



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/97888656033](https://zoom.us/j/97888656033)

[OR CALLING 301-715-8592](https://zoom.us/j/97888656033) AND ENTER MEETING ID 978 8865 6033 #. 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: 5/14/2025
TIME: 5:00 PM

I. RATIFICATION OF 4-9-2025 PUBLIC HEARING MINUTES

II. DESIGN REVIEW PUBLIC HEARING

RECEIVED

By OFFICE OF THE CITY CLERK at 11:11 am, May 01, 2025

APP # 25.0776 BB 204 BEACON STREET:

Applicant: Stefan Castellucci

Proposed Work: At front garden remove existing pear tree.

APP # 25.0844 BB 131 COMMONWEALTH AVENUE:

Applicant: Ryan Nevidomsky

Proposed Work: At roof relocate location of previously approved HVAC units to the west side of the roof and enclosing in a perforated copper screen.

III. 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 # 25.0837 BB 209 BEACON STREET: At rear elevation replace previously approved arched window with oriel window.

APP # 25.0775 BB 235 BEACON STREET: At front facade repair existing fire escape.

APP # 25.0852 BB 306 BEACON STREET: At front facade replace three, fourth-story non-historic two-over-two windows with historically appropriate one-over-one wood windows.

APP # 25.0786 BB 405 BEACON STREET: At front facade repair existing fire balcony.

APP # 25.0860 BB 414 BEACON STREET: At front facade replace six one-over-one non-historic wood windows in-kind.

APP # 25.0830 BB 565 BOYLSTON STREET: At front facade replace restaurant signage and dining patio furnishings.

APP # 25.0759 BB 777 BOYLSTON STREET: At front facade install wall sign and window awning.

APP # 25.0729 BB 65 COMMONWEALTH AVENUE: At seventh floor replace 19 windows with historically appropriate wood windows.

APP # 25.0824 BB 116 COMMONWEALTH AVENUE: At roof replace black rubber membrane roofing in-kind.

APP # 25.0745 BB 207 COMMONWEALTH AVENUE: At rear elevation replace three lower level windows with historically appropriate wood windows.

APP # 25.0609 BB 216 COMMONWEALTH AVENUE: Replace eight second-story windows with historically appropriate wood windows.

APP # 25.0822 BB 234 COMMONWEALTH AVENUE: At roof replace black rubber membrane roofing in-kind.

APP # 25.0839 BB 283 COMMONWEALTH AVENUE: At rear elevation replace two first-story two-over-two non-historic wood windows with two-over-two true divided lite wood windows.

APP # 25.0842 BB 286 COMMONWEALTH AVENUE: At roof install skylight, repair slate roof, replace copper gutters and flashing in-kind; repaint cornices and window surrounds; and replace non-historic windows and restore historic windows.

APP # 25.0777 BB 333 COMMONWEALTH AVENUE: At roof replace black rubber membrane roof and existing roof deck in-kind.

APP # 25.0838 BB 390 COMMONWEALTH AVENUE: At front facade and rear elevation repair masonry.

APP # 25.0836 BB 29 FAIRFIELD STREET: Repaint windows to match existing color and reset one window lintel.

APP # 25.0843 BB 4 MARLBOROUGH STREET: At front facade replace existing sandstone entry stoop treads, risers and newel posts, and curbing with cast stone matching the dimensions, colors and details of the existing sandstone.

APP # 25.0753 BB 22 MARLBOROUGH STREET: At roof install previously approved roof deck.

APP # 25.0801 BB 118 MARLBOROUGH STREET: At roof replace black rubber membrane roofing in-kind; repaint wood trim and metalwork; and at rear elevation repair and repoint masonry.

APP # 25.0802 BB 120 MARLBOROUGH STREET: At roof replace black rubber membrane roofing in-kind.

APP # 25.0817 BB 140 MARLBOROUGH STREET: At front garden plant crabapple tree.

APP # 25.0835 BB 140 MARLBOROUGH STREET: At roof install three heat pumps.

APP # 25.0814 BB 286 MARLBOROUGH STREET: Replace four third-story two-over-two wood windows in-kind.

APP # 25.0861 BB 30 NEWBURY STREET: At front facade upgrades to store front including replacement of door hardware, new masonry finish and new wall sign.

APP # 25.0754 BB 128-130 NEWBURY STREET: At front facade repair existing steps, handrails and concrete paving.

APP # 25.0833 BB 171 NEWBURY STREET: At front facade remove existing windows and stone lintels, replace steel lintels and flashing, and reinstall windows and stone lintels; and at front facade and rear elevation repoint masonry and replace window sealant.

APP # 25.0845 BB 208 NEWBURY STREET: At front facade replace existing storefront signage and install accessible door opener.

APP # 25.0743 BB 294 NEWBURY STREET: At front facade install wall sign.

APP # 25.0818 BB 321 NEWBURY STREET: Replace existing wall and window signage.

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 5/1/2025

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*), Vacant (*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