



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/95986706738](https://zoom.us/j/95986706738) OR CALLING 301-715-8592 AND ENTER MEETING ID 959 8670 6738 #. 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: 12/11/2024
TIME: 4:30 PM

REVIEWED

By City Clerk at 7:48 am, Nov 26, 2024

I. VIOLATIONS SUBCOMMITTEE - 4:30pm

VIO.25.0907 **358 Marlborough Street:**

Violation: At rear elevation unapproved expansion and replacement of windows and entry door; and unapproved paving.

VIO.25.0908 **384 Marlborough Street:**

Violation: Unapproved changes to rear landscape plans approved by the BBAC in 2023.

II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.1191 BB **246 Beacon Street (Continued from 11/13/2024):**

Applicant: Eric Hersum

Proposed Work: At roof replace copper balustrade with a polymer stone material.

25.0463 BB **131 Commonwealth Avenue:**

Applicant: Ryan Nevidomsky

Proposed Work: At roof revise approved layout of new mechanical equipment and replace chimney pots at chimney.

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.

25.0393 BB **165 Beacon Street:** At roof replace black rubber membrane roof and existing roof deck in-kind.

25.0451 BB **165 Beacon Street:** At rear elevation replace three first-story two-over-two wood windows in-kind.

25.0450 BB **336 Beacon Street:** At front facade replace one second-story two-over-two wood window in-kind.

25.0449 BB **443 Boylston Street:** At front facade and side elevation recover existing awnings.

25.0421 BB **569 Boylston Street:** At front facade install awning.

25.0465 BB **699 Boylston Street:** At front facade replace signage.

25.0457 BB **9 Commonwealth Avenue:** At rear elevation repair fire escape.

25.0419 BB **29 Commonwealth Avenue:** At side elevation repair fire escape.

- 24.1051 BB** **115 Commonwealth Avenue:** Install intercom units at front and rear entrances; and install vent at roof.
- 25.0433 BB** **293 Commonwealth Avenue:** Replace seven one-over-one wood windows in-kind.
- 25.0399 BB** **73 Marlborough Street:** At front facade replace roof slate in-kind.
- 25.0406 BB** **118 Marlborough Street:** At rear elevation replace two one-over-one windows with wood one-over-one windows.
- 24.0405 BB** **135 Marlborough Street:** At front façade modify non-historic penthouse balcony (approved by BBAC on 11-8-2023) - ***Extend Approval dated 11-22-2023 to Expire on 11-22-2025.***
- 25.0387 BB** **135 Marlborough Street:** At rear addition replace black rubber membrane roof and wood entry door in-kind.
- 25.0462 BB** **249 Marlborough Street:** At roof replace mechanical equipment and replace skylight in-kind.
- 25.0437 BB** **337 Marlborough Street:** At front facade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace three first-story two-over-two wood windows in-kind.
- 25.0464 BB** **390 Marlborough Street:** At front facade repoint masonry.
- 5.0435 BB** **171 Newbury Street:** At front facade remove pavers, soffit and window to inspect structure and reinstall.
- 25.0420 BB** **339 Newbury Street:** At front facade repoint masonry.

IV RATIFICATION OF 11-13-2024 PUBLIC HEARING MINUTES

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 11/26/2024

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*), 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