



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/97252189756> OR CALLING 301-715-8592 AND ENTER MEETING ID 972 5218 9756 #. 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: 2/8/2023
TIME: 4:45 PM

I. VIOLATIONS COMMITTEE MEETING - 4:45pm

48 Gloucester Street: Unapproved vestibule enclosure.

II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

23.0494 BB

48 Gloucester Street:

Applicant: Demetri Tsolakis

Proposed Work: At front facade installation of temporary vestibule enclosure.

23.0511 BB

36 Newbury Street:

Applicant: Brian Walker

Proposed Work: At front façade replace existing wall sign and signage and existing entrance canopy; re-install second-story awning with signage; and install awning at third-story with signage.

23.0560 BB

299-301 Newbury Street:

Applicant: David Silverman

Proposed Work: Accessibility upgrades at rear elevation to provide access to retail spaces. Work includes installation of a new lift from the rear alley and upgrades along the accessible path.

- 23.0531 BB** **40 Hereford Street:**
Applicant: Keenan Brinn
Proposed Work: At public sidewalk replace existing city street light with DAS node.
- 23.0530 BB** **2 Commonwealth Avenue:**
Applicant: Keenan Brinn
Proposed Work: At public sidewalk at Arlington Street replace existing city street light with DAS node.
- 23.0522 BB** **Zero Marlborough Street:**
Applicant: Jonathan Keep
Proposed Work: Reinstall and re-landscape entrance to lower unit that was removed to install new drainage system.
- 23.0554 BB** **4-5 Arlington Street:**
Applicant: Becky Long
Proposed Work: At front facade remove sphere finials from roof balustrade.
- 23.0559 BB** **122 Beacon Street:**
Applicant: Mark Waldron
Proposed Work: At front facade replace seventeen six-over-six non-historic windows at floors three-seven with one-over-one wood windows; and at rear elevation replace ten non-historic windows at floors three-six in-kind.
- 23.0562 BB** **12-14 Commonwealth Avenue:**
Applicant: Mary Nastasi
Proposed Work: At front facade install access ramp at entrance.
- 23.0561 BB** **358 Marlborough Street:**
Applicant: Guy Grassi
Proposed Work: Restore existing facades and replace windows - add new window at front dormer; at front facade replace door hardware and intercom; at rear elevation construct new two-story addition with terraces, install new garden fence and wall, and provide new plantings, trees and new brick paving at parking; and at roof construct new roof deck, green roof, bulkhead and mech. equipment.

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. Thank you.

23.0572 BB

144 Beacon Street: At roof install decking at location of previous roof deck.

23.0550 BB

166 Beacon Street: At front façade and rear elevation replace nine first-story one-over-one non-historic wood windows in-kind.

23.0551 BB

280 Beacon Street: At front façade and side elevation replace nine non-historic wood windows in-kind.

23.0537 BB

520 Beacon Street: At rear elevation replace non-historic window in-kind.

23.0465 BB

222 Clarendon Street: At front facade, recover awning and install signage.

23.0570 BB

41 Commonwealth Avenue: At front facade replace three lower-level one-over-one wood windows in-kind.

23.0502 BB

180 Commonwealth Avenue: At interior courtyard replace three non-historic aluminum-clad windows in-kind; and at rear elevation replace six non-historic aluminum-clad windows with wood true-divided light windows.

23.0575 BB

36 Newbury Street: At front façade repair and re-point masonry.

23.0274 BB

126 Newbury Street: At front façade install wall sign and blade sign.

23.0556 BB

283-285 Newbury Street: At front façade and rear elevation re-point and repair masonry, and repair entry steps.

23.0557 BB

316 Newbury Street: At front façade and rear elevation re-point and repair masonry.

IV RATIFICATION OF 1/11/2023 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:30PM

DATE POSTED: 1/27/2023

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