



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/1607828073](https://www.zoomgov.com/j/1607828073) OR CALLING 646-828-7666 AND ENTER MEETING ID # 160 782 8073 YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING - REVISED

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

DATE: 2/11/2026
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 1-14-2026 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 1-14-2026 HEARING)

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 1-14-2026 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

~~**APP # 26.0546 BB 157 NEWBURY STREET:**
Applicant: Molly Hanson
Proposed Work: At front facade of existing headhouse reconfigure and replace windows and doors. **WITHDRAWN BY APPLICANT**~~

APP # 26.0537 BB 511 BEACON STREET:
Applicant: Rich Atkins
Proposed Work: At rear elevation replace existing casement windows with two double-hung windows.

APP # 26.0512 BB — ~~192 MARLBOROUGH STREET:~~

~~Applicant: Andrew Reek~~

~~Proposed Work: At roof install deck, headhouse and mechanical equipment. WITHDRAWN BY APPLICANT~~

APP # 26.0612 BB 392 MARLBOROUGH STREET:

Applicant: Allison Goldman

Proposed Work: At roof remove existing access hatch and install headhouse with skylight.

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 # 26.0613 BB 190 BEACON STREET: Repair masonry, repair and repaint ironwork, replace light fixtures, and replace 23 non-historic windows with historically appropriate wood windows.

APP # 26.0575 BB 352 BEACON STREET: At rear addition replace existing decks, stairs and railings in-kind.

APP # 26.0605 BB 180 COMMONWEALTH AVENUE: At front facade replace four sixth floor six-over-nine non-historic wood windows in-kind, and at rear elevation replace three sixth floor one-over-one non-historic wood windows in-kind.

APP # 26.0611 BB 255 COMMONWEALTH AVENUE: Repoint and repair masonry, repair entry steps, repaint wood elements and metalwork, and replace roof slate, copper flashing and copper gutters in-kind.

APP # 26.0607 BB 103 MARLBOROUGH STREET: At front facade replace two second floor one-over-one non-historic wood windows, and two two-over-two non-historic wood windows in-kind.

APP # 26.0533 BB 350 MARLBOROUGH STREET: At roof remove roof deck and replace rubber membrane roof.

APP # 26.0595 BB 445 MARLBOROUGH STREET: At rear elevation replace two windows and two doors with historically appropriate wood windows and doors.

APP # 26.0602 BB 201 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0560 BB 227 NEWBURY STREET: At front facade install awning at lower level retail space.

APP # 26.0493 BB 279A NEWBURY STREET: At front facade install a temporary vestibule enclosure at lower level commercial space.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:00 PM

DATE POSTED: 2/9/2026

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*), 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