



**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/82994609398](https://us02web.zoom.us/j/82994609398) OR CALLING 301-715-8592 AND ENTER MEETING ID 829 9460 9398 #. 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: 7/13/2022**  
**TIME: 5:00 PM**

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

**22.1338 BB** ~~370 Commonwealth Avenue:~~ **WITHDRAWN BY APPLICANT**

~~Applicant: Pascale Schlaefli~~

~~Proposed Work: At front façade temporary installation of faux wisteria vine; and installation of planters at railings of Massachusetts Avenue patio.~~

**22.1271 BB** **545 Boylston Street:**

Applicant: Robb Meek

Proposed Work: At front façade install string lighting at dining patio.

**22.1345 BB** **267-269 Newbury Street:**

Applicant: Ronald Boretti

Proposed Work: At front façade renovate existing storefront.

**22.1390 BB** **97 Newbury Street:**

Applicant: Ryan Woods, New England Historic Genealogical Society

Proposed Work: Reconstruction and expansion of existing structure. The project includes in-kind replacement of significant architectural features including brick and slate shingle roofing, and restoration of missing historic building features such as the historic cast iron cresting at the Newbury Street façade; the construction of rear and rooftop additions; installation of mechanical equipment at the roof; and landscape improvements.

**22.1394 BB** **433 Marlborough Street:**

Applicant: Mark Van Brocklin

Proposed Work: At rear yard remove Tree of Heaven tree.

**22.1382 BB** **232 Marlborough Street:**

Applicant: Farhad Aminpour

Proposed Work: At rear elevation replace three non-historic two-over-two wood windows with one-over-one wood windows.

**22.1148 BB**

**184 Marlborough Street:**

Applicant: Bruce Miller

Proposed Work: At roof construct headhouse, relocate staircase between upper and lower decks, reduce footprints of existing decks, remove existing trellis, install skylight, install screening at existing HVAC equipment and install handrails to existing deck; and at penthouse enlarge existing French doors and redesign cornice.

**22.1387 BB**

**260 Clarendon Street, Clarendon Street Playground:**

Applicant: Nathan Frazee, Boston Parks and Recreation Department

Proposed Work: Renovate and add improvements to existing playground.

**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.

**22.1372 BB**

**5 Arlinton Street:** Repair masonry and replace deteriorated sealants, trim and mouldings in-kind.

**22.1371 BB**

**9 Arlinton Street:** Repair masonry. repaint mouldings. replace fascia boards and roof slate in-kind, repair balustrade and repair rubber membrane roof.

