



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
October 10, 2025

AUGUST 13, 2025

I. VIOLATION SUBCOMMITTEE 4:30 PM

COMMISSIONERS PRESENT: *Iphigenia Demetriades; Thomas High; 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.25.0976

ADDRESS: 270 CLARENDON STREET:

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

CONTINUED FROM 6-11-2025 HEARING.

PROJECT REPRESENTATIVES: Margaret and Steve Langer were the project representatives.

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the violation that was issued regarding the unapproved removal of an existing tree and installation of scaffolding, and the proposed replacement plantings, and the current condition of the crabapple tree that is regrowing from the



stump.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay, and Back Bay Garden Club spoke in support of replacing the existing crabapple tree and offered recommendations for the proposed work.

COMMISSIONER WEINTRAUB MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 2-0-0 (Y: ID, RW)(N: NONE)(ABS: NONE).

- *Provided the crabapple tree remains in place, if for some reason it doesn't flourish, the applicant must return to the Commission with a suitable replacement.*

ADJOURN – 4:44 PM

COMMISSIONER DEMETRIADES ADJOURNED THE MEETING.

II. DESIGN REVIEW HEARING 5:00 PM

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

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

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

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 6-11-2025 and 7-9-2025.



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

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0064 BB 173 BEACON STREET: At front facade repair masonry.

APP # 26.0013 BB 206 BEACON STREET: Replace four fourth-story windows with historically appropriate windows.

APP # 26.0057 BB 250 BEACON STREET: At rear elevation replace seven fourth floor non-historic windows with historically appropriate wood windows.

APP # 26.0046 BB 414 BEACON STREET: At front facade replace six one-over-one wood windows in-kind.

APP # 26.0055 BB 483 BEACON STREET: At seventh floor replace six one-over-one windows with one-over-one aluminum-clad windows.

APP # 26.0061 BB 483 BEACON STREET: At eighth floor replace seven one-over-one windows with one-over-one aluminum-clad windows.

APP # 26.0020 BB 777 BOYLSTON STREET: At front facade install awning.

APP # 26.0066 BB 777 BOYLSTON STREET: At front facade install furnishings at existing outdoor dining patio.

APP # 26.0002 BB 827 BOYLSTON STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0070 BB 939 BOYLSTON STREET: At front facade install handrail at existing ramp.

APP # 26.0003 BB 180 COMMONWEALTH AVENUE: At front facade replace eight eighth-story six-over-nine wood windows in-kind.

APP # 26.0056 BB 205 COMMONWEALTH AVENUE: At front facade replace three third-story one-over-one wood windows in-kind.

APP # 26.0043 BB 260 COMMONWEALTH AVENUE: At rear elevation replace three fourth-story two-over-two wood windows in-kind.



APP # 26.0062 BB 397 COMMONWEALTH AVENUE: At front facade installation of metal railings at window wells.

APP # 26.0065 BB 321 DARTMOUTH STREET: At roof replace existing deck, black rubber membrane roof and slate in-kind.

APP # 26.0060 BB 5 FAIRFIELD STREET: At roof replace black rubber membrane roof in-kind.

APP # 26.0008 BB 6 GLOUCESTER STREET: Replace six second-story wood windows in-kind.

APP # 25.1013 BB 3 GLOUCESTER STREET: At roof replace install heat pump.

APP # 26.0049 BB 190 MARLBOROUGH STREET: At non-historic rear addition remove skylight and refurbish/replace in-kind existing windows.

APP # 26.0073 BB 241 MARLBOROUGH STREET: At roof replace black rubber membrane roof in-kind.

APP # 26.0069 BB 254 MARLBOROUGH STREET: At roof replace deck and black rubber roofing in-kind.

APP # 26.0015 BB 365 MARLBOROUGH STREET: At side elevation replace one third-story one-over-one aluminum window with a one-over-one wood window.

APP # 26.0059 BB 416 MARLBOROUGH STREET: Replace seven first-story one-over-one wood windows in-kind.

APP # 26.0027 BB 435 MARLBOROUGH STREET: Replace four third-story thirteen-over-one wood windows in-kind.

APP # 26.0012 BB 69 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0019 BB 158 NEWBURY STREET: At front facade repair and repaint wood storefront, repair masonry, add silcock and repair concrete sidewalk.

