



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201  
Held virtually via Zoom

**APPROVED BY COMMISSION**  
May 14, 2025

**APRIL 9, 2025**

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

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

**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).

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**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.

**I. DESIGN REVIEW**

**APP # 25.0669 BB**

**ADDRESS: 242 BEACON STREET**

Applicant: William Sloan

Proposed Work: At rear of building replace existing condenser unit with three heat pumps; and at uppermost roof install five heat pumps.

**PROJECT REPRESENTATIVES:** Chip Sloan and Jared Humphreys were the property representatives.

**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, a summary of comments from the Neighborhood Association of the Back Bay, the proposed locations of the new mechanical systems, the visibility of the proposed work, the dimensions and material of the existing and proposed mechanical equipment, and the materials and height for the proposed mechanical screening.

**PUBLIC COMMENT:** Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work and offered comments about the visibility of the proposed mechanicals.

Sue Prindle, offered questions about the proposed mechanical stands.

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

- The proposed fence at the rear yard is not to exceed 6 feet in height; the bollards are to be painted green; and placement of the rooftop heat pumps is remanded to staff who will conduct an onsite review of a mock-up of the equipment.

**APP # 25.0731 BB**

**ADDRESS: 433 MARLBOROUGH STREET**

Applicant: Scott Garvin

Proposed Work: At front garden replace shrubs and install ornamental steel fence.

**PROJECT REPRESENTATIVE:** Scott Garvin was the property 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 dimensions, design, and material for the proposed front garden fence, examples of fence designs found in the district, the installation method of the new fence, and the proposed planting plans.

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

Laurie Thomas, Back Bay Garden Club, spoke in support of the proposed work.



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

- That the fence is to be installed into the curbing, consistent with the fencing at nearby properties,
- That the fence design be simplified and the final design remanded to staff for approval.

**COMMISSIONER SAMPSON LEFT THE MEETING.**

**APP # 25.0733 BB**

**ADDRESS: 181 COMMONWEALTH AVENUE**

Applicant: Guy Grassi

Proposed Work: Repair and repoint masonry; repair and repaint wood elements; replace windows with historically appropriate wood windows; at front facade replace lower level wood entry door in-kind, install intercom, repair entry stoop, install brick sidewalk, install steel fence, restore curbing and relandscape front garden, replace slate roof in-kind, install wood decking and railing at roof terrace, and convert existing dormer window into a door; at rear elevation install brick pavers and relandscape rear yard, install garage door opening, remove existing fire escapes, convert window openings into doors and install balconies; and at roof relocate elevator headhouse, install deck, headhouse and HVAC equipment, and lower existing chimney.

**PROJECT REPRESENTATIVE:** Guy Grassi 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, visibility of the proposed work, a summary of the proposed restoration and repair work at the front facade, the existing and proposed plantings and landscaping plans, the existing and proposed paving plans for the front and rear of the property, the material, design, and dimensions of the proposed balcony and terrace railings, the proposed window details, the design and height of the proposed new garage door, the proposed plans and details for the new roof deck and headhouse, and the location of the proposed HVAC equipment.

**PUBLIC COMMENT:** Two written comments from James Treco were submitted discussing the removal of the existing fire escapes and the garden fence.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work and offered recommendations for the project.



Laurie Thomas, Back Bay Garden Club, spoke in support of the proposed work and offered recommendations for the plantings.

Christine Fuchs, spoke in support of the proposed work.

Karen Manulis, offered comments about the impact the rear balconies will have on the privacy of the abutting neighbors.

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

- the proposed conversion of the front dormer window into a door is appropriate in this case because it will not be visible from the ground, and that the proposed insertion of a garage door and the addition of balconies larger than Juliet balconies are appropriate in this case because the rear elevation has been significantly altered and is not an original façade, does not have a bay, and is characterized with atypical fenestration, with provisos that:
  - (1) the rear balconies not exceed 4 feet 6 inches in depth;
  - (2) the rooftop head house be redesigned and/or relocated to reduce visibility, with the final design and location remanded to staff for approval;
  - (3) the front and rear landscaping plans be remanded to staff in consultation with the Garden Club; and
  - (4) all other details remanded to staff for approval.

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

## **II. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 25.0732 BB 150 BEACON STREET:** At roof renovation of existing terrace.

**APP # 25.0738 BB 234 BEACON STREET:** At front facade replace entrance canopy in-kind.

**APP # 25.0701 BB 255 BEACON STREET:** Replace eight second-story wood six-over-six wood windows in-kind.

**APP # 25.0736 BB 777 BOYLSTON STREET:** At front facade install wall and window signage.



**APP # 25.0728 BB 801 BOYLSTON STREET:** At front facade replace deteriorated sidewalk pavers in-kind.

**APP # 25.0700 BB 178 COMMONWEALTH AVENUE:** At front facade replace one, first-story one-over-one wood window in-kind.

**APP # 25.0660 BB 229 COMMONWEALTH AVENUE:** At roof remove existing deck, replace rubber membrane roof in-kind, install new deck consistent with BBAC design guidelines.

**APP # 25.0709 BB 371 COMMONWEALTH AVENUE:** At roof replace penthouse roofing and chimney cap in-kind.

**APP # 25.0716 BB 400-416 COMMONWEALTH AVENUE:** First phase of masonry repairs, window replacement, trim replacement and brick mold replacement at rear elevations.

**APP # 25.0705 BB 28 EXETER STREET:** Repair existing membrane roof.

**APP # 25.0724 BB 225 MARLBOROUGH STREET:** At rear elevation repoint masonry.

**APP # 25.0720 BB 365 MARLBOROUGH STREET:** Replace eight first-story non-historic aluminum windows with historically appropriate wood windows.

**APP # 25.0721 BB 365 MARLBOROUGH STREET:** Replace eleven third-story non-historic aluminum windows with historically appropriate wood windows.

**APP # 25.0722 BB 365 MARLBOROUGH STREET:** At front facade replace four fourth-story non-historic aluminum windows with historically appropriate wood windows.

**APP # 25.0718 BB 404 MARLBOROUGH STREET:** At front facade replace two existing light fixtures with appropriate fixtures.

**APP # 25.0714 BB 67 NEWBURY STREET:** At roof replace roof slate, copper gutters and copper flashing in-kind; and repair and repaint wood elements at dormers to match existing.

**APP # 25.0734 BB 130 NEWBURY STREET:** At front facade replace wall sign and door hardware.

**APP # 25.0719 BB 171 NEWBURY STREET:** At rear addition roof add HVAC unit adjacent to existing units.

**APP # 25.0694 BB 171 NEWBURY STREET:** At rear elevation repair existing fire escape.



**APP # 25.0659 BB 215 NEWBURY STREET:** At front facade replace wall sign at lower retail space.

**APP # 25.0683 BB 231 NEWBURY STREET:** At rear elevation repair existing fire escape.

**APP # 25.0693 BB 316 NEWBURY STREET:** At front facade and rear elevation repair existing fire escape.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 5-0-2 (Y: KC, ID, TH, TN, RW)(N: NONE)(ABS: ZG, ACP).**

#### **IV. RATIFICATION OF HEARING/ MEETING MINUTES**

Ratification of 3-12-2025 public hearing minutes.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 4-0-3 (Y: KC, ID, TH, RW)(N: NONE)(ABS: ACP, ZG, TN).**

#### **III. STAFF UPDATES**

Joseph Cornish, Director of Design Review, announced that the Office of Historic Preservation is currently accepting applicants for the Preservation Planner position. Also, the public zoom hearings have been extended.

#### **IV. ADJOURN – 6:12 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.**