



**ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://ZOOM.US/J/94901376517](https://zoom.us/j/94901376517) OR CALLING 301-715-8592 AND ENTER MEETING ID 949 0137 6517 #. 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: 7/12/2023**  
**TIME: 5:00 PM**

**RECEIVED**  
*By City Clerk at 2:12 pm, Jun 30, 2023*

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

**23.1077 BB**

**150 Newbury Street:**

Applicant: Boston Public Schools

Proposed Work: Remove tree at Dartmouth Street entrance.

**22.1370 BB**

**374 Commonwealth Avenue:**

Applicant: Patrick Myers

Proposed Work: Convert existing front yard into an outdoor patio for seasonal outdoor dining utilizing stone pavers with porous joints, planting beds, and low lighting. To gain access to the space, a small portion of the existing fence and curb will be removed and replaced in-kind with new gates that will match in kind to the existing iron work.

**23.1173 BB**

**256-260 Newbury Street:**

Applicant: Mark Van Brocklin

Proposed Work: At roof lower the roof structure, construct penthouse addition and decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, install new windows and doors at newly excavated ground

level façade, and selective replacement of a small portion of existing first floor facade.

**23.1120 BB**

**9-11 Marlborough Street:**

Applicant: 11 Marlborough, LLC

Proposed Work: At front façade restore entry portico, install new mahogany entry doors and lower doors, replace wood windows, and install new front garden iron fence, stair handrails and landscaping; at rear elevation install new garage door opening, install new brick paving at parking court, install granite courtyard pavers, granite steps and curb retaining wall with new iron fence and stair railing, re-point masonry façade including repairing window lintels and sills, and replace wood windows; and at roof install roof deck accessed via low-profile roof hatch with iron railings, install new elevator override, install new AC condensers within deck setback, and install new slate mansard roof with new copper gutters and downspouts.

**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 617.635.1935 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

- 23.1066 BB** **228 Beacon Street:** At front façade replace two first-story one-over-one windows in-kind; and replace three first-story six-over-six bowed wood windows in-kind.
- 23.1121 BB** **270 Beacon Street:** At roof replace slate, copper roofing, copper flashing, copper gutters, and wood trim in-kind.
- 23.1039 BB** **204-206 Beacon Street:** Replace existing condensers (2) with 2 Mitsubishi heat pumps; replace existing skylights with new skylights in same locations; replace existing headhouse with skylight; refurbish and re-clad existing headhouse; install new lighting, roof, copper siding, and patio door; rebuild existing chimney with salvaged and/or new brick to match existing; replace and relocate railing between refurbished headhouse and reconstructed chimney; and remove fire escape on Back Street façade connecting 204 and 206 Beacon Street.
- 23.1133 BB** **270 Beacon Street:** At roof replace black rubber membrane roofing in-kind.
- 22.0890 BB** **340 Beacon Street:** Extend application 22.0890 BB to expire on 6-13-2024. Proposed work includes: at roof construct deck; replace existing cladding at headhouse/penthouse with aluminum snap-clad standing seam cladding; install new windows and door to replace existing sliders and windows at headhouse/penthouse; install new walk-on skylight (flush to deck) in existing skylight location; and install new light fixtures at front elevation of headhouse/penthouse.
- 23.0537 BB** **520 Beacon Street:** At rear elevation replace sixth-story non-historic window unit with wood window unit.
- 23.1134 BB** **575 Boylston Street:** At front façade replace existing wall signage.
- 23.1172 BB** **673 Boylston Street:** At roof remove wood decking and metal railings to replace the membrane roof and associated sheet metal flashing.
- 23.1108 BB** **955 Boylston Street:** At roof install twenty-two (22") inch headhouse for elevator override.
- 23.1115 BB** **267 Clarendon Street:** At roof replace roof sheathing, substrate and gutters in-kind.
- 23.1130 BB** **267 Clarendon Street:** Re-point masonry.
- 23.1177 BB** **285 Clarendon Street:** Replace six storm windows in-kind.
- 23.1159 BB** **50 Commonwealth Avenue:** At side elevation replace four ninth-story six-over-six wood windows in-kind.
- 23.1124 BB** **109 Commonwealth Avenue:** At roof replace existing HVAC units and install vent caps.

