



**RECEIVED**  
By City Clerk at 7:32 am, Mar 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/1600538285](https://www.zoomgov.com/j/1600538285) OR CALLING 646-828-7666 AND ENTER MEETING ID # 160 053 8285 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: 4/8/2026**  
**TIME: 4:30 PM**

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

**VIO.26.1015 416 Marlborough Street:**  
Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street. **(CONTINUED FROM 1-14-2026 HEARING)**

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

**RATIFICATION OF 3-11-2026 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. **CONTINUED FROM 2-11-2026 HEARING**

**APP # 26.0764 BB 124 BEACON STREET:**  
Applicant: Jahan Mohebali  
Proposed Work: At roof modify previously approved skylights and extend height of existing chimney.

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

**APP # 26.0704 BB 172 BEACON STREET:** At rear elevation replace one, lower-level, eight-over-eight wood window in-kind.

**APP # 26.0670 BB 230 BEACON STREET:** Replace five third-story windows with historically appropriate wood windows.

**APP # 26.0755 BB 255 BEACON STREET:** At side elevation repair and repoint masonry.

**APP # 26.0767 BB 359 BOYLSTON STREET:** At front facade repair cast stone frieze.

**APP # 26.0792 BB 665 BOYLSTON STREET:** At front facade repair and repaint all elements in-kind, replace deteriorated windows in-kind, and repair roof.

**APP # 26.0706 BB 4 CHARLESGATE EAST:** Replace six window panes at existing two windows.

**APP # 26.0727 BB 50 COMMONWEALTH AVENUE:** At front facade and side elevation restore fourteen existing wood windows.

**APP # 26.0770 BB 50 COMMONWEALTH AVENUE:** At side elevation repair and repoint masonry.

**APP # 26.0743 BB 59 COMMONWEALTH AVENUE:** Replace all wood windows and exterior doors and paint black; replace roof membrane and deteriorated roof decking in-kind; rebuild deck (same footprint) with Ipe wood; repair and repoint masonry; repair metal dormer trim and garden fence, and paint black; replace rear yard brick pavers with new brick pavers; and replace front entryway cement walkway in-kind.

**APP # 26.0728 BB 302 COMMONWEALTH AVENUE:** At roof repair membrane roof and replace existing roof deck in-kind.

**APP # 26.0760 BB 416 COMMONWEALTH AVENUE:** Second phase of exterior building envelope restoration and repairs. Work includes replacement of non-historic windows with historically appropriate wood windows, masonry repairs and waterproofing.

**APP # 26.0766 BB 11 GLOUCESTER STREET:** At front facade and rear elevation, repaint metalwork, restore windows, and repair and repoint masonry.

**APP # 26.0777 BB 137 MARLBOROUGH STREET:** At rear elevation repoint masonry.

**APP # 26.0741 BB 165 MARLBOROUGH STREET:** At rear elevation replace insulated glass unit at existing fixed window.

**APP # 26.0744 BB 168 MARLBOROUGH STREET:** At rear elevation replace insulated glass unit at existing fixed window.

**APP # 26.0720 BB 171 MARLBOROUGH STREET:** Replace nine non-historic aluminum windows with historically appropriate wood windows.

**APP # 26.0779 BB 162 NEWBURY STREET:** At rear addition, repair roof and skylight.

**APP # 26.0675 BB 168 NEWBURY STREET:** At front facade replace existing wall sign, replace fence, and repaint railings, and entry door.

**APP # 26.0051 BB 175 NEWBURY STREET:** At front facade replace existing wall sign.

**APP # 26.0719 BB 218 NEWBURY STREET:** At front facade install blade sign on existing bracket.

**APP # 26.0772 BB 239 NEWBURY STREET:** At roof replace rubber membrane roofing and flashing in-kind.

**APP # 26.0653 BB 377 NEWBURY STREET:** At front facade replace existing wall sign and blade sign.

#### **IV STAFF UPDATES**

#### **V PROJECTED ADJOURNMENT: 6:00 PM**

**DATE POSTED: 3/27/2026**

**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*), 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*), 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