



RECEIVED

By City Clerk's Office at 9:00 am, Dec 31, 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/1614848222](https://www.zoomgov.com/j/1614848222)

OR CALLING 646-828-7666 AND ENTER MEETING ID # 161 484 8222

**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: 1/14/2026

TIME: 4:30 PM

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO.26.1016 72 Commonwealth Avenue:

Violation: Unapproved masonry repairs at front facade. **(CONTINUED FROM 12-10-2025 HEARING)**

VIO.26.1015 416 Marlborough Street:

Violation: Unapproved lattice wood enclosure at Marlborough Street. **(CONTINUED FROM 12-10-2025 HEARING)**

VIO.26.1014 345 Beacon Street:

Violation: Unapproved masonry work at front facade, and unapproved removal of tree and landscape work at front garden. **(CONTINUED FROM 12-10-2025 HEARING)**

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 12-10-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0530 BB 332-338 NEWBURY STREET:

Applicant: Mike Coates

Proposed Work: Masterplan for signage.

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. **(CONTINUED FROM 12-10-2025 HEARING)**

APP # 26.0564 BB

463 BEACON STREET:

Applicant: Stephen Hiserodt

Proposed Work: Changes to work previously approved on 9/10/2025 that includes: at front facade change design and configuration of previously approved fifth-story wood doors and add additional opening; and at rear elevation enlarge openings for emergency egress requirements, enlarge previously approved openings at fifth-story to accommodate French doors, and enlarge window openings below existing decorative arched windows.

APP # 26.0567 BB

192 COMMONWEALTH AVENUE:

Applicant: Natasha Espada

Proposed Work: At roof alter two existing elevator machine rooms. Work includes installing two sets of metal stairs, installing a new entry door, and installing guardrails.

APP # 26.0512 BB

192 MARLBOROUGH STREET:

Applicant: Andrew Reck

Proposed Work: At roof install deck, headhouse and mechanical equipment.

APP # 26.0565 BB

263 CLARENDON STREET:

Applicant: Alexander Porter

Proposed Work: Renovation of existing residential building to accommodate elementary educational use. Work includes replacement of all windows; at front facade reconstructing entry stoop to provide access to interior lift and creating an accessible entrance; at rear elevation replacing existing fence, demolishing existing addition and constructing a one-story addition, constructing egress stairs, enlarging rear window openings to provide access to egress stairs; and at roof installing skylight and mechanical equipment.

APP # 26.0552 BB

32 COMMONWEALTH AVENUE:

Applicant: Guy Grassi

Proposed Work: Replace all existing fourth and fifth-storey windows with historically appropriate wood windows; and at roof replace rubber membrane roofing, reconfigure and enlarge decks, replace existing skylights with enlarged skylight, and relocate and add additional mechanical equipment and ventilation systems.

APP # 26.0568 BB

285 COMMONWEALTH AVENUE:

Applicant: Guy Grassi

Proposed Work: Replace all windows, and clean, repair and repoint masonry; at front facade remove non-original lower level entrance and stairs and restore window opening, remove existing window grill at lower level window, restore and re-landscape front garden (including replacing existing tree, restoring existing curbing and installing new fence), install granite pavers at entry walkway, replace intercom and repair/repaint railings, at fifth floor restore balustrade, install deck and railing, convert existing window opening into a door, and replace copper at Mansard roof; at rear elevation install brick pavers, brick wall and new plantings at driveway and parking area, install garage door, replace existing entry door, restore existing sconces and install sconces relocated from front facade, and repair existing oriel window; and at roof install mechanical equipment, skylight, deck, headhouse rubber membrane roof and live roof.

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 # 26.0542 BB 273 BEACON STREET: At roof install skylight.

APP # 26.0562 BB 148 COMMONWEALTH AVENUE: At roof replace chimney cap with power vent.

APP # 26.0514 BB 190 COMMONWEALTH AVENUE: At front facade repair and repoint masonry.

APP # 26.0557 BB 256 COMMONWEALTH AVENUE: At front facade replace four, second-story one-over-one windows in-kind.

APP # 26.0481 BB 296 COMMONWEALTH AVENUE: At roof replace rubber membrane roofing in-kind.

APP # 26.0558 BB 328 COMMONWEALTH AVENUE: At rear elevation repair fire escape.

APP # 26.0545 BB 333 COMMONWEALTH AVENUE: At front facade replace one first-story one-over-one non-historic aluminum window with a one-over-one wood window.

APP # 26.0561 BB 241 MARLBOROUGH STREET: At rear elevation replace garage door and entry door.

APP # 26.0519 BB 257 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0522 BB 388 MARLBOROUGH STREET: At roof replace rubber membrane roof and roof decks to comply with current design guidelines.

APP # 26.0556 BB 125 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0544 BB 201 NEWBURY STREET: At front facade replace existing wall sign and install wall sign and blade sign.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 12/31/2025

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