



**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/98367470419](https://zoom.us/j/98367470419) OR CALLING 301-715-8592 AND ENTER MEETING ID 983 6747 0419 #. 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:** 8/14/2024  
**TIME:** 5:00 PM

**REVISED**  
4:58 pm, Aug 01, 2024

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

**25.0070 BB 191 Commonwealth Avenue:**

Applicant: Jason Weiner  
Proposed Work: Renovate and re-landscape front garden.

**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.

**24.1156 BB 18 Commonwealth Avenue:**

Applicant: Allan Fraser  
Proposed Work: Replace copper gutters and downspouts in-kind; replace all windows with historically appropriate wood windows; at front façade replace non-historic façade with historically appropriate masonry façade, construct new entry steps, and reconfigure front garden with new curbing, fencing and plantings; at rear elevation repoint masonry and remove fire balconies; and at roof repoint chimneys and reset chimney pots, replace damaged slate in-kind, repair rear dormer trim and repaint; install roof deck, and relocate headhouse and clad in standing seam copper.

**25.0060 BB 127 Commonwealth Avenue:**

Applicant: 127 Commonwealth LLC  
Proposed Work: Repoint and repair masonry and entry steps, replace windows with historically appropriate wood windows, replace in-kind copper gutters and downspouts; replace slate in-kind at Mansard roofs, repair rear dormers and rear oriel, and remove front and rear connecting iron fire balconies; at front facade restore garden fence, reset garden curbs, plant new Magnolia tree, install stair handrails, and install brick paving; at

rear elevation remove stainless steel commercial vent, install garage door, install brick paved parking court, brick garden walls with iron gate, add landscaping including Dogwood tree, and install Juliet balcony with french door within modified window opening; and at roof construct penthouse, front and rear terraces, elevator override and mechanical equipment.

**25.0059 BB**

**125 Commonwealth Avenue:**

Applicant: 125 Commonwealth LLC

Proposed Work: Repoint and repair masonry and entry steps, replace windows with historically appropriate wood windows, replace in-kind copper gutters and downspouts; replace slate in-kind at Mansard roofs, and remove front and rear connecting iron fire balconies; at front facade restore garden fence, reset garden curbs, install stair handrails, and install brick paving; at rear elevation remove shed structure, install garage door, install brick paved parking court, brick garden walls with iron gate, add landscaping including Dogwood tree, and install Juliet balcony with french door within modified window opening; and at roof construct penthouse, front and rear terraces, elevator override and mechanical equipment.

**25.0071 BB**

**175 Marlborough Street:**

Applicant: David Sharff

Proposed Work: Repoint masonry and replace all windows with historically appropriate wood windows; at rear elevation renovate existing 2nd floor deck with new decking and railings; and at roof repair slate, replace existing rubber roof and associated copper flashing, remove and reconstruct existing penthouse and deck to accommodate a new staircase and elevator, and relocate and add new HVAC units to existing roof.

**25.0087 BB**

**323 Commonwealth Avenue:**

Applicant: Zachary Millay

Proposed Work: At front facade existing stair railings to be removed and replaced with new railings, existing areaway and stairs to lower level shall be removed and replaced with new brick pavers, granite steps, railing and door, existing non historical railing at front curb to be removed and replaced with new landscaping, existing curb to be repaired in-kind, and new railing at upper level balustrade to meet min height required by code; and at rear Elevation install new brick pavers in parking area, new landscaping, new trash and recycle storage, and new 6'-0"balcony off unit 1 living space with decorative metal railing.

**25.0092 BB**

**209 Beacon Street:**

Applicant: Guy Grassi

Proposed Work: Replace all windows and repair masonry; at front facade reset pavers at sidewalk, install fence and install new intercom; at roof construct penthouse addition with deck and install mechanical equipment; and at rear elevation install brick pavers, reduce size of rear ell, install garage door, remove fire escapes, and construct new balcony.

