



RECEIVED

By City Clerk at 6:32 am, Aug 29, 2025

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/95804419256](https://zoom.us/j/95804419256) OR CALLING 301-715-8592 AND ENTER MEETING ID # 958 0441 9256 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: 9/10/2025
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 8-13-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0028 BB 154 NEWBURY STREET:

Applicant: Patrick Coburn

Proposed Work: At front facade replace signage and repaint storefront white.

APP # 26.0097 BB 167 MARLBOROUGH STREET:

Applicant: Simon Sinnott

Proposed Work: At roof replace existing solarium structure.

APP # 26.0161 BB 269 COMMONWEALTH AVENUE:

Applicant: 269 Commonwealth Avenue Associates, LLC

Proposed Work: Replace windows in-kind, and replace gutters and roofing; at front facade install new brick pavers at walkway, install decorative iron front garden fence and landscaping, and restore entry doors; at rear elevation replace brick pavers and garden wall, replace entry doors, repair existing decks and remove balcony; and at roof install deck, skylights, mechanical equipment, elevator override, and penthouse addition.

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 # 26.0169 BB 184 BEACON STREET: At roof install two condensers.

APP # 26.0150 BB 245 BEACON STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0137 BB 248 BEACON STREET: At rear elevation install new rubber membrane roof at garage.

APP # 26.0170 BB 290 BEACON STREET: At rear elevation repaint existing upper level addition to match existing color.

APP # 26.0204 BB 345R BEACON STREET: At rear elevation replace existing garage door.

APP # 26.0152 BB 361 BEACON STREET: At roof install power vent chimney.

APP # 26.0168 BB 463 BEACON STREET: Resubmission of previously approved exterior work including renovation of existing front penthouse and replacing railings. Extension of existing rear fire escape and enlargement of existing rear windows. New accessible access to garden level from alley.

APP # 26.0154 BB 478 BEACON STREET: At front facade replace one lower-level one-over-one wood window in-kind.

APP # 26.0099 BB 45 COMMONWEALTH AVENUE: At rear elevation repaint existing windows to match existing color.

APP # 26.0194 BB 50 COMMONWEALTH AVENUE: At front facade repair masonry and replace sealants at windows.

APP # 26.0140 BB 121 COMMONWEALTH AVENUE: At rear elevation replace rubber membrane roof and copper gutter at bay window in-kind.

APP # 26.0203 BB 131 COMMONWEALTH AVENUE: At front facade replace entry door hardware, install lighting, security devices, fire beacon, bell and sprinkler connection.

APP # 26.0104 BB 215 COMMONWEALTH AVENUE: At rear elevation repoint masonry.

APP # 26.0173 BB 253 COMMONWEALTH AVENUE: At roof replace rubber membrane roofing in-kind.

APP # 26.0117 BB 31 HEREFORD STREET: At front facade replace slate roof in-kind.

APP # 26.0139 BB 105 MARLBOROUGH STREET: At front facade, reset pavers at entry walk, repair entry doors, repair and repaint entry steps, and repaint railings.

APP # 26.0098 BB 127 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0084 BB 191 MARLBOROUGH STREET: At rear elevation repoint masonry.

APP # 26.0149 BB 247 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

APP # 25.0889 BB 291 MARLBOROUGH STREET: At front facade and rear elevation replace seven third-story windows with historically appropriate wood windows.

APP # 26.0071 BB 356 MARLBOROUGH STREET: At rear elevation install brick pavers at parking area.

APP # 25.0998 BB 360 MARLBOROUGH STREET: At roof replace rubber membrane roof in-kind; and at rear elevation replace asphalt shingles with slate.

APP # 26.0111 BB 387 MARLBOROUGH STREET: At front facade replace slate and copper roof elements in-kind, and repair masonry.

APP # 26.0112 BB 387 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0072 BB 11 NEWBURY STREET: At front facade install awnings at second story windows.

APP # 26.0167 BB 131 NEWBURY STREET: At front facade replace signage.

APP # 26.0144 BB 136 NEWBURY STREET: At front facade install wall sign and blade sign.

APP # 26.0086 BB 201 NEWBURY STREET: At front facade and side elevation replace existing wall signs.

APP # 26.0173 BB 212-214 NEWBURY STREET: At roof replace existing mechanical equipment.

APP # 26.0107 BB 339 NEWBURY STREET: At rear elevation remove non-historic one-story shed addition.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 8/29/2025

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*), Lisa Tharp (*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*), Vacant (*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