



REVISED

9:32 am, Aug 12, 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/1656047575](https://www.zoomgov.com/j/1656047575) OR CALLING 646-828-7666 AND ENTER MEETING ID # 165 604 7575 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: 8/12/2026
TIME: 4:30 PM

RECEIVED

By OFFICE OF THE CITY CLERK at 9:32 am, Aug 12, 2026

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO.26.1074 251 COMMONWEALTH AVENUE:

Violation: Unapproved alteration to rooftop balustrade. **CONTINUED FROM 7/8/2026 HEARING**

VIO.26.1079 274 MARLBOROUGH STREET:

Violation: Unapproved masonry work at front garden end entry. **CONTINUED FROM 7/8/2026 HEARING**

VIO.26.1015 416 MARLBOROUGH STREET:

Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street. **CONTINUED FROM 6-10-2026 HEARING**

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 6/10/2026 & 7/8/2026 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 27.0066 BB 226 BEACON STREET:

Applicant: Eric Daum

Proposed Work: At rear elevation replace two existing windows with an oriel window.

APP # 27.0060 BB 348 MARLBOROUGH STREET:

Applicant: Joseph Pasquale

Proposed Work: At rear patio install air-conditioning condenser.

APP # 27.0061 BB — 176 COMMONWEALTH AVENUE:

Applicant: ~~Art Campbell~~

Proposed Work: ~~At roof install deck and access stair.~~ **WITHDRAWN BY APPLICANT**

APP # 27.0060 BB 299 BEACON STREET:

Applicant: Cindy Lee

Proposed Work: Replace existing windows with historically appropriate wood windows; at front facade install new egress windows and window wells for the garden-level unit, and replace door hardware and lighting at entry; at roof install new cast-stone chimney caps, replace existing skylight, rubber membrane roof, slate, copper gutters, snow guards and trim in-kind, replace painted metal rails with 42" tall guardrail at the roof decks, and install new roof hatch.

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. Thank you.

APP # 27.0046 BB 15 ARLINGTON STREET: At roof install exhaust vent.

APP # 27.0071 BB 144 BEACON STREET: At front garden replace plantings and replace existing brick pavers with brick pavers set in a herring bone pattern.

APP # 27.0052 BB 169 BEACON STREET: At rear elevation replace two first story one-over-one wood windows in-kind.

APP # 27.0063 BB 250 BEACON STREET: Facade restoration including repointing and repairing masonry, repair of terra cotta elements, restoration of metalwork, and removal of unused utilities.

APP # 27.0078 BB 309 BEACON STREET: At front facade repair entry steps.

APP # 27.0067 BB 330 BEACON STREET: Replace the original steel windows and terrace doors throughout 330 Beacon Street with new historically compatible units matching the existing configurations, profiles, dimensions, sightlines, operation, color, and exterior appearance.

APP # 27.0082 BB 417 BEACON STREET: At front facade repoint and repair masonry, and recaulk windows.

APP # 27.0005 BB 274 CLARENDON STREET: At roof rebuild chimney.

APP # 27.0064 BB 2 COMMONWEALTH AVENUE: Replace existing aluminum clad 1980's windows / doors in kind. All windows / doors located at penthouse 1 & 2 on 16th, 17th & 18th floors. All sizes and configurations to remain as existing.

APP # 27.0020 BB 65 COMMONWEALTH AVENUE: At front facade replace fifth-story bay windows with historically appropriate wood casement windows.

APP # 27.0008 BB 123 COMMONWEALTH AVENUE: At front facade repair and seal flashing at dormer.

APP # 25.0059 BB 125 COMMONWEALTH AVENUE: Extend 8/20/2025 approval to 8/20/2027 for the following work: Repoint and repair masonry and entry steps, replace windows with historically appropriate wood windows, replace in-kind copper gutters and downspouts; replace slate in-kind at Mansard roofs, and remove front and rear connecting iron fire balconies; at front facade restore garden fence, reset garden curbs, install stair handrails, and install brick paving; at rear elevation remove shed structure, install garage door, install brick paved parking court, brick garden walls with iron gate, add landscaping including Dogwood tree, and install Juliet balcony with french door within modified window opening; and at roof construct penthouse, front and rear terraces, elevator override and mechanical equipment.

APP # 27.0076 BB 175 COMMONWEALTH AVENUE: At rear elevation replace copper cladding at bay window in-kind.

APP # 27.0006 BB 232 COMMONWEALTH AVENUE: At roof repoint chimney and replace rubber membrane roof in-kind.

APP # 27.0026 BB 283 COMMONWEALTH AVENUE: At front facade replace fifth-story door with a wood three-panel door.

APP # 26.1103 BB 302 COMMONWEALTH AVENUE: At rear parking court rebuild existing wall to six feet in height.

APP # 26.1141 BB 416 COMMONWEALTH AVENUE: At front facade replace three curved wood sash windows in-kind.

APP # 27.0077 BB 10 FAIRFIELD STREET: At front facade repair entry steps.

APP # 27.0054 BB 39 MARLBOROUGH STREET: At front facade repaint garden fence and install recessed electrical outlet at stoop; and at rear elevation repair and repaint rear entry door and window.

APP # 27.0079 BB 355 MARLBOROUGH STREET: At front facade repair entry steps.

APP # 26.1151 BB 31 MASSACHUSETTS AVENUE: At front facade install blade sign.

APP # 27.0007 BB 290 NEWBURY STREET: At roof replace rubber membrane roof in-kind and install copper gutter at bay.

APP # 27.0062 BB 302 NEWBURY STREET: At front facade install wall sign.

APP # 26.1135 BB 341 NEWBURY STREET: At front facade replace existing blade sign and canopy sign.

APP # 27.0032 BB 342 NEWBURY STREET: At rear elevation enclose door opening with board and batten wood panel.

III STAFF UPDATES

IV PROJECTED ADJOURNMENT: 6:30 PM

DATE POSTED: 8/12/2026

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