



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/98474351438](https://zoom.us/j/98474351438) OR CALLING 301-715-8592 AND ENTER MEETING ID 984 7435 1438 #. 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: 3/12/2025
TIME: 4:30 PM

I. VIOLATIONS SUBCOMMITTEE - 4:30pm

RECEIVED

By City Clerk at 4:31 pm, Feb 27, 2025

VIO.25.0948

200 BEACON STREET:

Violation: Unapproved planter at front of building.

VIO.25.0949

36 GLOUCESTER STREET:

Violation: At rear elevation unapproved installation of mechanical equipment.

II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

REVISED

4:31 pm, Feb 27, 2025

APP # 25.0618 BB

135 MARLBOROUGH STREET:

Applicant: Austin Roberts

Proposed Work: At rear addition replace roof structure and roofing in-kind, enlarge existing masonry door opening, and install a 36 inch wide wood door.

APP # 25.0588 BB

173 BEACON STREET:

Applicant: Onal Bengisu

Proposed Work: At roof extend existing deck toward rear of building.

APP # 25.0584 BB

124 BEACON STREET:

Applicant: Jahan Mohebbi

Proposed Work: At rear elevation redesign upper level (between floors 9 and 10) roof and rear wall.

APP # 25.0658 BB

131 COMMONWEALTH AVENUE:

Applicant: Ryan Nevidomsky

Proposed Work: At roof change location of previously approved HVAC units and install mechanical screening.

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. Thank you.

APP # 25.0627 BB 265 BEACON STREET: At front facade entry install postal key box below existing intercom/buzzer.

APP # 25.0619 BB 311 BEACON STREET: At rear elevation repair existing fire escape.

APP # 25.0643 BB 351 BEACON STREET: At side elevation repair existing fire escape.

APP # 25.0535 BB 483 BEACON STREET: At rear elevation replace four third-story windows with historically appropriate wood windows.

APP # 25.0623 BB 903 BOYLSTON STREET: At front facade replace second story wood windows in-kind and replace first-story entry door and storefront window.

APP # 25.0634 BB 903 BOYLSTON STREET: At front facade install wall sign.

APP # 25.0663 BB 1 COMMONWEALTH AVENUE: At window glazing at 20 fourth-story windows and 19 fifth-story windows.

APP # 25.0592 BB 44 COMMONWEALTH AVENUE: Remove outdated mechanical equipment and install eight heat pumps at the uppermost roof.

APP # 25.0654 BB 6 MARLBOROUGH STREET: At roof replace existing roof deck and black rubber membrane roofing in-kind.

APP # 25.0657 BB 167 MARLBOROUGH STREET: At fourth-story replace seven non-historic vinyl windows with historically appropriate wood windows.

APP # 25.0648 BB 222 MARLBOROUGH STREET: At third-story replace sixteen one-over-one wood windows in-kind.

APP # 25.0649 BB 337 MARLBOROUGH STREET: At front facade replace three second-story one-over-one wood windows in-kind.

APP # 25.0655 BB 51 MASSACHUSETTS AVENUE: At facade replace existing wall sign.

APP # 25.0610 BB 46 NEWBURY STREET: At front facade and side elevation install new wall and window signage.

APP # 25.0671 BB 71 NEWBURY STREET: At rear elevation replace two fourth-story one-over-one wood windows in-kind.

APP # 25.0605 BB 108 NEWBURY STREET: At front facade install wall sign.

APP # 25.0670 BB 172 NEWBURY STREET: At front facade install wall sign.

APP # 25.0620 BB 242 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0662 BB 332 NEWBURY STREET: At facade replace existing blade sign.

IV RATIFICATION OF 2-12-2025 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 2/27/2025

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