



**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/93607483959](https://zoom.us/j/93607483959)**

**[OR CALLING 301-715-8592](https://zoom.us/j/93607483959) AND ENTER MEETING ID 936 0748 3959 #. 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: 1/8/2025**

**TIME: 4:30 PM**

#### **I. VIOLATIONS SUBCOMMITTEE - 4:30pm**

**VIO.25.0907      358 Marlborough Street:**

Violation: At rear elevation unapproved expansion and replacement of windows and entry door, unapproved paving and unapproved installation of HVAC unit at patio; and at the roof unapproved installation of wood privacy screens, planters and HVAC units. ***Continued from 12-11-2024***

**VIO.25.0908      384 Marlborough Street:**

Violation: Unapproved changes to rear landscape plans approved by the BBAC in 2023; and at the roof, deck and mechanical equipment not installed as approved by the BBAC in 2023. ***Continued from 12-11-2024***

#### **II. DESIGN REVIEW PUBLIC HEARING - 5:00pm**

**25.0463 BB      131 Commonwealth Avenue:**

Applicant: Ryan Nevidomsky

Proposed Work: At roof replace chimney pots at chimneys.

**III. 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.

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| <b>25.0488 BB</b> | <b><u>128 Beacon Street:</u></b> At front facade and rear elevation repair and repaint existing windows.          |
| <b>25.0483 BB</b> | <b><u>211 Beacon Street:</u></b> At front facade repair existing fire escapes.                                    |
| <b>25.0484 BB</b> | <b><u>213 Beacon Street:</u></b> At front facade repair existing fire escapes.                                    |
| <b>25.0485 BB</b> | <b><u>215 Beacon Street:</u></b> At front facade repair existing fire escapes.                                    |
| <b>25.0489 BB</b> | <b><u>217 Beacon Street:</u></b> At front facade repair existing fire escapes.                                    |
| <b>25.0500 BB</b> | <b><u>293 Beacon Street:</u></b> At rear Mansard roof replace slate, copper gutter and copper downspouts in-kind. |
| <b>25.0478 BB</b> | <b><u>4 Charlesgate East:</u></b> At front facade replace storm windows in-kind.                                  |
| <b>25.0487 BB</b> | <b><u>135 Commonwealth Avenue:</u></b> At roof replace black rubber membrane roof in-kind.                        |
| <b>25.0491 BB</b> | <b><u>167 Commonwealth Avenue:</u></b> At front facade and rear elevation repair existing fire escapes.           |
| <b>25.0028 BB</b> | <b><u>290 Commonwealth Avenue:</u></b> At roof replace existing deck and black rubber membrane roof in-kind.      |
| <b>25.0513 BB</b> | <b><u>369 Marlborough Street:</u></b> At rear yard remove dangerous tree and replant a white oak tree.            |
| <b>25.0486 BB</b> | <b><u>385 Marlborough Street:</u></b> At roof install three HVAC units.   |

- 25.0505 BB**      **11 Newbury Street:** At rear elevation replace existing mechanical equipment, install two mechanical louvers, remove non-functioning vents and infill non-historic window opening.
- 25.0492 BB**      **85 Newbury Street:** At front patio approval of existing outdoor dining installation.
- 25.0514 BB**      **130 Newbury Street:** At front facade replace wall sign at first story.

#### **IV ADVISORY REVIEW**

**263 Clarendon Street:** Renovation of all levels of 263 Clarendon Street, as well as a change of use from Residential to Elementary Education. The intended use of the building is by The Learning Project, a K-6 independent education provider that has operated in the Back Bay since 1973. The work includes: demolition of all interior finishes and existing rear addition; demolition and reconstruction of rear yard fence; reconstruction of the front stoop to provide access to an interior lift and create an accessible entry; installation of an interior elevator fully captured within existing roof; construction of exterior egress stair on the rear facade; enlargement of rear openings to provide access to exterior stair; new partitions and finishes throughout; new restrooms throughout all levels; all new systems to provide mechanical ventilation and heating/cooling; full coverage of the building with automatic fire-sprinklers.

#### **V RATIFICATION OF 11-13-2024 & 12/11/2024 PUBLIC HEARING MINUTES**

#### **VI STAFF UPDATES**

#### **VII PROJECTED ADJOURNMENT: 6:00 PM**

**DATE POSTED: 12/26/2024**

##### **BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

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