



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/89922668064](https://us02web.zoom.us/j/89922668064) OR CALLING 301-715-8592 AND ENTER MEETING ID 899 2266 8064 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BLC@BOSTON.GOV OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACMAY13HEARING

NOTICE OF PUBLIC HEARING

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

DATE: 5/13/2020
TIME: 5:00 PM

RECEIVED
By City Clerk at 9:53 am, May 01, 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. Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. DESIGN REVIEW PUBLIC HEARING
5:00pm

- 20.934 BB** **545 Boylston Street:**
Applicant: Kathryn Lampes
Proposed Work: Extend approval of wall mural from April 11, 2020 to December 31, 2020.
- 20.1003 BB** **15 Arlington Street:**
Applicant: Jason Parillo
Proposed Work: At Newbury Street elevation install awning and blade sign.
- 20.987 BB** **177 Newbury Street:**
Applicant: Thomas Trykowski
Proposed Work: At front façade redesign front entry garden to lower level retail space.
- 20.957 BB** **150 & 152 Commonwealth Avenue:**
Applicant: Marc C. Hansen
Proposed Work: At front garden remove existing Katsura tree and plant a Kousa Dogwood tree.

- 20.904 BB** **199 Commonwealth Avenue:**
 Applicant: Gerard Chevalier
 Proposed Work: At front garden remove existing cherry tree and replace with a crabapple tree.
- 20.949 BB** **29 Commonwealth Avenue:**
 Applicant: Guy Grassi
 Proposed Work: At roof install new headhouse, roof deck, mechanical screening, cabinetry and appliances, spa tub and fire bowl.
- 20.945 BB** **126 Marlborough Street:**
 Applicant: Ellen Perko
 Proposed Work: At roof remove existing headhouse and deck and construct penthouse and deck.

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.

- 20.988 BB** **200-202 Beacon Street:** At front façade repair masonry.
- 20.924 BB** **222-224 Beacon Street:** At roof install antenna.
- 20.932 BB** **310 Beacon Street:** At roof remove existing deck and replace black rubber membrane roof in-kind.
- 20.891 BB** **340 Beacon Street:** At roof replace black rubber membrane roof in-kind.
- 20.895 BB** **499 Beacon Street:** At front garden install fence and re-landscape garden.
- 20.979 BB** **530 Beacon Street:** Replace black rubber membrane roof in-kind; and at front façade repair masonry and re-paint trim.
- 20.877 BB** **545 Boylston Street:** At front façade replace existing wall sign.

- 20.931 BB** **715 Boylston Street:** At front façade repair masonry and replace failed caulking.
- 20.929 BB** **951 Boylston Street:** At roof install ice and water shield at chimney, re-install flashing and replace deteriorated slate in-kind.
- 20.928 BB** **160 Commonwealth Avenue:** At front façade remove concrete patio floor and install pavers.
- 20.866 BB** **191 Commonwealth Avenue:** At rear elevation install louver at existing lower level window opening.
- 20.921 BB** **197 Commonwealth Avenue:** At rear elevation replace deteriorated sandstone window lintels with cast stone lintels matching the color and texture of the existing lintels.
- 20.926 BB** **269 Commonwealth Avenue:** At rear elevation re-point masonry.
- 20.985 BB** **302 Commonwealth Avenue:** At front façade replace deteriorated roof slate, copper gutters and downspouts, and copper dormer roof in-kind; repair and re-point masonry; re-point chimneys; and repair rear patio.
- 20.933 BB** **390 Commonwealth Avenue:** At front façade replace six fourth-story aluminum windows in-kind.
- 20.937 BB** **17 Gloucester Street:** Re-point and repair all exterior masonry.
- 20.941 BB** **32 Hereford Street:** At roof replace existing skylight.
- 20.1004 BB** **66 Marlborough Street:** At rear elevation replace three first-story one-over-one non-historic wood windows in-kind.
- 20.912 BB** **171 Marlborough Street:** At roof replace asphalt roof shingles with slate tiles, replace black rubber membrane roofing in-kind, install new copper downspouts, replace flashing in-kind and re-point chimney.
- 20.867 BB** **313 Marlborough Street:** At rear elevation replace two fourth-story one-over-one wood windows in-kind.
- 20.890 BB** **387 Marlborough Street:** At roof replace black rubber membrane roofing in-kind.
- 20.896 BB** **156 Newbury Street:** At front façade replace existing window signage.
- 20.986 BB** **286-288 Newbury Street:** Replace black rubber roof, flashing and gutters in-kind.

III. RATIFICATION OF 3/11/2020 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 7:00PM

DATE POSTED: 5/1/2020

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

Members: John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Vacant (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)

Alternates: David Eisen (*Boston Society of Architects*), Jerome CooperKing (*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