



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/96240596096](https://zoom.us/j/96240596096) OR CALLING 301-715-8592 AND ENTER MEETING ID 962 4059 6096 #. 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: 2/12/2025
TIME: 4:30 PM

RECEIVED
By City Clerk at 2:22 pm, Jan 29, 2025

I. VIOLATIONS SUBCOMMITTEE - 4:30pm

VIO.25.0907

358 MARLBOROUGH STREET:

Violation: At rear elevation unapproved expansion and replacement of windows and entry door, unapproved paving and unapproved installation of HVAC unit at patio; and at the roof unapproved installation of wood privacy screens, planters and HVAC units.
Continued from 12-11-2024

II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

APP # 25.0512 BB

136 NEWBURY STREET:

Applicant: Daniel Brennan
Proposed Work: At front facade modify storefront glazing, install lighting, ADA door opener and signage, and replace planters; and at roof replace HVAC units.

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 # 25.0519 BB 151 BEACON STREET: At front facade install security grille at cellar window and repair existing security gate at entry.

APP # 25.0543 BB 259 BEACON STREET: At front facade repair masonry at entry.

APP # 25.0545 BB 915 BOYLSTON STREET: At roof replace existing generator.

APP # 25.0581 BB 2 COMMONWEALTH AVENUE: At penthouse replace all windows and doors in-kind.

APP # 25.0583 BB 54 COMMONWEALTH AVENUE: Replace nine sixth-story wood windows in-kind.

APP # 25.0587 BB 347 COMMONWEALTH AVENUE: At front facade install handrails at entry stairs.

APP # 25.0585 BB 390 COMMONWEALTH AVENUE: At rear elevation replace four aluminum windows in-kind.

APP # 25.0533 BB 32 GLOUCESTER STREET: At roof replace black rubber membrane roof in-kind.

APP # 25.0538 BB 251-253 MARLBOROUGH STREET: At front facade and rear elevation replace all windows with historically significant wood windows.

APP # 25.0586 BB 251-253 MARLBOROUGH STREET: Repair and repoint masonry.

APP # 25.0542 BB 365 MARLBOROUGH STREET: At front facade replace section of rubber membrane roof, copper flashings and install waterproofing system.

APP # 25.0579 BB 432 MARLBOROUGH STREET: Repair and repoint masonry, repair front entry steps and repaint windows.

APP # 25.0576 BB 69 NEWBURY STREET: At front facade redesign existing non-historic storefront.

APP # 25.0529 BB 108 NEWBURY STREET: At front facade replace wall sign.

APP # 25.0503 BB 223 NEWBURY STREET: At front facade replace existing blade sign and install wall sign.

APP # 25.0577 BB 225 NEWBURY STREET: At front facade replace existing blade sign.

IV ADVISORY REVIEW

124 BEACON STREET: At rear elevation redesign upper level (between floors 9 and 10) roof and rear wall.

V RATIFICATION OF 1-8-2025 PUBLIC HEARING MINUTES

VI STAFF UPDATES

VII PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 1/29/2025

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*), 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