



**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/94282851959](https://zoom.us/j/94282851959) OR CALLING 301-715-8592 AND ENTER MEETING ID 942 8285 1959 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

**REVISED**

1:49 pm, Jun 06, 2024

**NOTICE OF PUBLIC HEARING - REVISED**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a virtual public hearing:

**DATE: 6/12/2024**  
**TIME: 5:00 PM**

**I. DESIGN REVIEW PUBLIC HEARING - 5:00pm**

**24.1047 BB**

**665 Boylston Street:**

Applicant: Tanaka Yosuke

Proposed Work: At front elevation install commercial flag on existing flag holder and replace café furniture and umbrellas.

**24.1057 BB**

**46 Newbury Street:**

Applicant: Rex Lalire

Proposed Work: Replace signage, restore all damaged façade elements and paint windows, trim, cornice and metalwork; at Berkeley Street entrance add security lighting, restore vestibule chandelier and ceiling, and replace existing doors, sidelights and windows; at Newbury Street entrance replace existing doors; and at rear elevation brick-in existing opening and enlarge existing window opening to accommodate egress door and transom.

**24.1049 BB**

**464 Beacon Street:**

Applicant: David Silverman

Proposed Work: At rear of building remove top section of garden wall that includes decorative crown and balusters, install concrete cap add install gate.

24.0916 BB

**385 Commonwealth Avenue:**

Applicant: Brooke Ten Eyck

Proposed Work: Installation of roof deck.

~~24.1058 BB~~

~~**323 Commonwealth Avenue:**~~

~~Applicant: Zachary Millay~~

~~Proposed Work: At rear elevation alter window openings, construct one-story garage addition with roof deck, and~~

~~redesign landscape. WITHDRAWN BY STAFF AND MOVED TO ADVISORY REVIEW~~

**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](mailto:BackBayAC@boston.gov). Thank you.

24.1040 BB **5 Arlington Street:** Replace eleven, two-over-two wood windows in-kind.

24.1052 BB **144 Beacon Street:** At front façade replace six windows in-kind and at rear elevation replace four windows and two doors in-kind.

24.0988 BB **173 Beacon Street:** At front façade repair entry steps.

24.1019 BB **173 Beacon Street:** At roof replace existing HVAC unit.

- 24.1031 BB**      **208 Beacon Street:** At front façade restore masonry and re-landscape front garden.
- 24.1061 BB**      **260 Beacon Street:** At front façade repoint masonry and replace deteriorated wood trim in-kind.
- 24.1050 BB**      **275 Beacon Street:** At front façade repair dormers and Mansard roof, and replace copper downspout in-kind.
- 24.0951 BB**      **399 Boylston Street:** At front façade replace signage and café furniture.
- 24.1077 BB**      **48 Commonwealth Avenue:** At roof replace section of black rubber membrane roofing in-kind.
- 24.1014 BB**      **57 Commonwealth Avenue:** At front façade repair and repoint masonry, and repair entry steps.
- 24.1033 BB**      **148 Commonwealth Avenue:** At rear entry replace existing roof structure.
- 24.1089 BB**      **303 Commonwealth Avenue:** At rear elevation repoint masonry.
- 24.1054 BB**      **390 Commonwealth Avenue:** At front façade replace three, seventh story one-over-one non-historic metal windows with one-over-one wood windows.
- 24.1079 BB**      **20 Fairfield Street:** At side elevation repair existing fire escape.
- 24.1053 BB**      **6 Gloucester Street:** At front façade repair entry door, replace door hardware and replace intercom.
- 24.0891 BB**      **11 Gloucester Street:** Replace seven windows with historically appropriate wood windows.
- 24.1020 BB**      **177 Marlborough Street:** At rear elevation repoint masonry.
- 24.1062 BB**      **226 Marlborough Street:** At front façade repoint masonry.
- 24.0919 BB**      **384 Marlborough Street:** Replace all windows with historically appropriate wood windows; at rear elevation replace non-historic entry doors in-kind.
- 24.1044 BB**      **31 Massachusetts Avenue:** At roof replace rubber membrane roofing in-kind.
- 24.1060 BB**      **103-105 Newbury Street:** At rear elevation repair existing fire escape.
- 24.1060 BB**      **118 Newbury Street:** At front façade replace signage.
- 24.1037 BB**      **177 Newbury Street:** At front façade replace signage.

**24.1007 BB**      **230 Newbury Street:** At front façade replace signage.

**24.0921 BB**      **246 Newbury Street:** At front façade replace signage.

**24.0987 BB**      **282 Newbury Street:** At rear elevation repair masonry and repaint windows and wood trim.

### **III RATIFICATION OF 5/8/2024 PUBLIC HEARING MINUTES**

### **IV ADVISORY REVIEW**

**372 Marlborough Street:**

Applicant: Anthony Macchi

Proposed Work: Replace all windows with historically appropriate wood windows, and repair fire escapes; at front façade reset curbing at garden and install new fence, and restore window opening at sixth-story; at rear elevation create garage door opening, add bay windows, install brick paving, raise existing alleyway and reset brick paving, alter window openings and add balcony, restore copper bay, expand existing fire escape, and replace existing skylight at lower roof; and at roof remove existing headhouse, install new headhouse and roof deck, alter party wall and add privacy screen.

**323 Commonwealth Avenue:**

Applicant: Zachary Millay

Proposed Work: At rear elevation alter window openings, construct one-story garage addition with roof deck, and redesign landscape.

### **V STAFF UPDATES**

### **VI PROJECTED ADJOURNMENT: 7:00 PM**

**DATE POSTED: 6/6/2024**

**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*), 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