



**RECEIVED**

**By City Clerk at 9:39 pm, May 28, 2020**

**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/85904219664](https://us02web.zoom.us/j/85904219664) OR CALLING 301-715-8592 AND ENTER MEETING ID 859 0421 9664 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV) OR VIA TWITTER @BOSTONLANDMARKS USING THE HASHTAG #BBACJUNE10HEARING**

**NOTICE OF PUBLIC HEARING**

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

**DATE: 6/10/2020**  
**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](mailto: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**

**20.1039 BB 827-829 Boylston Street:**

Applicant: John LaFreniere

Proposed Work: At front façade install inclined lift to access lower level of 827 Boylston Street.

**20.1033 BB 73 Marlborough Street:**

Applicant: Britt St. George

Proposed Work: At rear elevation install gas line at sidewall.

**20.1041 BB 285 Clarendon Street:**

Applicant: Katherine Spriggs

Proposed Work: At roof install air-conditioning condenser.

**20.1046 BB 34 Fairfield Street:**

Applicant: Lauren and William Gibson

Proposed Work: At rear elevation install air-conditioning condenser at ground level.

- 20.1044 BB**      **223 Commonwealth Avenue:**  
 Applicant: Brendan Feeney  
 Proposed Work: Replace all windows in-kind; remove rear addition and install garage door opening; and at roof re-clad elevator overrun, install headhouse, roof deck and air-conditioning condensers.
- 20.1045 BB**      **321-323 Marlborough Street:**  
 Applicant: Michael O. McClung  
 Proposed Work: Combine two rowhouses into a single-family residence. Work includes: restoration of exterior features; re-landscaping of front gardens and rear yards; removal of fire balconies; installation of garage door opening; and at roof installation of mechanical equipment, construction of penthouse addition, roof deck, and elevator override.

**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.

- 20.1038 BB**      **40 Commonwealth Avenue:** At front façade paint address number at transom glass.
- 20.1042 BB**      **214 Commonwealth Avenue:** Re-landscape front garden and rear yard; install fence at front garden; install sconces new intercom at front entry; repair masonry and gutters; replace roof and roof deck in-kind; re-set roof slate; replace balcony doors; and replace rooftop skylight, hatch and air-conditioning condensers.
- 20.1030 BB**      **186-188 Commonwealth Avenue:** Installation of handrails at entry steps.
- 20.1040 BB**      **270 Commonwealth Avenue:** At roof install three air-conditioning condensers.

- 20.1036 BB**                    **400-416 Commonwealth Avenue:** At roof install antenna.
- 20.1051 BB**                    **28 Fairfield Street:** At roof install antenna.
- 20.1032 BB**                    **66 Marlborough Street:** At rear elevation replace three first-story one-over-one non-historic wood windows with one-over-one wood windows.
- 20.1043 BB**                    **175 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace four first-story one-over-one windows in-kind, and one lower-level two-over-two wood window in-kind.
- 20.1048 BB**                    **340 Marlborough Street:** At front façade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace three first-story one-over-one windows in-kind.
- 20.1031 BB**                    **364 Marlborough Street:** Re-point masonry.
- 20.1047 BB**                    **163 Newbury Street:** At front façade illuminate existing blade sign.

### III. RATIFICATION OF 5/13/2020 PUBLIC HEARING MINUTES

### IV. STAFF UPDATES

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

**DATE POSTED: 5/29/2020**

**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