough Street:** At rear enclosed patio install HVAC unit and combine condenser line with existing lines in copper casing.
- 22.1032 BB** **339 Marlborough Street:** At roof replace black rubber membrane roof in-kind.
- 22.0955 BB** **123 Newbury Street:** At front façade replace existing wall sign at first-story retail space.
- 22.1005 BB** **171 Newbury Street:** At front façade replace window signage and flag on existing flag pole.
- 22.0991 BB** **228 Newbury Street:** At front façade replace existing wall sign at lower-level retail space.
- 22.0968 BB** **229 Newbury Street:** At rear elevation install security bars at lower level windows.
- 22.1030 BB** **240 Newbury Street:** Replace five non-historic wood windows in-kind.
- 22.0891 BB** **327 Newbury Street:** At front facade replace existing storefront.
- 22.1008 BB** **360 Newbury Street:** At roof install and replace antennas at existing telecommunications facility.

### III ADVISORY REVIEW

**37 Newbury Street:** At front façade add a second level and terrace to the existing single story area and add a new entrance canopy with building identification signage, and at roof add a roof terrace with screening and increase the headhouse height.

**415 Newbury Street:** Demolition of addition and construction of new addition.

### IV RATIFICATION OF 3/9/2022 PUBLIC HEARING MINUTES

### V STAFF UPDATES

### VI PROJECTED ADJOURNMENT: 8:00PM

**DATE POSTED: 4/1/2022**

#### **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