



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

*Held virtually via Zoom*

**DECEMBER 11, 2024**

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

**COMMISSIONERS PRESENT:** Iphigenia Demetriades; Thomas High; Franklin Ross; David Sampson; Robert Weintraub.

**STAFF PRESENT:** Joseph Cornish, Director of Design Review; and Sarah Lawton, Preservation Assistant.

A full recording of the hearing is available at [Boston.gov/landmarks](http://Boston.gov/landmarks).

**4:30 PM:** Commissioner Demetriades called the Violations Subcommittee public meeting to order. She explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public meeting was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called the first violation.

**VIO # 25.0907**

**ADDRESS: 358 MARLBOROUGH STREET**

Proposed Work: At rear elevation unapproved expansion and replacement of windows and entry door; and unapproved paving.

**PROPERTY REPRESENTATIVES:** Guy Grassi and Thomas Calus were the property representatives.

**DOCUMENTS PRESENTED:** Documents presented included previous and existing condition photographs, and plans of the previously proposed work.

**DISCUSSION TOPICS:** Discussion topics included the current condition of the rear elevation, district guidelines regarding rear elevations, a summary of the Commission's previous decisions and provisos, an overview of all unapproved alterations, previous denials of the landscape plans, material of the existing pavers,



the existing location of mechanical equipment, details regarding the lowering of the sills, and an overview of the condition of the rear facade before it was altered, and discussions regarding a new landscape plan.

**PUBLIC COMMENT:** Alice Murphy, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the violation.

Sue Prindle, spoke in support of the violation going to the full Commission.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the violation going to the full Commission.

Laurie Thomas, offered comments regarding other violations at the property.

**COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE REVIEW OF THE VIOLATION. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: ID, DS, RW) (N: NONE) (ABSTAIN: NONE).**

- That the applicant submit a full landscape, rear yard and facade plan to the Architectural Commission for further review.

**VIO # 25.0908**

**ADDRESS: 384 MARLBOROUGH STREET**

Proposed Work: Unapproved changes to rear landscape plans approved by the BBAC in 2023.

**PROPERTY REPRESENTATIVE:** Tarek Hassan was the property representative.

**DOCUMENTS PRESENTED:** Documents presented included previous and existing condition photographs, and plans of the previously proposed work.

**DISCUSSION TOPICS:** Discussion topics included existing conditions, the Commission's previous decisions, an overview of all unapproved changes made at the rear, the existing concrete paving material, the proximity of the concrete in relation to the existing trees, the health condition of the trees, whether the applicant consulted with an arborist and the Back Bay Garden Club, the visibility of the existing mechanical equipment, district guidelines regarding landscapes, fencing and paving materials.

**PUBLIC COMMENT:** Written comment submitted by Charles Shuroff.

Serge Savard, representative from the Neighborhood Association of the Back Bay, spoke in support of the violation going to the full Commission.



**COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE REVIEW OF THE VIOLATION. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: ID, DS, RW) (N: NONE) (ABSTAIN: NONE).**

- That the applicant consult with their arborist and get written documentation regarding the health and longevity of the trees.

**ADJOURN – 5:21 PM**

**COMMISSIONER WEINTRAUB MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SAMPSON SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**

**II. DESIGN REVIEW HEARING**

**5:21 PM**

**COMMISSIONERS PRESENT:** Anddie Chan-Patera; Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; Franklin Ross; David Sampson; and Robert Weintraub.

**COMMISSIONERS ABSENT:** David Eisen; Ethel MacLeod; and Kenneth Tutunjian.

**STAFF PRESENT:** Joseph Cornish, Director of Design Review; and Sarah Lawton, Preservation Assistant.

**5:21 PM:** Commissioner Connor called the public hearing to order. She explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. She also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction she called the first Design Review application.

**APP # 24.1191 BB**

**ADDRESS: 246 BEACON STREET (CONTINUED FROM 11/13/2024):**

Applicant: Eric Hersum

Proposed Work: At roof replace copper balustrade with a polymer stone material.

