



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
August 13, 2025

JULY 9, 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 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 Violation application.

VIO.25.0975

ADDRESS: 3 GLOUCESTER STREET

Violation: At side and rear elevation unapproved installation of conduit. **CONTINUED FROM 6-11-2025 HEARING**

PROPERTY REPRESENTATIVES: There were no property representatives.

DOCUMENTS PRESENTED: There were no documents presented.

DISCUSSION TOPICS: Staff reported that the conduit was removed and that masonry repairs were scheduled to be completed the week of 7/7/2025. Staff also reported that the property owner submitted a design review application for the installation of rooftop HVAC equipment.



PUBLIC COMMENT: There were no public comments.

**COMMISSIONER WEINTRAUB MOTIONED TO DISMISS THE VIOLATION.
COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 3-0-0
(Y: ID, DS, RW)(N: NONE)(ABS: NONE).**

VIO.25.0976

ADDRESS: 270 CLARENDON STREET:

Violation: At rear elevation unapproved removal of tree and construction of wood platform.
CONTINUED FROM 6-11-2025 HEARING.

PROPERTY REPRESENTATIVES: The property owner was unable to attend.

DOCUMENTS PRESENTED: There were no documents presented.

DISCUSSION TOPICS: Staff reported that the scaffolding has been removed and the property owner plans to replace the removed crabapple tree with a Venus Dogwood (Cornus "Venus") tree.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of continuing the violation until a new tree is planted.

**COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE VIOLATION.
COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 3-0-0
(Y: ID, DS, RW)(N: NONE)(ABS: NONE).**

- *That the violation be continued until a new tree has been planted.*

ADJOURN – 4:40PM

COMMISSIONER DEMETRIADES ADJOURNED THE MEETING



II. DESIGN REVIEW HEARING 5:00 PM

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

COMMISSIONERS ABSENT: David Eisen; Ethel MacLeod; Kenneth Tutunjian.

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

5:03 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

The review and ratification of the public hearing minutes from 6/11/25 were postponed until the next meeting.

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

IV. DESIGN REVIEW

APP #25.1009 BB

ADDRESS: 342 NEWBURY STREET

Applicant:: Jason Weisman

Proposed Work: At front facade clean masonry and repaint storefront, install two metal banners at second story, install wall sign, and replace entry door.

PROJECT REPRESENTATIVES: Denise Ambiki and Marie-Pierre Bossi 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, details about the proposed paint colors for the storefront, the proposed cleaning method for the masonry on the front facade, the dimensions, material, and design of the proposed signage, details about the existing signage brackets, and the mounting method for the new banner and wall signage.

PUBLIC COMMENT: 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.

Sue Prindle, offered comments regarding the size of the proposed blade signage.

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

- *That blade signs, not banners, may be installed on the 2 existing brackets.*
- *That the paint color, the sign signage, details, and other design details are to be approved by the Commission staff.*

APP # 25.1006 BB

ADDRESS: 208 BEACON STREET

Applicant: Kathleen Drumm Rehl

Proposed Work: At front garden remove existing plants and tree, and install new plantings and Kousa dogwood tree.

PROJECT REPRESENTATIVES: Kathleen Drumm Rehl 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 review and assessment of the garden by Back Bay Garden Club and an Arborist, the proposed plant species for the front garden, and details about the proposed irrigation system.

PUBLIC COMMENT: Laurie Thomas, Back Bay Garden Club, spoke in support of the proposed work and offered comments about potentially rabbit proofing the existing fence.



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

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

- *That the existing tree is to remain, and receives treatment to improve its health, and if the treatment is not successful then it may be replaced with the approval of the Commission staff with a replacement tree to be Rutgers hybrid dogwood.*

APP # 25.0981 BB

ADDRESS: 534 BEACON STREET

Applicant: Timothy Burke

Proposed Work: At roof install a new stair to existing penthouse to provide access for elevator machine room. Install guardrail 42" high painted black for stair access from the penthouse.

PROJECT REPRESENTATIVES: 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 location of existing elevator machine rooms and stairways, the plans for the proposed new entry, and the dimensions and material of the new guardrail.

PUBLIC COMMENT: Sue Prindle, offered comments regarding the visibility of the proposed work.

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

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

- *That the alternate proposal which locates the proposed stair and entry door to the north elevation of the building be approved instead of the original proposal.*



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

V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 25.1021 BB 138 BEACON STREET: Replace six second-story non-historic windows with historically appropriate wood windows.

APP # 25.1001 BB 149 BEACON STREET: At front facade and rear elevation repoint and repair masonry, and repaint wood trim and bay windows.

APP # 25.1019 BB 196 BEACON STREET: At front facade repair entry steps.

APP # 25.1039 BB 222 BEACON STREET: At front facade repair entry steps.

APP # 25.1020 BB 250 BEACON STREET: At rear elevation complete waterproofing repairs to existing stairtower.

APP # 25.0805 BB 417 BEACON STREET: At front facade and rear elevation replace all first story and lower level windows with historically appropriate wood windows, and at rear elevation replace non-historic entry door with wood entry door.

APP # 25.1033 BB 421 BEACON STREET: At roof replace slate, rubber membrane roofing, flashing, trim and copper gutter and downspout in-kind.

APP # 25.0987 BB 109 COMMONWEALTH AVENUE: At all elevations repair and repoint masonry and replace deteriorated wood elements in-kind.

APP # 25.0956 BB 113 COMMONWEALTH AVENUE: At headhouse replace metal cladding in-kind, replace areas of membrane roofing in-kind and replace non-historic balcony door.

APP # 25.1005 BB 120 COMMONWEALTH AVENUE: At front facade repair and repaint front entry steps.

APP # 25.1012 BB 183 COMMONWEALTH AVENUE: At front facade and rear elevation install black rubber membrane roofing at bays.

APP # 25.1015 BB 190 COMMONWEALTH AVENUE: At rear elevation repair masonry at garage and replace garage door in-kind.

APP # 25.0996 BB 203-205 COMMONWEALTH AVENUE: At front facade replace three fourth-story, two-over-two windows with wood two-over-two windows.

APP # 25.0954 BB 290 DARTMOUTH STREET: Installation of window and wall signage.



APP # 25.1041 BB 33 EXETER STREET: At front facade and side and rear elevations repoint and repair masonry.

APP # 25.1022 BB 306 MARLBOROUGH STREET: At front facade and rear elevation repaint masonry trim.

APP # 25.0971 BB 404 MARLBOROUGH STREET: At front facade and rear elevation repaint fire escapes.

APP # 25.1030 BB 77 NEWBURY STREET: At roof replace black rubber membrane roofing in-kind.

APP # 25.1008 BB 79 NEWBURY STREET: At front facade install wall signage at first story retail space.

APP # 25.1004 BB 128-130 NEWBURY STREET: Repoint masonry and replace rubber membrane roofing.

APP # 25.1011 BB 133 NEWBURY STREET: At roof replace black rubber membrane roofing in-kind.

APP # 25.1003 BB 344 NEWBURY STREET: At front facade redesign of storefront and entry, and installation of signage, and at roof replacement of roofing, gutters, downspouts, skylight and mechanical equipment.

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

VI. STAFF UPDATES

No staff updates.

VII. ADJOURN – 6:00 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.