



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/85941375935](https://us02web.zoom.us/j/85941375935) OR CALLING 301-715-8592 AND ENTER MEETING ID 859 4137 5935 #. 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:

I AM CALLING THIS Back Bay Architectural Commission PUBLIC HEARING to order at 5:00 PM on May 11, 2022. You can participate in this hearing by going to our Zoom meeting link in our agenda posted online at <http://www.boston.gov/public-notices/15843871>, or by calling 301-715-8592 and entering id **859 4137 5935 #**. You can also submit written comments or questions to BackBayAC@boston.gov. TODAY THE COMMISSION WILL BE HOLDING A PUBLIC HEARING. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, we are conducting this hearing online. To ensure public access to the deliberations of the Back Bay Architectural Commission, the public may access this call through telephone and video conferencing. Members of the public will have an opportunity to ask questions and provide public comment on applications and discussions. To do so, please “raise your hand” in the application via the Zoom meeting platform. If you are calling in and cannot use the platform, you can send your questions to staff via email at BackBayAC@boston.gov. We will repeat these instructions.

SCRIPT DURING EACH PUBLIC COMMENT PERIOD: Members of the public will now have an opportunity to ask questions and provide public comment on applications and discussions. To do so, please “raise your hand” in the application via the Zoom meeting platform. If you are calling in and cannot use the platform, you can press *9 to “raise your hand”, or you can send your questions to staff via email at BackBayAC@boston.gov. Public comment will be limited to two minutes per person and should be focused on a project’s exterior architectural features which include landscaping. Issues related to use, street traffic and noise are outside of the Commission’s purview.

DATE: 5/11/2022
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

22.0812 BB **280 Beacon Street: CONTINUED FROM 4-13-2022**
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.
- 22.1081 BB** **347 Beacon Street:**
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.
- 22.1076 BB** **208 Beacon Street:**
Applicant: Tom Catalano
Proposed Work: At rear elevation expand existing dormer.
- 22.1128 BB** **146 Commonwealth Avenue:**
Applicant: Tony Salem
Proposed Work: Replace all windows in-kind; replace front door; reconfigure front steps & landing; add front fence/gate; add roof deck; replace exterior finish and fenestration openings at 6th floor headhouse; add heat pumps at 6th floor and 2nd floor roof decks; rebuild single story alley structure garage with car lift; remove portions of fire escapes, and add solar panels.
- 22.1148 BB** **184 Marlborough Street:**
Applicant: Bruce Miller
Proposed Work: At roof install headhouse, add new skylight, add guardrails to existing deck, and install counter with built-in gas grill.
- 22.1142 BB** **395 Commonwealth Avenue:**
Applicant: Eduardo Serrate
Proposed Work: At front façade replace windows in levels 3-5 with historically appropriate wood windows, remove a non-historical plate by entry door, and replace fence and install new granite pavers and plantings; at rear elevation repoint and repair masonry, replace windows with historically appropriate wood windows, install a new garage door and access door, replace the brick sidewalk in-kind, install new brick paving in existing parking spots, install a new brick driveway, and add a small blue stone sunken patio with a water feature; and at roof install deck.

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. Thank you.

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| 22.1141 BB | 128 Beacon Street: Replace thirteen second-story wood windows in-kind. |
| 22.1138 BB | 260 Beacon Street: At rear elevation replace three lower-level one-over-one wood windows in-kind. |
| 22.1088 BB | 267 Beacon Street: At front façade and rear elevation replace roof slate in-kind and repair cornice. |
| 22.0947 BB | 274 Beacon Street: At roof secure rubber membrane roofing at existing elevator headhouses. |
| 22.1055 BB | 286 Beacon Street: At front façade and rear elevation re-point and repair masonry. |
| 22.1049 BB | 289 Beacon Street: At front facade restore steps and entrvwav. |
| 22.1137 BB | 535-541 Bovlston Street: At roof repair masonry and metal cladding at existing penthouse. |
| 22.1139 BB | 543 Boylston Street: At side (west) elevation repair masonrv. |
| 22.1140 BB | 545 Boylston Street: At front facade repair paving and staircases. |
| 22.1119 BB | 557 Bovlston Street: At front facade repaint storefront and dining patio elements, and replace patio furniture. |
| 22.1057 BB | 667-669 Bovlston Street: At rear elevation repair and re-paint existing fire escape. |
| 22.1117 BB | 160 Commonwealth Avenue: At front façade and rear elevation repair masonry. |
| 22.1064 BB | 202 Commonwealth Avenue: At roof replace black rubber membrane roof. skylight and roof deck in-kind, and replace aluminum gutters with copper. |
| 22.1146 BB | 280 Commonwealth Avenue: At rear elevation replace non-historic wood door/transom/window unit in-kind. |

- 22.1160 BB** **353 Commonwealth Avenue:** At front façade repair and repaint existing fire escape.
- 22.1071 BB** **18 Hereford Street:** At lower level of front facade replace access panel in existing window opening with a historically appropriate wood window, and replace one existing wood window in-kind; and at lower level of rear elevation replace non-historic door with a single-lite wood door, and replace two existing two-over-two wood windows in-kind.
- 22.1114 BB** **164 Marlborough Street:** At roof replace deteriorated roof slate in-kind.
- 22.1095 BB** **192 Marlborough Street:** At rear garage replace roof and deck in-kind.
- 22.1084 BB** **195 Marlborough Street:** At roof replace black rubber membrane roof in-kind.
- 22.1120 BB** **319 Marlborough Street:** At front façade and rear elevation repair masonry.
- 22.1074 BB** **236 Marlborough Street:** At front façade and rear elevation repair masonry.
- 22.1112 BB** **110 Newbury Street:** At front facade replace wall sign.
- 22.1126 BB** **172 Newbury Street:** At front façade remove three window awnings and install wall sign.
- 22.1073 BB** **206 Newbury Street:** At roof replace black rubber membrane roof in-kind.
- 22.1144 BB** **210 Newbury Street:** At front façade and rear elevation replace existing windows in-kind.
- 22.1094 BB** **286 Newbury Street:** At front façade repair masonry at staircase.

III RATIFICATION OF 4/13/2022 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 8:00PM

DATE POSTED: 4/29/2022

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