



REVISED

9:40 am, Mar 29, 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/94600318971](https://zoom.us/j/94600318971) OR CALLING 301-715-8592 AND ENTER MEETING ID 946 0031 8971 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 4/10/2024
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.0852 BB

161 Commonwealth Avenue:

Applicant: Catherine Truman

Proposed Work: At roof replace existing HVAC equipment and expand existing headhouse.

24.0858 BB

163 Commonwealth Avenue:

Applicant: Catherine Truman

Proposed Work: At roof replace existing HVAC equipment and construct headhouse.

24.0826 BB

264 & 266 Commonwealth Avenue:

Applicant: Matthew Morse

Proposed Work: At roof replace and upgrade existing HVAC equipment.

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~~

CITY of BOSTON

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.

- 24.0868 BB** **9 Arlington Street:** Replace thirty-one fourth-story wood windows in-kind.

- 24.0871 BB** **228-230 Beacon Street:** Repairs to slate roof.

- 24.0843 BB** **270 Beacon Street:** At rear elevation replace fourth story windows in-kind.

- 24.0806 BB** **360 Beacon Street:** Repoint masonry.

- 24.0807 BB** **478 Beacon Street:** At rear replace rubber membrane roof and skylights in-kind, and install copper caps and downspouts.

- 24.0796 BB** **811 Boylston Street:** At front façade repair walkway and reset granite pavers.

- 24.0787 BB** **899 Boylston Street:** At front façade repaint woodwork to match existing color.

- 24.0860 BB** **Bowker Overpass (Charlesgate East):** Roadway and sidewalk improvements at the intersection of Commonwealth Avenue eastbound and Charlesgate East related to the replacement of the Bowker Overpass.

- 24.0831 BB** **10 Charlesgate East** Replace three fifth-story one-over-one aluminum windows with one-over-one wood windows.

- 24.0783 BB** **190 Commonwealth Avenue:** At rear elevation repair masonry at existing garage.

- 24.0832 BB** **416 Commonwealth Avenue:** Replace six sixth-story bowed wood windows and two sixth-story flat windows in-kind.

- 24.0833 BB** **416 Commonwealth Avenue:** Replace three sixth-story bowed wood windows in-kind.
- 24.0789 BB** **315 Dartmouth Street:** At roof replace copper flashing in-kind.
- 24.0827 BB** **321 Dartmouth Street:** At rear elevation replace deteriorated wood window trim in-kind.
- 24.0850 BB** **57 Marlborough Street:** At front façade replace existing Magnolia tree with a Rutgers Dogwood tree.
- 24.0815 BB** **227 Marlborough Street:** At front façade replace deteriorated wood trim at existing bay window.
- 24.0856 BB** **276 Marlborough Street:** Repair and repoint masonry, repaint ironwork, and replace deteriorated window lintels and trim in-kind.
- 24.0742 BB** **298 Marlborough Street:** At roof install HVAC unit and kitchen vent.
- 24.0847 BB** **389 Marlborough Street:** Replace all windows with historically appropriate wood windows.
- 24.0865 BB** **395 Marlborough Street:** At front garden remove existing Silver Maple tree and plant replacement tree in consultation with the Garden Club of the Back Bay.
- 24.0851 BB** **43 Newbury Street:** At front façade replace existing wall sign.
- 24.0818 BB** **162 Newbury Street:** At rear elevation replace non-historic wood windows in-kind.
- 24.0861 BB** **201 Newbury Street:** At front façade replace existing wall sign.
- 24.0819 BB** **323 Newbury Street:** At rear elevation repair fire escape.

III RATIFICATION OF 3/13/2024 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 3/29/2024

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