



**ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://US02WEB.ZOOM.US/J/89558206334](https://us02web.zoom.us/j/89558206334) OR CALLING 301-715-8592 AND ENTER MEETING ID 895 5820 6334 #. 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: 6/9/2021**  
**TIME: 5:00 PM**

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by contacting backbayac@boston.gov. Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

**I. DESIGN REVIEW PUBLIC HEARING**  
**5:00pm**

**21.0907 BB      545 Boylston Street:**  
Applicant: Dan Yaccarino  
Proposed Work: At rear elevation install exterior exhaust duct.

**21.1031 BB      755 Boylston Street:**  
Applicant: Dan Wise  
Proposed Work: At front facade replace storefront doors. install signage and create outdoor dining area: at rear elevation repair framing and masonry. replace ductwork and replace existing staircase; and at roof install guardrail and replace mechanical equipment.

**21.0928 BB      246 Newbury Street:**  
Applicant: Dartagnan Brown  
Proposed Work: Refinish entry door and replace hardware. replace windows. install new storefront windows and doors. install new sunken patio with planter. modify fire balconies. repair roof. masonry and stoop, install new rubber membrane roof, and construct roof deck and access hatch.

**21.0929 BB      169 Newbury Street:**  
Applicant: Dartagnan Brown  
Proposed Work: Refinish entry door and replace hardware. replace windows. install new storefront windows and doors. install new sunken patio with planter. repair fire balconies. repair roof. masonry and stoop, install new rubber membrane roof, and construct roof deck and headhouse.

**21.1024 BB      256-260 Newbury Street:**

Applicant: Dartagnan Brown

Proposed Work: Revisions to previously approved work including: restoring masonry bay at front facade of 258 Newbury Street; install wood and glass doors with transoms at lower level; replace windows with one-over-one wood windows; install wood and glass door at front facade of penthouse; install metal gate under stoop of 260 Newbury Street; repair masonry at rear elevation; and revise parking at alley.

**21.1020 BB** **287 Dartmouth Street:**

Applicant: Keenan Brinn

Proposed Work: Replace existing street light pole with DAS Node.

**21.1010 BB** **381 Beacon Street:**

Applicant: Barry Mann

Proposed Work: At rear yard replace existing female Ginkgo tree with a male Ginkgo tree.

**21.1023 BB** **334 Marlborough Street:**

Applicant: Christopher Patzke

Proposed Work: Re-landscape front and side gardens, install new brick sidewalk and curbing, and install new fence.

**21.0808 BB** **116 Beacon Street:**

Applicant: Jason Lippolis

Proposed Work: Install canopy at entrance.

**21.1033 BB** **341 Commonwealth Avenue:**

Applicant: Peter Vanko

Proposed Work: Construct roof deck.

**21.1037 BB** **118 Commonwealth Avenue:**

Applicant: Beth McDougal

Proposed Work: At rear elevation install guardrail and HVAC equipment at fifth-floor common roof area.

**21.0536 BB** **286 Commonwealth Avenue:**

Applicant: Mark Bombara

Proposed Work: At rear elevation construct one-story addition and alter window openings.

**20.761 BB** **149-155 Newbury Street:**

Applicant: Whitnev Robinette. L3 149 Newbury Street. LLC

Proposed Work: Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

**21.1035 BB** **761-793 Boylston Street:**

Applicant: Dennis Ouilty

Proposed Work: Construction five-story roof top addition.

**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 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

<b>21.1028 BB</b>	<b>6-7 Arlinaton Street:</b> Replace existing roof deck and furnishings in-kind; and replace aluminum parapet wall with brick veneer.
<b>21.1009 BB</b>	<b>280 Beacon Street:</b> Replace ten eight-over-eight non-historic wood windows in-kind.
<b>21.1008 BB</b>	<b>295 Beacon Street:</b> Replace twelve one-over-one wood windows in-kind.
<b>21.1011 BB</b>	<b>404 Beacon Street:</b> Re-point masonry.
<b>21.1012 BB</b>	<b>449 Beacon Street:</b> At front facade replace five fourth-story one-over-one non-historic wood windows in-kind.
<b>21.1013 BB</b>	<b>479-481-483 Beacon Street:</b> At front gardens replace shrubs.
<b>21.1014 BB</b>	<b>231 Berkeley Street:</b> Replace DAS node equipment at existing light pole.
<b>21.1036 BB</b>	<b>607 Boylston Street:</b> Install window signage.
<b>21.1015 BB</b>	<b>232 Clarendon Street:</b> Replace all existing wood windows in-kind, replace non-historic rear entry door, and install HVAC units at roof.
<b>21.1016 BB</b>	<b>5 Commonwealth Avenue:</b> At rear elevation repair masonry.
<b>21.1017 BB</b>	<b>58 Commonwealth Avenue:</b> Re-point masonry.
<b>21.1018 BB</b>	<b>113 Commonwealth Avenue:</b> At front garden replace dead crabapple tree.
<b>21.1019 BB</b>	<b>120 Commonwealth Avenue:</b> At front facade restore entry doors.
<b>21.1021 BB</b>	<b>133 Marlborough Street:</b> Work: At rear elevation remove built-in wall air-conditioning unit, repair masonry, and install new air-conditioning unit on existing deck.
<b>21.1022 BB</b>	<b>176 Marlborough Street:</b> At penthouse replace single-lite wood window in-kind.
<b>21.1030 BB</b>	<b>238 Marlborough Street:</b> Re-paint front entry doors black.
<b>21.1029 BB</b>	<b>242 Marlborough Street:</b> Replace three second-story one-over-one wood windows in-kind.
<b>21.1025 BB</b>	<b>344 Marlborough Street:</b> At front facade re-paint masonry including lintels, sills, stairs and curb; re-paint railings; re-set bricks at sidewalk; and at rear elevation re-point masonry and re-paint window trim.
<b>21.1032 BB</b>	<b>403 Marlborough Street:</b> At rear elevation replace ten one-over-one windows and two doors in-kind.
<b>21.1026 BB</b>	<b>423 Marlborough Street:</b> Replace black rubber membrane roof in-kind.
<b>21.1027 BB</b>	<b>247 Newbury Street:</b> Replace black rubber membrane roof in-kind.

## II. DISCUSSION AND VOTE ON PROPOSED PERMANENT SIGNAGE AT PROPERTIES RECEIVING COMMUNITY PRESERVATION ACT FUNDING

## III. RATIFICATION OF 5/12/2021 PUBLIC HEARING MINUTES

#### IV. STAFF UPDATES

#### V. PROJECTED ADJOURNMENT: 8:30PM

**DATE POSTED: 5/28/2021**

**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), Jerome CooperKing (Neighborhood Association of the Back Bay), Lisa Saunders (Mayor's Office), Meredith Christensen (Mayor's Office), Zsuzsanna Gaspar (Boston Society of Architects), Ethel MacLeod (Boston Society of Architects)  
Alternates: David Eisen (Boston Society of Architects), James Berkman (Neighborhood Association of the Back Bay), Kenneth Tutunjian (Greater Boston Real Estate Board), Robert Vacant (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