



**RECEIVED**

By City Clerk at 8:28 am, May 29, 2025

**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/96290705021](https://zoom.us/j/96290705021) OR CALLING 301-715-8592 AND ENTER MEETING ID # 962 9070 5021. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

### **NOTICE OF PUBLIC HEARING**

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

**DATE: 6/11/2025**  
**TIME: 4:30 PM**

#### **I. VIOLATIONS SUBCOMMITTEE - 4:30 PM**

**VIO.25.0975      3 GLOUCESTER STREET:**

Violation: At side and rear elevation unapproved installation of conduit.

**VIO.25.0976      270 CLARENDON STREET:**

Violation: At rear elevation unapproved removal of tree and construction of wood platform.

#### **II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM**

#### **III. RATIFICATION OF 5-14-2025 PUBLIC HEARING MINUTES**

#### **IV. DESIGN REVIEW APPLICATIONS**

**APP # 25.0926 BB      204 BEACON STREET:**

Applicant: Stefan Castellucci

Proposed Work: At front garden reconstruct deteriorated retaining wall.

**APP # 25.0886 BB      115 COMMONWEALTH AVENUE:**

Applicant: Rebecca Verner

Proposed Work: At rear elevation alterations to existing rear ell deck including installation of new decking, planters, outdoor kitchen, water feature, screening and decorative surrounds at existing window and door; and at roof alterations to existing deck including installation of new decking, planters, mechanical enclosure and trellises.

**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](mailto:BackBayAC@boston.gov). Thank you.

**APP # 25.0870 BB 188 BEACON STREET:** At front facade repair entry stoop, railings and sidewalk.

**APP # 25.0887 BB 233 BEACON STREET:** At front facade repair and repaint damaged wood trim elements.

**APP # 25.0890 BB 322 BEACON STREET:** At front facade and rear elevation repair fire escapes.

**APP # 25.0884 BB 421 BEACON STREET:** At front facade replace front entry door in-kind.

**APP # 25.0897 BB 745 BOYLSTON STREET:** At front facade replace storefront and signage.

**APP # 25.0927 BB 4 CHARLESGATE EAST:** At front facade restore four seventh-story curved windows.

**APP # 25.0938 BB 34 COMMONWEALTH AVENUE:** Replace four, fourth-story one-over-one wood windows in-kind.

**APP # 25.0912 BB 115 COMMONWEALTH AVENUE:** At front facade replace seven non-historic windows with historically appropriate wood windows.

**APP # 25.0866 BB 160 COMMONWEALTH AVENUE:** At lower dining patio replace deteriorated pavers in-kind.

**APP # 25.0932 BB 174 COMMONWEALTH AVENUE:** At front facade and rear elevation repoint and repair masonry, and repaint window trim.

**APP # 25.0916 BB 337 COMMONWEALTH AVENUE:** Replace four first-story wood windows in-kind.

**APP # 25.0931 BB 382 COMMONWEALTH AVENUE:** At front facade remove two existing diseased plum trees and plant two Rutgers Hybrid Dogwood trees.

**APP # 25.0917 BB 403 COMMONWEALTH AVENUE:** Replace three sixth-story wood windows in-kind.

**APP # 24.0855 BB 133-135 MARLBOROUGH STREET:** Extend previously approved work at roof to construct a roof deck and access hatch consistent with district's design guidelines to 5-13-2026.

**APP # 25.0909 BB 182 MARLBOROUGH STREET:** At rear elevation repair existing fire escape.

**APP # 25.0788 BB 363 MARLBOROUGH STREET:** Replace twelve windows with historically appropriate wood windows.

**APP # 25.0928 BB 29 NEWBURY STREET:** At rear elevation repair existing fire escape.

**APP # 25.0929 BB 35 NEWBURY STREET:** At rear elevation repair existing fire escape.

**APP # 25.0930 BB 45 NEWBURY STREET:** At rear elevation repair existing fire escape.

**APP # 25.0924 BB 158 NEWBURY STREET:** At front facade repaint entry area and door, and replace light fixture.

**APP # 25.0941 BB 272 NEWBURY STREET:** At front facade and rear elevation repair existing fire escapes.

#### **IV STAFF UPDATES**

#### **V PROJECTED ADJOURNMENT: 6:00 PM**

**DATE POSTED: 5/29/2025**

**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