



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/86551606937](https://us02web.zoom.us/j/86551606937) OR CALLING 301-715-8592 AND ENTER MEETING ID 865 5160 6937 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BLC@BOSTON.GOV OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACSEPT9HEARING

NOTICE OF PUBLIC HEARING

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

DATE: 9/9/2020
TIME: 5:00 PM

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by contacting backbayac@boston.gov. Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

I. VIOLATIONS COMMITTEE
4:30pm

329 Commonwealth Avenue: Unapproved installation of HVAC units at rear deck and on top of penthouse roof.

II. DESIGN REVIEW PUBLIC HEARING
5:00pm

21.0157 BB 15 Arlington Street:
Applicant: Peter Athenson
Proposed Work: Replace four chimney stacks above level 17 at top of building.

21.0161 BB 79 Newbury Street:
Applicant: Thomas Trykowski
Proposed Work: At front façade redesign stairs and dig-out area at lower retail space.

~~**21.0162 BB 252 Newbury Street: WITHDRAWN BY APPLICANT**~~
~~Applicant: Thomas Trykowski~~
~~Proposed Work: At front façade construct bump-out.~~

21.0163 BB 292 Newbury Street:
Applicant: Thomas Trykowski
Proposed Work: At rear elevation convert window into door.

- 21.0159 BB** **28 Exeter Street:**
 Applicant: Kurt Therrien
 Proposed Work: Construct rooftop addition.
- 21.0165 BB** **137 Beacon Street:**
 Applicant: Meghan Gelardi Holmes
 Proposed Work: At front yard install temporary exhibit panels.
- ~~**21.0160 BB** **53 Marlborough Street & 300 Berkeley Street: WITHDRAWN BY APPLICANT**
 Applicant: Chris Taylor
 Proposed Work: Replace two windows in courtyard, remove one window and door at courtyard and infill openings with masonry, install rooftop HVAC unit at one-story addition, remove HVAC unit at courtyard, install HVAC units at roof of 300 Berkeley Street, and replace handrail at entrance of 53 Marlborough Street.~~
- 21.0019 BB** **15 Commonwealth Avenue:**
 Applicant: Eugene F. Kelly, Esq.
 Proposed Work: At rear elevation construct garden wall and re-landscape rear yard.
- ~~**21.0155 BB** **341 Commonwealth Avenue: MOVED TO ADMINISTRATIVE REVIEW/APPROVAL**
 Applicant: David Garabedian
 Proposed Work: Replace 31 windows.~~
- 21.0158 BB** **341 Commonwealth Avenue:**
 Applicant: J. Peter Vanko
 Proposed Work: Construct roof deck.
- 21.0164 BB** **129 Commonwealth Avenue:**
 Applicant: Guy Grassi
 Proposed Work: Construct one-story rear addition and re-landscape rear yard.

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. Thank you.

- 21.0166 BB** **107 Beacon Street:** At front facade Mansard roof replace slate, gutters, and wood trim in-kind.
- 21.0168 BB** **259 Beacon Street:** At front façade clean masonry.
- 21.0169 BB** **282 Beacon Street:** Re-point and repair masonry.
- 21.0167 BB** **291 Beacon Street:** At front façade replace deteriorate roof slate and repair masonry.
- 21.0170 BB** **450 Beacon Street:** At roof replace black rubber membrane roofing in-kind.
- 21.0173 BB** **488 Beacon Street:** At roof install HVAC unit.
- 21.0155 BB** **341 Commonwealth Avenue:** Replace 31 windows in-kind.
- 21.0172 BB** **349 Commonwealth Avenue:** At rear elevation replace two second-story one-over-one non-historic wood windows in-kind.
- 21.0171 BB** **69 Newbury Street:** At rear elevation repoint and repair masonry and replace wood trim in-kind.

IV. RATIFICATION OF 8/12/2020 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 7:30PM

DATE POSTED: 9/4/2020

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair* (*Back Bay Association*)), Iphigenia Demetriades (*Vice-Chair* (*Boston Real Estate Board*), Vacant (*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 Weintraub (*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