**22.1388 BB**

**114 Beacon Street:** At roof replace existing telecommunication equipment.

**22.1255 BB**

**118 Beacon Street:** At rear elevation remove metal cladding and restore masonry.

22.1282 BB	<b>168 Beacon Street:</b> At front facade repair masonry.
22.1213 BB	<b>219 Beacon Street:</b> Replace copper gutters in-kind.
22.1316 BB	<b>219 Beacon Street:</b> At rear elevation re-point and clean masonry.
22.1317 BB	<b>237 Beacon Street:</b> At rear elevation repair, re-point and clean masonry.
22.1318 BB	<b>239 Beacon Street:</b> At rear elevation re-point and clean masonry.
22.1342 BB	<b>334 Beacon Street:</b> At roof repair roof deck.
22.1367 BB	<b>360 Beacon Street:</b> At roof replace existing roofing in-kind.
22.1297 BB	<b>417 Beacon Street:</b> At rear elevation replace nine two-over-two wood windows in-kind.
22.1314 BB	<b>424 Beacon Street:</b> Repoint and repair masonry and replace sealants at windows.
22.1366 BB	<b>429 Beacon Street:</b> At front facade and rear elevation repair existing fire escapes.
22.1358 BB	<b>399 Boylston Street:</b> At front facade redesign entry doors and install two signs.
22.1407 BB	<b>425 Boylston Street:</b> At front facade replace signage.
22.1283 BB	<b>278 Clarendon Street:</b> At front facade replace copper gutter at oriel window in-kind.
22.1399 BB	<b>3 Commonwealth Avenue:</b> At front facade repair masonry, and repair, replace and repaint deteriorated wood trim.
22.1395 BB	<b>23 Commonwealth Avenue:</b> At roof repair deck framing and replace deck boards.
22.1362 BB	<b>50 Commonwealth Avenue:</b> At roof replace black rubber membrane roofing in-kind.
22.1384 BB	<b>66 Commonwealth Avenue:</b> At front facade replace copper gutters in-kind and install drip edge at dormer roof.
22.1192 BB	<b>132 Commonwealth Avenue:</b> At front facade replace four non-historic wood windows with one-over-one wood windows.
21.0536 BB	<b>286 Commonwealth Avenue:</b> Extend approval for Application 21.0536 BB for proposed work at rear elevation to construct a one-story addition and alter window openings, from June 9, 2022 to June 9, 2023.
22.1363 BB	<b>348 Commonwealth Avenue:</b> Re-point masonry.
22.1350 BB	<b>373 Commonwealth Avenue:</b> Replace four fourth-story one-over-one non-historic wood windows in-kind.
22.1380 BB	<b>390 Commonwealth Avenue:</b> At rear elevation replace five one-over-one non-historic aluminum windows with one-over-one wood windows; and at patio deck replace three one-over-one non-historic aluminum windows in-kind.
22.1233 BB	<b>7 Fairfield Street:</b> At roof remove existing roof deck, replace black rubber membrane roofing and slate in-kind, and replace copper at Mansard roof in-kind.
22.1314 BB	<b>9 Marlborough Street:</b> At front facade repair entry steps and repair masonry.
22.1351 BB	<b>74-76 Marlborough Street:</b> Repair front entry steps.
22.1364 BB	<b>75 Marlborough Street:</b> Repair and repaint dormers, trim and fire escape, and repair gutters and downspouts.

- 22.1279 BB** **140 Marlborough Street:** At roof replace three existing skylights with black metal and glass extended pyramid skylights.
- 22.1383 BB** **232 Marlborough Street:** At front façade replace four one-over-one wood windows in-kind.
- 22.1307 BB** **338 Marlborough Street:** At roof replace slate and black rubber membrane roofing in-kind.
- 22.1296 BB** **348 Marlborough Street:** At rear elevation replace copper gutter and downspout in-kind.
- 22.1186 BB** **375 Marlborough Street:** At front façade replace curbing and refurbish fence.
- 22.1376 BB** **1 Newbury Street:** Install signage at storefront.
- 22.1391 BB** **7 Newbury Street:** Replace third through seventh floor wood windows in-kind; and at roof replace two existing skylights in-kind.
- 22.1397 BB** **67 Newbury Street:** Install community garden with raised planting beds at Clarendon Street.
- 22.1293 BB** **82 Newbury Street:** Install new storefront and wall sign.
- 22.1377 BB** **130 Newbury Street:** At front façade replace existing wall and window signage.
- 22.1398 BB** **136 Newbury Street:** At front façade repair masonry, and repair and repaint windows.
- 22.1412 BB** **137 Newbury Street:** At roof install standing-seam bronze aluminum cladding on existing headhouse.
- 22.1385 BB** **179 Newbury Street:** At front facade replace eight one-over-one non-historic wood windows in-kind.
- 22.1375 BB** **269 Newbury Street:** At front facade replace sign at entry.
- 22.1337 BB** **316 Newbury Street:** At front façade and side elevation install wall signage.
- 22.1289 BB** **332 Newbury Street:** At front façade install awnings and blade sign.

### III RATIFICATION OF 6/8/2022 PUBLIC HEARING MINUTES

### V STAFF UPDATES

### VI PROJECTED ADJOURNMENT: 8:00PM

**DATE POSTED: 7/11/2022**

**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