



REVISED

4:15 pm, Aug 28, 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/1658222374](https://www.zoomgov.com/j/1658222374) OR CALLING 646-828-7666 AND ENTER MEETING ID # 165 822 2374 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: 9/9/2026
TIME: 4:30 PM

RECEIVED

By OFFICE OF THE CITY CLERK at 4:15 pm, Aug 28, 2026

I. VIOLATIONS SUBCOMMITTEE - 4:30 PM

VIO.26.1074 251 COMMONWEALTH AVENUE:

Violation: Unapproved alteration to rooftop balustrade. **CONTINUED FROM 8/12/2026 HEARING**

II. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 8/12/2026 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 27.0164 BB 303 NEWBURY STREET:

Applicant: Douglas Brown

Proposed Work: At front facade - lower level, install signage, lighting and moveable furniture.

APP # 27.0151 BB 372 MARLBOROUGH STREET:

Applicant: Anthony Macchi

Proposed Work: At rear elevation widen and lower previously reviewed and approved fire escape to become a small balcony and change previously approved new window to a door with window simulating details.

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 # 27.0152 BB 157 BEACON STREET: At roof replace existing roof deck in-kind.

APP # 27.0167 BB 259 BEACON STREET: At front facade replace non-historic metal cellar entry door with wood entry door.

APP # 27.0160 BB 279 BEACON STREET: At rear yard install brick pavers at parking area.

APP # 27.0095 BB 389 BEACON STREET: At roof replace existing skylight in-kind.

APP # 27.0115 BB 955 BOYLSTON STREET: At roof replace rubber membrane roof and skylight in-kind.

APP # 27.0149 BB 109 COMMONWEALTH AVENUE: At rear elevation replace existing wood fence with a brick wall.

APP # 27.0085 BB 110 COMMONWEALTH AVENUE: At east elevation repair and repoint masonry, and replace copper flashing and roof slate in-kind.

APP # 27.0157 BB 148 COMMONWEALTH AVENUE: At front facade repair and repoint masonry.

APP # 27.0144 BB 362 COMMONWEALTH AVENUE: At upper story replace window and door unit in-kind.

APP # 27.0086 BB 384 COMMONWEALTH AVENUE: At roof install twenty-one heat pumps.

APP # 27.0148 BB 8 GLOUCESTER STREET: Replace rubber membrane roof..

APP # 27.0153 BB 9 HEREFORD STREET: Repair and repaint wood trim and windows.

APP # 27.0165 BB 374 COMMONWEALTH AVENUE: At rear elevation repair existing entrance canopy.

APP # 26.1147 BB 5 MARLBOROUGH STREET: At front facade replace non-original entry doors with historically appropriate wood panel doors.

APP # 27.0159 BB 382 MARLBOROUGH STREET: At roof repoint masonry, replace rubber membrane roof and copper flashing and cladding in-kind.

APP # 27.0155 BB 79 NEWBURY STREET: At front facade install wall sign.

APP # 27.0112 BB 125 NEWBURY STREET: At front facade install wall sign and window signage.

APP # 27.0170 BB 141 NEWBURY STREET: At front facade install wall sign and window signage.

APP # 27.0174 BB 201 NEWBURY STREET: At rear elevation repoint masonry.

APP # 27.0158 BB 250 NEWBURY STREET: At front facade install wall signs.

APP # 27.0100 BB 338 NEWBURY STREET: At front facade replace blade sign.

III STAFF UPDATES

IV PROJECTED ADJOURNMENT: 6:15 PM

DATE POSTED: 8/28/2026

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