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By City Clerk at 8:06 am, Nov 28, 2025

ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO

[HTTPS://WWW.ZOOMGOV.COM/J/1608013249](https://www.zoomgov.com/j/1608013249)

OR CALLING 646-828-7666 AND ENTER MEETING ID # 160 801 3249

**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: 12/10/2025

TIME: 4:30 PM

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO.26.1016 72 Commonwealth Avenue:

Violation: Unapproved masonry repairs at front facade.

VIO.26.1022 190 Commonwealth Avenue:

Violation: Unapproved masonry repairs at front facade.

VIO.26.1015 416 Marlborough Street:

Violation: Unapproved lattice wood enclosure at Marlborough Street.

VIO.26.1014 345 Beacon Street:

Violation: Unapproved masonry work at front facade, and unapproved removal of tree and landscape work at front garden.

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 10-8-2025 and 11-12-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0499 BB 18 COMMONWEALTH AVENUE:

Applicant: Fraser Allan

Proposed Work: At rear parking court install steel gate.

APP # 26.0487 BB 302 BEACON STREET:

Applicant: Douglas Mills

Proposed Work: Request to amend the Commission's 2023 approval that required the replacement of the existing stonework below the front facade's first story windows with brick. The applicant seeks to retain the existing stonework in place.

III. 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. Thank you.

APP # 26.0437 BB 226 BEACON STREET: At front facade remove area of non-historic veneer at lower-level to investigate survival of historic facade.

APP # 26.0430 BB 310 BEACON STREET: At roof replace black rubber membrane roofing in-kind.

APP # 26.0464 BB 519 BEACON STREET: At roof replace black rubber membrane roofing in-kind.

APP # 26.0378 BB 443 BOYLSTON STREET: At front facade replace existing wall sign.

APP # 26.0488 BB 647 BOYLSTON STREET: At front facade replace existing wall signs.

APP # 26.0466 BB 665 BOYLSTON STREET: At front facade replace existing awning.

APP # 26.0431 BB 43 COMMONWEALTH AVENUE: At rear elevation repaint existing fire escape black.

APP # 26.0458 BB 122 COMMONWEALTH AVENUE: At roof remove existing deck and replace black rubber membrane roofing in-kind.

APP # 26.0440 BB 123 COMMONWEALTH AVENUE: Repair slate roof.

APP # 26.0442 BB 179 COMMONWEALTH AVENUE: At front facade repoint masonry.

APP # 26.0455 BB 320 COMMONWEALTH AVENUE: At front facade and rear elevation repair existing fire escapes.

APP # 26.0484 BB 329 COMMONWEALTH AVENUE: At front facade replace garden-level non-historic door with wood entry door.

APP # 26.0480 BB 333 COMMONWEALTH AVENUE: Replace seven, sixth-story one-over-one non-historic wood windows in-kind.

APP # 26.0482 BB 14 HEREFORD STREET: At rear elevation repair existing fire escapes.

APP # 26.0475 BB 103 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0439 BB 122 MARLBOROUGH STREET: Repair fire damage at roof and roof deck.

APP # 26.0432 BB 137 MARLBOROUGH STREET: Replace seventeen, ninth-story non-historic windows with wood six-over-six true-divided light windows.

APP # 26.0462 BB 182 MARLBOROUGH STREET: At rear elevation replace three, fourth-story two-over-two wood windows in-kind.

APP # 26.0435 BB 290 MARLBOROUGH STREET: At roof rebuild existing chimney.

APP # 26.0483 BB 396 MARLBOROUGH STREET: At front facade replace three second-story one-over-one non-historic wood windows in-kind.

APP # 26.0495 BB 407 MARLBOROUGH STREET: At rear elevation repair existing fire escapes.

APP # 26.0436 BB 451 MARLBOROUGH STREET: Remove and reinstall pavers as part of building waterproofing project.

APP # 26.0489 BB 28 NEWBURY STREET: At front facade install awnings at first story windows.

APP # 26.0421 BB 343 NEWBURY STREET: At front facade replace existing blade sign and install window signage.

IV ADVISORY REVIEW

APP # 26.0398 BB 124 BEACON STREET:

Applicant: Jahan Mohebali

Proposed Work: At roof renovation of the existing headhouse and installation of deck.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 11/28/2025

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*) (*Back Bay Association*), Iphigenia Demetriades (*Vice-Chair*) (*Greater Boston Real Estate Board*), Robert Weintraub (*Back Bay Association*), Lisa Tharp (*Neighborhood Association of the Back Bay*), Thomas High (*Neighborhood Association of the Back Bay*), Franklin Ross (*Mayor's Office*), Vacant (*Mayor's Office*), Zsuzsanna Gaspar (*Boston Society of Architects*), Vacant (*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