



**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/95159639046](https://zoom.us/j/95159639046) OR CALLING 301-715-8592 AND ENTER MEETING ID # 951 5963 9046 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: 7/9/2025**  
**TIME: 4:30 PM**

**RECEIVED**

By OFFICE OF THE CITY CLERK at 9:02 am, Jun 27, 2025

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

**VIO.25.0975      3 GLOUCESTER STREET:**

Violation: At side and rear elevation unapproved installation of conduit.  
**CONTINUED FROM 6-11-2025 HEARING**

**VIO.25.0976      270 CLARENDON STREET:**

Violation: At rear elevation unapproved removal of tree and construction of wood platform.  
**CONTINUED FROM 6-11-2025 HEARING**

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

##### **RATIFICATION OF 6-11-2025 PUBLIC HEARING MINUTES**

##### **DESIGN REVIEW APPLICATIONS**

**APP # 25.1009 BB      342 NEWBURY STREET:**

Applicant: Jason Weisman  
Proposed Work: At front facade clean masonry and repaint storefront, install two metal banners at second story, install wall sign, and replace entry door.

**APP # 25.1006 BB      208 BEACON STREET:**

Applicant: Kathleen Drumm Rehl  
Proposed Work: At front garden remove existing plants and tree, and install new plantings and Kousa dogwood tree.

**APP # 25.0981 BB**

**534 BEACON STREET:**

Applicant: Timothy Burke

Proposed Work: At roof install a new stair to existing penthouse to provide access for elevator machine room. Install guardrail 42" high painted black for stair access from the penthouse.

**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 # 25.1021 BB 138 BEACON STREET:** Replace six second-story non-historic windows with historically appropriate wood windows.

**APP # 25.1001 BB 149 BEACON STREET:** At front facade and rear elevation repoint and repair masonry, and repaint wood trim and bay windows.

**APP # 25.1019 BB 196 BEACON STREET:** At front facade repair entry steps.

**APP # 25.1039 BB 222 BEACON STREET:** At front facade repair entry steps.

**APP # 25.1020 BB 250 BEACON STREET:** At rear elevation complete waterproofing repairs to existing stairtower.

**APP # 25.0805 BB 417 BEACON STREET:** At front facade and rear elevation replace all first story and lower level windows with historically appropriate wood windows, and at rear elevation replace non-historic entry door with wood entry door.

**APP # 25.1033 BB 421 BEACON STREET:** At roof replace slate, rubber membrane roofing, flashing, trim and copper gutter and downspout in-kind.

**APP # 25.0987 BB 109 COMMONWEALTH AVENUE:** At all elevations repair and repoint masonry and replace deteriorated wood elements in-kind.

**APP # 25.0956 BB 113 COMMONWEALTH AVENUE:** At headhouse replace metal cladding in-kind, replace areas of membrane roofing in-kind and replace non-historic balcony door.

**APP # 25.1005 BB 120 COMMONWEALTH AVENUE:** At front facade repair and repaint front entry steps.

**APP # 25.1012 BB 183 COMMONWEALTH AVENUE:** At front facade and rear elevation install black rubber membrane roofing at bays.

**APP # 25.1015 BB 190 COMMONWEALTH AVENUE:** At rear elevation repair masonry at garage and replace garage door in-kind.

**APP # 25.0996 BB 203-205 COMMONWEALTH AVENUE:** At front facade replace three fourth-story, two-over-two windows with wood two-over-two windows.

**APP # 25.0954 BB 290 DARTMOUTH STREET:** Installation of window and wall signage.

**APP # 25.1041 BB 33 EXETER STREET:** At front facade and side and rear elevations repoint and repair masonry.

**APP # 25.1022 BB 306 MARLBOROUGH STREET:** At front facade and rear elevation repaint masonry trim.

**APP # 25.0971 BB 404 MARLBOROUGH STREET:** At front facade and rear elevation repaint fire escapes.

**APP # 25.1030 BB 77 NEWBURY STREET:** At roof replace black rubber membrane roofing in-kind.

**APP # 25.1008 BB 79 NEWBURY STREET:** At front facade install wall signage at first story retail space.

**APP # 25.1004 BB 128-130 NEWBURY STREET:** Repoint masonry and replace rubber membrane roofing.

**APP # 25.1011 BB 133 NEWBURY STREET:** At roof replace black rubber membrane roofing in-kind.

**APP # 25.1003 BB 344 NEWBURY STREET:** At front facade redesign of storefront and entry, and installation of signage, and at roof replacement of roofing, gutters, downspouts, skylight and mechanical equipment.

#### **IV STAFF UPDATES**

#### **V PROJECTED ADJOURNMENT: 6:15 PM**

**DATE POSTED: 6/27/2025**

**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*), 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