



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/93196981611](https://zoom.us/j/93196981611) OR CALLING [301-715-8592](tel:301-715-8592) AND ENTER MEETING ID 931 9698 1611 #. 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: 3/13/2024
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

- 24.0584 BB** **42 Newbury Street:**
Applicant: Stanley Kutsovsky
Proposed Work: Alter existing storefront and install signage.

- 24.0756 BB** **299-301 Newbury Street:**
Applicant: David Silverman
Proposed Work: At front façade remove a portion of fencing at dig out area at 301 Newbury Street; and at rear elevation replace existing fire escape with redesigned fire escape.

- ~~**24.0760 BB**~~ ~~**310 Beacon Street: Application amended and moved to Administrative Review/Approval**~~
Applicant: Patrick Myers
Proposed Work: At rear garage repair and repoint masonry, replace and install new light fixtures, replace rubber membrane roof and wood deck boards in-kind; refinish existing railings and install season shade structure.

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.

- 24.0776 BB** **142 Beacon Street:** At front façade repair masonry and wood window trim
- 24.0760 BB** **310 Beacon Street:** At rear garage repair and repoint masonry, replace and install new light fixtures, replace rubber membrane roof and wood deck boards in-kind, and refinish existing railings.
- 22.0525 BB** **464 Beacon Street:** Extend approval of application 22.0525 BB to expire on 3-23-2025. The proposed work includes: at front façade replacing front garden curb with a new cast stone curb and a new wrought iron fence; at the roof extending the existing penthouse forward to align with adjacent properties with a deck at the front facade similar to adjacent properties, cladding both the new extension and the exposed existing penthouse in standing seam copper; and at the rear elevation enlarging the existing garage, introducing two new doors where windows are currently at the rear elevation, and constructing a roof deck on top of the garage with a raised walkway connecting the main building to the deck above the garage structure.
- 24.0749 BB** **303 Berkeley Street:** Repair masonry and brick paving, replace deteriorated copper elements in-kind, repaint wood elements, and repair slate roof.
- 24.0720 BB** **23 Commonwealth Avenue:** At rear elevation replace deteriorated wood elements at existing deck in-kind.
- 24.0712 BB** **68 Commonwealth Avenue:** At front façade replace existing intercom.
- 24.0732 BB** **151 Commonwealth Avenue:** At front façade repaint existing fire balconies.

- 23.0899 BB** **285 Commonwealth Avenue:** Extend approval of application 23.0899 BB to expire on 5-17-2025. The Proposed work includes: at roof replacing deck, re-cladding the existing headhouse, and installing lighting, built-in furniture and planters.
- 24.0757 BB** **305 Commonwealth Avenue:** At front façade repoint and repair masonry, replace deteriorated copper elements in-kind, and repaint fencing and grates.
- 24.0543 BB** **377 Commonwealth Avenue:** At rear elevation twelve one-over-one windows with wood one-over-one wood windows.
- 24.0714 BB** **282 Marlborough Street:** At side elevation repair existing fire escape.
- 24.0724 BB** **435 Marlborough Street:** At roof replace black rubber membrane roof in-kind.
- 24.0725 BB** **2 Newbury Street:** At front façade and side elevation install new signage at first-story retail space.
- 24.0706 BB** **110 Newbury Street:** At front façade install new signage at first-story retail space.
- 24.0753 BB** **115 Newbury Street:** At side elevation rebuild existing brick retaining wall.
- 24.0759 BB** **118 Newbury Street:** At front façade install new signage at first-story retail space.
- 24.0443 BB** **350 Newbury Street:** At front façade replacement of non-historic balustrade.

III RATIFICATION OF 2/14/2024 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 3/6/2024

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*) (*Back Bay Association*)), Iphigenia Demetriades (*Vice-Chair*) (*Boston Real Estate Board*), Robert Weintraub (*Back Bay Association*), John Christiansen (*Neighborhood Association of the Back Bay*), Thomas High (*Neighborhood Association of the Back Bay*), Lisa Saunders (*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