**PROJECT REPRESENTATIVES:** Eric Hersum and Bruce Miller were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition



photographs and plans for proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, whether the existing balustrade was repairable, plans to replicate the existing balustrades with a polymer stone material, the proposed balustrade dimensions and design, visibility of the proposed work, and method for installing new balustrades.

**PUBLIC COMMENT:** Serge Savard, representative from the Neighborhood Association of the Back Bay, spoke in support of the Commission and staff being involved in inspecting the balustrade prior to installation.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: ACP, KC, ID, ZG, TH, TN, FR, DS, RW) (N: NONE) (ABSTAIN: NONE).**

- Approved, based on staff's evaluation that the original balustrade has deteriorated beyond repair, with the proviso that the proposed polymer stone balustrade must match the exact dimensions and design details of the existing copper balustrade and be a cream color that matches the stonework of the building, to be confirmed by staff before and after installation.

The Chair announced that the Commission would next review Administrative Review/ Approval applications.

**III. ADMINISTRATIVE REVIEW/APPROVAL**

**25.0393 BB**      **165 BEACON STREET:** At roof replace black rubber membrane roof and existing roof deck in-kind.

**25.0451 BB**      **165 BEACON STREET:** At rear elevation replace three first-story two-over-two wood windows in-kind.

**25.0450 BB**      **336 BEACON STREET:** At front facade replace one second-story two-over-two wood window in-kind.

**25.0449 BB**      **443 BOYLSTON STREET:** At front facade and side elevation recover existing awnings and replace wall signs.

**25.0421 BB**      **569 BOYLSTON STREET:** At front facade install awning.

**25.0465 BB**      **699 BOYLSTON STREET:** At front facade replace signage.



**25.0457 BB** **9 COMMONWEALTH AVENUE:** At rear elevation repair fire escape.

**25.0419 BB** **29 COMMONWEALTH AVENUE:** At side elevation repair fire escape.

**24.1051 BB** **115 COMMONWEALTH AVENUE:** Install intercom units at front and rear entrances; and install vent at roof.

**25.0433 BB** **293 COMMONWEALTH AVENUE:** Replace seven one-over-one wood windows in-kind.

**25.0399 BB** **73 MARLBOROUGH STREET:** At front facade replace roof slate in-kind.

**25.0406 BB** **118 MARLBOROUGH STREET:** At rear elevation replace two one-over-one windows with wood one-over-one windows.

**24.0405 BB** **135 MARLBOROUGH STREET:** At front façade modify non-historic penthouse balcony (approved by BBAC on 11-8-2023) - ***Extend Approval dated 11-22-2023 to Expire on 11-22-2025.***

**25.0387 BB** **135 MARLBOROUGH STREET:** At rear addition replace black rubber membrane roof and wood entry door in-kind.

**25.0462 BB** **249 MARLBOROUGH STREET:** At roof replace mechanical equipment and replace skylight in-kind.

**25.0437 BB** **337 MARLBOROUGH STREET:** At front facade replace three first-story one-over-one wood windows in-kind; and at rear elevation replace three first-story two-over-two wood windows in-kind.

**25.0464 BB** **390 MARLBOROUGH STREET:** At front facade repoint masonry.

**5.0435 BB** **171 NEWBURY STREET:** At front facade remove pavers, soffit and window to inspect structure and reinstall.

**25.0420 BB** **339 NEWBURY STREET:** At front facade repoint masonry.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: ACP, KC, ID, TH, TN, FR, DS, RW) (N: NONE) (ABSTAIN: ZG).**

#### **IV. HEARING MINUTES**

Review and ratification of Public Hearing Minutes from 11/13/24 have been postponed.



**V. STAFF UPDATES**

Joseph Cornish, Director of Design Review, offered updates regarding the subcommittee for 18 Commonwealth Avenue.

**VI. ADJOURN – 5:37 PM**

**COMMISSIONER SAMPSON MOTIONED TO ADJOURN THE HEARING.  
COMMISSIONER DEMETRIADES SECONDED THE MOTION. A VOICE VOTE WAS  
CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.**