



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/96608251328](https://zoom.us/j/96608251328) OR CALLING 301-715-8592 AND ENTER MEETING ID 966 0825 1328 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 9/11/2024
TIME: 5:00 PM

REVIEWED

By City Clerk at 7:32 am, Aug 30, 2024

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

25.0193 BB 298-300 Newbury Street:

Applicant: Marguerite Roberts
Proposed Work: At front facade install flag holder and flag, and install window signage and wall plaque.

25.0066 BB 230 Marlborough Street:

Applicant: John Meyer
Proposed Work: At rear elevation construct a roof deck on top of an existing single story structure. Extend existing masonry walls up to create parapet walls using brick to match existing. Replace window with new door to match existing.

25.0167 BB 18 Commonwealth Avenue:

Applicant: Fraser Allan
Proposed Work: At front facade replace entry doors and install intercom; and at rear elevation construct one-story rear addition with garage door opening, convert existing first-story window into a door, and install brick pavers.

25.0184 BB 286 Commonwealth Avenue:

Applicant: Monika Pauli
Proposed Work: At roof remove existing penthouse, deck and mechanical equipment, and construct larger penthouse, and decks, and install new mechanical equipment.

25.0185 BB

291 Beacon Street:

Applicant: Guy Grassi

Proposed Work: Replace all windows with historically appropriate windows; repair and repoint masonry; replace and repair slate roofing, replace copper flashings and gutters in-kind; replace deteriorated wood elements in-kind; at front facade replace entry doors, replace fire balcony elements, install intercom and fire beacon, install handrails at entry stoop, install brick pavers at entry sidewalk and re-landscape front garden; at rear elevation install brick pavers and re-landscape rear yard area, install garage door and alter third-story window openings and add balcony; and at roof add penthouse addition, terrace and mechanical equipment, and remove two chimneys.

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.

25.0131 BB

154 Beacon Street: At rear elevation repair existing fire escape.

25.0134 BB

211 Beacon Street: Replace deteriorated roof slate, copper gutter and copper downspout in-kind.

- 25.0140 BB** **213 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0139 BB** **215 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0141 BB** **217 Beacon Street:** Replace deteriorated roof slate, copper gutter and copper downspout in-kind.
- 25.0190 BB** **247 Beacon Street:** Replace three first-story one-over-one wood windows in-kind.
- 25.0183 BB** **286 Beacon Street:** At front facade restore six fifth-story windows and replace existing storm windows.
- 25.0206 BB** **488 Beacon Street:** At roof replace decking, roofing, penthouse doors, and penthouse windows in-kind.
- 25.0117 BB** **529 Beacon Street:** At roof remove existing rubber/tar and gravel roof, install black rubber membrane roofing, repoint chimneys, and replace copper gutters in-kind.
- 25.0174 BB** **302 Berkeley Street:** At rear yard erect removable platform at enclosed patio area to connect rear entry door to existing rear patio stairs.
- 25.0112 BB** **24 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind.
- 25.0103 BB** **24 Commonwealth Avenue Unit 7:** At roof replace existing deck in-kind.
- 25.0105 BB** **24 Commonwealth Avenue Unit 8:** At roof replace existing deck in-kind.
- 25.0138 BB** **120 Commonwealth Avenue:** At rear elevation replace railing at existing roof deck.
- 25.0062 BB** **151 Commonwealth Avenue:** At front garden remove dead Dogwood tree.
- 25.0144 BB** **199 Commonwealth Avenue:** Facade and roof restoration work; remove three wall air conditioning units, and install three heat pumps at uppermost roof.
- 25.0132 BB** **233 Commonwealth Avenue:** At rear elevation replace three second-story two-over-two wood windows in-kind.
- 25.0122 BB** **255 Commonwealth Avenue:** At roof replace flashing, black rubber membrane roof and deck in-kind.

- 25.0120 BB** **295 Commonwealth Avenue:** At rear elevation replace one one-over-one wood window in-kind.
- 25.0166 BB** **340 Commonwealth Avenue:** At roof replace rubber membrane roofing and deck in-kind.
- 25.0150 BB** **400 Commonwealth Avenue:** At rear elevation install two mechanical louvers at existing window openings; and at courtyard install one mechanical louver at existing window opening.
- 25.0157 BB** **167 Marlborough Street:** Repair and repoint masonry, and replace chimney flashing in-kind.
- 24.0224 BB** **67 Marlborough Street:** Replace all windows with historically appropriate wood windows.
- 25.0170 BB** **29 Marlborough Street:** At rear elevation replace two first-story two-over-two wood windows in-kind.
- 25.0201 BB** **299 Marlborough Street:** At front facade and rear elevation repair existing fire escape.
- 25.0162 BB** **317 Marlborough Street:** At rear elevation repoint masonry.
- 25.0204 BB** **121 Newbury Street:** At rear elevation repair existing fire escape.
- 25.0175 BB** **83 Newbury Street:** At front facade reconfigure and repair non-historic storefront, install awnings and add signage.
- 25.0126 BB** **134 Newbury Street:** At front facade replace signage.
- 25.0187 BB** **201 Newbury Street:** At front facade extend roof over entry at non-historic storefront.
- 25.0128 BB** **201 Newbury Street:** At alley repair and repoint masonry at rear yard wall.
- 25.0171 BB** **205 Newbury Street:** At front facade replace signage.
- 25.0097 BB** **242 Newbury Street:** At front facade install blade sign.

III RATIFICATION OF 7/10/2024 & 8/14/2024 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 8/30/2024

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*), Franklin Ross (*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