



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/94738044615](https://zoom.us/j/94738044615) OR CALLING 301-715-8592 AND ENTER MEETING ID 947 3804 4615 #. 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: 1/10/2024
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00pm

24.0591 BB

192 Commonwealth Avenue:

Applicant: Mark Howland
Proposed Work: At roof install common roof deck and eight heat pumps.

24.0583 BB

339 Marlborough Street:

Applicant: Guy Grassi
Proposed Work: Replace aluminum windows with historically appropriate wood windows, remove sections of fire balconies, repair masonry, repair and repaint wood trim; at front façade replace door hardware and intercom, and re-landscape front garden; at rear elevation construct one-story addition and add gates to existing fence; and at roof install deck, access hatch, plumbing vent and HVAC equipment.

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~~

CITY of BOSTON

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.

- 24.0595 BB** **346 Beacon Street:** At front façade replace three, third-story one-over-one non-historic wood windows in-kind.
- 24.0581 BB** **396 Beacon Street:** At front façade replace three, first-story multi-paned wood windows in-kind.
- 24.0560 BB** **33 Commonwealth Avenue:** Replace seven first-story one-over-one non-historic wood windows in-kind.
- 24.0582 BB** **54 Commonwealth Avenue:** At rear elevation replace 2 pair of wood French doors in-kind.
- 24.0592 BB** **192 Commonwealth Avenue:** At roof modify design of previously approved deck, privacy screen and shade structure.
- 24.0576 BB** **419 Commonwealth Avenue:** At side elevation replace wood decking at balcony in-kind.
- 24.0537 BB** **34 Fairfield Street:** At roof remove existing deck and replace rubber membrane roof and rear gutter in-kind.
- 24.0499 BB** **3 Gloucester Street:** Replace five second-story wood windows in-kind.
- 24.0501 BB** **29-31 Newbury Street:** At front façade replace aluminum entry door at 31 Newbury to match entry door at 29 Newbury, install bronze handrails, install new granite treads and risers, and paint storefront windows black.
- 24.0502 BB** **33 Newbury Street:** At front façade replace aluminum entry door in-kind, remove canopy at entry, paint storefront windows black, and remove metal cladding at entry stoop and repair masonry.

- 24.0503 BB** **35 Newbury Street:** At front façade replace aluminum entry door in-kind, and remove pedestal and intercom.
- 24.0596 BB** **121 Newbury Street:** At front façade replace wall sign.
- 24.0491 BB** **186 Newbury Street:** At front façade install new signage, lighting and door hardware, and clean metalwork and glass at existing storefront.
- 24.0562 BB** **250 Newbury Street:** At front façade install new blade sign at location of previous blade sign.

III RATIFICATION OF 12/13/2023 PUBLIC HEARING MINUTES

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:00PM

DATE POSTED: 12/27/2023

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