



**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/85364610188](https://us02web.zoom.us/j/85364610188) OR CALLING 301-715-8592 AND ENTER MEETING ID 853 6461 0188 #. 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: 1/13/2021**  
**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](mailto: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**

- 21.0535 BB**      **535 Boylston Street:**  
Applicant: Michael Finch  
Proposed Work: Installation of exterior ATM.
- 21.0537 BB**      **659-661 Boylston Street:**  
Applicant: John Moran  
Proposed Work: Modify existing rooftop telecommunications facility by replacing existing equipment and adding additional new equipment.
- 21.0530 BB**      **252 Newbury Street:**  
Applicant: Thomas Trvkowski  
Proposed Work: At front facade redesign first-story and lower-level storefronts, and redesign dig-out area with entry stairs from public sidewalk.
- 21.0514 BB**      **118 Commonwealth Avenue:**  
Applicant: David McGrath  
Proposed Work: At rear elevation extend fire escape from fourth story to fifth story.
- 21.0451 BB**      **222 Commonwealth Avenue:**  
Applicant: Guy Grassi  
Proposed Work: Re-landscape rear yard and replace fencing. construct rear addition. restore rear elevation and replace windows. construct two steel French balconies and convert two existing windows into doors.

**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. ADVISORY REVIEW**

**761-793 Boylston Street:** Construct five-story rooftop addition.

**885 Boylston Street:** Replace storefronts at Gloucester Street facade and Boylston Street facade, and add mural to top floors of building.

**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.

- 21.0516 BB**      **150 Beacon Street:** At roof replace rubber membrane roofing in-kind.
- 21.0538 BB**      **151-153 Beacon Street:** At front facade replace stone curbing and metal fence in-kind.
- 21.0532 BB**      **170 Beacon Street:** At rear elevation repair masonry at rear courtyard.
- 21.0528 BB**      **336 Beacon Street:** At front facade replace three third-story one-over-one wood windows in-kind.
- 21.0529 BB**      **534 Beacon Street:** At front facade replace five sixth-story non-historic wood windows in-kind.
- 21.0507 BB**      **3 Commonwealth Avenue:** Re-point chimney and repair roof.
- 21.0513 BB**      **65 Commonwealth Avenue:** Replace twenty-five second-story wood windows in-kind.

- 21.0523 BB**                    **254 Commonwealth Avenue:** At front façade and rear elevation replace third-story windows in-kind.
- 21.0524 BB**                    **261 Commonwealth Avenue:** At front facade replace four fourth-story one-over-one non-historic wood windows in-kind.
- 21.0531 BB**                    **328 Dartmouth Street:** Replace black rubber membrane roofing in-kind and clad existing penthouse in standing seam bronze colored aluminum.
- 21.0508 BB**                    **16 Marlborough Street:** Install unit awners at front entry sidewalk.
- 21.0510 BB**                    **21-23 Marlborough Street:** Repair and re-point masonry. replace copper gutter in-kind. repair Mansard roof. replace deteriorated wood trim in-kind, repaint metal work and repoint chimneys.
- 21.0511 BB**                    **24 Marlborough Street:** At front facade replace four one-over-one wood windows in-kind.
- 21.0509 BB**                    **65 Marlborough Street:** Replace skylight in-kind.
- 21.0512 BB**                    **33 Newbury Street:** At front façade replace existing signage and repaint entry door.
- 21.0533 BB**                    **128 Newbury Street:** At front façade replace nine one-over-one wood windows in-kind.
- 21.0521 BB**                    **201 Newbury Street:** At front façade replace glass at existing storefronts.
- 21.0522 BB**                    **215 Newbury Street:** At front facade replace existing signage.
- 21.0534 BB**                    **233 Newbury Street:** At front facade install signage.
- 21.0527 BB**                    **329 Newbury Street:** At front façade replace existing blade sign.

#### IV. RATIFICATION OF 12/9/2020 PUBLIC HEARING MINUTES

#### V. STAFF UPDATES

**PROJECTED ADJOURNMENT – 8:00pm**

**DATE POSTED: 12/31/2020**

**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