



**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/81078226870](https://us02web.zoom.us/j/81078226870) OR CALLING 301-715-8592 AND ENTER MEETING ID 810 7822 6870 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV**

**NOTICE OF PUBLIC HEARING - REVISED**

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

**DATE: 7/14/2021**  
**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 roof installation of two exhaust fans.
- ~~**20.761 BB      149-155 Newbury Street: **WITHDRAWN BY STAFF****~~  
~~Applicant: Whitnev Robinette. L3 149 Newbury Street LLC~~  
~~Proposed Work: Landscape plan and site plan related to construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.~~
- 21.1151 BB      390 Commonwealth Avenue:**  
Applicant: Patrick Mvers  
Proposed Work: At front facade entry replace lighting, entry doors, flooring and railings.
- 21.1152 BB      382 Commonwealth Avenue:**  
Applicant: Todd Lardv  
Proposed Work: Replace roof and expand existing roof decks.
- 21.1153BB      407 Beacon Street:**  
Applicant: Joe Holland  
Proposed Work: Construct roof deck and headhouse. replace windows in-kind, replace slate roof in-kind, and replace gutters and downspouts in-kind.

**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>21.1146 BB</b>	<b>126-130 Beacon Street:</b> Repair and repoint masonry and repaint windows.
<b>21.1160 BB</b>	<b>160 Beacon Street:</b> Replace four one-over-one wood windows in-kind.
<b>21.1143 BB</b>	<b>229 Beacon Street:</b> Replace three one-over-one wood windows in-kind and replace three two-over-two wood windows in-kind.
<b>21.1158 BB</b>	<b>236 Beacon Street:</b> At rear elevation replace four one-over-one non-historic aluminum windows with one-over-one wood windows, and replace one ten-lite door with a ten-lite wood door.
<b>21.1135 BB</b>	<b>711 Boylston Street:</b> At front façade and side elevation replace existing wall signs.
<b>21.1148 BB</b>	<b>5 Commonwealth Avenue:</b> At rear elevation repaint windows and doors to match existing colors.
<b>21.1155 BB</b>	<b>118 Commonwealth Avenue:</b> Re-landscape front garden.
<b>21.1149 BB</b>	<b>280 Commonwealth Avenue:</b> At rear elevation replace wood garage door in-kind.
<b>21.1150 BB</b>	<b>280 Commonwealth Avenue:</b> At rear elevation replace wood garage door in-kind.
<b>21.1147 BB</b>	<b>409 Commonwealth Avenue:</b> Repoint and repair masonry.
<b>21.1157 BB</b>	<b>230 Marlborough Street:</b> Repair front stoop and walkway.
<b>21.1153 BB</b>	<b>447 Marlborough Street:</b> At rear elevation restore rear entry door and door opening.
<b>21.1141 BB</b>	<b>33 Newbury Street:</b> At front facade replace wall sign.
<b>21.1156 BB</b>	<b>127-129 Newbury Street:</b> At front facade replace non-historic storefront doors in-kind.
<b>21.1142 BB</b>	<b>135 Newbury Street:</b> At roof replace existing black rubber membrane roof and flashings in-kind.
<b>21.1134 BB</b>	<b>247 Newbury Street:</b> At front facade replace existing blade sign.
<b>21.1159 BB</b>	<b>286-288 Newbury Street:</b> At front facade install black wrought iron railing at front curbing.

**II. RATIFICATION OF 6/9/2021 PUBLIC HEARING MINUTES**

**III. ANNUAL MEETING – ELECTION OF OFFICERS AND APPOINTMENT OF VIOLATIONS COMMITTEE**

**IV. STAFF UPDATES**

**V. PROJECTED ADJOURNMENT: 7:00PM**

**DATE POSTED: 7/9/2021**

**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