



**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/84050575893](https://us02web.zoom.us/j/84050575893) OR CALLING 301-715-8592 AND ENTER MEETING ID 840 5057 5893 #. 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:** 8/10/2022  
**TIME:** 4:00 PM

**RECEIVED**  
By City Clerk at 9:26 am, Aug 02, 2022

**I. VIOLATIONS COMMITTEE MEETING - 4:00pm**

**362 Commonwealth Avenue (a/k/a 86 Massachusetts Avenue):** Unapproved window and exterior signage.

**362 Marlborough Street:** Unapproved rooftop HVAC equipment.

**9-11 Marlborough Street:** Unapproved replacement of three entry doors.

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

**REVISED**  
9:30 am, Aug 02, 2022

**22.1338 BB**

**370 Commonwealth Avenue:**

Applicant: Pascale Schlaefli  
Proposed Work: At front façade temporary installation of faux wisteria vine; and installation of planters at railings of Massachusetts Avenue patio.

**23.0049 BB**

**745 Boylston Street:**

Applicant: Kenneth Gruskin  
Proposed Work: At front façade replace storefront and install new signage.

**22.1392 BB & 22.1429 BB**

**316 Newbury Street:**

Applicant: David McMahon  
Proposed Work: At side (Hereford Street) elevation install awning, add pick-up window at existing window opening, and install menu board and buzzer.

**23.0060 BB**

**301 Beacon Street:**

Applicant: David Stern

Proposed Work: At front façade remove section of garden fence and install fire connection.

**23.0071 BB**

**334 Marlborough Street:**

Applicant: Priyanka Vankina

Proposed Work: Install gate at side entrance, and repair stone trim.

**22.1333 BB**

**207 Commonwealth Avenue:**

Applicant: Rob Leavell

Proposed Work: At roof replace black rubber membrane roof and roof deck in-kind, and add black iron railing to deck.

**22.0080 BB**

**238-240 Commonwealth Avenue:**

Applicant: Neil Golden

Proposed Work: 238 Commonwealth Avenue - restore exterior (clean and repoint masonry; replace windows, copper gutters/downspouts and slate in-kind; and remove front and rear fire escapes); erect copper clad roof top addition with sunken front deck and rear deck; add skylight; construct rear garden wall and add tree; add new brick + cobblestone border at rear parking court; add front garden iron fence (tree to remain).

240 Commonwealth Avenue: restore exterior (clean and repoint masonry; restore leaded windows; replace windows, copper cladding at rear bay, copper gutters/downspouts and slate in-kind; and remove front and rear fire escapes); add new balconies (at recess between buildings) with new french doors in modified window openings; erect copper clad roof top headhouse, elevator override, roof deck, and add skylights; install new rear garage door; add new brick + cobblestone border at rear parking court with landscaping; add new front garden iron fence (tree to remain).

**~~22.1387 BB~~**

**~~260 Clarendon Street, Clarendon Street Playground:~~  
**~~WITHDRAWN BY APPLICANT~~****

~~Applicant: Nathan Frazee, Boston Parks and Recreation Department~~

~~Proposed Work: Renovate and add improvements to existing playground.~~

**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.

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|-------------------|---|
| <b>23.0051 BB</b> | <b>5 Arlinton Street:</b> Replace four first story non-original wood windows in-kind.   |
| <b>23.0006 BB</b> | <b>120 Beacon Street:</b> At front facade replace four fifth story six-over-six wood windows in-kind. and at rear elevation replace three fifth story one-over-one wood windows in-kind.  |
| <b>23.0034 BB</b> | <b>125 Beacon Street:</b> At front facade replace copper downspout in-kind.   |
| <b>23.0018 BB</b> | <b>265 Beacon Street:</b> At front facade replace copper elbows and roof slate in-kind.   |
| <b>23.0073 BB</b> | <b>279-281 Beacon Street:</b> Replace black rubber membrane roof in-kind: replace existing skylight with two smaller skylights: repair and repaint entry steps; and repaint railings and window trim.                             |
| <b>23.0055 BB</b> | <b>647 Boylston Street:</b> At front facade install wall signage at bay.  |
| <b>22.1357 BB</b> | <b>855 Boylston Street:</b> At front facade replace signage at entry.   |
| <b>23.0054 BB</b> | <b>54 Commonwealth Avenue:</b> At front facade replace five twelve-over-twelve second story non-original wood windows in-kind: and at rear elevation replace two eight-over-eight second story non-original wood windows in-kind. |
| <b>23.0031 BB</b> | <b>68 Commonwealth Avenue:</b> At front facade repair and repaint front entry steps and garden curbing.   |
| <b>23.0013 BB</b> | <b>124 Commonwealth Avenue:</b> At roof rebuild chimney.  |
| <b>23.0015 BB</b> | <b>191 Commonwealth Avenue:</b> At front facade repoint masonry.  |
| <b>23.0081 BB</b> | <b>257 Commonwealth Avenue:</b> Replace twenty wood windows and two wood French doors in-kind.  |

<b>23.0024 BB</b>	<b>416 Commonwealth Avenue:</b> Replace three two-over-two non-original windows with wood two-over-two windows.
<b>23.0056 BB</b>	<b>20 Hereford Street:</b> Install nine storm windows.
<b>22.1314 BB</b>	<b>9 Marlborough Street:</b> At front façade repair entry steps and repair masonry.
<b>23.0085 BB</b>	<b>26 Marlborough Street:</b> At rear elevation repaint bay and shed black.
<b>23.0028 BB</b>	<b>119 Marlborough Street:</b> At front façade replace slate, copper cutter and fascia boards in-kind.
<b>23.0012 BB</b>	<b>440 Marlborough Street:</b> At front facade repoint masonry.
<b>23.0067 BB</b>	<b>6 Newbury Street:</b> At front façade repair storefront damaged by vehicular accident.
<b>23.0063 BB</b>	<b>126 Newbury Street:</b> Replace granite pavers and expand tree beds (all existing trees to remain).
<b>23.0032 BB</b>	<b>201 Newbury Street:</b> At front façade replace wall signage.

#### **IV RATIFICATION OF 7/13/2022 PUBLIC HEARING MINUTES**

#### **V STAFF UPDATES**

#### **VI PROJECTED ADJOURNMENT: 7:30PM**

**DATE POSTED: 8/2/2022**

**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