



**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/83936719403](https://us02web.zoom.us/j/83936719403) OR CALLING 301-715-8592 AND ENTER MEETING ID 839 3671 9403 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)-**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 11/10/2021**  
**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](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**

~~22.0443 BB~~ ~~331 Newbury Street:~~ **WITHDRAWN BY APPLICANT**

~~Applicant: Nancy Lo~~  
~~Proposed Work: At rear addition roof install two air-conditioning units.~~

**22.0774 BB** **234 Beacon Street:**

Applicant: Gerry DiPierro  
Proposed Work: At rear garage addition extend roof deck.

**22.0481 BB** **402 Marlborough Street:**

Applicant: Evan Friedler  
Proposed Work: At rear yard install electric vehicle charging station.

**22.0470 BB** **192 Commonwealth Avenue:**

Applicant: Mark Howland  
Proposed Work: At roof reconstruct roof deck, add privacy screen and canvas canopy.

**22.0525 BB** **464 Beacon Street:**

Applicant: Thomas Trykowski  
Proposed Work: At front façade replace front garden curb with a new cast stone curb and a new wrought iron fence; at roof extend the existing penthouse forward to align with adjacent properties with a deck at the front facade similar to adjacent properties, clad both the new extension and the exposed existing penthouse in standing seam copper, and add a roof deck on top of the penthouse accessed via an internal stair and roof hatch; and at the rear elevation enlarge the existing garage, introduce two new doors where windows are currently at the rear elevation, and

construct a roof deck on top of the garage with a raised walkway connecting the main building to the deck above the garage structure.

**22.0483 BB**

**179 Marlborough Street:**

Applicant: Harry Collings

Proposed Work: At rear elevation remove wood-framed addition, construct one-story addition with roof deck, and replace wood fence.

**22.0526 BB**

**340 Beacon Street:**

Applicant: Julia Michelsen

Proposed Work: At rear elevation replace existing casement window at first story with French doors and transom, replace first-story door to deck with a six-over-six window matching adjacent windows, repair and replace existing deck over ell; construct bridge from existing deck to proposed garage roof deck, add new stair from bridge to courtyard, replace existing doors with French doors, add new bi-fold doors to replace windows at courtyard, install exterior lighting, and install bluestone pavers in courtyard. At garage install new brick garage façade with new wood and glass garage door and pedestrian door, lower garage threshold to match 344 Beacon, extend courtyard (rear) face of garage 10' to align with 342 Beacon garage, install new French doors at courtyard, install new stone step, install roof deck, relocate and enlarge existing garage skylight, and install new exterior lighting.

**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.

**22.0513 BB**

**191 Beacon Street:** Replace six, non-historic aluminum windows with historically appropriate one-over-one wood windows.

**22.0480 BB**

**233 Beacon Street:** At front façade replace two fifth-story one-over-one non-historic wood windows in-kind.

**22.0497 BB**

**255 Beacon Street:** At front façade repair masonry.

**22.0521 BB**

**411 Beacon Street:** Repoint front façade and rear elevation and replace front copper downspout in-kind.

<b>22.0464 BB</b>	<b>435 Beacon Street:</b> Repoint masonry.
<b>22.0523 BB</b>	<b>534 Beacon Street:</b> At rear elevation replace eight seventh-story non-historic wood windows in-kind (six, six-over-six windows and two, four-over-four windows).
<b>22.0524 BB</b>	<b>534 Beacon Street:</b> At rear elevation replace two seventh-story six-over-six non-historic wood windows in-kind.
<b>22.0508 BB</b>	<b>207 Commonwealth Avenue:</b> At rear elevation replace existing downspout with a copper downspout.
<b>22.0518 BB</b>	<b>340 Commonwealth Avenue:</b> At front façade re-point masonry.
<b>22.0472 BB</b>	<b>265 Dartmouth Street:</b> Replace two non-historic entry doors, and install one automatic door opener.
<b>22.0544 BB</b>	<b>437 Marlborough Street:</b> Replace black rubber membrane roof in-kind.
<b>22.0457 BB</b>	<b>35 Newbury Street:</b> At front facade replace tile walkway with pored-concrete to match surrounding walkway.
<b>22.0491 BB</b>	<b>81 Newbury Street:</b> Repaint storefront and replace existing wall signs.
<b>22.0539 BB</b>	<b>90 Newbury Street:</b> Replace existing wall sign.
<b>22.0514 BB</b>	<b>154 Newbury Street:</b> At rear elevation replace existing drain at patio.
<b>22.0512 BB</b>	<b>220 Newbury Street:</b> At front facade install window signage and blade sign.
<b>22.0502 BB</b>	<b>303 Newbury Street:</b> At roof replace existing safety rails and security lighting.

## II. ADVISORY REVIEW

**7-9 Newbury Street:** Replace existing storefront with expanded storefront.

**Arlington Street, Beacon Street and Commonwealth Avenue:** Sidewalk and street alterations related to pedestrian crossing improvements.

## III. RATIFICATION OF 9/8/2021 & 10/13/2021 PUBLIC HEARING MINUTES

## IV. STAFF UPDATES

## V. PROJECTED ADJOURNMENT: 7:30PM

**DATE POSTED: 11/5/2021**

### 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