



**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/96405417644](https://zoom.us/j/96405417644) OR CALLING 301-715-8592 AND ENTER MEETING ID 964 0541 7644 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

### NOTICE OF PUBLIC HEARING - REVISED

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

**DATE: 9/13/2023**  
**TIME: 5:00 PM**

#### I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

**24.0172 BB**

**815 Boylston Street:**

Applicant: Matthew Fitzgerald

Proposed Work: Installation of stainless steel, crash-rated bollards within the limits of the public sidewalk adjacent to 815 Boylston Street.

**24.0059 BB**

**Boston City Street Lights:**

Applicant: Ricardo Sousa

Proposed Work: Replace existing city street lights with DAS nodes at the following locations: 32 Hereford Street; 261 Clarendon Street; 29 Commonwealth Avenue; and 18 Fairfield Street.

**24.0064 BB**

**232 Clarendon Street:**

Applicant: Douglas Bray, 232 Clarendon LLC

Proposed Work: At roof install deck and access hatch.

**23.1051 BB**

**389 Marlborough Street (Amendment to Application Approved with Provisos on 6/14/2023):**

Applicant: Robert Paladino

Proposed Work: Installation of headhouse at roof.

**24.0084 BB**

**254 Commonwealth Avenue:**

Applicant: Timothy Dent

Proposed Work: At roof extend existing deck, remove skylight, and replace existing windows with doors and add additional door at existing penthouse.

**24.0207 BB**

**173 Commonwealth Avenue:**

Applicant: 173 Commonwealth Avenue, LLC

Proposed Work: Repoint masonry, replace wood windows and roof slate in-kind, and install new copper gutters and downspouts; at front façade install new brick paving with granite border, and install new iron fence; at rear elevation install new brick paving with granite border at parking court, and install brick and granite base with iron fence at rear courtyard; and at roof replace existing deck and railings, replace existing headhouse with a copper clad headhouse with low profile pyramidal skylight, install copper clad elevator override, and install HVAC condensers.

**24.0025 BB**

**495-497 Beacon Street:**

Applicant: John Hajjar

Proposed Work: Convert former bar space into two residential units. Work includes redesign of front façade and rear lower level of rear elevation to return building to its residential appearance; masonry repair and repointing; restoration of garden area at front façade; and landscaping at rear.

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

- 24.0229 BB** **179 Beacon Street:** Repair and repoint masonry; repair and repaint fire escapes; replace 2nd floor bay window rubber roof in-kind; replace copper gutter in-kind; remove existing ledge rubber roof and replace with copper; replace slate at Mansard roof in-kind; replace wood trim around gabled dormer windows in-kind and paint brown to match existing; remove existing roof deck; and Remove and replace existing rubber roof with new .06 EPDM rubber roof.
- 24.0205 BB** **210 Beacon Street:** At front façade install two light fixtures at entrance.
- 24.0213 BB** **289 Beacon Street:** At roof replace copper gutters, flashings and roofing in-kind.
- 24.0171 BB** **302 Beacon Street:** At rear elevation remove three fire escapes and extend the masonry wall between the abutting property to replace the existing plywood clad wall; and at roof demolish the chimney on the north end of the building and replace it with a wood framed structure with a brick veneer to exactly match the existing chimney.
- 24.0206 BB** **545 Boylston Street:** At front façade minor alteration to storefront to accommodate chase for electrical service.
- 24.0158 BB** **557 Boylston Street:** At front façade replace deteriorated wood window trim at fourth story in-kind and paint to match existing trim.
- 24.0226 BB** **647 Boylston Street:** At front façade change color of existing signage.
- 24.0230 BB** **829 Boylston Street:** At front façade replace existing signage.
- 24.0232 BB** **2 Commonwealth Avenue:** At front façade and side elevation replace twenty-two non-historic aluminum windows in-kind.
- 24.0202 BB** **110 Commonwealth Avenue:** At north elevation of transept restore masonry and replace roof slate in-kind.
- 24.0227 BB** **118 Commonwealth Avenue:** At rear replace existing asphalt paving with brick pavers and cobblestones to designate parking spots.
- 24.0117 BB** **152 Commonwealth Avenue:** Install three security cameras at exterior of building.
- 24.0215 BB** **215 Commonwealth Avenue:** At front façade replace insulated glass units and storm windows at second story; and at rear elevation replace second story storm windows.
- 24.0165 BB** **230 Commonwealth Avenue:** At roof replace slate at front dormer in-kind and install new copper flashing.
- 24.0209 BB** **239 Commonwealth Avenue:** Replace seven, non-historic vinyl six-over-six windows with historically appropriate wood one-over-one windows.
- 24.0128 BB** **255 Commonwealth Avenue:** At front façade repoint masonry.
- 24.0118 BB** **270 Commonwealth Avenue:** At front façade remove existing concrete sidewalk and install new concrete sidewalk regraded to meet ADA requirements.

- 24.0125 BB** **337 Commonwealth Avenue:** At front façade replace three, first-story, one-over-one wood windows in-kind.
- 24.0243 BB** **377 Commonwealth Avenue:** At roof replace black rubber membrane roofing and existing skylight in-kind, repair rear gutter and fascia board, and repoint chimney.
- 24.0247 BB** **28 Exeter Street:** Replace existing signage at entry.
- 24.0017 BB** **20 Hereford Street:** At roof replace rubber membrane roof in-kind.
- 24.0160 BB** **338 Marlborough Street:** At front façade and rear elevation replace fourth-story one-over-one non-historic windows in-kind.
- 24.0123 BB** **348 Marlborough Street:** At front façade and rear elevation repair and repoint masonry.
- 24.0120 BB** **407 Marlborough Street:** At front façade replace four fifth-story one-over-one non-historic aluminum windows with one-over-one wood windows.
- 24.0153 BB** **447 Marlborough Street:** At lower level of rear elevation install French doors in existing masonry opening and convert non-historic door opening back to a window.
- 24.0228 BB** **7-9 Newbury Street:** At rear elevation install four (4') foot by six (6') vestibule at egress stair.
- 24.0220 BB** **156 Newbury Street:** At front façade install wall and window signage and lower-level retail space.
- 24.0136 BB** **160 Newbury Street:** At front façade repoint masonry.
- 24.0127 BB** **213 Newbury Street:** At rear elevation repair masonry.
- 24.0067 BB** **261 Newbury Street:** At roof replace rubber membrane roofing, metal flashing, and five existing skylights in-kind.
- 23.1057 BB** **284 Newbury Street:** At Gloucester Street elevation replace ten third story and ten second story windows in-kind.
- 24.0194 BB** **288 Newbury Street:** At rear elevation repair existing fire escape.
- 24.0193 BB** **290 Newbury Street:** At rear elevation repair existing fire escape.

### III RATIFICATION OF 8/9/2023 PUBLIC HEARING MINUTES

### IV STAFF UPDATES

### V PROJECTED ADJOURNMENT: 7:30PM

**DATE POSTED: 9/1/2023**

**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*), Lisa Saunders (*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