



**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/81570423097](https://us02web.zoom.us/j/81570423097) OR CALLING 301-715-8592 AND ENTER MEETING ID 815 7042 3097 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE:** 11/12/2020  
**TIME:** 4:30 PM

**RECEIVED**  
*By City Clerk at 2:04 pm, Nov 02, 2020*

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**

- 305 Beacon Street:** Unapproved construction of rear deck.
- 329 Commonwealth Avenue:** Unapproved installation of HVAC units at rear deck and on top of penthouse roof.

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

- 21.0332 BB** **48 Gloucester Street:**  
Applicant: Thomas G. J. Trvkowski  
Proposed Work: Re-design storefront and add window signage.
- 21.0334 BB** **353 Beacon Street:**  
Applicant: Guy Grassi  
Proposed Work: Construct roof deck and relocate access hatch.
- 21.0284 BB** **126 Marlborough Street:**  
Applicant: Ellen Perko  
Proposed Work: Construct roof deck and penthouse.
- 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.

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| <b>21.0347 BB</b> | <b>170 Beacon Street:</b> At rear roof terrace replace black rubber membrane with liquid applied waterproofing system and replace terrace pavers.  |
| <b>21.0348 BB</b> | <b>255 Beacon Street:</b> At roof replace deck in-kind.  |
| <b>21.0349 BB</b> | <b>262 Beacon Street:</b> At front facade re-point masonry and repaint window trim.  |
| <b>21.0351 BB</b> | <b>321 Commonwealth Avenue:</b> Re-landscape front garden.   |
| <b>21.0350 BB</b> | <b>341 Commonwealth Avenue:</b> At roof replace black rubber membrane roofing in-kind, replace existing skylight and install copper drip edge.   |
| <b>21.0357 BB</b> | <b>341 Commonwealth Avenue:</b> Re-point and repair masonry.   |
| <b>21.0355 BB</b> | <b>362 Commonwealth Avenue:</b> At rear elevation replace six fifth-story one-over-one non-historic windows with wood one-over-one windows.  |
| <b>21.0352 BB</b> | <b>271 Dartmouth Street:</b> At Newbury Street elevation remove brick pavers. install waterproofing membrane and install brick pavers to match existing.   |
| <b>21.0353 BB</b> | <b>20 Gloucester Street:</b> Replace twenty non-historic wood windows in-kind.   |
| <b>21.0333 BB</b> | <b>235 Marlborough Street:</b> At front facade replace asphalt shingle roof at bay with copper. replace copper gutters in-kind, install copper roofs at dormers, and replace roof slate in-kind. |
| <b>21.0355 BB</b> | <b>326 Newbury Street:</b> At front facade replace storefront glazing.   |

#### IV. ADVISORY REVIEW

**252 Newbury Street:** At front façade add bump out and redesign dig-out area at lower level.

#### V. RATIFICATION OF 9/8/2020 & 10/14/2020 PUBLIC HEARING MINUTES

#### VI. STAFF UPDATES

#### VII. PROJECTED ADJOURNMENT: 7:00PM

**DATE POSTED: 11/2/2020**

##### **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