APP # 26.0006 BB 248 NEWBURY STREET: At front facade replace wall sign at lower retail space.

APP # 26.0044 BB 279 NEWBURY STREET: At front facade install wall sign.



COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, DS, LT, RW)(N: NONE)(ABS: NONE).

Following this brief introduction she called the first Design Review application.

V. DESIGN REVIEW

COMMISSIONER CHAN-PATERA AND ROSS JOINED THE MEETING.

APP # 26.0068 BB

ADDRESS: 11 MARLBOROUGH STREET

Applicant: Nick Winton

Proposed Work: At roof revise design of previously approved roof deck, access hatch and mechanical equipment.

PROJECT REPRESENTATIVES: Nick Winton, Emily Whitbeck, Peter White, and Dave O'Malley 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 previously approved plans, the visibility of the proposed work, district guidelines regarding privacy screening, the location and height of the proposed mechanical equipment, the height, material, and location of the proposed privacy screening and deck railing, and details about the proposed consolidation of the existing headhouse and skylights into a single element.

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

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

- *the deck will be reconfigured so that the railing is not visible from the alley, to be confirmed by staff;*
- *the final location of the mechanical equipment is to be approved by staff to ensure that it is not visible from the alley; and*



- *the privacy screen is denied and any alternative installations of planters shall not exceed the deck railing height and shall not be visible from the public way, to be approved by staff.*

APP # 25.1006 BB

ADDRESS: 66 MARLBOROUGH STREET

Applicant: Pamela Steel

Proposed Work: At the garden area install a Little Free Library.

PROJECT REPRESENTATIVES: Janine Mudge was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and the proposed library detail.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the Commission's previous decision regarding Little Free Libraries in Back Bay, the location, materials, and dimensions of the proposed library, and the proposed installation method for the new library.

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, TH, FR, DS, LT, RW)(N: NONE)(ABS: NONE).

- *That the Little Free Library be moved to the location as recommended by staff to the corner of Marlborough Street.*
- *That the Little Free Library be painted the Rudolph Red on the interior*
- *That the library is a freestanding structure, not attached to any portion of the building. There will be no writing, logos, or symbols on the structure other than the little free library plaque. It will be removed when no longer used for the purpose or when the ownership or occupancy of the building changes, and as you've already said, the final design, including color and materials, be remanded to staff for final approval.*

APP # 25.1047 BB

ADDRESS: 339 COMMONWEALTH AVENUE

Applicant: Stewart O'Nan

Proposed Work: At roof construct penthouse addition and front and rear decks, and install mechanical equipment.

PROJECT REPRESENTATIVES: Ron Payne was the project representative.



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 visibility of the proposed work, the location and height of the proposed mechanical equipment, the height of the proposed penthouse addition and decks, the dimension of the front and rear deck and railing setbacks,

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

Laurie Thomas, a representative from the Neighborhood Association of the Back Bay, and Back Bay Garden Club offered comments regarding a similar oculus window at 348 Marlborough Street.

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

- *the applicant to work with staff to adjust the penthouse design to further reduce its visibility from Commonwealth Avenue; and*
- *the final location of mechanical equipment is to be approved by staff to ensure that it is not visible from the alley.*

COMMISSIONER CHAN-PATERA LEFT THE MEETING.

APP # 25.1044 BB

ADDRESS: 273 NEWBURY STREET

Applicant: Daniel Robles

Proposed Work: At the front patio area install a vintage truck from 7-1-2025 to 10-31-2025 to display merchandise.

- **THE APPLICANT DID NOT APPEAR.**

The Chair announced that the Commission would next review Advisory Review item(s).

VI. ADVISORY REVIEW

ADDRESS: 67 NEWBURY STREET

Applicant: Liz Vizza, Church of the Covenant

Proposed Work: Banner installation at church tower entrance.



PROJECT REPRESENTATIVES: Rob Quigley and Liz Vizza were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and a proposed rendering of the banner.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the location, material, and design of the proposed banners, district guidelines regarding signage and illumination, the city's signage code, the method of installation, and the current scale of the building.

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

VII. STAFF UPDATES

Joseph Cornish, the Director of Design Review, announced that Lisa Tharp was a newly appointed Back Bay Commissioner

VIII. ADJOURN – 6:30 PM

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