



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/99617909974](https://zoom.us/j/99617909974) OR CALLING 301-715-8592 AND ENTER MEETING ID 996 1790 9974 #. 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: 5/8/2024
TIME: 5:00 PM

RECEIVED
By City Clerk at 8:02 am, Apr 26, 2024

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.0963 BB

254 Commonwealth Avenue:

Applicant: Gregory Yelle
Proposed Work: At front garden remove existing Dogwood tree and replace with an ornamental tree.

24.0840 BB

363 Marlborough Street:

Applicant: Ryan Clancy
Proposed Work: At Hereford Street elevation replace three fourth-story non-historic windows.

24.0826 BB

264 & 266 Commonwealth Avenue:

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

24.0946 BB

323 Commonwealth Avenue:

Applicant: Zachary Millay
Proposed Work: Restore masonry; replace all windows with historically accurate wood windows; replace existing entry doors; install new copper gutters and downspouts; at rear elevation replace existing asphalt driveway with brick pavers and alter window and door locations at lower-level; and at roof remove existing headhouse and replace with new headhouse and roof deck.

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. Thank you.

- 24.0952 BB** **4-5 Arlington Street:** Replace nineteen fifth-story wood windows in-kind.
- 24.0586 BB** **257 Beacon Street:** Replace four fourth-story wood windows in-kind. in-kind.
- 24.0943 BB** **267 Beacon Street:** At front façade replace existing entry doors in-kind.
- 24.0965 BB** **301 Berkeley Street:** At rear elevation repoint masonry.
- 24.0911 BB** **32 Commonwealth Avenue:** At roof replace black rubber membrane roofing in-kind and install new copper gutter at rear elevation.
- 24.0903 BB** **68 Commonwealth Avenue:** At roof remove existing roof deck, replace black rubber membrane roofing in-kind and re-install roof deck to match existing.
- 24.0973 BB** **90 Commonwealth Avenue:** At roof install new area of black rubber membrane roofing over existing rubber membrane.
- 24.0930 BB** **192 Commonwealth Avenue:** At front façade add handrail at entry steps.

- 24.0883 BB** **257 Commonwealth Avenue:** At front façade replace three fourth-story non-historic one-light windows with historically appropriate one-over-one wood windows.
- 24.0890 BB** **9 Gloucester Street:** At front façade replace trim and flashing at bay window in-kind and repair gutter; at roof remove existing deck/stair structure and install new black rubber membrane roofing.
- 24.0855 BB** **133 Marlborough Street:** At roof construct roof deck and access hatch consistent with district’s design guidelines.
- 24.0877 BB** **220 Marlborough Street:** At front entry replace concrete at former coal chute with bluestone.
- 24.0915 BB** **10-12 Newbury Street:** At front façade replace and restore damaged black glass storefront surrounds to original design.
- 24.0782 BB** **111-115 Newbury Street:** Replace sixty-five (65) windows with historically appropriate wood windows.
- 24.0880 BB** **123 Newbury Street:** At upper roof install HVAC unit.
- 24.0924 BB** **133 Newbury Street:** At front façade replace wall sign.
- 24.0953 BB** **342 Newbury Street:** At rear repair fire escape.

III RATIFICATION OF 4/10/2024 PUBLIC HEARING MINUTES

IV ADVISORY REVIEW

372 Marlborough Street:

Applicant: Anthony Macchi

Proposed Work: Replace all windows with historically appropriate wood windows, and repair fire escapes; at front façade reset curbing at garden and install new fence, and restore window opening at sixth-story; at rear elevation create garage door opening, add bay windows, install brick paving, raise existing alleyway and reset brick paving, alter window openings and add balcony, restore copper bay, expand existing fire escape, and replace existing skylight at lower roof; and at roof remove existing headhouse, install new headhouse and roof deck, alter party wall and add privacy screen.

291 Beacon Street:

Applicant: Anthony Macchi

Proposed Work: Replace all existing windows with wood double hung windows; at front façade restore existing slate mansard roof and copper detailing, extend existing front slate roof up to meet new Level 5 roof, create new copper clad bay at new Level 5, and restore and paint black existing fire escapes; at rear elevation remove existing garden level windows and door, install (2) new garage doors and entry door, install brick paving at existing parking area and adjust grade of parking area to allow for drive into new garage space within building, remove existing support columns at bay, Internal structural work at bay, enlarge existing fire escape to create Level 1 exterior balcony; and construct new mansard roof with 3 double

hung windows at new level 5; and at roof remove existing flat roof completely. create new Level 5 living area, add new roof, roof deck and copper clad head house, add new mansard roof aligning with existing rear masonry wall, and extend brick party walls upward to cover new Level 5 and head house.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 4/26/2024

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*), 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