



**RECEIVED**

*By City Clerk at 3:39 pm, Feb 02, 2024*

**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/99672146931](https://zoom.us/j/99672146931) OR CALLING 301-715-8592 AND ENTER MEETING ID 996 7214 6931 #. 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: 2/14/2024**  
**TIME: 5:00 PM**

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

**24.0680 BB**

**121 Newbury Street:**

Applicant: Jennifer Palma

Proposed Work: At rear elevation replace existing mechanical equipment, install louvers at existing window openings, and widen existing egress door.

~~**24.0659 BB**~~

~~**150 Beacon Street:**~~

~~Applicant: David Ferris~~

~~Proposed Work: At front façade enlarge and alter window and door openings at fifth story penthouse and install outdoor kitchen. **WITHDRAWN BY APPLICANT**~~

**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.

- 24.0676 BB**     **206 Beacon Street:** Install security grates at lower level windows and entry doors, and replace existing rear fence and gate with a new wood fence and gate of similar design.
  
- 24.0609 BB**     **235 Beacon Street:** At rear elevation emergency removal of an Ailanthus tree.
  
- 24.0678 BB**     **236 Beacon Street:** At front façade replace five fifth-story non-historic windows with historically appropriate wood windows.
  
- 24.0535 BB**     **246 Beacon Street:** At fourth-story replace non-historic windows and doors with wood windows and doors.
  
- 24.0667 BB**     **256 Beacon Street:** At rear elevation repoint masonry.
  
- 24.0352 BB**     **280 Beacon Street:** At rear elevation replace two seventh-story windows with historically appropriate wood true-divided light windows.
  
- 24.0686 BB**     **581 Boylston Street:** At roof remove all existing cellular equipment.
  
- 24.0684 BB**     **581 Boylston Street:** At front façade modify previously approved storefront design, at rear elevation replace windows in-kind add install egress door, and at roof replace mechanical equipment.
  
- 24.0665 BB**     **665 Boylston Street:** At front façade replace existing wall sign and awning.
  
- 24.0673 BB**     **10 Charlesgate East:** At side elevation replace three lower-level one-windows.
  
- 24.0598 BB**     **31 Commonwealth Avenue:** Replace six first-story one-over-one wood windows in-kind.
  
- 24.0661 BB**     **32 Commonwealth Avenue:** At rear elevation repoint masonry; and at roof repoint and repair chimneys.

- 24.0608 BB **57 Commonwealth Avenue:** At rear elevation repair existing fire escape.
- 24.0683 BB **115 Commonwealth Avenue:** At rear elevation replace two existing non-historic doors with a pair of double-hung windows.
- 24.0662 BB **124 Commonwealth Avenue:** At front façade clean and repair masonry, and replace deteriorated wood trim in-kind; and at rear elevation remove paint from masonry.
- 24.0610 BB **203-205 Commonwealth Avenue:** At roof replace deteriorated slate in-kind.
- 24.0616 BB **183 Marlborough Street:** At rear elevation repair existing fire escape.
- 24.0629 BB **185 Marlborough Street:** At rear elevation repair existing fire escape.
- 24.0612 BB **387 Marlborough Street:** At penthouse roof replace rubber membrane roofing in-kind.
- 24.0670 BB **45 Newbury Street:** At front façade install rubber membrane roofing at entrance canopies.
- 24.0679 BB **135 Newbury Street:** At front façade replace existing wall sign and light fixtures, and install new awning.
- 24.0660 BB **156 Newbury Street:** At front façade replace existing wall signs.
- 24.0643 BB **219 Newbury Street:** At front façade replace existing entry door, transom and sidelights in-kind.
- 24.0644 BB **221 Newbury Street:** At front façade replace existing entry door, transom and sidelights in-kind.
- 24.0645 BB **223 Newbury Street:** At front façade replace existing entry doors and transom in-kind.
- 24.0603 BB **252 Newbury Street:** At front façade install wall sign.
- 24.0599 BB **274 Newbury Street:** At front façade install wall sign and window signage.
- 24.0681 BB **316 Newbury Street:** At front façade replace existing wall sign.

**III ADVISORY REVIEW: 42 Newbury Street:** Replace existing storefront and install signage.

#### **IV RATIFICATION OF 1/10/2024 PUBLIC HEARING MINUTES**

#### **V STAFF UPDATES**

**VI PROJECTED ADJOURNMENT: 6:00PM**

**DATE POSTED: 2/2/2024**

**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*), 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