



**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/85776959900](https://us02web.zoom.us/j/85776959900) OR CALLING 301-715-8592 AND ENTER MEETING ID 857 7695 9900 #. 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:** 4/14/2021  
**TIME:** 5:00 PM

**RECEIVED**  
By City Clerk at 1:04 pm, Apr 09, 2021

**REVISED**  
1:04 pm, Apr 09, 2021

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**

- 21.0799 BB**     **370 Newbury Street:**  
Applicant: Ricardo M. Sousa. Esq.  
Proposed Work: Replace existing light pole with DAS node.
- 21.0798 BB**     **276-278 Newbury Street:**  
Applicant: Jamie Bissonette  
Proposed Work: At rear elevation add signage, window boxes, and exhaust fan.
- 21.0791 BB**     **132 Newbury Street:**  
Applicant: Patrick Mvers  
Proposed Work: At front facade redesign first-story and lower-level storefronts, steps, and patio.
- 21.0332 BB**     **48 Gloucester Street:**  
Applicant: Thomas Trvkowski  
Proposed Work: At front facade redesign storefront.
- 21.0785 BB**     **374 Commonwealth Avenue:**  
Applicant: Roger Schofield. Harvard Club of Boston  
Proposed Work: Install outdoor dining areas by installing brick patios and installing gates at existing fence.
- 21.0780 BB**     **2 Commonwealth Avenue:**  
Applicant: Brigid Williams  
Proposed Work: At north facade replace two sets of 2 one-over-one windows at 18th floor with two picture window units flanked by casement windows matching existing windows at this location.

- 21.0808 BB** — **116 Beacon Street: WITHDRAWN BY STAFF**  
 Applicant: Jason Lippolis  
 Proposed Work: Install canopy at entrance.
- 21.0788 BB** **53 Marlborough Street/300 Berkeley Street:**  
 Applicant: Chris Tavior  
 Proposed Work: Install exhaust intake and exhaust louver at courtyard.
- 21.0782 BB** **126 Commonwealth Avenue:**  
 Applicant: Laura Lilly  
 Proposed Work: At rear yard replace wood fence with brick wall.
- 21.0688 BB** **314 Dartmouth Street: CONTINUED FROM 3/10/2021**  
 Applicant: Jacalyn Gould  
 Proposed Work: At roof install wood trellis to screen existing headhouse.
- 21.0802 BB** **118 Commonwealth Avenue:**  
 Applicant: Beth McDougal  
 Proposed Work: Install HVAC equipment at rear common roof area and extend rear fire escape to roof area.

**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.

- 21.0770 BB** **15 Arlington Street:** Repair stone east facade and south elevation.
- 21.0771 BB** **108 Beacon Street:** Rebuild rear chimney.
- 21.0515 BB** **121 Beacon Street:** At rear elevation install window wells and replace two lower level windows in-kind.
- 21.0806 BB** **125 Beacon Street:** At roof replace rubber membrane roof in-kind and re-point masonry.
- 21.0803 BB** **150 Beacon Street:** At roof replace existing roof deck in-kind.

- 21.0772 BB** **157 Beacon Street:** At front facade replace four second-story one-over-one wood windows in-kind; and at rear elevation replace four second-story two-over-two wood windows in-kind.
- 21.0773 BB** **228-230 Beacon Street:** Repair masonry, replace deteriorated wood trim in-kind, repaint windows, reset curbs and pavers at front garden, install new pavers and iron railings at rear courtyard.
- 21.0775 BB** **269 Beacon Street:** At front facade and rear elevation replace four fifth-story two-over-two wood windows in-kind.
- 21.0776 BB** **271 Beacon Street:** At uppermost roof install additional HVAC heat pump unit.
- 21.0804 BB** **306 Beacon Street:** Replace eight one-over-one wood windows in-kind.
- 21.0805 BB** **441 Beacon Street:** Re-point masonry.
- 21.0777 BB** **370 Beacon Street:** At roof replace membrane roof in-kind
- 21.0778 BB** **479-483 Beacon Street:** Repair copper cladding and flashings, and re-point masonry.
- 21.0779 BB** **645 Boylston Street:** Repair masonry, roofing and windows at tower, and repair masonry at north facade of sanctuary.
- 21.0781 BB** **63 Commonwealth Avenue:** Re-point masonry.
- 21.0783 BB** **160 Commonwealth Avenue:** At lower level patio install new unit pavers.
- 21.0784 BB** **160 Commonwealth Avenue:** Replace deteriorated roof slates in-kind.
- 21.0800 BB** **326 Dartmouth Street:** Replace five second-story non-historic wood windows in-kind.
- 21.0801 BB** **32 Gloucester Street:** Replace rubber membrane roof in-kind.
- 21.0786 BB** **22 Marlborough Street:** At rear elevation replace three first-story one-over-one non-historic wood windows in-kind.
- 21.0787 BB** **53 Marlborough Street/300 Berkeley Street:** Replace deteriorated roof slate in-kind, repair gutters, replace black rubber roofing in-kind, repair masonry, repair and repaint wood trim, replace deteriorated insulated glass units in-kind.
- 21.0789 BB** **57 Marlborough Street:** Re-landscape front garden.
- 21.0790 BB** **129 Marlborough Street:** At front facade replace four second-story one-over-one aluminum non-historic windows with one-over-one wood windows; and at rear elevation replace two second-story one-over-one aluminum windows with wood one-over-one windows, and replace two non-historic doors in-kind.
- 21.0791 BB** **276 Marlborough Street:** At roof install heat pump, chimney fan and chimney cap.
- 21.0792 BB** **363 Marlborough Street:** Replace copper gutters and downspouts in-kind; replace wood fascia and soffits in-kind; and re-paint wood trim.
- 21.0793 BB** **73 Newbury Street:** Replace window signage.
- 21.0794 BB** **118 Newbury Street:** Replace existing wall sign.
- 21.0795 BB** **127 Newbury Street:** Replace existing wall and window signage.
- 21.0797 BB** **217 Newbury Street:** At front facade replace existing wall signage.

**III. ADVISORY REVIEW: 761-793 Boylston Street:** Construction of five-story rooftop addition.

#### **IV. RATIFICATION OF 3/10/2021 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

**PROJECTED ADJOURNMENT – 7:00pm**

**DATE POSTED: 4/9/2021**

**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