



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

*Held virtually via Zoom*

**APPROVED BY COMMISSION  
February 12, 2025**

**JANUARY 8, 2025**

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

**COMMISSIONERS PRESENT:** Iphigenia Demetriades; Thomas High; David Sampson.

**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 # 25.0908**

**ADDRESS: 384 MARLBOROUGH STREET**

Proposed Work: Unapproved changes to rear landscape plans approved by the BBAC in 2023; and at the roof, deck and mechanical equipment not installed as approved by the BBAC in 2023. *Continued from 12-11-2024.*

**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, previously approved visibility of the existing mechanical equipment and rear railings, a summary of the arborist report, the removal of the unapproved



concrete, the approved railing location on the roof, the recommended location of the rear railing.

**PUBLIC COMMENT:** Serge Savard, representative from the Neighborhood Association of the Back Bay, commented on the existing access hatch on the roof.

**COMMISSIONER SAMPSON MOTIONED TO APPROVE WITH PROVISOS.**  
**COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 2-0-0 (Y: ID, DS) (N: NONE) (ABSTAIN: NONE).**

- That the backyard be approved as presented. That the applicant consults with the Back Bay Garden Club regarding tree identification and the proper care of the trees.
- That the rear roof deck railing be pulled back behind the chimney and straight across.
- That the HVAC unit closest to the rear roof edge be pulled back to align with the existing HVAC unit at the west end of the roof.

**ADJOURN – 4:50 PM**

**COMMISSIONER SAMPSON 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**

**5:03 PM**

**COMMISSIONERS PRESENT:** Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; Franklin Ross; and David Sampson.

**COMMISSIONERS ABSENT:** Anddie Chan-Patera; David Eisen; Ethel MacLeod; Robert Weintraub; and Kenneth Tutunjian.

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

**5:03 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 # 25.0463 BB**

**ADDRESS: 131 COMMONWEALTH AVENUE**

Applicant: Ryan Nevidomsky

Proposed Work: At roof replace chimney pots at chimneys.

**PROJECT REPRESENTATIVES:** Catherine Truman & Ryan Nevidomsky were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included the existing conditions, the existing and proposed locations of the chimney pots, the height differences and distance between the proposed chimney pots, code requirements, the proposed materials of new chimney pots and caps, whether the pots could be reused, and whether the vents could be relocated.

**PUBLIC COMMENT:** Sue Prindle asked the applicant whether the iron pots could be replaced with clay pots.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, asked the applicant whether the proposed equipment could be painted.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, TN, FR, DS)(N: NONE)(ABS: NONE).**

- That all metal elements be painted black.

The Chair announced that the Commission would next review Advisory Review item(s).

### **III. ADVISORY REVIEW**

**ADDRESS: 263 CLARENDON STREET**

Proposed Work: Renovation of all levels of 263 Clarendon Street, as well as a change of use from Residential to Elementary Education. The intended use of the building is by The Learning Project, a K-6 independent education provider that has operated in the Back Bay since 1973. The work includes: demolition of all interior finishes and existing rear addition; demolition and reconstruction of rear yard fence; reconstruction of the front stoop to provide access to an interior lift and create an accessible entry; installation of an interior elevator fully captured within existing roof; construction of exterior egress stair on the rear facade; enlargement of rear openings to provide access to exterior stair; new partitions and



finishes throughout; new restrooms throughout all levels; all new systems to provide mechanical ventilation and heating/cooling; full coverage of the building with automatic fire-sprinklers.

**PROJECT REPRESENTATIVES:** Mimi Love, Alexander Porter, and Michael LeBlanc were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included a background on the Learning project elementary school founded in 1973, the proposed plans to convert the building from residential to school use, a summary of the previous reviews from NABB and BLC staff, the existing conditions of the building on the interior and exterior, the proposed accessibility changes, the proposed plans egress, plans for a proposed elevator and exterior stair, the demolition plans for the rear addition.

**PUBLIC COMMENT:** Serge Savard, representative from the Neighborhood Association of the Back Bay, offered comments regarding option B in the proposal.

Sue Prindle, offered questions regarding the existing fire escapes and egress.

Margaret Smith Bell, submitted a written comment regarding the sound of existing condensers.

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

#### IV. ADMINISTRATIVE REVIEW/APPROVAL

<b>25.0488 BB</b>	<b><u>128 Beacon Street:</u></b> At front facade and rear elevation repair and repaint existing windows.
<b>25.0483 BB</b>	<b><u>211 Beacon Street:</u></b> At front facade repair existing fire escapes.
<b>25.0484 BB</b>	<b><u>213 Beacon Street:</u></b> At front facade repair existing fire escapes.
<b>25.0485 BB</b>	<b><u>215 Beacon Street:</u></b> At front facade repair existing fire escapes.
<b>25.0489 BB</b>	<b><u>217 Beacon Street:</u></b> At front facade repair existing fire escapes.



**25.0500 BB** **293 Beacon Street:** At rear Mansard roof replace slate, copper gutter and copper downspouts in-kind.

**25.0478 BB** **4 Charlesgate East:** At front facade replace storm windows in-kind.

**25.0487 BB** **135 Commonwealth Avenue:** At roof replace black rubber membrane roof in-kind.

**25.0491 BB** **167 Commonwealth Avenue:** At front facade and rear elevation repair existing fire escapes.

**25.0028 BB** **290 Commonwealth Avenue:** At roof replace existing deck and black rubber membrane roof in-kind.

**25.0513 BB** **369 Marlborough Street:** At rear yard remove dangerous tree and replant a white oak tree.

**25.0486 BB** **385 Marlborough Street:** At roof install three HVAC units.

**25.0505 BB** **11 Newbury Street:** At rear elevation replace existing mechanical equipment, install two mechanical louvers, remove non-functioning vents and infill non-historic window opening.

**25.0492 BB** **85 Newbury Street:** At front patio approval of existing outdoor dining installation.

**25.0514 BB** **130 Newbury Street:** At front facade replace wall sign at first story.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: KC, ID, ZG, TH, TN, DS)(N: NONE)(ABS: FR).**

#### **V. HEARING MINUTES**

Review and ratification of Public Hearing Minutes from 11/13/24 & 12/8/20224.

**COMMISSIONER HIGH MOTIONED TO APPROVE THE MINUTES. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 5-0-2 (Y: KC, ID, TH, TN, DS)(N: NONE)(ABS: ZG, FR).**

#### **VI. STAFF UPDATES**



Joseph Cornish, Director of Design Review, offered an update on the subcommittee meeting for 18 Commonwealth Avenue. Also, Commissioner Ethel MacLeod resigned from the Commission.

**VII. ADJOURN – 6:00 PM**

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