



REVISED
1:20 pm, Jul 09, 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/97760243065](https://zoom.us/j/97760243065) OR CALLING 301-715-8592 AND ENTER MEETING ID 977 6024 3065 #. 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: 7/10/2024
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.1122 BB 64 Commonwealth Avenue:

Applicant: Everett Andrews
Proposed Work: At front façade replace non-historic entry door, restore transom and install metal grillwork.

24.1147 BB 336 Marlborough Street:

Applicant: Kurt Edwardsen
Proposed Work: At rear of building replace existing fence and paving, re-landscape rear yard, and convert existing lower level window into a door.

24.1153 BB 204-206 Beacon Street:

Applicant: Corey Zehngebot
Proposed Work: At roof Extend existing headhouse in direction of Back Street to accommodate stair access to roof., and remove one existing skylight and relocate on sloped roof of headhouse.

24.1156 BB 18 Commonwealth Avenue: WITHDRAWN BY STAFF

Applicant: Allan Fraser
Proposed Work: ~~Replace copper gutters and downspouts in-kind; replace all windows with historically appropriate wood windows; at front façade replace non-historic façade with historically appropriate masonry façade, construct new entry steps, and reconfigure front garden with new curbing, fencing and plantings; at rear elevation repoint masonry and remove fire balconies; and at roof repoint chimneys and reset chimney pots, replace damaged slate in-kind, repair rear dormer trim and repaint; install roof deck, and relocate headhouse and clad in standing seam copper.~~

24.0854 BB

372 Marlborough Street:

Applicant: Anthony Macchi

Proposed Work: Replace all existing windows with historically appropriate wood windows, inspect existing front and singular rear fire escapes – sand, prime, paint black all; at front façade reset curbing at garden, install herringbone pattern walk and install new ornamental fence, install new plantings with irrigation, restore window opening at sixth-story, and remove existing vines and repoint masonry; at rear elevation create garage door opening, add two-story oriel windows, install brick paving at apron, install new alley tree with irrigation, install new alley wall inset 1'-0" with door, install new Level 1 porch enclosing existing alley, restore copper bay, remove fire escapes, and remove existing skylight at lower roof, add roof deck and railings at Level 3; at rear wall (Level 1- Level 3)- build new rear wall to align with 370 Marlborough rear wall; new small deck at Level 4 rear wall with railing; and at roof remove existing headhouse and assoc. abandoned roof structures, install new low profile access hatch and roof deck and railings

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.

24.1068 BB

195 Beacon Street: At front façade repair masonry and repaint fire escapes and trim elements.

- 24.1138 BB** **274 Beacon Street:** Replace forty windows with historically appropriate wood windows.
- 24.1097 BB** **279 Beacon Street:** At rear elevation replace four one-over-one wood windows in-kind.
- 24.1143 BB** **303 Berkeley Street:** Repair masonry and windows, and replace deteriorated wood trim and metalwork in-kind.
- 24.1055 BB** **569 Boylston Street:** At rear elevation convert third story window into roof access door and enclose ladder to roof.
- 24.1152 BB** **569 Boylston Street:** At front façade replace existing non-historic storefront and add second entry door.
- 24.1148 BB** **278 Clarendon Street:** Repair existing fire escape.
- 24.1162 BB** **34 Commonwealth Avenue:** Remove all storm windows and replace windows with historically appropriate wood windows; at front façade refurbish entry doors and replace hardware, and add keypad panel below existing control panel; and at roof install one HVAC unit.
- 24.1116 BB** **120 Commonwealth Avenue:** At rear addition replace copper roof in-kind.
- 24.1155 BB** **120 Commonwealth Avenue:** At rear elevation replace existing roof deck and copper roof in-kind.
- 24.1105 BB** **216 Commonwealth Avenue:** At front façade replace two, six-over-one, and one, nine-over-one wood windows in-kind; and at rear elevation replace two, six-over one wood windows in-kind.
- 24.1158 BB** **311 Commonwealth Avenue:** At front façade replace failed sealants and repoint masonry.
- 24.1139 BB** **390 Commonwealth Avenue:** At rear elevation replace thirteen one-over-one aluminum-clad windows in-kind
- 24.1154 BB** **397 Commonwealth Avenue:** At front façade repaint entry doors black, replace door hardware and install entry access pad; and at rear elevation paint garage door black, install entry access pad and install security camera.
- 24.1146 BB** **12 Hereford Street:** Replace deteriorated window sills and trim in-kind.
- 24.1188 BB** **140 Marlborough Street:** Replace rotting wood in 4th floor rear dormer, insulate rear windows. Patch and repair front steps to match existing. Enlarge rear drain in enclosed patio.
- 24.1166 BB** **225 Marlborough Street:** At side elevation repoint masonry.

- 24.1149 BB** **398 Marlborough Street:** Repair existing fire escape.
- 24.1150 BB** **37 Newbury Street:** At front façade clean and repaint façade elements and install new signage.
- 24.1119 BB** **85 Newbury Street:** At rear remove and reset pavers onto new concrete base.
- 24.1117 BB** **201 Newbury Street:** At front façade replace signage.
- 24.1173 BB** **305 Newbury Street:** At front façade replace signage.

III RATIFICATION OF 6/12/2024 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 7/9/2024

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