



**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/87150426860](https://us02web.zoom.us/j/87150426860) OR CALLING 301-715-8592 AND ENTER MEETING ID 871 5042 6860 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

**NOTICE OF PUBLIC HEARING**

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

**DATE: 3/10/2021**  
**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](mailto:backbayac@boston.gov). Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

**I. DESIGN REVIEW PUBLIC HEARING**  
**5:00pm**

- 21.0600 BB      299-301 Newbury Street: CONTINUED FROM 2-10-2021 Hearing**  
Applicant: Thomas Trvkowski  
Proposed Work: Combination of both parcels into single parcel. Re-point masonry, replace windows in-kind. replace copper gutters and downspouts in-kind: at front facade enlarge lower level and first story front windows. create accessible at grade entrance at 299 Newbury Street. and redesign front garden to create patio and entry to lower level with copper canopy: at roof install deck and penthouse: and at rear elevation construct addition with roof deck. install rear balcony. install deck on top of rear bay, alter rear window openings for doors, and install brick pavers at rear yard area.
- 21.0665 BB      180 Newbury Street:**  
Applicant: John LaFreniere  
Proposed Work: Replace existing stainless steel storefront with dark blue aluminum storefront: and expand masonry wall six feet into parking area to accommodate an interior access lift.
- 21.0687 BB      885 Boylston Street:**  
Applicant: Julie Reker  
Proposed Work: Replace existing storefront.
- 21.0688 BB      314 Dartmouth Street:**  
Applicant: Jacalyn Gould  
Proposed Work: At roof install wood trellis to screen existing headhouse.

**21.0666 BB**      **217 Commonwealth Avenue:**  
Applicant: Mark Conserva  
Proposed Work: At front façade installation of signage.

**21.0676 BB**      **348 Beacon Street:**  
Applicant: Anthonv Branchino  
Proposed Work: Relocate HVAC units to roof of penthouse and install copper screen; and enlarge window at penthouse.

**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.

- 21.0659 BB**      **3 Arlinton Street:** At front facade remove existing handrail and install two handrails to match handrails at 2 Arlinton Street.
- 21.0684 BB**      **232 Beacon Street:** At rear elevation replace two lower level one-over-one wood windows in-kind.
- 21.0668 BB**      **234 Beacon Street:** At front facade replace three fifth-story two-over-two wood windows in-kind.
- 21.0672 BB**      **285 Beacon Street:** At penthouse replace doors in-kind.
- 21.0674 BB**      **331 Beacon Street:** At roof replace existing decks and rubber membrane roofing in-kind.
- 21.0660 BB**      **90 Commonwealth Avenue:** Replace thirteen seventh-story six-over-six wood windows in-kind.
- 21.0661 BB**      **90 Commonwealth Avenue:** At roof remove section of existing roof deck, repair remaining roof deck. and modify existing penthouse as approved by BBAC on 11-13-2019 (Application 20.0488 BB).
- 21.0664 BB**      **148 Commonwealth Avenue:** Replace black rubber membrane roof in-kind.
- 21.0689 BB**      **152 Commonwealth Avenue:** At rear elevation install two security cameras.

- 21.0692 BB** **160 Commonwealth Avenue:** At Dartmouth Street elevation, install window signage at lower level commercial space.
- 21.0670 BB** **239 Commonwealth Avenue:** At front façade replace four two-over-two wood windows in-kind.
- 21.0675 BB** **337 Commonwealth Avenue:** Repair masonry and repaint window frames.
- 21.0677 BB** **362-366 Commonwealth Avenue:** At roof replace flooring of existing deck.
- 21.0678 BB** **390 Commonwealth Avenue:** At penthouse replace door and storm door in-kind.
- 21.0686 BB** **390 Commonwealth Avenue:** At rear elevation replace window sealants, replace masonry control joints, re-point masonry, and recoat metal cladding.
- 21.0683 BB** **283 Dartmouth Street:** At front facade replace third and fourth story non-historic wood windows in-kind.
- 21.0685 BB** **76 Marlborough Street:** At front facade replace two lower level one-over-one wood windows in-kind; and at rear elevation replace two one-over-one wood windows in-kind.
- 21.0662 BB** **113 Marlborough Street:** Recoat masonry at front facade.
- 21.0663 BB** **131 Marlborough Street:** At front facade replace three one-over-one wood windows in-kind; and at rear elevation replace three two-over-two wood windows in-kind.
- 21.0667 BB** **220-224 Marlborough Street:** At front facade temporary remove landscaping to repair underground coal vault.
- 21.0669 BB** **235 Marlborough Street:** At front facade repair masonry.
- 21.0603 BB** **411 Marlborough Street:** At front facade and side elevation replace ten second-story one-over-one aluminum windows with one-over-one wood windows.
- 21.0691 BB** **261 Newbury Street:** At front facade deteriorated roof slates in-kind.
- 21.0671 BB** **264 Newbury Street:** At front facade replace existing blade sign.
- 21.0673 BB** **304 Newbury Street:** At front facade replace existing wall sign.
- 21.0690 BB** **330 Newbury Street:** At front façade replace existing wall sign and blade sign.

### III. RATIFICATION OF 2/10/2021 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

### PROJECTED ADJOURNMENT – 7:00pm

**DATE POSTED: 2/24/2021**

#### **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