



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/87031466961 OR CALLING 301-715-8592 AND ENTER MEETING ID 870 3146 6961 #. 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: 2/10/2021
TIME: 5:00 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. Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

I. DESIGN REVIEW PUBLIC HEARING
5:00pm

RECEIVED
CITY CLERK'S OFFICE
2021 JAN 29 3:19
BOSTON, MA

- 21.0594 BB** **535 Boylston Street:**
Applicant: Michael Finch
Proposed Work: Replacement of existing signage. installation of window graphics, and installation of green metal cladding at entry corner.
- 21.0593 BB** **276-278 Newbury Street:**
Applicant: Mark Curlev
Proposed Work: At front facade redesign previously approved dig out areas into one terrace dining space; and at rear elevation install signage and ventilation equipment.
- 21.0597 BB** **227 Newbury Street:**
Applicant: Thomas Trvkowski
Proposed Work: At rear elevation regrade rear vard area from allev sidewalk to rear elevation, install ramp, and convert existing window into entry door.
- 21.0596 BB** **48 Gloucester Street:**
Applicant: Thomas Trvkowski
Proposed Work: At front facade recoat concrete bollard; and at side elevation relocate unapproved exhaust and intake vents.
- 21.0600 BB** **299-301 Newbury Street:**
Applicant: Thomas Trvkowski
Proposed Work: Combination of both parcels into single parcel. Re-point masonry, replace windows in-kind. replace cooper gutters and downspouts in-kind: at front facade enlarge lower level and first story front windows. create accessible at grade entrance at 299 Newbury Street. and redesign front garden to create patio and entry to lower level with copper canopy; at roof install deck and penthouse; and at

rear elevation construct addition with roof deck. install rear balcony. install deck on top of rear bay, alter rear window openings for doors, and install brick pavers at rear yard area.

21.0608 BB

452 Newbury Street:

Applicant: Ricardo M. Sousa. Esq.

Proposed Work: Replace existing light pole with DAS node. Light pole to match style of existing light pole with additional base cabinet and top mounted antenna.

21.0543 BB

Charlesgate East:

Applicant: Jeffrey Harris

Proposed Work: Installation of multi-space electronic parking meter pay station at existing grass strip area between street and sidewalk.

21.0595 BB

12 Hereford Street:

Applicant: Benjamin Robbins

Proposed Work: Install electrical wiring at rear elevation from first story to chimney exhaust fan.

21.0602 BB

295 Commonwealth Avenue:

Applicant: Derek Bloom

Proposed Work: At rear elevation replace seven, one-over-one wood windows in-kind; and replace two, two-over-two wood windows with one-over-one wood windows.

21.0599 BB

322 Marlborough Street:

Applicant: Sara McGinty

Proposed Work: At roof install sound barrier at existing HVAC unit.

21.0607 BB

433 Marlborough Street:

Applicant: Dartagnan Brown

Proposed Work: Repair and restore masonry. repair and restore entry stoop, install fire connection and alarm beacon, and repair metal railings.

21.0598 BB

302 Beacon Street:

Applicant: Peter White

Proposed Work: At roof replace existing deck with expanded deck. replace existing headhouse. add screen fencing. add green roof trays. add synthetic turf, modify and add railings, and cover existing skylight with pedestrian rated glass.

21.0526 BB

315 Commonwealth Avenue:

Applicant: Guy Grassi

Proposed Work: Restore masonry at front facade and rear elevation: at rear elevation replace existing fire escapes with balconies. add additional balcony, alter fenestration at lower level. create garden and construct garden walls: and at roof add deck, mechanical equipment and redesign existing rooftop structures.

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. Thank you.

21.0592 BB	259 Beacon Street: Re-point masonry at front facade and rear elevation.
21.0590 BB	357 Beacon Street: Replace deck boards at existing roof deck.
21.0605 BB	452 Beacon Street: At rear elevation replace two, second-story two-over-two wood windows in-kind.
21.0525 BB	267 Commonwealth Avenue: At front facade repair existing entry doors.
21.0604 BB	390 Commonwealth Avenue: At front facade replace four aluminum-clad windows in-kind.
21.0591 BB	68 Marlborough Street: Replace eight storm windows in-kind.
21.0601 BB	342 Newbury Street: At front facade replace existing wall sign and blade sign.

III. RATIFICATION OF 1/13/2021 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

PROJECTED ADJOURNMENT – 8:30pm

DATE POSTED: 1/29/2021

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