



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
April 9, 2025

MARCH 12, 2025

I. VIOLATIONS SUBCOMMITTEE 4:30 PM

COMMISSIONERS PRESENT: *Iphigenia Demetriades; Thomas High; David Sampson; 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://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.25.0948

ADDRESS: 200 BEACON STREET

Violation: Unapproved planter at front of building.

PROPERTY REPRESENTATIVE: Johanna Barry and Teresa Koster were the property representatives.

DOCUMENTS PRESENTED: Documents presented included previous and existing condition photographs of the front of the property.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the condition of the planting bed before the unapproved changes, design guidelines regarding landscapes and front yards, the material of the unapproved planters, whether the applicants received an assessment from a landscaper before



the removal of the plants, and the proposed time frame for the removal of the unapproved planters and plants.

PUBLIC COMMENT: Sue Prindle, offered recommendations for the project and suggested that the applicant collaborate with the Back Bay Garden Club.

COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE VIOLATION.

COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: ID, DS, RW) (N: NONE) (ABS: NONE).

- *That the violation be continued for seventy five days.*
- *That the planters be removed.*
- *That property ownership consults with the Garden Club of the Back Bay to identify appropriate plants that can be planted in place of the planter.*

VIO.25.0949

ADDRESS: 36 GLOUCESTER STREET

Violation: At rear elevation unapproved installation of mechanical equipment.

PROPERTY REPRESENTATIVE: George Aboujaoude was the property representative.

DOCUMENTS PRESENTED: Documents presented included previous and existing condition photographs of the property.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, design guidelines for commercial areas, the dimensions and locations of the unapproved mechanical equipment, whether the mechanical equipment could be relocated to the roof, and possible screening alternatives,

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, asked the applicant to examine other work and materials in the rear that could be cleaned and screened.

Sue Prindle, offered recommendations for plantings and screening for the mechanical equipment.

COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE VIOLATION.

COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 3-0-0 (Y: ID, DS, RW) (N: NONE) (ABS: NONE).

- *That the violation be continued for thirty days and that details for a permanent screen are remanded to staff and the Garden Club.*



ADJOURN – 5:00 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

5:00 PM

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

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

STAFF PRESENT: Joseph Cornish, Director of Design Review; Sarah Lawton, Preservation Assistant; and Elizabeth Sherva, Deputy Director of the Office of Historic Preservation.

5:00 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 # 25.0618 BB

ADDRESS: 135 MARLBOROUGH STREET

Applicant: Austin Roberts

Proposed Work: At rear addition replace roof structure and roofing in-kind, enlarge existing masonry door opening, and install a 36 inch wide wood door.

PROJECT REPRESENTATIVE: Austin Roberts was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commission's previous decision, the proposed dimensions for the door, and whether the drawings accurately show the dimensions of the proposed



work.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: ACP, KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).

- *That the door not exceed 36 inches in width.*

APP # 25.0588 BB

ADDRESS: 173 BEACON STREET

Applicant: Onal Bengisu

Proposed Work: At roof extend existing deck toward rear of building.

PROJECT REPRESENTATIVE: Timothy Burke was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the existing and proposed dimensions of the roof deck, the visibility of the proposed work, whether existing HVAC equipment would be relocated, and the proposed railing material, dimensions, and design.

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

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

- *That the deck remains within the confines of the inner wall of the 2 chimneys.*

COMMISSIONER GASPAR JOINED THE MEETING.

APP # 25.0584 BB

ADDRESS: 124 BEACON STREET

Applicant: Jahan Mohebbi

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



PROJECT REPRESENTATIVE: Jahan Mohebali was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commission's previous decisions and recommendations, the visibility of the proposed work, the existing and proposed height of the rear wall and roof, proposed rear elevation design options, the possibility of including a thicker mullion above the transom for option #2, the proposed paint color for the wood window frames, whether the sliders were visible from a public way, the existing and proposed depth of the existing balcony, and the dimensions and material of the proposed railing,

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work.

Sue Prindle, asked for clarification regarding the materials for the window frames and doors.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: ACP, KC, ID, ZG, TH, FR, DS, RW)(N: NONE)(ABS: NONE).

- *That the installation of 5 sliding doors with square muntined transoms, as presented at this hearing be approved, with the approval of materials and colors remanded to staff.*
- *That this approval may not be cited as a precedent for approval of sliding glass doors in other locations, but rather reflects the Commission's finding that their use is appropriate in this case because they will replace existing sliding glass doors of a less appropriate design, they are located on the rear of a building facing Back Street, and they are minimally visible from Back Street.*

~~APP # 25.0658 BB 131 COMMONWEALTH AVENUE~~

~~Proposed Work: At roof change location of previously approved HVAC units and install mechanical screening.~~ **WITHDRAWN BY APPLICANT**



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

III. ADMINISTRATIVE REVIEW/APPROVAL

APP # 25.0627 BB 265 BEACON STREET: At front facade entry install postal key box below existing intercom/buzzer.

APP # 25.0619 BB 311 BEACON STREET: At rear elevation repair existing fire escape.

APP # 25.0643 BB 351 BEACON STREET: At side elevation repair existing fire escape.

APP # 25.0535 BB 483 BEACON STREET: At rear elevation replace four third-story windows with historically appropriate wood windows.

APP # 25.0623 BB 903 BOYLSTON STREET: At front facade replace second story wood windows in-kind and replace first-story entry door and storefront window.

APP # 25.0634 BB 903 BOYLSTON STREET: At front facade install wall sign.

APP # 25.0663 BB 1 COMMONWEALTH AVENUE: At window glazing at 20 fourth-story windows and 19 fifth-story windows.

APP # 25.0592 BB 44 COMMONWEALTH AVENUE: Remove outdated mechanical equipment and install eight heat pumps at the uppermost roof.

APP # 25.0654 BB 6 MARLBOROUGH STREET: At roof replace existing roof deck and black rubber membrane roofing in-kind.

APP # 25.0657 BB 167 MARLBOROUGH STREET: At fourth-story replace seven non-historic vinyl windows with historically appropriate wood windows.

APP # 25.0648 BB 222 MARLBOROUGH STREET: At third-story replace sixteen one-over-one wood windows in-kind.

APP # 25.0649 BB 337 MARLBOROUGH STREET: At front facade replace three second-story one-over-one wood windows in-kind.

APP # 25.0655 BB 51 MASSACHUSETTS AVENUE: At facade replace existing wall sign.

APP # 25.0610 BB 46 NEWBURY STREET: At front facade and side elevation install new wall and window signage.

APP # 25.0671 BB 71 NEWBURY STREET: At rear elevation replace two fourth-story one-over-one wood windows in-kind.



APP # 25.0605 BB 108 NEWBURY STREET: At front facade install wall sign.

APP # 25.0670 BB 172 NEWBURY STREET: At front facade install wall sign.

APP # 25.0620 BB 242 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0662 BB 332 NEWBURY STREET: At facade replace existing blade sign.

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

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 2/12/25.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-0-2 (Y: KC, ID, TH, FR, DS, RW)(N: NONE)(ABS: ACP, ZG) .

V. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that Elizabeth Sherva is the new Deputy Director of the Office of Historic Preservation, and also serves as the Executive Director of the Boston Landmarks Commission. Also, public zoom hearings have been extended.

VI. ADJOURN – 5:42 PM

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