



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
August 13, 2025

JUNE 11, 2025

I. VIOLATIONS SUBCOMMITTEE 4:30 PM

COMMISSIONERS PRESENT: Iphigenia Demetriades; Thomas High; Franklin Ross; 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.

4:30 PM: Commissioner Weintraub called the Violations Subcommittee public meeting to order. He 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. He also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction he called the first violation.

VIO.25.0975

ADDRESS: 3 GLOUCESTER STREET

Violation: At side and rear elevation unapproved installation of conduit.

PROPERTY REPRESENTATIVES: Johns Delaney and Mia Tinkjian were the property representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the unapproved changes made at the side and rear elevations, whether the unapproved conduit had been removed, the installation method of the conduit



and a summary of the other proposed work that still requires Commission approval.

PUBLIC COMMENT: Sue Prindle, a representative from the Neighborhood Association of the Back Bay, offered recommendations for the project.

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 until the conduit is removed. That the applicant submit an application for an alternative solution and that details be remanded to staff.

VIO.25.0976

ADDRESS: 270 CLARENDON STREET

Violation: At rear elevation unapproved removal of tree and construction of wood platform.

PROPERTY REPRESENTATIVES: Steve Lamger was the property representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the water damage and leaks within the condominium, an overview of the conditions of the tree prior to the removal, the proposed time frame for the removal of the scaffolding and platform, and options for the proposed replacement tree.

PUBLIC COMMENT: Laurie Thomas, a representative from the Back Bay Garden Club, recommended that the applicant work with the Garden Club.

Sue Prindle, offered comments for the project and spoke in support of the applicant working with the Garden Club.

Jim Quinlan, offered comments for the proposed project.

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).

- Continue the violation until the next Violation Subcommittee meeting.



- That the platform and scaffolding be removed and that the applicant works with the Garden Club and an Arborist to select a replacement tree and that the applicant also works with staff.

ADJOURN – 4:55 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: Kathleen Connor; Iphigenia Demetriades; Thomas High; Tanvi Nauar; Franklin Ross; and David Sampson.

COMMISSIONERS ABSENT: David Eisen; Zsuzsanna Gaspar; Ethel MacLeod; Kenneth Tutunjian; and Robert Weintraub.

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 for the review and ratification of the meeting minutes.

III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of Public Hearing Minutes from 5/14/25.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 4-0-2 (Y: KC, ID,
TH, TN)(N: NONE)(ABS: FR, DS).**

The Chair announced that the Commission would next review the first Design Review application.



IV. DESIGN REVIEW

APP # 25.0926 BB

ADDRESS: 204 BEACON STREET

Applicant: Stefan Castellucci

Proposed Work: At front garden reconstruct deteriorated retaining wall.

PROJECT REPRESENTATIVES: Stefan Castellucci 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, a summary of feedback received from the Neighborhood Association of the Back Bay, a summary of the reports submitted by the Arborist, Mason, and Structural Engineer about the existing conditions, the existing and proposed materials for the retaining wall and stairs, code requirements for retaining walls, and the historical significance of the existing garden fence.

PUBLIC COMMENT: Laurie Thomas, a representative from the Back Bay Garden Club, spoke in support of the proposed work and offered to collaborate with the applicant to identify a replacement tree.

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.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, TN, FR, DS)(N: NONE)(ABS: NONE).

- the garden fence be retained or replaced with a fence of historically appropriate design, with the north-south portion shortened to end at the top of the stairs if possible, with the final design approved by staff;
- the materials used for the rebuilt wall and stairs be approved by staff; and
- If it is not possible to preserve the existing tree, it will be replaced with a tree of species and caliper approved by staff in consultation with the Garden Club.



APP # 25.0886 BB

ADDRESS: 115 COMMONWEALTH AVENUE

Applicant: Rebecca Verner

Proposed Work: At rear elevation alterations to existing rear ell deck including installation of new decking, planters, outdoor kitchen, water feature, screening and decorative surrounds at existing window and door; and at roof alterations to existing deck including installation of new decking, planters, mechanical enclosure and trellises.

PROJECT REPRESENTATIVES: Rebecca Verner and Roberto Carmona were the project 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, an overview of property lines and existing access points for emergencies on the roof, details and plans for the proposed alterations at the rear ell deck, proposed window details, the dimensions and material of the proposed mechanical enclosures, and the visibility of the proposed work.

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

Sue Prindle, offered comments regarding the visibility of the proposed work and the sizing of the proposed privacy screens.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, TN, FR, DS)(N: NONE)(ABS: NONE).

- that all millwork on the rear elevation, including the proposed door and window frames, is denied;
- that the proposed grill on the rear ell deck is to be located or reconfigured so that it is not visible from the alley, to be confirmed by staff; and
- that all screening on both the rear ell and roof conform with the guidelines and not be visible from the public way, to be confirmed by staff.

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



V. ADMINISTRATIVE REVIEW/APPROVAL

APP # 25.0870 BB 188 BEACON STREET: At front facade repair entry stoop, railings and sidewalk.

APP # 25.0887 BB 233 BEACON STREET: At front facade repair and repaint damaged wood trim elements.

APP # 25.0890 BB 322 BEACON STREET: At front facade and rear elevation repair fire escapes.

APP # 25.0884 BB 421 BEACON STREET: At front facade replace front entry door in-kind.

APP # 25.0897 BB 745 BOYLSTON STREET: At front facade replace storefront and signage.

APP # 25.0927 BB 4 CHARLESGATE EAST: At front facade restore four seventh-story curved windows.

APP # 25.0938 BB 34 COMMONWEALTH AVENUE: Replace four, fourth-story one-over-one wood windows in-kind.

APP # 25.0912 BB 115 COMMONWEALTH AVENUE: At front facade replace seven non-historic windows with historically appropriate wood windows.

APP # 25.0866 BB 160 COMMONWEALTH AVENUE: At lower dining patio replace deteriorated pavers in-kind.

APP # 25.0932 BB 174 COMMONWEALTH AVENUE: At front facade and rear elevation repoint and repair masonry, and repaint window trim.

APP # 25.0916 BB 337 COMMONWEALTH AVENUE: Replace four first-story wood windows in-kind.

APP # 25.0931 BB 382 COMMONWEALTH AVENUE: At front facade remove two existing diseased plum trees and plant two Rutgers Hybrid Dogwood trees.

APP # 25.0917 BB 403 COMMONWEALTH AVENUE: Replace three sixth-story wood windows in-kind.



APP # 24.0855 BB 133-135 MARLBOROUGH STREET: Extend previously approved work at roof to construct a roof deck and access hatch consistent with district's design guidelines to 5-13-2026.

APP # 25.0909 BB 182 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

APP # 25.0788 BB 363 MARLBOROUGH STREET: Replace twelve windows with historically appropriate wood windows.

APP # 25.0928 BB 29 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0929 BB 35 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0930 BB 45 NEWBURY STREET: At rear elevation repair existing fire escape.

APP # 25.0924 BB 158 NEWBURY STREET: At front facade repaint entry area and door, and replace light fixture.

APP # 25.0941 BB 272 NEWBURY STREET: At front facade and rear elevation repair existing fire escapes.

COMMISSIONER HIGH MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: KC, ID, TH, TN, DS)(N: NONE)(ABS: FR).

VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that the Commission will be receiving a new Commissioner, Lisa Sharp, who will fill the member seat vacated by Commissioner John Christensen.

VII. ADJOURN - 6:13 PM

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