



**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/81817788367](https://us02web.zoom.us/j/81817788367) OR CALLING 301-715-8592 AND ENTER MEETING ID 818 1778 8367 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV) OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACOCT14HEARING**

**NOTICE OF PUBLIC HEARING**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a virtual public hearing:

**DATE: 10/14/2020**  
**TIME: 4:30 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](mailto:backbayac@boston.gov). Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

**I. VIOLATIONS COMMITTEE**  
**4:30pm**

**329 Commonwealth Avenue:** Unapproved installation of HVAC units at rear deck and on top of penthouse roof.

**II. DESIGN REVIEW PUBLIC HEARING**  
**5:00pm**

**21.0158 BB      341 Commonwealth Avenue:**  
Applicant: J. Peter Vanko  
Proposed Work: Construct roof deck.

**21.0283 BB      353 Beacon Street:**  
Applicant: Guy Grassi  
Proposed Work: Construct roof deck, relocate access hatch and raise parapet wall.

**21.0282 BB      208 Beacon Street:**  
Applicant: Thomas Catalano  
Proposed Work: At rear elevation add oriel below existing oriel.

**21.0284 BB      126 Marlborough Street:**  
Applicant: Ellen Perko  
Proposed Work: Construct roof deck and penthouse.

**21.0285 BB**      **166 Marlborough Street:**  
Applicant: Michelle Carey  
Proposed Work: Construct roof deck and exterior access stairs from existing lower roof deck.

**21.0160 BB**      **53 Marlborough Street & 300 Berkeley Street:**  
Applicant: Chris Taylor  
Proposed Work: At courtyard: remove two existing condensers, replace two windows in-kind, masonry infill at one window and one door; reverse swing of existing door, and install new make-up air hvac unit, with duct penetration through new masonry infill; at roof of 300 Berkeley Street: remove three existing rooftop condensers and install thirteen new condensers on spring isolation dampers; and at entrance to 53 Marlborough Street: replace handrail at entrance.

**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 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

**21.0263 BB**      **137 Beacon Street:** At front facade repair masonry.

**21.0264 BB**      **146 Beacon Street:** Replace windows and French doors in-kind; replace slate roof and copper flashing, gutters, and downspouts in-kind; replace deteriorated wood trim in-kind; replace copper cladding at elevator headhouse in-kind; replace black rubber roofing in-kind; replace a/c condensers, skylight, rear garage doors, and roof decks in-kind; and repair masonry.

**21.0265 BB**      **241 Beacon Street:** At front facade replace two third-story one-over-one wood windows in-kind, and one two-over-two wood window in-kind; and at rear elevation replace two third-story one-over-one wood windows in-kind.

**21.0266 BB**      **259 Beacon Street:** At rear elevation replace one non-historic aluminum-clad window in-kind.

**21.0267 BB**      **265 Beacon Street:** At front facade replace and repair fence and handrails.

- 21.0268 BB**                    **285 Beacon Street:** At front facade replace three fourth-story non-historic one-over-one wood windows in-kind; and at rear elevation replace one one-over-one wood window in-kind.
- 21.0269 BB**                    **715 Boylston Street:** At front facade repair terra cotta.
- 21.0270 BB**                    **46 Commonwealth Avenue:** At front facade replace deteriorated storm window in-kind.
- 21.0271 BB**                    **109 Commonwealth Avenue:** At rear elevation replace non-historic fourth and fifth-story balcony doors in-kind.
- 21.0183 BB**                    **151 Commonwealth Avenue:** At front garden replace dead Magnolia tree.
- 21.0272 BB**                    **173 Commonwealth Avenue:** At rear elevation replace two one-over-one non-historic wood windows in-kind.
- 21.0273 BB**                    **184 Commonwealth Avenue:** At rear elevation restore six sixth-floor windows and install storm windows.
- 21.0274 BB**                    **255 Commonwealth Avenue:** At front facade replace three lower level one-over-one wood windows in-kind.
- 21.0286 BB**                    **233 Commonwealth Avenue:** At rear elevation replace one two-over-two wood window in-kind and install two storm windows.
- 21.0275 BB**                    **324 Commonwealth Avenue:** At front facade repair and re-point masonry.
- 21.0276 BB**                    **326 Commonwealth Avenue:** At front facade repair and re-point masonry, and replace copper gutter in-kind.
- 21.0277 BB**                    **325 Commonwealth Avenue:** At front facade repair and re-point masonry.
- 21.0278 BB**                    **362-366 Commonwealth Avenue:** At roof replace black rubber roofing in-kind and aluminum siding at headhouse in-kind.
- 21.0279 BB**                    **12 Gloucester Street:** At front facade replace two, two-over-two fourth-story non-historic two-over-two wood windows in-kind.
- 21.0280 BB**                    **190 Newbury Street:** Replace dead Honey Locust tree.
- 21.0281 BB**                    **248 Newbury Street:** At front facade replace existing wall sign.

#### **IV. RATIFICATION OF 9/8/2020 PUBLIC HEARING MINUTES**

#### **V. STAFF UPDATES**

#### **VI. PROJECTED ADJOURNMENT: 7:30PM**

**DATE POSTED: 10/2/2020**

#### **BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Boston Real Estate Board*), Vacant (*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 Weintraub (*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