



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/81744209539](https://us02web.zoom.us/j/81744209539) OR CALLING 301-715-8592 AND ENTER MEETING ID 817 4420 9539 #. 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:

DATE: 12/9/2020
TIME: 4:30 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

283 Dartmouth Street: Unapproved electronic signage in window.

II. DESIGN REVIEW PUBLIC HEARING
5:00pm

21.0454 BB 545 Boylston Street:
Applicant: Kathryn Lamnes
Proposed Work: Extend approval for banner to 12/31/2021.

21.0451 BB 497 Beacon Street:
Applicant: Timothy Johnson
Proposed Work: At front facade remove commercial signage. canopy. non-original doors and windows. and brick veneer and cement plaster: excavate front yard for window well: install new brick veneer and cast iron railing with stone curbing: and at rear elevation demolish commercial infill, restore masonry, and add access stair and ground cover.

21.0451 BB 222 Commonwealth Avenue:
Applicant: Guy Grassi
Proposed Work: Re-landscape front and rear yards. replace windows. construct steel balconies at rear elevation, and construct penthouse and 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. Thank you.

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| 21.0450 BB | <u>15 Arlington Street:</u> Install new wall sign. |
| 21.0419 BB | <u>139-141 Beacon Street:</u> Repair chimney. |
| 21.0420 BB | <u>149 Beacon Street:</u> At fourth floor replace nine non-historic windows with wood true-divided light windows. |
| 21.0422 BB | <u>217 Beacon Street:</u> At front facade repair entry stoop and curb. |
| 21.0421 BB | <u>255 Beacon Street:</u> At roof replace black rubber membrane roof and deck in-kind. |
| 21.0453 BB | <u>283-285 Beacon Street:</u> At rear elevation install black steel fire escape stair from sixth floor balcony to fifth floor deck. |
| 21.0423 BB | <u>290 Beacon Street:</u> At front facade replace black metal fence in-kind, at rear elevation install new copper cladding at upper floor, and repaint wood trim black. |
| 21.0424 BB | <u>294 Beacon Street:</u> Replace black rubber membrane roof at garage in-kind |
| 21.0425 BB | <u>309 Beacon Street:</u> At front facade repair entry stoop and curb. |
| 21.0426 BB | <u>403 Beacon Street:</u> At front facade repair masonry at entry. |
| 21.0427 BB | <u>417 Beacon Street:</u> Replace black rubber membrane roof in-kind. |
| 21.0429 BB | <u>506 Beacon Street:</u> At front facade repair entry stoop and curbing. |
| 21.0430 BB | <u>46 Commonwealth Avenue:</u> Replace existing storm window in-kind. |
| 21.0431 BB | <u>65 Commonwealth Avenue:</u> Re-point masonry and replace copper gutter in-kind. |
| 21.0432 BB | <u>90 Commonwealth Avenue:</u> Replace twelve six-over-six wood windows in-kind. |

- 21.0433 BB** **118 Commonwealth Avenue:** Replace black rubber membrane roof in-kind.
- 21.0456 BB** **252 Commonwealth Avenue:** At front facade replace four second-story one-over-one wood windows in-kind.
- 21.0434 BB** **321 Commonwealth Avenue:** At rear elevation replace copper gutter and downspout in-kind.
- 21.0435 BB** **325 Commonwealth Avenue:** At roof replace existing skylight with flat skylight.
- 21.0436 BB** **341 Commonwealth Avenue:** At front facade and rear elevation repair and re-point masonry.
- 21.0437 BB** **345 Commonwealth Avenue:** At front facade repair masonry and repaint wood trim.
- 21.0438 BB** **384 Commonwealth Avenue:** At roof install antenna.
- 21.0439 BB** **390 Commonwealth Avenue:** At roof install antenna.
- 21.0440 BB** **1 Exeter Street:** At front facade repair masonry and repaint wood trim.
- 21.0442 BB** **10 Fairfield Street:** Replace black rubber membrane roof in-kind.
- 21.0441 BB** **112 Marlborough Street:** At front facade repair masonry stoop and curb.
- 21.0443 BB** **192 Marlborough Street:** Replace black rubber membrane roof in-kind.
- 21.0444 BB** **227 Marlborough Street:** At front facade replace three second story one-over-one non-historic wood windows in-kind.
- 21.0452 BB** **229 Marlborough Street:** Replace black rubber membrane roof in-kind.
- 21.0445 BB** **248 Marlborough Street:** Replace black rubber membrane roof in-kind.
- 21.0446 BB** **355 Marlborough Street:** At front facade repair masonry at entry stoop.
- 21.0447 BB** **10 Newbury Street:** At front facade remove non-historic canopy at storefront.
- 21.0454 BB** **163 Newbury Street:** At front facade replace our lower-level non-historic fixed windows with double-hung windows.
- 21.0457 BB** **359 Newbury Street:** Replace non-historic storefront doors.

IV. RATIFICATION OF 11/12/2020 PUBLIC HEARING MINUTES

V. STAFF UPDATES

DATE POSTED: 11/27/2020

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