



**RECEIVED**

By City Clerk at 7:26 am, Jun 25, 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/1659077017](https://www.zoomgov.com/j/1659077017) OR CALLING 646-828-7666 AND ENTER MEETING ID # 165 907 7017 YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BACKBAYAC@BOSTON.GOV](mailto:BACKBAYAC@BOSTON.GOV)**

### NOTICE OF PUBLIC HEARING

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

**DATE: 7/8/2026**  
**TIME: 4:30 PM**

#### I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

**VIO.26.1074 251 COMMONWEALTH AVENUE:**  
Violation: Unapproved alteration to rooftop balustrade.

**VIO.26.1079 274 MARLBOROUGH STREET:**  
Violation: Unapproved masonry work at front garden end entry.

#### II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

##### RATIFICATION OF 6-10-2026 PUBLIC HEARING MINUTES

##### DESIGN REVIEW APPLICATIONS

**APP # 26.1089 BB 169 COMMONWEALTH AVENUE:**  
Applicant: Zachary Millay  
Proposed Work: At roof replace existing rubber membrane roofing, remove existing headhouse and erect a penthouse, and install a roof deck.

**APP # 26.1005 BB 273 BEACON STREET:**  
Applicant: Nick Beasley  
Proposed Work: At roof rebuild existing roof decks and install code compliant railings.

**APP # 26.1098 BB**

**199 MARLBOROUGH STREET:**

Applicant: Yasmin Maura-Orihuela

Proposed Work: At roof remove three and rebuild three decks, relocate two HVAC condensers, and replace roofing, flashing and gutters in-kind.

**APP # 26.1092 BB**

**126 COMMONWEALTH AVENUE:**

Applicant: Mark Van Brocklin

Proposed Work: At front facade repair and replace in-kind slate roofing in mansard as needed, install new 1-over-1 window in center of mansard bay to match existing adjacent windows, repair and replace painted wood trim at mansard bay, and replicate missing elements; and at rear elevation repair and replace in-kind slate roofing in mansard as needed, and install new black metal railing, approximately 10” in height, on top of the existing parapet. Top of railing to be 42” above existing deck surface.

**II. 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](mailto:BackBayAC@boston.gov). Thank you.

**APP # 26.1059 BB 118 BEACON STREET:** At roof replace rubber membrane roofing in-kind.

**APP # 26.1110 BB 226 BEACON STREET:** At rear garage replace rubber membrane roof in-kind.

**APP # 26.1060 BB 255 BEACON STREET:** Replace thirteen non-historic windows with historically appropriate wood windows.

**APP # 26.1087 BB 348 BEACON STREET:** Replace ten non-historic windows with historically appropriate wood windows.

**APP # 26.1084 BB 478 BEACON STREET:** Replace three one-over-one wood windows in-kind.

**APP # 26.1096 BB 501 BOYLSTON STREET:** At front facade install wall sign and blade sign.

**APP # 26.0851 BB 777 BOYLSTON STREET:** At front facade install roll away menu board at existing dining patio.

**APP # 26.1010 BB 40 COMMONWEALTH AVENUE:** At roof replace rubber membrane roofing in-kind and remove skylight at machine room, replace asphalt shingles at rear Mansard roof with natural slate and replace existing roof deck in-kind; at rear elevation replace deteriorated trim in-kind and repaint trim and windows, remove air-conditioning units and piping, repair fire escapes, and repair and repoint masonry.

**APP # 26.1068 BB 63 COMMONWEALTH AVENUE:** At third-story replace seven non-historic windows with historically appropriate wood windows.

**APP # 26.1077 BB 124 COMMONWEALTH AVENUE:** Repair rear garden walls.

**APP # 26.1045 BB 177 COMMONWEALTH AVENUE:** Repoint masonry, repair terra cotta, replace missing terra cotta mullion, repaint trim and caulk windows.

**APP # 26.1066 BB 233 COMMONWEALTH AVENUE:** At second-story replace four non-historic windows with historically appropriate wood windows.

**APP # 26.1095 BB 284 COMMONWEALTH AVENUE:** Replace 71 non-historic windows with historically appropriate wood windows, and replace three wood doors in-kind.

**APP # 26.1091 BB 29 FAIRFIELD:** Replace three one-over-one windows with historically appropriate wood windows.

**APP # 26.1083 BB 11 HEREFORD STREET:** At rear elevation replace three non-historic windows with historically appropriate wood windows, and replace a non-historic metal door with a single-light wood door.

**APP # 26.1078 BB 137 MARLBOROUGH STREET:** At seventh-floor replace non-historic windows with historically appropriate wood windows.

**APP # 26.1034 BB 140 MARLBOROUGH STREET:** Replace rear wooden fence in-kind.

**APP # 26.0845 BB 432 MARLBOROUGH STREET:** At rear elevation replace three non-historic windows with historically appropriate wood windows.

**APP # 26.1085 BB 441 MARLBOROUGH STREET:** Replace five non-historic windows with historically appropriate wood windows, and at rear elevation replace a non-historic wood door in-kind.

**APP # 26.1015 BB 449 MARLBOROUGH STREET:** Replace rubber membrane roofing and existing roof deck in-kind.

**APP # 26.1035 BB 15 NEWBURY STREET:** Repair slate roof, repair snow guards and reattach downspout.

**APP # 26.1013 BB 168 NEWBURY STREET:** At front facade install wall sign and repaint storefront.

**APP # 26.1114 BB 223 NEWBURY STREET:** At front facade replace fabric at three existing awnings.

**APP # 26.1052 BB 326 NEWBURY STREET:** At roof replace rubber membrane roofing in-kind.

**APP # 26.1082 BB 326 NEWBURY STREET:** At front facade replace existing wall sign and blade sign.

### **III STAFF UPDATES**

### **IV PROJECTED ADJOURNMENT: 6:30 PM**

**DATE POSTED: 6/25/2026**

**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*), 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