



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/98678554211](https://zoom.us/j/98678554211) OR CALLING 301-715-8592 AND ENTER MEETING ID 986 7855 4211 #. 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: 4/9/2025
TIME: 5:00 PM

RECEIVED

By OFFICE OF THE CITY CLERK at 12:12 pm, Mar 27, 2025

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

APP # 25.0731 BB

433 MARLBOROUGH STREET:

Applicant: Scott Garvin

Proposed Work: At front garden replace shrubs and install ornamental steel fence.

APP # 25.0667 BB

242 BEACON STREET:

Applicant: William Sloan

Proposed Work: At rear of building replace existing condenser unit with three heat pumps; and at uppermost roof install five heat pumps.

APP # 25.0733 BB

181 COMMONWEALTH AVENUE:

Applicant: Guy Grassi

Proposed Work: Repair and repoint masonry; repair and repaint wood elements; replace windows with historically appropriate wood windows; at front facade replace lower level wood entry door in-kind, install intercom, repair entry stoop, install brick sidewalk, install steel fence, restore curbing and relandscape front garden, replace slate roof in-kind, install wood decking and railing at roof terrace, and convert existing dormer window into a door; at rear elevation install brick pavers and relandscape rear yard, install garage door opening, remove existing fire escapes, convert window openings into doors and install balconies; and at roof relocate elevator headhouse, install deck, headhouse and HVAC equipment, and lower existing chimney.

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.

APP # 25.0732 BB 150 BEACON STREET: At roof renovation of existing terrace.

APP # 25.0738 BB 234 BEACON STREET: At front facade replace entrance canopy in-kind.

APP # 25.0701 BB 255 BEACON STREET: Replace eight second-story wood six-over-six wood windows in-kind.

APP # 25.0736 BB 777 BOYLSTON STREET: At front facade install wall and window signage.

APP # 25.0728 BB 801 BOYLSTON STREET: At front facade replace deteriorated sidewalk pavers in-kind.

APP # 25.0700 BB 178 COMMONWEALTH AVENUE: At front facade replace one, first-story one-over-one wood window in-kind.

APP # 25.0660 BB 229 COMMONWEALTH AVENUE: At roof remove existing deck, replace rubber membrane roof in-kind, install new deck consistent with BBAC design guidelines.

APP # 25.0709 BB 371 COMMONWEALTH AVENUE: At roof replace penthouse roofing and chimney cap in-kind.

APP # 25.0716 BB 400-416 COMMONWEALTH AVENUE: First phase of masonry repairs, window replacement, trim replacement and brick mold replacement at rear elevations.

APP # 25.0705 BB 28 EXETER STREET: Repair existing membrane roof.

APP # 25.0724 BB 225 MARLBOROUGH STREET: At rear elevation repoint masonry.

APP # 25.0720 BB 365 MARLBOROUGH STREET: Replace eight first-story non-historic aluminum windows with historically appropriate wood windows.

APP # 25.0721 BB 365 MARLBOROUGH STREET: Replace eleven third-story non-historic aluminum windows with historically appropriate wood windows.

APP # 25.0722 BB 365 MARLBOROUGH STREET: At front facade replace four fourth-story non-historic aluminum windows with historically appropriate wood windows.

APP # 25.0718 BB 404 MARLBOROUGH STREET: At front facade replace two existing light fixtures with appropriate fixtures.

APP # 25.0714 BB 67 NEWBURY STREET: At roof replace roof slate, copper gutters and copper flashing in-kind; and repair and repaint wood elements at dormers to match existing.

APP # 25.0734 BB 130 NEWBURY STREET: At front facade replace wall sign and door hardware.

APP # 25.0719 BB 171 NEWBURY STREET: At rear addition roof add HVAC unit adjacent to existing units.

APP # 25.0694 BB 171 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0659 BB 215 NEWBURY STREET: At front facade replace wall sign at lower retail space.

APP # 25.0683 BB 231 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0693 BB 316 NEWBURY STREET: At front facade and rear elevation repair existing fire escape.

III RATIFICATION OF 3-12-2025 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 3/27/2025

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (Chair) (Back Bay Association)), Iphigenia Demetriades (Vice-Chair)

(Greater Boston Real Estate Board), Robert Weintraub (Back Bay Association), Vacant (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