



**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/89193189424](https://us02web.zoom.us/j/89193189424) OR CALLING 301-715-8592 AND ENTER MEETING ID 891 9318 9424 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BLC@BOSTON.GOV](mailto:BLC@BOSTON.GOV)**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 5/12/2021**  
**TIME: 4:30 PM**

**REVISED**  
8:27 am, May 07, 2021

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](mailto:backbayac@boston.gov). Applicants or their representatives are required to attend, unless otherwise below. Sign language interpreters are available upon request.

**RECEIVED**  
By 075888 at 8:25 am, May 07, 2021

**I. VIOLATIONS COMMITTEE**  
**4:30pm**

**119 Beacon Street:** Unapproved deck at rear elevation.

**329 Commonwealth Avenue:** Unapproved installation of HVAC units at rear deck and on top of penthouse roof.

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

**21.0923 BB 171 Newbury Street:**  
Applicant: Merritt Mulman  
Proposed Work: At rear elevation create new door opening with louver at transom, install additional exhaust louver and laundry vent, and remove an existing louver and infill with brick.

~~**21.0907 BB 545 Boylston Street: WITHDRAWN BY APPLICANT**~~  
~~Applicant: Dan Yaccarino~~  
~~Proposed Work: At rear elevation install exterior exhaust duct and infill with brick.~~

**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.
- 21.0897 BB**     **361 Beacon Street:**  
Applicant: Todd Mikelonis, Charlesgate Property Management, LLC  
Proposed Work: Remove Linden tree at rear yard.
- 20.549 BB**     **400-416 Commonwealth Avenue:**  
Applicant: Kenneth Alley  
Proposed Work: Replace privacy screen wall.
- 21.0906 BB**     **301 Berkeley Street:**  
Applicant: Mark Kaplan  
Proposed Work: At rear elevation enlarge two existing window openings and install egress windows.
- 21.0914 BB**     **21 Marlborough Street:**  
Applicant: Anne Snelling-Lee  
Proposed Work: At front facade repair second story windows and replace third-story one-over-one windows with six-over-six wood windows; at rear elevation reconfigure dormer windows and install Juliet balconies.
- 21.0918 BB**     **433 Marlborough Street:**  
Applicant: Mark Van Brocklin  
Proposed Work: Replace all windows in-kind. restore front entry door. construct penthouse and roof deck. infill existing roof deck area at rear addition. construct two balconies and alter window openings, and install garage door opening.
- 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:** **WITHDRAWN BY APPLICANT**  
Applicant: Whitney 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.~~

**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.

- 21.0894 BB**                    **125 Beacon Street:** Replace black rubber membrane roof in-kind, repoint four chimneys and repoint and repair parapet wall.
- 21.0776 BB**                    **172 Beacon Street:** At uppermost roof install additional HVAC heat pump unit.
- 21.0895 BB**                    **242 Beacon Street:** Replace nine fourth floor non-historic wood windows in-kind.
- 21.0896 BB**                    **330 Beacon Street:** Waterproof northeast elevation of building.
- 21.0903 BB**                    **396 Beacon Street:** Replace roof slate in-kind; replace copper gutter, flashing and roofing in-kind; replace soffit boards in-kind; and repaint wood mouldings and trim.
- 21.0904 BB**                    **441 Beacon Street:** At side elevation re-point masonry.
- 21.0905 BB**                    **492 Beacon Street:** Apply waterproof coating to non-historic brick veneer wall.
- 21.0908 BB**                    **224 Clarendon Street:** At entrance restore stone surround and wooden panels uncovered during ongoing approved work.
- 21.0909 BB**                    **285 Clarendon Street:** Repair and restore existing building envelope and replace existing flat roof and Mansard roof materials in-kind.
- 21.0911 BB**                    **36 Commonwealth Avenue:** Replace seven one-over-one non-historic wood dormer windows in-kind.
- 21.0910 BB**                    **42 Commonwealth Avenue:** At rear elevation replace non-historic steel door.
- 21.0912 BB**                    **233 Commonwealth Avenue:** At front facade replace three six-over-six fourth-story wood windows in-kind.
- 21.0913 BB**                    **347 Commonwealth Avenue:** At rear elevation replace six second-story one-over-one non-historic wood windows in-kind.
- 21.0916 BB**                    **20 Fairfield Street:** At rear elevation replace two second-story one-over-one non-historic aluminum windows with wood six-over-six windows.
- 21.0915 BB**                    **119 Marlborough Street:** At rear elevation replace three fourth-story one-over-one wood windows in-kind.
- 21.0917 BB**                    **344 Marlborough Street:** Replace rubber membrane roof, four skylights and copper drip edge in-kind.
- 21.0919 BB**                    **1 Newbury Street:** Install wall sign at storefront.
- 21.0920 BB**                    **85-91 Newbury Street:** Install wall sign at storefront.
- 21.0921 BB**                    **86 Newbury Street:** Replace existing wall sign.
- 21.0922 BB**                    **119 Newbury Street:** Repair masonry, replace missing roof slates, replace copper gutter in-kind.
- 21.0924 BB**                    **328 Newbury Street:** Replace existing wall sign and blade sign.

### III. ADVISORY REVIEW

**761-793 Boylston Street:** Construction of five-story rooftop addition.

### IV. RATIFICATION OF 4/14/2021 PUBLIC HEARING MINUTES

### V. STAFF UPDATES

## VI. PROJECTED ADJOURNMENT: 8:00PM

**DATE POSTED: 5/7/2021**

**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