



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/1612295198](https://www.zoomgov.com/j/1612295198) OR CALLING 301-715-8592 AND ENTER MEETING ID # 161 229 5198 YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

RECEIVED
By City Clerk at 7:32 am, Oct 29, 2025

NOTICE OF PUBLIC HEARING

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

DATE: 11/12/2025
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 10-8-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0381 BB 302 BEACON STREET:

Applicant: Douglas Mills

Proposed Work: At front and rear elevation, and roof replace existing fencing, railings and window grills with consistent design of metalwork.

APP # 26.0387 BB 290 BEACON STREET:

Applicant: Timothy Burke

Proposed Work: At rear elevation construct deck on top of existing one-story structure and add connecting bridge from Main House.

APP # 26.0388 BB 11 MARLBOROUGH STREET:

Applicant: Nick Winton

Proposed Work: At rear elevation convert existing lower level window into a door and revise previously approved courtyard design.

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 # 26.0382 BB 128 BEACON STREET: At existing rear roof deck replace deck boards.

APP # 26.0323 BB 173 BEACON STREET: At front facade repair Mansard roof.

APP # 26.0412 BB 232 BEACON STREET: At rear elevation install light fixture at first story balcony.

APP # 26.0377 BB 336 BEACON STREET: At front facade replace one first-story one-over-one wood window in-kind.

APP # 26.0369 BB 361 BEACON STREET: At front facade and rear elevation replace non-historic wood doors with wood true-divided light wood doors.

APP # 26.0031 BB 391 BEACON STREET: Replace eight first-story windows with historically appropriate wood windows.

APP # 26.0343 BB 501 BEACON STREET: At front facade repair and repoint masonry.

APP # 26.0403 BB 355 BOYLSTON STREET: At front facade replace caulking and repaint non-brick materials in-kind.

APP # 26.0379 BB 437 BOYLSTON STREET: At front facade remove existing deposit box, repair masonry and replace signage.

APP # 26.0386 BB 1 COMMONWEALTH AVENUE: At existing roof deck repaint railing and replace deck boards.

APP # 26.0386 BB 1 COMMONWEALTH AVENUE: At roof replace rubber membrane roof in-kind.

APP # 26.0370 BB 229 COMMONWEALTH AVENUE: At roof replace existing roof hatch.

APP # 26.0346 BB 321 DARTMOUTH STREET: At rear elevation replace five fourth-story one-over-one non-historic wood windows in-kind.

APP # 26.0328 BB 4 GLOUCESTER STREET: At rear elevation repair existing fire escape.

APP # 26.0368 BB 7 HEREFORD STREET: At rear elevation replace rubber membrane roof at bay window in-kind.

APP # 26.0376 BB 32 HEREFORD STREET: At roof front facade install two handrails at entrance steps.

APP # 26.0347 BB 13 MARLBOROUGH STREET: At roof replace existing deck and rubber membrane roof in-kind.

APP # 26.0395 BB 215 NEWBURY STREET: At roof replace rubber membrane roof in-kind.

APP # 26.0385 BB 289 NEWBURY STREET: At front facade replace three lower-level non-historic wood windows with historically appropriate wood windows.

APP # 26.0413 BB 316 NEWBURY STREET: At Hereford Street entrance replace concrete steps in-kind.

IV ADVISORY REVIEW

APP # 26.0398 BB 124 BEACON STREET:

Applicant: Jahan Mohebbi

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

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 10/29/2025

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