



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/81137412620](https://us02web.zoom.us/j/81137412620) OR CALLING 301-715-8592 AND ENTER MEETING ID 811 3741 2620 #. 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: 9/8/2021
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. 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

- 22.0073 BB** **52 Hereford Street (a/k/a 303 Newbury Street):**
Applicant: David Bass
Proposed Work: At roof remove two stealth flue pipes and add one stealth chimney enclosure. Replace telecommunication equipment.
- 22.0248 BB** **28 Exeter Street:**
Applicant: Kurt Therrien
Proposed Work: Amend application 21.0159 BB with a revised rooftop addition and reduction of approved exterior roof deck space.
- 22.0293 BB** **Charlesgate East and Beacon Street:**
Applicant: Keenan Brinn
Proposed Work: Replace existing street light pole with DAS node.
- 22.0289 BB** **136-138 Beacon Street:**
Applicant: Jesse Gregory
Proposed Work: At front garden remove existing Norway Spruce to accommodate staging necessary for masonry repairs and replant a twelve to fourteen foot tall Norway Spruce in the same location.
- 21.0774 BB** **234 Beacon Street:**
Applicant: Gerry DiPierro
Proposed Work: At rear garage addition extend roof deck to footprint of previous deck prior to 2017 reconstruction of addition.
- 21.1033 BB** **341 Commonwealth Avenue:**
Applicant: J. Peter Vanko
Proposed Work: At roof construct deck and headhouse.

- 22.0232BB** **341 Marlborough Street:**
 Applicant: Timothy Burke
 Proposed Work: Remove existing roof hatch and construct new stair headhouse to existing roof deck
- 22.0194BB** **24 Commonwealth Avenue:**
 Applicant: Michael D'Angelo
 Proposed Work: At rear elevation complete improvements to the existing roof deck above the garage and at the lower courtyard area including: replacing wood decking; adding planters against railings; repainting existing railings; replacing existing wood cladding with new lve screen fence; adding new porcelain pavement and stairs from garage entrance; adding shade tolerant plantings; adding a wood raised walkway; and adding abstract stepping stones.
- 22.0234BB** **21 Marlborough Street:**
 Applicant: Sean P. Cryts
 Proposed Work: At front façade replace a total of eight third-story windows to match the window pane configuration of second-story windows: four, four-over-four; and four, six-over-six windows.
- 20.761 BB** **149-155 Newbury Street:**
 Applicant: Whitney Robinette. L3 149 Newbury Street LLC
 Proposed Work: Landscape plan and site plan related to construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.
- 21.1035 BB** **761-793 Boylston Street:**
 Applicant: Dennis Ouilty
 Proposed Work: Construction five-story roof top addition and rear addition.

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.

- 22.0214 BB** **136-138 Beacon Street:** At front façade repair and repoint masonry, and repaint and caulk windows.

- 22.0212.0149** **137 Beacon Street:** At rear elevation repair fence.
- 22.0240 BB** **140 Beacon Street:** At rear elevation repoint masonry.
- 22.0260 BB** **172 Beacon Street:** At front facade and rear elevation repoint masonry.
- 22.0280 BB** **458 Beacon Street:** At rear elevation replace four first-story one-over-one non-historic wood windows in-kind.
- 22.0268 BB** **651 Bovlston Street:** Replace existing previously-approved exterior chairs, tables, and umbrellas with new chairs, tables, and umbrellas enclosed plan.
- 22.0269 BB** **655 Bovlston Street:** Replace existing previously-approved exterior chairs, tables, and umbrellas with new chairs, tables, and umbrellas enclosed plan.
- 22.0233 BB** **28 Commonwealth Avenue:** At front facade repair masonry and replace cement sidewalk with brick sidewalk.
- 22.0254 BB** **308 Commonwealth Avenue:** At front facade replace existing handrail at steps and install additional handrail at upper steps
- 22.0256 BB** **333 Commonwealth Avenue:** At front facade repair masonry.
- 22.0239 BB** **199 Marlborough Street:** Repoint and repair masonry; replace deteriorated sections of wood trim in-kind; repair windows; and repaint windows and trim to match existing color.
- 22.0306 BB** **236 Marlborough Street:** At rear elevation repoint masonry.
- 22.0287 BB** **376 Marlborough Street:** At rooftop addition replace two non-historic wood doors in-kind.
- 22.0209 BB** **149 Newbury Street:** Demolish existing guard shack building, perimeter fence, concrete curbs, brick piers, concrete pavement, interior perimeter landscaping within the fence, and light fixtures.
- 22.0206 BB** **237 Newbury Street:** At front facade install wall sign.
- 22.0282 BB** **254 Newbury Street:** At roof install exhaust vent.
- 22.0265 BB** **270 Newbury Street:** At front facade replace blade sign.
- 22.0249 BB** **279 Newbury Street:** At front facade remove and repair bricks at patio, waterproof underground roof and reset bricks at patio.

II. RATIFICATION OF 8/11/2021 PUBLIC HEARING MINUTES

III. STAFF UPDATES

IV. PROJECTED ADJOURNMENT: 8:00PM

DATE POSTED: 8/27/2021

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