



**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/87132972492](https://us02web.zoom.us/j/87132972492) OR CALLING 301-715-8592 AND ENTER MEETING ID 871 3297 2492 #. 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: 3/9/2022**  
**TIME: 5:00 PM**

**RECEIVED**

*By City Clerk at 12:37 pm, Feb 25, 2022*

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

**22.0812 BB Multiple Street Light Locations:**

Applicant: Ricardo Sousa

Proposed Work: Replace seven existing light poles and installing DAS nodes in the vicinity of the following addresses: 27 Hereford Street; 59 Massachusetts Avenue; 403 Beacon Street; Clarendon Street at Public Alley 424; 29 Commonwealth Avenue; 274 Beacon Street; and 284 Newbury Street.

**22.0881 BB 301 Beacon Street:**

Applicant: David Stern

Proposed Work: Re-landscape front garden and rear yard including re-paving rear parking area, redesigning retaining walls and adding guardrail; repair and re-point masonry; replace all windows in-kind; re-paint all wood features and fire escapes; at rear elevation repair oriel and remove HVAC unit; and at east elevation enlarge existing window.

**22.0890 BB 340 Beacon Street:**

Applicant: Pedro Lucas

Proposed Work: At roof construct deck; replace existing cladding at headhouse/penthouse with aluminum snap-clad standing seam cladding; install new windows and (1) door to replace existing sliders and windows at headhouse/penthouse; install new walk-on skylight (flush to deck) in existing skylight location; and install new light fixtures at front elevation of headhouse/penthouse.

**22.0887 BB 397 Commonwealth Avenue:**

Applicant: Charles Reed

Proposed Work: At front façade replace windows and entry door; and construct rear addition and rooftop addition.

**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.

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|-------------------|---|
| <b>22.0831 BB</b> | <b>208 Beacon Street:</b> At front façade install light fixture at entry and replace fence at garden; and at rear elevation replace garage door and install light fixtures. |
| <b>22.0874 BB</b> | <b>711 Boylston Street:</b> At front façade and side elevation replace existing signage.  |
| <b>22.0841 BB</b> | <b>66 Commonwealth Avenue:</b> At front façade replace three first-story one-over-one non-historic wood windows in-kind.  |
| <b>22.0863 BB</b> | <b>181 Commonwealth Avenue:</b> At roof replace black rubber membrane roof in-kind.   |
| <b>22.0537 BB</b> | <b>284 Commonwealth Avenue:</b> At front façade install sign at entry door.   |
| <b>22.0883 BB</b> | <b>416 Commonwealth Avenue:</b> At side elevation replace three first-story one-over-one non-historic wood windows in-kind.   |
| <b>22.0877 BB</b> | <b>330 Dartmouth Street:</b> At rear elevation replace black metal stair enclosure in-kind.   |
| <b>22.0728 BB</b> | <b>14 Gloucester Street:</b> Replace three one-over-one non-historic wood windows in-kind.  |
| <b>22.0865 BB</b> | <b>17 Gloucester Street:</b> At roof install two HVAC units.  |

<b>22.0849 BB</b>	<b>14 Marlborough Street:</b> Install brick pavers at rear parking area.
<b>22.0852 BB</b>	<b>90 Marlborough Street:</b> At front façade replace one first-story non-historic wood window in-kind.
<b>22.0882 BB</b>	<b>230 Marlborough Street:</b> At roof construct deck, replace skylights and replace light fixtures as previously approved by Back Bay Architectural Commission on November 13, 2019.
<b>22.0902 BB</b>	<b>321-323 Marlborough Street:</b> At rear elevation rebuild masonry wall in-kind.
<b>22.0843 BB</b>	<b>120 Newbury Street:</b> At front façade reconfigure retail entrance.
<b>22.0873 BB</b>	<b>139 Newbury Street:</b> At front façade replace existing wall sign.
<b>22.0892 BB</b>	<b>176 Newbury Street:</b> Install new granite paver walk and concrete steps and walks at front yard. Install new granite wall cladding at lower panels of bay. Replace yard hand rails.
<b>22.0848 BB</b>	<b>201 Newbury Street:</b> At front façade and side elevation replace existing wall signs.
<b>22.0901 BB</b>	<b>201 Newbury Street:</b> At front façade install new signage at first story entry and paint trim.
<b>22.0867 BB</b>	<b>270 Newbury Street:</b> At front façade replace existing wall sign.
<b>22.0889 BB</b>	<b>270 Newbury Street:</b> At front façade replace existing wall sign.
<b>22.0847 BB</b>	<b>279 Newbury Street:</b> At front façade install blade sign.
<b>22.0888 BB</b>	<b>292 Newbury Street:</b> At front façade install temporary signage.
<b>22.0846 BB</b>	<b>341 Newbury Street:</b> At rear elevation install louvers in existing window openings.

#### **IV RATIFICATION OF 2/9/2022 PUBLIC HEARING MINUTES**

#### **V STAFF UPDATES**

#### **VI PROJECTED ADJOURNMENT: 7:00PM**

**DATE POSTED: 2/25/2022**

**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