



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
March 12, 2025

FEBRUARY 12, 2025

I. VIOLATIONS SUBCOMMITTEE 4:30 PM

COMMISSIONERS PRESENT: *Iphigenia Demetriades; Thomas High; and 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](https://www.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

Violation: At rear elevation unapproved expansion and replacement of windows and entry door, unapproved paving and unapproved installation of HVAC unit at patio; and at the roof unapproved installation of wood privacy screens, planters and HVAC units. ***Continued from 12-11-2024.***

PROPERTY REPRESENTATIVE: Guy Grassi, Thomas Calus, and Pawel Honc 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 existing conditions, the Commission's previous decisions, an overview of all changes made at the rear, dates of the submitted plans to staff and ISD, the original plans for the project, district



guidelines regarding the enlargement of windows, the proposed plantings and landscape plans, the visibility of the mechanical equipment, and other instances where the Commission approved the lowering of window sills.

PUBLIC COMMENT: Serge Savard, representative from the Neighborhood Association of the Back Bay, offered comments about the original plans for the project.

Sue Prindle, offered comments about the unapproved work and the precedent this application would set.

Alice Murphy, offered comments about the unapproved work and the importance of the BBAC upholding its design standards

Laurie Thomas, offered comments regarding the lowering of window sills and the precedent approving would set.

Jas Bhogal, offered comments in support of greenery and screening of the mechanicals.

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

- *The third heat pump on the roof is approved as installed.*
- *The heat pump at the rear elevation is approved as installed.*
- *The Garden Club of the Back Bay is to be consulted for appropriate trees to be planted at the rear of the property.*
- *The wood privacy screen at the roof is to be removed and replaced with black steel railings.*
- *The center first-story rear entry door is to be restored back into a two-over-two window.*
- *This decision will not serve as a precedent for future proposed changes to this rear elevation or for other rear elevations in the district.*

ADJOURN – 5:24 PM

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



II. DESIGN REVIEW HEARING

5:25 PM

COMMISSIONERS PRESENT: Kathleen Connor; Iphigenia Demetriades; Thomas High; Tanvi Nayar; Franklin Ross; and Robert Weintraub.

COMMISSIONERS ABSENT: Anddie Chan-Patera; David Eisen; Zsuzsanna Gaspar; Ethel MacLeod; David Sampson; and Kenneth Tutunjian.

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

5:25 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 # 25.0512 BB

ADDRESS: 136 NEWBURY STREET

Applicant: Daniel Brennan

Proposed Work: At front facade modify storefront glazing, install lighting, ADA door opener and signage, and replace planters; and at roof replace HVAC units.

PROJECT REPRESENTATIVES: Daniel Brennan and Andy Eastbrook were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included existing conditions, background information about the new retail store Monos, the proposed plans to install a new ADA-compliant door, the materials and dimensions for the proposed blade signs, the plans for the proposed illuminated blade signage, the lighting specifications, the plans and details for the proposed HVAC units, and the visibility of the proposed work.

PUBLIC COMMENT: Serge Savard, representative from the Neighborhood Association of the Back Bay, offered comments regarding the height of the blade sign.



Sue Prindle, offered recommendations for the project.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, TN, FR, RW)(N: NONE)(ABS: NONE).

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

III. ADVISORY REVIEW

ADDRESS: 124 BEACON STREET

Proposed Work: At rear elevation redesign upper level (between floors 9 and 10) roof and rear wall.

PROJECT REPRESENTATIVES: Jahan Moheballi and Josh Slater 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 previous project proposal from 2023, the existing and proposed ceiling height, the proposed plans for the pitched roof and rear sliders, and whether the proposed plans are consistent with the Back Bay guidelines. Commissioners were comfortable with the change to the roof but felt that more work was needed to improve the design of the proposed windows.

PUBLIC COMMENT: Serge Savard, representative from the Neighborhood Association of the Back Bay, offered recommendations for the project.

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

IV. ADMINISTRATIVE REVIEW/APPROVAL

APP # 25.0519 BB 151 BEACON STREET: At front facade install security grille at cellar window and repair existing security gate at entry.

APP # 25.0543 BB 259 BEACON STREET: At front facade repair masonry at entry.

APP # 25.0545 BB 915 BOYLSTON STREET: At roof replace existing generator.



APP # 25.0581 BB 2 COMMONWEALTH AVENUE: At penthouse replace all windows and doors in-kind.

APP # 25.0583 BB 54 COMMONWEALTH AVENUE: Replace nine sixth-story wood windows in-kind.

APP # 25.0587 BB 347 COMMONWEALTH AVENUE: At front facade install handrails at entry stairs.

APP # 25.0585 BB 390 COMMONWEALTH AVENUE: At rear elevation replace four aluminum windows in-kind.

APP # 25.0533 BB 32 GLOUCESTER STREET: At roof replace black rubber membrane roof in-kind.

APP # 25.0538 BB 251-253 MARLBOROUGH STREET: At front facade and rear elevation replace all windows with historically significant wood windows.

APP # 25.0586 BB 251-253 MARLBOROUGH STREET: Repair and repoint masonry.

APP # 25.0542 BB 365 MARLBOROUGH STREET: At front facade replace section of rubber membrane roof, copper flashings and install waterproofing system.

APP # 25.0579 BB 432 MARLBOROUGH STREET: Repair and repoint masonry, repair front entry steps and repaint windows.

APP # 25.0576 BB 69 NEWBURY STREET: At front facade redesign existing non-historic storefront.

APP # 25.0529 BB 108 NEWBURY STREET: At front facade replace wall sign.

APP # 25.0503 BB 223 NEWBURY STREET: At front facade replace existing blade sign and install wall sign.

APP # 25.0577 BB 225 NEWBURY STREET: At front facade replace existing blade sign.

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

V. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 1/8/25.



**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: KC, ID,
TH, TN, FR)(N: NONE)(ABS: RW).**

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 – 6:06 PM

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