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By City Clerk at 7:36 am, Aug 01, 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/96327325259](https://zoom.us/j/96327325259)

[OR CALLING 301-715-8592](https://zoom.us/j/96327325259) AND ENTER MEETING ID # 963 2732 5259

**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: 8/13/2025

TIME: 4:30 PM

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO.25.0976 270 CLARENDON STREET:

Violation: At rear elevation unapproved removal of tree and construction of wood platform.

CONTINUED FROM 6-11-2025 HEARING

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 7-9-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 25.1044 BB 273 NEWBURY STREET:

Applicant: Daniel Robles

Proposed Work: At the front patio area install a vintage truck from 7-1-2025 to 10-31-2025 to display merchandise.

APP # 25.1006 BB 66 MARLBOROUGH STREET:

Applicant: Pamela Steel

Proposed Work: At the garden area install a Little Free Library.

APP # 26.0068 BB 11 MARLBOROUGH STREET:

Applicant: Nick Winton

Proposed Work: At roof revise design of previously approved roof deck, access hatch and mechanical equipment.

APP # 25.1047 BB

339 COMMONWEALTH AVENUE:

Applicant: Stewart O’Nan

Proposed Work: At roof construct penthouse addition and front and rear decks, and install mechanical equipment.

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 # 26.0064 BB 173 BEACON STREET: At front facade repair masonry.

APP # 26.0013 BB 206 BEACON STREET: Replace four fourth-story windows with historically appropriate windows.

APP # 26.0057 BB 250 BEACON STREET: At rear elevation replace seven fourth floor non-historic windows with historically appropriate wood windows.

APP # 26.0046 BB 414 BEACON STREET: At front facade replace six one-over-one wood windows in-kind.

APP # 26.0055 BB 483 BEACON STREET: At seventh floor replace six one-over-one windows with one-over-one aluminum-clad windows.

APP # 26.0061 BB 483 BEACON STREET: At eighth floor replace seven one-over-one windows with one-over-one aluminum-clad windows.

APP # 26.0020 BB 777 BOYLSTON STREET: At front facade install awning.

APP # 26.0066 BB 777 BOYLSTON STREET: At front facade install furnishings at existing outdoor dining patio.

APP # 26.0002 BB 827 BOYLSTON STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0070 BB 939 BOYLSTON STREET: At front facade install handrail at existing ramp.

APP # 26.0003 BB 180 COMMONWEALTH AVENUE: At front facade replace eight eighth-story six-over-nine wood windows in-kind.

APP # 26.0056 BB 205 COMMONWEALTH AVENUE: At front facade replace three third-story one-over-one wood windows in-kind.

APP # 26.0043 BB 260 COMMONWEALTH AVENUE: At rear elevation replace three fourth-story two-over-two wood windows in-kind.

APP # 26.0062 BB 397 COMMONWEALTH AVENUE: At front facade installation of metal railings at window wells.

APP # 26.0065 BB 321 DARTMOUTH STREET: At roof replace existing deck, black rubber membrane roof and slate in-kind.

APP # 26.0060 BB 5 FAIRFIELD STREET: At roof replace black rubber membrane roof in-kind.

APP # 26.0008 BB 6 GLOUCESTER STREET: Replace six second-story wood windows in-kind.

APP # 25.1013 BB 3 GLOUCESTER STREET: At roof replace install heat pump.

APP # 26.0049 BB 190 MARLBOROUGH STREET: At non-historic rear addition remove skylight and refurbish/replace in-kind existing windows.

APP # 26.0073 BB 241 MARLBOROUGH STREET: At roof replace black rubber membrane roof in-kind.

APP # 26.0069 BB 254 MARLBOROUGH STREET: At roof replace deck and black rubber roofing in-kind.

APP # 26.0015 BB 365 MARLBOROUGH STREET: At side elevation replace one third-story one-over-one aluminum window with a one-over-one wood window.

APP # 26.0059 BB 416 MARLBOROUGH STREET: Replace seven first-story one-over-one wood windows in-kind.

APP # 26.0027 BB 435 MARLBOROUGH STREET: Replace four third-story thirteen-over-one wood windows in-kind.

APP # 26.0012 BB 69 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0019 BB 158 NEWBURY STREET: At front facade repair and repaint wood storefront, repair masonry, add silcock and repair concrete sidewalk.

APP # 26.0006 BB 248 NEWBURY STREET: At front facade replace wall sign at lower retail space.

APP # 26.0044 BB 279 NEWBURY STREET: At front facade install wall sign.

IV ADVISORY REVIEW

APP # 26.0091 BB 67 NEWBURY STREET:

Applicant: Liz Vizza, Church of the Covenant

Proposed Work: Banner installation at church tower entrance.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 8/1/2025

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*), 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