



**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/88018113112](https://us02web.zoom.us/j/88018113112) OR CALLING 301-715-8592 AND ENTER MEETING ID 880 1811 3112 #. 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: 2/9/2022**  
**TIME: 5:00 PM**

**RECEIVED**  
*By City Clerk at 8:39 am, Jan 28, 2022*

**I. DESIGN REVIEW PUBLIC HEARING - 5:00pm**

- 22.0805 BB      171 Newburv Street:**  
Applicant: Adam Knauer  
Proposed Work: At front façade repaint storefront at lower level and install signage.
- 22.0813 BB      180 Newburv Street:**  
Applicant: Cheryl Yennaco  
Proposed Work: At front façade install vestibule enclosure at entrance.
- 22.0812 BB      Multiple Street Light Locations:**  
Applicant: Ricardo Sousa  
Proposed Work: Replace seven existing light poles and installing DAS nodes in the vicinity of the following addresses:
- 22.0809 BB      42 Commonwealth Avenue:**  
Applicant: Patrick Nash  
Proposed Work: At front façade replace non-historic entry doors and light fixtures; and at rear elevation replace non-historic entry door in-kind.
- 22.0324 BB      463 Beacon Street:**  
Applicant: Janet Jiang  
Proposed Work: At rear elevation install access ramp.
- 22.0734 BB      223 Beacon Street:**  
Applicant: Rosemberg Santos  
Proposed Work: At roof install board wall behind elevator shaft wall to support a TV, and install a privacy screen wall at side along 221 Beacon Street.

**22.0807 BB**

**304 Beacon Street:**

Applicant: John Buckley

Proposed Work: At rear elevation expand footprint of bay at first story and replace existing windows with two-over-two wood windows, and expand footprint of bay at lower level and add new masonry openings for windows and doors.

**22.0654 BB**

**1 Fairfield Street Continued from 1-12-2022:**

Applicant: Alex Slote

Proposed Work: Masonry repointing and repair; removal of a portion of the fire escape; removal of fencing; replacing modern light fixtures; replacing windows; expanding an existing dormer; replacing railings at the front entrance; replacing the doorbell; replacing a skylight in kind; ~~constructing an attached single-car garage~~; and reconfiguring an existing set of exterior stairs at the rear of the property.

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

**22.0818 BB**

**119 Beacon Street:** At rear elevation remove unapproved deck and rebuild as approved by Violations Committee.

- 22.0824 BB**      **280 Beacon Street:** Replace eleven non-historic wood windows in-kind.
- 22.0708 BB**      **305 Beacon Street:** At rear elevation remove unapproved deck, restore door to window and install fire escape as approved by Violations Committee.
- 22.0667 BB**      **341 Beacon Street, Unit 4D:** Replace all one-over-one non-historic wood windows in-kind.
- 22.0668 BB**      **341 Beacon Street, Unit 5B:** Replace all one-over-one non-historic wood windows in-kind.
- 22.0677 BB**      **482 Beacon Street:** At rear elevation replace two second-story one-over-one wood windows in-kind.
- 22.0801 BB**      **711 Boylston Street:** At front façade replace entry doors and signage, and add roof install mechanical equipment.
- 22.0815 BB**      **911 Boylston Street:** At front façade replace wall signage.
- 22.0764 BB**      **40 Commonwealth Avenue:** At rear yard remove asphalt paving and install brick pavers.
- 22.0607 BB**      **50 Commonwealth Avenue:** Replace eighteen wood windows in-kind.
- 22.0775 BB**      **90 Commonwealth Avenue:** At front façade repair masonry.
- 22.0789 BB**      **117 Commonwealth Avenue:** Replace fourteen one-over-one non-historic wood windows in-kind.
- 22.0702 BB**      **165 Commonwealth Avenue:** Replace six second-story wood windows in-kind.
- 22.0770 BB**      **180 Commonwealth Avenue:** Re-point masonry and repaint window trim.
- 22.0803 BB**      **239 Commonwealth Avenue:** Repair masonry and slate roof, replace copper flashing in-kind, and repaint wood trim and fire escapes.
- 22.0808 BB**      **144 Marlborough Street:** At roof replace black rubber membrane roof in-kind.
- 22.0773 BB**      **298 Marlborough Street:** At rear elevation replace six second-story two-over-two wood windows in-kind.
- 22.0797 BB**      **137 Newbury Street:** At roof replace black rubber membrane roof in-kind and replace copper cladding at headhouse in-kind.
- 22.0819 BB**      **171 Newbury Street:** At rear addition replace rooftop HVAC equipment.
- 22.0810 BB**      **284 Newbury Street:** Replace thirteen second-story one-over-one none-historic wood windows in-kind.
- 22.0795 BB**      **341 Newbury Street:** At front façade install wall sign.

### III ADVISORY REVIEW

#### Clarendon Street Playground Renovations

### IV RATIFICATION OF 1/12/2022 PUBLIC HEARING MINUTES

### V STAFF UPDATES

### VI PROJECTED ADJOURNMENT: 7:30PM

**DATE POSTED: 1/28/2022**

**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