



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
June 11, 2025

May 14, 2025

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

COMMISSIONERS ABSENT: David Eisen; Ethel MacLeod; David Sampson; 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](https://boston.gov/landmarks).

5:01 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 # 25.0776 BB

ADDRESS: 204 BEACON STREET

Applicant: Stefan Castellucci

Proposed Work: At the front garden remove the existing pear tree.

PROJECT REPRESENTATIVES: Stefan Castellucci, Leland DiMeco, and Mark Lisek were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



condition, details of the original planting of the existing tree, how the tree has been maintained since its planting, the impact the existing tree has on the existing retaining wall, a summary of the safety concerns regarding the existing wall and tree, the grade change between the tree base and retaining wall, the species of the existing trees, the possibility of the tree collapsing, whether the applicant could submit a proposal for the proposed work for the retaining wall.

PUBLIC COMMENT: Salvatore Napoli, submitted written public comment in support of the removal of the tree.

Laurie Thomas, Back Bay Garden Club, agreed that this is an emergency repair and noted that tree roots don't break mortar; they seek water.

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

Sue Prindle, offered comments regarding the existing tree.

COMMISSIONER HIGH MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: ACP, KC, ID, ZG, TH, TN, FR, RW) (N:NONE)(ABS: NONE).

- *That the tree shall remain undisturbed until a proposal to repair the wall prepared in consultation with a certified arborist is submitted to the Commission.*
- *In reviewing the plan, if the Commission concludes, there is no feasible alternative to address the structural issues without removing the tree, then the tree is to be replaced with the species to be approved by the staff in consultation with the Garden Club.*

APP # 25.0844 BB

ADDRESS: 131 COMMONWEALTH AVENUE:

Applicant: Ryan Nevidomsky

Proposed Work: At roof relocate location of previously approved HVAC units to the west side of the roof and enclosing in a perforated copper screen.

PROJECT REPRESENTATIVES: Ryan Nevidomsky and Adam Fraust-Wylie were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, the previously approved mechanical equipment location, a summary of the recommendations from NAAB, the proposed roof layout, the visibility of the proposed work, the material and dimensions of the proposed mechanical enclosure, and the proposed location and orientation of the HVAC units.

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

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, FR, RW) (N:NONE)(ABS: NONE).

- *That the applicant works with staff to reduce the openness of the screen to screen the mechanical equipment.*
- *That this approval reflects the specific configuration of the rear elevation of 131 Commonwealth Avenue and is not a precedent for other applications.*

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

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.0837 BB 209 BEACON STREET: At rear elevation replace previously approved arched window with oriel window.

APP # 25.0775 BB 235 BEACON STREET: At front facade repair existing fire escape.

APP # 25.0852 BB 306 BEACON STREET: At front facade replace three, fourth-story non-historic two-over-two windows with historically appropriate one-over-one wood windows.

APP # 25.0786 BB 405 BEACON STREET: At front facade repair existing fire balcony.

APP # 25.0860 BB 414 BEACON STREET: At front facade replace six one-over-one non-historic wood windows in-kind.

APP # 25.0830 BB 565 BOYLSTON STREET: At front facade replace restaurant signage and dining patio furnishings.

APP # 25.0759 BB 777 BOYLSTON STREET: At front facade install wall sign and window awning.



APP # 25.0729 BB 65 COMMONWEALTH AVENUE: At seventh floor replace 19 windows with historically appropriate wood windows.

APP # 25.0824 BB 116 COMMONWEALTH AVENUE: At roof replace black rubber membrane roofing in-kind.

APP # 25.0745 BB 207 COMMONWEALTH AVENUE: At rear elevation replace three lower level windows with historically appropriate wood windows.

APP # 25.0609 BB 216 COMMONWEALTH AVENUE: Replace eight second-story windows with historically appropriate wood windows.

APP # 25.0822 BB 234 COMMONWEALTH AVENUE: At roof replace black rubber membrane roofing in-kind.

APP # 25.0839 BB 283 COMMONWEALTH AVENUE: At rear elevation replace two first-story two-over-two non-historic wood windows with two-over-two true divided lite wood windows.

APP # 25.0842 BB 286 COMMONWEALTH AVENUE: At roof install skylight, repair slate roof, replace copper gutters and flashing in-kind; repaint cornices and window surrounds; and replace non-historic windows and restore historic windows.

APP # 25.0777 BB 333 COMMONWEALTH AVENUE: At roof replace black rubber membrane roof and existing roof deck in-kind.

APP # 25.0838 BB 390 COMMONWEALTH AVENUE: At front facade and rear elevation repair masonry.

APP # 25.0836 BB 29 FAIRFIELD STREET: Repaint windows to match existing color and reset one window lintel.

APP # 25.0843 BB 4 MARLBOROUGH STREET: At front facade replace existing sandstone entry stoop treads, risers and newel posts, and curbing with cast stone matching the dimensions, colors and details of the existing sandstone.

APP # 25.0753 BB 22 MARLBOROUGH STREET: At roof install previously approved roof deck.

APP # 25.0801 BB 118 MARLBOROUGH STREET: At roof replace black rubber membrane roofing in-kind; repaint wood trim and metalwork; and at rear elevation repair and repoint masonry.

APP # 25.0802 BB 120 MARLBOROUGH STREET: At roof replace black rubber membrane roofing in-kind.



APP # 25.0817 BB 140 MARLBOROUGH STREET: At rear yard plant crabapple tree.

APP # 25.0835 BB 140 MARLBOROUGH STREET: At roof install three heat pumps.

APP # 25.0814 BB 286 MARLBOROUGH STREET: Replace four third-story two-over-two wood windows in-kind.

APP # 25.0861 BB 30 NEWBURY STREET: At front facade upgrades to store front including replacement of door hardware, new masonry finish and new wall sign.

APP # 25.0754 BB 128-130 NEWBURY STREET: At front facade repair existing steps, handrails and concrete paving.

APP # 25.0833 BB 171 NEWBURY STREET: At front facade remove existing windows and stone lintels, replace steel lintels and flashing, and reinstall windows and stone lintels; and at front facade and rear elevation repoint masonry and replace window sealant.

APP # 25.0845 BB 208 NEWBURY STREET: At front facade replace existing storefront signage and install accessible door opener.

APP # 25.0743 BB 294 NEWBURY STREET: At front facade install wall sign.

APP # 25.0818 BB 321 NEWBURY STREET: Replace existing wall and window signage.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: ACP, KC, ID, ZG, TH, TN, RW) (N:NONE)(ABS: FR).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Ratification of 4-9-2025 public hearing minutes.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 7-0-1 (Y: ACP, KC, ID, ZG, TH, TN, RW) (N:NONE)(ABS: FR).

III. STAFF UPDATES

Joseph Cornish, Director of Design Review, noted that moving forward the Ratification of Meeting Minutes and Administrative Review will be reviewed at the beginning of the meeting.



IV. ADJOURN – 6:08 PM

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

DRAFT