



REVISED

7:04 am, Jun 10, 2026

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/1652876946](https://www.zoomgov.com/j/1652876946) OR CALLING 646-828-7666 AND ENTER MEETING ID # 165 287 6946 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: 6/10/2026
TIME: 4:00 PM

I. VIOLATIONS SUBCOMMITTEE - 4:00 PM

- VIO.26.1073 173 COMMONWEALTH AVENUE:**
Violation: Unapproved removal of tree at front garden.
- VIO.26.1074 251 COMMONWEALTH AVENUE:**
Violation: Unapproved alteration to rooftop balustrade.
- VIO.26.1075 520 BEACON STREET:**
Violation: Unapproved replacement of three rear windows.
- VIO.26.1015 416 MARLBOROUGH STREET:**
Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street. **(CONTINUED FROM 4-8-2026 HEARING)**

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 4-8-2026 & 5-13-2026 PUBLIC HEARING MINUTES
DESIGN REVIEW APPLICATIONS

- APP # 26.0900 BB 308 COMMONWEALTH AVENUE:**
Applicant: Michael Jammen
Proposed Work: At rear yard remove Ailanthus tree.

- APP # 26.0879 BB** **226 BEACON STREET:**
Applicant: Eric Daum
Proposed Work: Replace and/or repair sixteen windows with historically appropriate wood windows; at front facade reconstruct entry portico with new stoop and steps along with restoration of the rusticated base at the lower level façade, reconstruct the historic street fence and installing new planting; at rear elevation enlarge second story window opening; and at rear terrace replace roof membrane and paving, install outdoor kitchen and lighting, and repair masonry.
- APP # 26.0999 BB** **169 COMMONWEALTH AVENUE:**
Applicant: Zachary Millay
Proposed Work: At roof replace existing rubber membrane roofing, remove existing headhouse and erect a penthouse, and install a roof deck.
- APP # 26.0960 BB** **285 COMMONWEALTH AVENUE:**
Applicant: Guy Grassi
Proposed Work: At roof install skylight.
- APP # 26.0927 BB** **291 BEACON STREET:**
Applicant: Sylvain Marchal
Proposed Work: At roof replace two chimney pots at existing chimney
- APP # 26.0955 BB** **234 MARLBOROUGH:**
Applicant: Johnny Hatem
Proposed Work: At roof install deck.
- APP # 26.0984 BB** **125 BEACON STREET:**
Applicant: Gloria Coleman
Proposed Work: At rear elevation repair existing deck structure and replace railings.
- ~~**APP # 26.1005 BB** **273 BEACON STREET:**
Applicant: Nick Beasley
Proposed Work: At roof rebuild existing roof decks and install code compliant railings. **WITHDRAWN BY APPLICANT**~~
- APP # 26.0997 BB** **199 MARLBOROUGH STREET:**
Applicant: Yasmin Maura-Orihuela
Proposed Work: At roof rebuild three existing roof decks (enlarging footprint of rear facing deck), install safety railing at existing HVAC equipment, and replace roofing, flashing and gutters in-kind.

APP # 26.1011 BB

362 COMMONWEALTH AVENUE:

Applicant: Joshua Kelly

Proposed Work: At roof install two roof decks.

APP # 26.1012 BB

194 BEACON STREET:

Applicant: Erik Eklund

Proposed Work: Repair masonry and replace all windows and doors in-kind; at front facade relandscape garden, restore fence and replace gate, repave walkway, rebuild entry steps, reconfigure sixth-story window units, and add skylights; and at rear elevation extend sixth floor roof deck and lower sills at sixth story windows, lower sills at fourth story windows, alter third story window and create balcony at oriel roof, replace garage door and decking at garage roof, and add courtyard connector opening, glazing and landscaping, ~~and at roof replace roofing, reclad penthouse, replace railings and install elevator overrun and access hatch/skylight.~~

PROPOSED ROOF WORK WITHDRAWN BY APPLICANT

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 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 # 26.0959 BB 260 BEACON STREET: At rear addition replace roof and deck surface.

APP # 26.0996 BB 265 BEACON STREET: At front facade install lock box (previously approved in 2025) and repaint entry steps and curb.

APP # 26.1006 BB 270 BEACON STREET: Replace fourteen windows and four doors in-kind.

APP # 26.0978 BB 111 COMMONWEALTH AVENUE: At front garden remove dead Magnolia tree and plant replacement Magnolia tree.

APP # 26.0995 BB 226 COMMONWEALTH AVENUE: Repair all existing fire escapes.

APP # 26.1025 BB 303 DARTMOUTH STREET: Repair masonry, repair and repaint trim, repair slate roof, and replace rubber membrane roof.

APP # 26.1017 BB 8 GLOUCESTER STREET: Repair all existing fire escapes.

APP # 26.1023 BB 225 MARLBOROUGH STREET: At front facade replace deteriorated section of curb in-kind.

APP # 26.1003 BB 402 MARLBOROUGH STREET: At rear elevation replace three second-story one-over-one wood windows in-kind.

APP # 26.0816 BB 119 NEWBURY STREET: At front facade repaint storefront and entry.

APP # 26.0979 BB 125 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0983 BB 160 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0981 BB 162 NEWBURY STREET: At front facade restore storefront window.

APP # 26.1001 BB 171 NEWBURY STREET: At roof install exhaust vent.

III STAFF UPDATES

IV PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 6/10/2026

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*), Vacant (*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