- 23.0979 BB** **148 Commonwealth Avenue:** At rear elevation add outlet for EV charger at frame of rear entry.
- 23.0903 BB** **197 Commonwealth Avenue:** Replace ten, one-over-one non-historic aluminum-clad windows with one-over-one wood windows.
- 23.1148 BB** **233 Commonwealth Avenue:** At rear elevation re-point masonry.
- 23.1150 BB** **233 Commonwealth Avenue:** At rear elevation replace three fifth floor two-over-two non-historic wood windows in-kind.
- 23.1079 BB** **257 Commonwealth Avenue:** At rear elevation restore copper bay window.
- 23.1161 BB** **288 Commonwealth Avenue:** Clean, repair and repoint masonry, and repair and repaint wood trim.
- 23.1165 BB** **314 Commonwealth Avenue:** At all elevations, remove deteriorated rain table copper and provide new pressure treated blocking and install new copper rain table to match the existing; and inspect stone masonry, remove cracked and/or loose sections of stone and replace and/or patch to match the existing for color, texture and shape.
- 23.1078 BB** **315 Commonwealth Avenue:** At roof repair masonry at two existing chimneys.
- 23.0915 BB** **337 Commonwealth Avenue:** At roof install roof deck consistent with the Commission's residential design guidelines.
- 23.1206 BB** **339 Commonwealth Avenue:** At rear addition replace copper roofing in-kind, install shiplap siding, new light fixtures and granite steps.
- 23.0720 BB** **362 Commonwealth Avenue:** Replace wall signage at lower level retail space.
- 23.1181 BB** **3 Gloucester Street:** Replace rotted wood trim at windows, gables and fascia boards in-kind.
- 23.1127 BB** **22 Marlborough Street:** At front façade replace two fifth-story one-over-one wood windows in-kind.
- 23.1169 BB** **167 Marlborough Street:** Repair masonry, wood trim, slate roof, and copper gutters.
- 23.1100 BB** **298 Marlborough Street:** At front façade replace seven non-historic wood windows with historically appropriate one-over-one wood windows.

- 23.1170 BB**      **443 Marlborough Street:** At front façade repair entry door, leaded glass, entry stoop, curbing and metalwork; and replace door hardware and address numbers in-kind.
- 23.1107 BB**      **151 Newbury Street:** At front façade and side elevation install wall signage consistent with approved signage master plan.
- 23.1166 BB**      **163 Newbury Street:** At front façade replace signage and cafe furniture, and install string lighting.
- 23.1112 BB**      **221 Newbury Street:** Repair and re-point masonry, and replace roof slate and copper gutter in-kind.
- 23.1113 BB**      **223 Newbury Street:** Repair and re-point masonry, and replace roof slate and copper gutter in-kind.
- 23.1136 BB**      **232 Newbury Street:** At front façade install wall sign at lower level retail space.
- 23.1137 BB**      **232 Newbury Street:** At front façade install wall sign and blade sign at first-story retail space.
- 23.1105 BB**      **331 Newbury Street:** At rear elevation repaint existing fire escape.

### III ADVISORY REVIEW

**337 Commonwealth Avenue:** Proposed rooftop headhouse structure.

**415 Newbury Street:** Demolish existing addition and develop 2 residential buildings at 415 Newbury Street. Building 1 is a 3-story approximately 32,000 sf residential building with below grade parking. Building 2 is an 11-story approximately 123,000 sf mixed use building attached to the existing Harvard Club building located at 374 Commonwealth Ave. The mixed uses include residential and Harvard Club athletic facilities.

### IV RATIFICATION OF 5/10/2023 & 6/14/2023 PUBLIC HEARING MINUTES

### V STAFF UPDATES

### VI PROJECTED ADJOURNMENT: 7:00PM

**DATE POSTED: 6/30/2023**

**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*), Thomas High (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), Zsuzsanna Gaspar (*Boston Society of Architects*), Ethel MacLeod (*Boston Society of Architects*)

*Alternates: David Eisen (Boston Society of Architects), Anddie Chan-Patera (Neighborhood Association of the Back Bay), Kenneth Tutunjian (Greater Boston Real Estate Board), Tanvi Nayar (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