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City of Boston
Landmarks Commission

City of Boston
Mayor Michelle Wu

NOTICE OF PUBLIC HEARING

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

DATE: **DECEMBER 9, 2026**
TIME: **4:30 PM**
ZOOM: **HTTPS://WWW.ZOOMGOV.COM/J/1656080797**

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Special Acts of 1975 of the Massachusetts General Law as amended. Applications are available by request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available free of charge upon request.

ATTENTION: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to https://www.zoomgov.com/j/1656080797 or calling 1 646-828-7666 and entering meeting id # 165 608 0797. You can also submit written comments or questions to BackBayAC@boston.gov.

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO. 26.1015 — **416 MARLBOROUGH STREET:**
Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street.
CONTINUED FROM 8-12-2026 HEARING

II. DESIGN REVIEW HEARING - 5:00 PM

RATIFICATION OF NOVEMBER 12, 2026 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 27.0286 BB — **216 BEACON STREET:**
Applicant: Vanessa Correa
Proposed Work: At rear Mansard roof replace skylight with dormer. ***CONTINUED FROM 11-12-2026 HEARING***

APP # 27.0455 BB **230-232 NEWBURY STREET:**
Applicant: Cindy Lee
Proposed Work: At front facade lower first floor elevation, redesign the front yard and modify existing entrances for accessibility, redesign of the 1980's storefront projections, window replacement, and clean exterior masonry.

APP # 27.0426 BB **299 BEACON STREET:**
Applicant: Cindy Lee
Proposed Work: Renovation of (6) dwelling units into (2) single family homes. Exterior work includes the Annex entrance and front yard improvements, roof deck, and roof access.

III. ADMINISTRATIVE REVIEW/APPROVAL: *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. Please contact staff with questions or comments at 617–635-1935 or BackBayAC@boston.gov. Thank you.*

APP # 27.0306 BB **193 BEACON STREET:**
At roof reclad existing headhouse in dark brown standing seam metal, and replace headhouse windows in-kind.

APP # 27.0313 BB **193 BEACON STREET:**
At roof remove and reinstall flooring at existing deck to replace rubber membrane roof.

APP # 27.0441 BB **204 BEACON STREET:**
At rear elevation repair deteriorated wood trim at oriel window in-kind.

APP # 27.0315 BB **228 BEACON STREET:**
Replace four windows and one door with historically appropriate windows and door.

APP # 27.0425 BB **242 BEACON STREET:**
At front facade replace non-historic aluminum entry door and sidelights with wood entry door and sidelights.

APP # 27.0417 BB **476 BEACON STREET:**
At front facade repair entry steps.

APP # 27.0450 BB **955 BOYLSTON STREET:**
At front facade replace existing folding windows with triple-hung stacking windows.

APP # 26.0813 BB **234 CLARENDON STREET:**
At rear elevation replace existing chain link fence with black steel fence.

APP # 27.0446 BB **17 COMMONWEALTH AVENUE:**
At unit 2 replace all existing windows with historically appropriate wood windows.

APP # 27.0426 BB **233 COMMONWEALTH AVENUE:**
At rear elevation replace two third-story curved sash wood windows in-kind.

APP # 27.0433 BB **371 COMMONWEALTH AVENUE:**
At roof replace roofing at existing penthouse.

APP # 27.0436 BB **373 COMMONWEALTH AVENUE:**
At front facade repair and repoint masonry.

APP # 27.0438 BB **11 GLOUCESTER STREET:**
At rear elevation repair existing fire escape.

APP # 27.0437 BB **9 GLOUCESTER STREET:**
At front facade repair masonry.

APP # 27.0463 BB **61 MARLBOROUGH STREET:**
At rear elevation repair existing fire escape.

APP # 27.0453 BB **394 MARLBOROUGH STREET:**
At roof replace rubber membrane roofing in-kind.

APP # 27.0442 BB **441 MARLBOROUGH STREET:**
At front facade repair entry steps.

APP # 27.0404 BB **38 NEWBURY STREET:**
At front facade install signage at second-story windows.

APP # 27.0415 BB **209 NEWBURY STREET:**
At front facade repair existing fire escape.

APP # 27.0445 BB **249 NEWBURY STREET:**
At rear elevation repair damaged sections of masonry.

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: NOVEMBER 24, 2026

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Members:
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), Vacant (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