



**REVISED**

4:08 pm, Oct 27, 2023

**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/91353733284](https://zoom.us/j/91353733284) OR CALLING 301-715-8592 AND ENTER MEETING ID 913 5373 3284 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 11/8/2023**  
**TIME: 5:00 PM**

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

**24.0405 BB**

**135 Marlborough Street:**

Applicant: Kyle Stroveglia  
Proposed Work: At front façade modify non-historic penthouse balcony.

**24.0410 BB**

**301 Beacon Street:**

Applicant: David Stern  
Proposed Work: At front façade replace entry sidewalk and at rear elevation install accessible lift.

**24.0322 BB**

**338 Marlborough Street:**

Applicant: Shane Losi  
Proposed Work: At roof install deck and headhouse.

**24.0233 BB**

**131 Commonwealth Avenue:**

***Continued from 10-11-2023***

Applicant: Ryan Nevidomsky  
Proposed Work: At rear elevation remove existing concrete and asphalt paving, slot drain and fencing, regrade for positive pitch away from building, provide new trench drain and new brick paving with granite curbing, install a new brick low wall where fence is removed abutting neighbor's parking, and at third floor lower existing deck, lower door sill and replace door and install new decking and railing; and at roof relocate heat pump location and install screening enclosure to match existing headhouse, install new windows and flat skylight at headhouse, install new walkable skylight at existing location, and install outdoor grill area, gas fireplace and surround, and new IPE wood decking.

**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.

- 24.0347 BB**     **17 Arlington Street:** At front façade replace one, second-story one-over-one wood window in-kind.
- 24.0419 BB**     **122 Beacon Street:** At front façade replace roofing at Mansard in-kind and repoint masonry.
- 24.0309 BLC**    **137 Beacon Street:** At rear elevation replace deteriorated wood shutters in-kind and repair oriel window.
- 24.0372 BB**     **202 Beacon Street:** At rear elevation remove section of parapet wall at garage.
- 24.0378 BB**     **235 Beacon Street:** At rear elevation repoint masonry and replace deteriorated wood trim in-kind.
- 24.0383 BB**     **299 Beacon Street:** Replace rubber membrane roof in-kind.
- 24.0360 BB**     **320 Beacon Street:** At façade repoint and repair masonry.
- 24.0339 BB**     **336 Beacon Street:** At rear elevation replace three second-story windows with historically appropriate wood windows.
- 24.0212 BB**     **445 Beacon Street:** At roof remove and replace existing roof deck previously approved by BBAC, replace rubber membrane roofing and skylight in-kind, and repair gutter.
- 24.0319 BB**     **452 Beacon Street:** Replace sixteen wood window frames in-kind.
- 24.0369 BB**     **462 Beacon Street:** At rear elevation replace four third-story one-over-one aluminum windows with one-over-one wood windows.

- 24.0373 BB** **513 Beacon Street:** At front façade replace four third-story one-over-one wood windows in-kind.
- 24.0354 BB** **518 Beacon Street:** At roof remove existing deck and replace black rubber membrane roof in-kind.
- 24.0311 BB** **729 Boylston Street:** At front façade install privacy vinyl screening at windows.
- 24.0401 BB** **745 Boylston Street:** At front façade replace existing stone pavers with concrete sidewalk.
- 24.0351 BB** **903 Boylston Street:** At rear elevation repair and repoint masonry.
- 24.0418 BB** **44 Commonwealth Avenue:** At front façade replace three, lower-level one-over-one wood windows in-kind.
- 24.0389 BB** **180 Commonwealth Avenue:** At roof replace existing roof deck in-kind.
- 22.0470 BB** **192 Commonwealth Avenue:** Extend approval to reconstruct the existing roof deck with new decking, 42" high safety railings, an 84" high south privacy screen, and a freestanding canvas canopy to 11-10-2024.
- 22.0395 BB** **236 Commonwealth Avenue:** At front façade replace existing concrete sidewalk with brick pavers.
- 22.0377 BB** **280 Commonwealth Avenue:** At roof repair and seal flashing.
- 22.0379 BB** **333 Commonwealth Avenue:** Repair existing and modify fire escape.
- 22.0343 BB** **271 Dartmouth Street:** At rear elevation repair existing fire escape.
- 22.0341 BB** **312 Dartmouth Street:** At rear elevation replace four first-story one-over-one wood windows in-kind and relocate existing kitchen vent.
- 24.0435 BB** **122 Marlborough Street:** At roof replace rubber membrane roof and existing deck in-kind.
- 24.0374 BB** **134 Marlborough Street:** At rear elevation replace four second-story one-over-one wood windows in-kind.
- 24.0385 BB** **225 Marlborough Street:** At rear elevation remove window sills, replace copper flashing in-kind and reinstall window sills.
- 24.0390 BB** **228 Marlborough Street:** Replace ten wood windows in-kind.
- 24.0241 BB** **231 Marlborough Street:** At rear addition replace existing skylight and patio doors, and install two new window openings.
- 24.0024 BB** **51A Massachusetts Avenue:** At front façade renovate existing storefront.
- 24.0408 BB** **7-9 Newbury Street:** At front façade repair architectural elements.
- 24.0380 BB** **14 Newbury Street:** Replace rubber membrane roof in-kind.
- 24.0367 BB** **77 Newbury Street:** At front façade replace eight concrete panels at patio in-kind.
- 24.0407 BB** **121 Newbury Street:** At front façade install wall sign at lower level retail space.
- 24.0399 BB** **121 Newbury Street:** At rear elevation replace existing HVAC units and install louvers at existing window openings.
- 24.0414 BB** **149 Newbury Street:** At Newbury Street façade replace a storefront door with glass to match existing façade design at ground level.
- 24.0409 BB** **149 Newbury Street:** At Newbury Street facade repair and maintenance of architectural elements.

### III RATIFICATION OF 9/13/2023 and 10/11/2023 PUBLIC HEARING MINUTES

### IV STAFF UPDATES

**V PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 10/27/2023**

**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