



RECEIVED
By City Clerk at 7:40 am, Feb 27, 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/1619577156](https://www.zoomgov.com/j/1619577156) OR CALLING 646-828-7666 AND ENTER MEETING ID # 161 957 7156 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: 3/11/2026
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 2-11-2026 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.

APP # 26.0512 BB 192 MARLBOROUGH STREET:

Applicant: Andrew Reck

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

APP # 26.0688 BB

124 BEACON STREET:

Applicant: Jahan Mohebali

Proposed Work: At roof alter existing headhouse and install deck.

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 # 26.0662 BB 150 BEACON STREET: Replace 10 fourth-story windows with historically appropriate wood windows.

APP # 26.0676 BB 190 BEACON STREET: Replace deteriorated rubber roofing in-kind, and replace deteriorated windows and door with appropriate windows and door.

APP # 26.0677 BB 273 BEACON STREET: Replace deteriorated roofing.

APP # 26.0668 BB 462 BEACON STREET: Repair existing fire escapes.

APP # 26.0680 BB 699 BOYLSTON STREET: At front facade alterations to existing storefront and installation of signage.

APP # 26.0680 BB 2 COMMONWEALTH AVENUE: At fourteenth floor replace 9 windows in-kind.

APP # 26.0643 BB 7 COMMONWEALTH AVENUE: At roof replace existing HVAC equipment.

APP # 26.0642 BB 9 COMMONWEALTH AVENUE: At roof replace existing HVAC equipment.

APP # 26.0535 BB 70 COMMONWEALTH AVENUE: At roof repair rubber membrane roofing and replace deck in-kind.

APP # 26.0671 BB 122 COMMONWEALTH AVENUE: At front facade repair entry steps.

APP # 26.0669 BB 191 COMMONWEALTH AVENUE: Replace ten windows with historically appropriate wood windows.

APP # 26.0672 BB 390 COMMONWEALTH AVENUE: At rear elevation replace seven non-historic aluminum-clad windows in-kind.

APP # 26.0674 BB 21 FAIRFIELD STREET: Replace eleven windows with historically appropriate wood windows.

APP # 26.0648 BB 122 MARLBOROUGH STREET: At front facade replace entry doors in-kind.

APP # 26.0604 BB 276 MARLBOROUGH STREET: At front facade restore fence, gate and entryway, and install new handrails.

APP # 26.0678 BB 138 NEWBURY STREET: At front facade installation of window signage.

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

IV STAFF UPDATES

V PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 2/27/2026

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