



**ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://ZOOM.US/J/92900272142](https://zoom.us/j/92900272142) OR CALLING 301-715-8592 AND ENTER MEETING ID 929 0027 2142 #. 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:** 1/11/2023  
**TIME:** 4:30 PM

**RECEIVED**

*By City Clerk at 3:32 pm, Dec 23, 2022*

### I. VIOLATIONS COMMITTEE MEETING - 4:00pm

**362 Marlborough Street:** Unapproved rooftop HVAC equipment.

### II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

**23.0472 BB**

**4 Newbury Street:**

Applicant: Chris Gedrich

Proposed Work: At front façade install temporary entrance canopy.

**23.0512 BB**

**97 Newbury Street:**

Applicant: Matt Ottinger

Proposed Work: At front façade redesign of landscape plan approved on 7-13-2022.

**23.0500 BB**

**128 Beacon Street:**

Applicant: Patrick Murphy

Proposed Work: At rear elevation create masonry opening and install kitchen vent.

**23.0499 BB**

**115 Commonwealth Avenue:**

Applicant: Sean Cryts

Proposed Work: At rear elevation replace non-historic leaded glass windows with historically appropriate wood windows.

**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.

**23.0330 BB**

**362 Commonwealth Avenue:**

Applicant: Diego Arabbo

Proposed Work: At roof replace existing roof deck.

**23.0361 BB**

**393-395 Beacon Street:**

Applicant: Alex Slote

Proposed Work: Clean, repair and re-point masonry; replace existing aluminum windows with new wood windows; replace existing painted downspouts with new copper downspouts; install new matching intermediate handrail at front entry; install new entry lighting; remove inappropriate entry door at 395 Beacon and replace with new matching pair of doors; remove front and rear fire balconies; replace front dormer wood trim in-kind; replace damaged roof slates in-kind; erect penthouse addition and roof deck; increase height of existing rear chimney; install rooftop HVAC equipment; remove inappropriate rear bay window, repair brick and provide new matching brownstone lintel and sill; construct rear addition with garage door; convert existing window into an egress door; and reconfigure rear parking area, add ramp to garage, install new brick and granite paving, install steel fencing, and plant two new trees.

**III. 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 617.635.1935 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

- 23.0504 BB**                      **206 Beacon Street:** At front facade replace non-historic casement windows with historically appropriate wood two-over-two windows, and at rear elevation replace upper non-historic aluminum-clad casement and fixed windows in-kind.
- 23.0513 BB**                      **304 Berkeley Street:** Repair and repaint three existing bay windows.
- 23.0470 BB**                      **144 Commonwealth Avenue:** At front facade replace copper gutter, downspout and shelf in-kind; repair rubber roofing; and at rear elevation replace galvanized downspout in-kind.
- 23.0501 BB**                      **192 Commonwealth Avenue:** Replace fourteen ninth story wood windows in-kind.
- 23.0503 BB**                      **192 Commonwealth Avenue:** Replace fifteen sixth story wood windows in-kind.
- 23.0484 BB**                      **402 Marlborough Street:** At front facade replace three third story one-over-one non-historic wood windows in-kind.
- 23.0486 BB**                      **79 Newbury Street:** At rear elevation replace wood garage door in-kind.
- 23.0488 BB**                      **126 Newbury Street:** At front façade install wall sign and blade sign.
- 23.0509 BB**                      **126 Newbury Street:** At front façade install wall sign, blade sign and window signage.
- 23.0467 BB**                      **132 Newbury Street:** At front façade install wall and window signage.
- 23.0485 BB**                      **176 Newbury Street:** At front façade install wall sign.
- 23.0463 BB**                      **234-236 Newbury Street:** At front facade and rear elevation repair and repaint existing fire escapes.
- 23.0461 BB**                      **292 Newbury Street:** At front façade install two wall signs and signage at glass of entry door.

**IV RATIFICATION OF 12/14/2022 PUBLIC HEARING MINUTES**

**V REPORT AND RECOMMENDATIONS FOR DESIGN GUIDELINES FROM  
SUBCOMMITTEE FOR FAUX FLOWERS, PATIO STRING LIGHTS, TEMPORARY VESTBULE  
ENCLOSURES, AND OUTDOOR DINING**

**VI STAFF UPDATES**

**VII PROJECTED ADJOURNMENT: 8:00PM**

**DATE POSTED: 12/23/2022**

**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