



RECEIVED

By City Clerk at 4:13 pm, Oct 30, 2024

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/99878244413](https://zoom.us/j/99878244413) OR CALLING 301-715-8592 AND ENTER MEETING ID 998 7824 4413 #. 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: 11/13/2024
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.1191 BB 246 Beacon Street:
Applicant: Eric Hersum
Proposed Work: At roof replace rubber membrane roofing and cedar shingle roofing in-kind, and replace copper balustrade with a polymer stone material.

25.0284 BB 195 Beacon Street:
Applicant: Keith Brewer
Proposed Work: At roof replace deck and construct headhouse.

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.

- 25.0379 BB** **9 Arlington Street:** At rear elevation repair existing fire escapes.

- 25.0315 BB** **177 Beacon Street:** At front facade repair masonry at door surround and entry steps, and reset pavers at walkway.

- 25.0269 BB** **234 Beacon Street:** Replace eight non-historic windows and three non-historic balcony doors with appropriate wood windows and doors.

- 25.0334 BB** **255 Beacon Street:** Replace thirteen third-story six-over-six wood windows in-kind.

- 25.0386 BB** **289 Beacon Street:** At front facade replace non-historic entry door with historically appropriate wood entry doors.

- 25.0272 BB** **290 Beacon Street:** At front facade repaint masonry trim elements.

- 25.0382 BB** **299 Beacon Street:** At front facade and side elevation repoint and repair masonry.

- 25.0303 BB** **307 Beacon Street:** At front facade and rear elevation repair fire escapes.

- 25.0336 BB** **520 Beacon Street:** Repoint and repair masonry, and replace deteriorated sections of gutter.

- 25.0372 BB** **425 Boylston Street:** At front facade replace deteriorated pavers in-kind.

- 25.0329 BB** **647 Boylston Street:** At front facade reset loose pavers.

- 25.0319 BB** **665 Boylston Street:** At front facade replace entry doors in-kind.

- 25.0368 BB** **777 Boylston Street:** At front facade install additional entry door to tenant space.

- 25.0335 BB** **21 Commonwealth Avenue:** At roof replace deteriorated deck boards at existing deck in-kind.
- 25.0288 BB** **124 Commonwealth Avenue:** At front garden replace dead Laburnum tree with same species tree.
- 25.0295 BB** **167 Commonwealth Avenue:** At roof repair rubber membrane roof; and at front facade repoint masonry.
- 25.0340 BB** **280 Commonwealth Avenue:** At rear elevation replace gutter and downspout in-kind.
- 25.0316 BB** **244 Marlborough Street:** At front facade repair masonry.
- 25.0365 BB** **378 & 380 Marlborough Street:** At front facade relocate existing garden fence.
- 25.0371 BB** **11 Newbury Street:** At front facade install awnings at second-story windows.
- 25.0345 BB** **38-44 Newbury Street:** At front facade install signage at transoms.
- 25.0381 BB** **121 Newbury Street:** Repoint and repair masonry, repair front entry steps, and install brick pavers front entry walkway.
- 25.0359 BB** **125 Newbury Street:** At front facade and rear elevation repair existing fire escape.
- 25.0351 BB** **123 Newbury Street:** At front facade replace entry door hardware and install window awnings.
- 25.0357 BB** **127-129A Newbury Street:** At front facade and rear elevation repair existing fire escape.
- 25.0375 BB** **227 Newbury Street:** At front facade expand and reconfigure lower-level dig-out area and relocate lower-level entry door.
- 25.0354 BB** **299 Newbury Street:** At rear elevation repair existing fire escape.

III RATIFICATION OF 10-9-2024 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 10/30/2024

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Greater Boston Real Estate Board*), Robert Weintraub (*Back Bay Association*), Vacant (*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