



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/1616110852](https://www.zoomgov.com/j/1616110852) OR CALLING 646-828-7666 AND ENTER MEETING ID # 161 611 0852 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: 5/13/2026
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 4-8-2026 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0565 BB 263 CLARENDON STREET:

Applicant: Alexander Porter
Proposed Work: Renovation of existing residential building to accommodate elementary educational use. Work includes replacement of all windows; at front facade reconstructing entry stoop to provide access to interior lift and creating an accessible entrance; at rear elevation replacing existing fence, demolishing existing addition and constructing an addition, and at roof installing skylight and mechanical equipment. **CONTINUED TO A SUBCOMMITTEE ON 1-14-2026**

APP # 26.0900 BB 308 COMMONWEALTH AVENUE:

Applicant: Michael Jammen
Proposed Work: At rear yard remove Ailanthus tree.

APP # 26.0821 BB 116 BEACON STREET:

Applicant: Paul McBryne, Fisher College
Proposed Work: At front garden replace Chestnut tree with Magnolia tree.

APP # 26.0831 BB

334 BEACON STREET:

Applicant: Mark Froot

Proposed Work: At rear elevation enclose unapproved heat pump at deck.

APP # 26.0879 BB

226 BEACON STREET:

Applicant: Eric Daum

Proposed Work: Replace sixteen windows with historically appropriate wood windows; at front facade reconstruct entry portico with new stoop and steps along with restoration of the rusticated base at the lower level façade, reconstruct the historic street fence and installing new planting; at rear addition replace roof membrane and paving, install outdoor kitchen and lighting, and repair masonry

APP # 26.0905 BB

395 COMMONWEALTH AVENUE:

Applicant: Chase Davis

Proposed Work: At front facade, replace upper floor windows, reinstall/re-create historic stained glass, make minor façade repairs, refresh landscaping and install new fence; and at rear elevation remove basement addition, create new parking area, garage door and garage access, add basement door and window, replace upper windows, repair façade, and provide new landscaping.

APP # 26.0896 BB

169 COMMONWEALTH AVENUE:

Applicant: Zachary Millay

Proposed Work: At front facade replace three fourth-story eight-over-eight wood true-divided light wood windows in-kind; and at rear elevation install one new window opening at fourth-story and remove fire escape. ~~and at roof replace existing rubber membrane roofing, remove existing headhouse and erect a penthouse, and install a roof deck.~~ **PROPOSED ROOF WORK REMOVED BY APPLICANT**

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 # 26.0815 BB 136 BEACON STREET: Replace six third-story windows with historically appropriate wood windows.

APP # 26.0846 BB 136 BEACON STREET: At rear elevation replace existing fire escape.

APP # 26.0803 BB 150 BEACON STREET: Replace five second-story windows with historically appropriate wood windows.

APP # 26.0823 BB 311 BEACON STREET: At front facade repair masonry.

APP # 26.0912 BB 352 BEACON STREET: At front facade and rear elevation replace window trim and repoint masonry; and replace gutter and downspouts in-kind.

APP # 26.0880 BB 358 BEACON STREET: At side elevation replace three, six-over-nine and one, two-over-four wood windows in-kind.

APP # 26.0902 BB 409 BEACON STREET: At roof replace existing deck in-kind.

APP # 26.0863 BB 534 BEACON STREET: At rear elevation eight fourth-story windows with historically appropriate wood windows.

APP # 26.0914 BB 551 BOYLSTON STREET: At front replace sixteen windows in-kind.

APP # 26.0919 BB 116 COMMONWEALTH AVENUE: At front and rear Mansard roofs replace deteriorated wood trim in-kind.

APP # 26.0817 BB 199 COMMONWEALTH AVENUE: At rear elevation replace rubber membrane roofing at kitchen wing and conservatory, and repoint masonry.

APP # 26.0756 BB 260-262 COMMONWEALTH AVENUE: Replace sixteen second-story windows with historically appropriate wood windows.

APP # 26.0853 BB 283 COMMONWEALTH AVENUE: Replace eleven windows with historically appropriate wood windows.

APP # 26.0837 BB 321 COMMONWEALTH AVENUE: Replace roof slate, gutters, downspout and copper roofing in-kind, and repaint fire escapes.

APP # 26.0801 BB 333 COMMONWEALTH AVENUE: At rear elevation restore window and bricked-in opening.

APP # 26.0857 BB 86 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

APP # 26.0903 BB 167 MARLBOROUGH STREET: At front facade repair and repoint masonry.

APP # 26.0883 BB 241 MARLBOROUGH STREET: At front facade and rear elevation repair and repoint masonry.

APP # 26.0757 BB 356 MARLBOROUGH STREET: At front facade restore entry steps.

APP # 26.0894 BB 381 MARLBOROUGH STREET: At third-story replace seven, nine-over-nine wood windows in-kind.

APP # 26.0890 BB 396 MARLBOROUGH STREET: At front facade repair and repoint masonry.

APP # 26.0849 BB 119 NEWBURY STREET: At front facade install wall and window signage.

APP # 26.0917 BB 130 NEWBURY STREET: At front facade replace existing wall sign at lower level retail space.

APP # 26.0904 BB 175 NEWBURY STREET: At roof replace rubber membrane roof and skylight in-kind.

APP # 26.0895 BB 268 NEWBURY STREET: At front facade install blade sign on existing bracket.

APP # 26.0725 BB 269 NEWBURY STREET: At front facade replace existing sign at entrance arch.

III STAFF UPDATES

IV PROJECTED ADJOURNMENT: 7:30 PM

DATE POSTED: 5/11/2026

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