



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/93796714856](https://zoom.us/j/93796714856) OR CALLING 301-715-8592 AND ENTER MEETING ID 937 9671 4856 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING

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

DATE: 12/13/2023
TIME: 5:00 PM

RECEIVED
By City Clerk at 8:40 am, Dec 01, 2023

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.0505 BB

815 Boylston Street:

Applicant: Matthew Fitzgerald
Proposed Work: At front of building install crash rated bollards.

24.0425 BB

331 Newbury Street:

Applicant: Brian Keith
Proposed Work: At rear elevation install EV charging station.

24.0509 BB

12 Fairfield Street:

Applicant: Tina Tsiakalis
Proposed Work: At side (east) elevation install kitchen exhaust vent.

24.0495 BB

254 Commonwealth Avenue:

Applicant: Timothy Dent
Proposed Work: At roof extend footprint of existing roof deck, replace existing penthouse window with sliding door, remove existing visible large HVAC condenser and replace with two smaller HVAC non-visible condensers, add new swinging door to penthouse (not visible from a public way, and remove existing skylight (not visible from a public way).

24.0233 BB

131 Commonwealth Avenue:

Continued from 11-8-2023

Applicant: Ryan Nevidomsky

Proposed Work: At rear elevation remove existing concrete and asphalt paving, slot drain and fencing, regrade for positive pitch away from building, provide new trench drain and new brick paving with granite curbing, install a new brick low wall where fence is removed abutting neighbor's parking, and at third floor lower existing deck, lower door sill and replace door and install new decking and railing; and at roof relocate heat pump location and install screening enclosure to match existing headhouse, install new windows and flat skylight at headhouse, install new walkable skylight at existing location, and install outdoor grill area, gas fireplace and surround, and new IPE wood decking.

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. Thank you.

24.0492 BB **5 Arlington Street:** Replace six fifth-story wood windows in-kind.

24.0486 BB **4-5 Arlington Street:** At rear elevation repair masonry and fire escape.

- 24.0525 BB** **250 Beacon Street:** At front façade replace eleven tenth-story six-over-six non-original windows with wood six-over-six windows.
- 24.0215 BB** **399 Boylston Street:** Repair gutter system.
- 24.0445 BB** **699 Boylston Street:** At front façade replace existing signage.
- 24.0431 BB** **907 Boylston Street:** Repair sidewalk at front of building.
- 24.0525 BB** **4 Charlesgate East:** At front façade repair and repoint masonry, install flashing, restore copper window bays, and replace sealants.
- 24.0427 BB** **224 Clarendon Street:** At Newbury Street elevation repair existing fire escape.
- 24.0523 BB** **203-205 Commonwealth Avenue:** At rear elevation repair fire escape.
- 24.0467 BB** **233 Commonwealth Avenue:** At front façade replace four third story-wood windows in-kind.
- 24.0488 BB** **303 Commonwealth Avenue:** At front façade entry steps to lower level replace concrete risers and treads with granite.
- 24.0452 BB** **389 Commonwealth Avenue:** Repoint and repair masonry, install new copper gutter, and replace black rubber membrane roof in-kind.
- 24.0453 BB** **413-415 & 419 Commonwealth Avenue:** At front façade repaint entry doors and replace brass kickplates in-kind.
- 24.0441 BB** **33 Gloucester Street:** Replace copper gutter, downspout and roof slate in-kind.
- 24.0516 BB** **2 Marlborough Street:** At roof replace black rubber membrane roof in-kind and install new copper gutter.
- 24.0428 BB** **105 Marlborough Street:** At rear elevation repair existing fire escape.
- 24.0500 BB** **287 Marlborough Street:** Replace five third-story one-over-one wood windows in-kind.
- 24.0444 BB** **302 Marlborough Street:** At front façade repair existing fire escape.
- 24.0501 BB; 24.0502 BB & 24.0503 BB** **29, 31, 33 and 35 Newbury Street:** Replace entry doors at 31, 33 and 35 Newbury Street; replace handrail, new granite treads and pavers at 29 and 31 Newbury Street entry; paint existing storefront window frames and base black at 31 and 33 Newbury Street; remove canopy and sloping metal wall, patch stucco and paint at 33 Newbury Street stoop; and remove pedestal and intercom at 35 Newbury Street.

- 24.0496 BB** **149 Newbury Street:** At rear elevation install mechanical louver at second-story window.
- 24.0434 BB** **274 Newbury Street:** At front façade repoint and clean masonry.
- 24.0493 BB** **349 Newbury Street:** At front façade repaint storefront, beams and install blade sign.

III RATIFICATION OF 11/8/2023 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:30PM

DATE POSTED: 12/1/2023

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