



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/97924707390](https://zoom.us/j/97924707390) OR CALLING 301-715-8592 AND ENTER MEETING ID 979 2470 7390 #. 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: 10/9/2024
TIME: 5:00 PM

RECEIVED
By City Clerk at 7:26 am, Sep 27, 2024

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

- 25.0215 BB** **247 Marlborough Street:**
Applicant: The Newman School
Proposed Work: Installation of a Little Free Library bookshelf in front of the Newman School at 247 Marlborough Street.

- 25.0130 BB** **11 Newbury Street:**
Applicant: Nader Golestaneh
Proposed Work: At front facade modify lobby entry by replacing existing arched opening with a squared opening, installing entry door and glass, and installing canopy; replace existing directory; relocate address numbers; repair and repaint masonry; and install new concrete paving at sidewalk.

- 25.0255 BB** **208 Beacon Street:**
Applicant: Henry Ladd
Proposed Work: At rear courtyard construct deck with hot tub.

- 25.0184 BB** **286 Commonwealth Avenue:**
Applicant: Monika Pauli
Proposed Work: At roof remove existing penthouse, deck and mechanical equipment, and construct larger penthouse, and decks, and install new mechanical equipment. **CONTINUED FROM 9-11-2024**

- 25.0267 BB** **441 Marlborough Street:**
Applicant: Ian Meyer
Proposed Work: At rear elevation enlarge existing window openings, install doors, and replace existing balcony with larger balcony.

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.

25.0265 BB **166 Beacon Street:** At roof replace black rubber membrane roof in-kind.

25.0249 BB **227 Beacon Street:** At roof replace four skylights in-kind.

25.0252 BB **255 Beacon Street:** At front facade and side elevation repoint masonry and repaint two windows.

25.0198 BB **279 Beacon Street:** At rear yard replace wood and dirt patio with pavers and replace existing fence.

25.0260 BB **396 Beacon Street:** At rear elevation replace one second-story two-over-two wood window in-kind.

25.0160 BB **462 Beacon Street:** At roof replace black rubber membrane roof and skylights in-kind, replace existing roof deck, and clad existing headhouse in standing-seam metal.

- 25.0244 BB **505-507 Beacon Street:** At roof replace black rubber membrane roofing in-kind.
- 25.0180 BB **327 Commonwealth Avenue:** Replace twelve windows with historically appropriate wood windows.
- 25.0259 BB **362 Commonwealth Avenue:** At roof rebuild roof decks removed in 2020-2021 for roof replacement and previously approved by BBAC on 4-12-2023.
- 25.0250 BB **374 Commonwealth Avenue:** At front garden install gates and alter existing fencing related to outdoor dining patio approved in 2023; and replace window grates.
- 25.0270 BB **386 Commonwealth Avenue:** At front facade replace two first-story one-over-one non-historic windows with one-over-one wood windows.
- 25.0264 BB **330 Dartmouth Street:** Replace five seventh-story wood windows in-kind.
- 25.0246 BB **3 Fairfield Street:** Repair existing fire escape.
- 25.0257 BB **289 Marlborough Street:** At roof replace existing HVAC equipment.
- 25.0266 BB **411 Marlborough Street:** At lightwell repoint and repair masonry.
- 25.0262 BB **73 Newbury Street:** At front facade replace wall signage.
- 25.0242 BB **123 Newbury Street:** At front facade install awnings at first-story windows, and install mosaic tiles at entry floor.
- 25.0225 BB **182 Newbury Street:** At front facade replace existing storefront.
- 25.0247 BB **201 Newbury Street:** At front facade install wall sign at lower level retail space.
- 25.0261 BB **211 Newbury Street:** At front facade install awnings at first-story windows.
- 25.0254 BB **224 Newbury Street:** At front facade replace wall sign at lower level retail space.
- 25.0182 BB **230 Newbury Street:** At front facade replace wall sign at lower level retail space.
- 25.0283 BB **250 Newbury Street:** At roof replace deteriorated slate and copper flashing in-kind.
- 25.0285 BB **274 Newbury Street:** At rear elevation repoint and repair masonry.

III ADVISORY REVIEW

184-190 Commonwealth Avenue: This advisory review application is for a small exterior 'shed-like' structure to be built at the front of the building near the staircase to allow a resident to safely and securely lock their wheelchair that they require when they travel away from the building.

IV RATIFICATION OF 9-11-2024 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 9/27/2024

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Boston Real Estate Board*), Robert Weintraub (*Back Bay Association*), 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