



**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/84814793711](https://us02web.zoom.us/j/84814793711) OR CALLING 301-715-8592 AND ENTER MEETING ID 848 1479 3711 #. 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: 10/12/2022**  
**TIME: 4:30 PM**

**I. VIOLATIONS COMMITTEE MEETING - 4:30pm**

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

**171 Newbury Street:** Unapproved rooftop HVAC equipment.

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

**23.0270 BB**

**745 Boylston Street:**

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

~~**23.0074 BB**~~

~~**7 Newbury Street: WITHDRAWN BY APPLICANT**~~

~~Applicant: Mike Jammen  
Proposed Work: At front façade install projected two-story storefront; and at rear elevation elevator and roof deck at rear addition.~~

**23.0273 BB**

**30 Newbury Street:**

Applicant: Roby Totten  
Proposed Work: At front façade renovate storefront, replace signage and install flag holders and flags.

**23.0271 BB**

**12 Commonwealth Avenue:**

Applicant: Albert Rex  
Proposed Work: At front façade install accessible ramp.

**23.0195 BB**

**337 Commonwealth Avenue:**

Applicant: Will Capachione

Proposed Work: At roof replace black rubber membrane roofing in-kind, erect penthouse and roof deck.

**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.

**23.0272 BB & 23.0264 BB**

**19 Arlinton Street:** At rear replace black rubber membrane roof in-kind.

**23.0229 BB**

**255 Beacon Street:** Replace nine six-over-six wood windows in-kind.

**23.0240 BB**

**274 Beacon Street:** At front façade restore window sash and replace storm windows in-kind.

**23.0244 BB**

**274 Beacon Street:** At front façade restore window sash and replace storm windows in-kind.

**23.0278 BB**

**275 Beacon Street:** At rear elevation repair and re-point masonry, and repaint windows and fire escape.

**23.0239 BB**

**295 Beacon Street:** At rear elevation replace two one-over-one windows with wood one-over-one wood windows.

**23.0279 BB**

**418 Beacon Street:** Replace twenty-three windows with appropriate wood windows, and repair eleven windows.

- 23.0136 BB** **72 Commonwealth Avenue:** At front façade repair entry steps.
- 23.0267 BB** **174 Commonwealth Avenue:** At front facade re-point and repair masonry, and repaint window trim and fire escape.
- 23.0259 BB** **290 Commonwealth Avenue:** At front facade re-point and repair masonry. repair conner cornice. replace conner gutter and downspout in-kind, and re-caulk and repaint window trim.
- 23.0256 BB** **390 Commonwealth Avenue:** At front replace black rubber membrane roof at balcony in-kind.
- 23.0245 BB** **115 Newbury Street:** At front facade replace signage.
- ~~**23.0274 BB** **126 Newbury Street:** At front façade replace signage.~~
- 23.0263 BB** **WITHDRAWN BY APPLICANT**
- 23.0277 BB** **132 Newbury Street:** At front façade repair masonry and paving.
- 23.0242 BB** **135 Newbury Street:** At front façade renovate storefront and replace signage.
- 23.0242 BB** **331 Newbury Street:** At front façade replace blade sign.

#### IV RATIFICATION OF 9/14/2022 PUBLIC HEARING MINUTES

#### V STAFF UPDATES

#### VI PROJECTED ADJOURNMENT: 7:00PM

**DATE POSTED: 10/6/2022**

**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