**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.

- 25.0091 BB**      **5 Arlington Street:** At rear oriel window replace decorative copper roofing and sheathing in-kind.
- 25.0030 BB**      **295 Beacon Street:** At front facade repair entry steps.
- 25.0009 BB**      **351 Beacon Street:** At rear elevation repoint masonry, and replace roofing, flashing and gutters, and repaint wood elements at oriel window.
- 25.0074 BB**      **351 Beacon Street:** At rear elevation repair masonry.
- 25.0004 BB**      **396 Beacon Street:** At front facade replace four second-story two-over-two wood windows in-kind.
- 25.0093 BB**      **419 Boylston Street:** Replace deteriorated roofing in-kind.
- 25.0043 BB**      **607 Boylston Street:** At roof replace black rubber membrane roofing in-kind.
- 25.0079 BB**      **224 Clarendon Street:** Replace eight sixth-story one-over-one wood windows in-kind.
- 25.0110 BB**      **64 Commonwealth Avenue:** At front façade remove non-historic entry door, sidelights and transom, and install new double doors and restore transom to match intact entrance at 66 Commonwealth Avenue.

- 25.0023 BB**      **120 Commonwealth Avenue:** At rear elevation replace two third-story one-over-one wood windows in-kind.
- 25.0077 BB**      **197 Commonwealth Avenue:** Repoint and repair masonry, and repair gutters and downspouts.
- 25.0085 BB**      **288 Commonwealth Avenue:** At rear elevation replace existing garage door.
- 24.1185 BB**      **333 Commonwealth Avenue:** At roof remove and rebuild top section of existing chimney in-kind.
- 25.0031 BB**      **28 Exeter Street:** At front facade replace signage,
- 25.0089 BB**      **7 Fairfield Street:** At front facade repair entry steps and coal chute.
- 24.1196 BB**      **2 Marlborough Street:** At roof repoint front chimney.
- 25.0041 BB**      **28 Marlborough Street:** At roof replace existing deck in-kind.
- 25.00100 BB**      **117 Marlborough Street:** At front facade replace non-historic upper-floor French doors and windows with wood doors and windows.
- 25.0036 BB**      **127 Marlborough Street:** At roof remove existing deck, replace rubber membrane roofing, flashing, skylights, gutter and downspouts in-kind.
- 24.1180 BB**      **170 Marlborough Street:** Repaint existing painted surfaces to match existing paint colors.
- 24.1181 BB**      **172 Marlborough Street:** Repaint existing painted surfaces to match existing paint colors.
- 25.0057 BB**      **230 Marlborough Street:** Replace seven second-story one-over-one wood windows in-kind.
- 25.0058 BB**      **303 Marlborough Street:** Repaint wood trim and entry doors.
- 25.0075 BB**      **337 Marlborough Street:** Replace four second-story one-over-one wood windows in-kind.
- 25.0099 BB**      **345 Marlborough Street:** At front façade repoint and repair masonry and replace deteriorated wood window sills in-kind.
- 25.0078 BB**      **97-101 Newbury Street:** Installation of security cameras at front facade and rear elevation.
- 25.0065 BB**      **92 Newbury Street:** At front facade replace existing signage.

- 25.0113 BB**      **133 Newbury Street:** At front façade replace signage, awnings and repaint storefront.
- 25.0076 BB**      **299 Newbury Street:** Repair masonry and egress balconies, and repaint wood trim.
- 25.0033 BB**      **324 Newbury Street:** At front facade install blade sign and window signage.
- 25.0067 BB**      **333 Newbury Street:** At front facade replace door hardware and signage.
- 25.0052 BB**      **343 Newbury Street:** At front facade install signage on existing bracket.

### III ADVISORY REVIEW

**18 Commonwealth Avenue:**

Applicant: Allan Fraser

Proposed Work: Construct garage at rear of property, and deck at uppermost roof.

### IV RATIFICATION OF 7/10/2024 PUBLIC HEARING MINUTES

### V STAFF UPDATES

### VI PROJECTED ADJOURNMENT: 7:00 PM

**DATE POSTED: 8/1/2024**

**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