



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

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

**APPROVED BY COMMISSION
(10-8-2025)**

SEPTEMBER 10, 2025

I. DESIGN REVIEW HEARING

5:00 PM

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; Lisa Tharp; 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.

II. RATIFICATION OF HEARING/ MEETING MINUTES

The review and ratification of the public hearing minutes from 8/13/2025 have been postponed until October 8, 2025.

III. DESIGN REVIEW

APP # 26.0028 BB

ADDRESS: 154 NEWBURY STREET

Applicant: Patrick Coburn

Proposed Work: At front facade replace signage and repaint storefront white.

PROJECT REPRESENTATIVES: Patrick Coburn and Louis Araque 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, details about appropriate paint colors within the district, the design, materials, and dimensions of the proposed signage, details about the existing signage band, the existing paint storefront color of 156 Newbury Street, and the proposed storefront paint color.

PUBLIC COMMENT: There were no public comments.

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

- That the proposal to change the color of the storefront is denied.
- That the color of the storefront is to remain consistent with the matching storefront at 156 Newbury Street with the final color and design of the signage to be approved by staff.

APP # 26.0097 BB

ADDRESS: 167 MARLBOROUGH STREET

Applicant: Simon Sinnott

Proposed Work: At roof replace existing solarium structure.

PROJECT REPRESENTATIVES: Simon Sinnott 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, details about water infiltration and damage, the visibility of the proposed work, and details about the existing and proposed glass, the proposed paint color for the existing solarium structure.

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



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

APP # 26.0161 BB

ADDRESS: 269 COMMONWEALTH AVENUE

Applicant: 269 Commonwealth Avenue Associates, LLC

Proposed Work: Replace windows in-kind, and replace gutters and roofing; at front facade install new brick pavers at walkway, install decorative iron front garden fence and landscaping, and restore entry doors; at rear elevation replace brick pavers and garden wall, replace entry doors, repair existing decks and remove balcony; and at roof install deck, skylights, mechanical equipment, elevator override, and penthouse addition.

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, details about the proposed maintenance work and improvements at the front and rear facades, the location, material, and design of the proposed front garden fence, the material and configuration of the existing and proposed windows, and the proposed size of the rear decks.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay, suggested looking at other designs for the proposed fence and other plantings for the front garden.

Sue Prindle suggested that the size of the proposed rear decks be reduced.

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

- the windows in the center of the bay at the second floor will be 1-over-1 in design to match the other windows and the original design of the building;
- the outer edge of the cantilevered rear decks will extend no further than the face of the bay at 267 Commonwealth, to be confirmed by staff; and
- the front garden railing design will be simplified in design, with reference to the height and design of the existing fence at 21 Fairfield, with the final design to be approved by staff.



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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0169 BB 184 BEACON STREET: At roof install two condensers.

APP # 26.0150 BB 245 BEACON STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0137 BB 248 BEACON STREET: At rear elevation install new rubber membrane roof at garage.

APP # 26.0170 BB 290 BEACON STREET: At rear elevation repaint existing upper level addition to match existing color.

APP # 26.0204 BB 345R BEACON STREET: At rear elevation replace existing garage door.

APP # 26.0152 BB 361 BEACON STREET: At roof install power vent chimney.

APP # 26.0168 BB 463 BEACON STREET: Resubmission of previously approved exterior work including renovation of existing front penthouse and replacing railings. Extension of existing rear fire escape and enlargement of existing rear windows. New accessible access to garden level from alley.

APP # 26.0154 BB 478 BEACON STREET: At front facade replace one lower-level one-over-one wood window in-kind.

APP # 26.0099 BB 45 COMMONWEALTH AVENUE: At rear elevation repaint existing windows to match existing color.

APP # 26.0194 BB 50 COMMONWEALTH AVENUE: At front facade repair masonry and replace sealants at windows.

APP # 26.0140 BB 121 COMMONWEALTH AVENUE: At rear elevation replace rubber membrane roof and copper gutter at bay window in-kind.

APP # 26.0203 BB 131 COMMONWEALTH AVENUE: At front facade replace entry door hardware, install lighting, security devices, fire beacon, bell and sprinkler connection.

APP # 26.0104 BB 215 COMMONWEALTH AVENUE: At rear elevation repoint masonry.

APP # 26.0173 BB 253 COMMONWEALTH AVENUE: At roof replace rubber membrane roofing in-kind.



APP # 26.0117 BB 31 HEREFORD STREET: At front facade replace slate roof in-kind.

APP # 26.0139 BB 105 MARLBOROUGH STREET: At front facade, reset pavers at entry walk, repair entry doors, repair and repaint entry steps, and repaint railings.

APP # 26.0098 BB 127 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0084 BB 191 MARLBOROUGH STREET: At rear elevation repoint masonry.

APP # 26.0149 BB 247 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

APP # 25.0889 BB 291 MARLBOROUGH STREET: At front facade and rear elevation replace seven third-story windows with historically appropriate wood windows.

APP # 26.0071 BB 356 MARLBOROUGH STREET: At rear elevation install brick pavers at parking area.

APP # 25.0998 BB 360 MARLBOROUGH STREET: At roof replace rubber membrane roof in-kind; and at rear elevation replace asphalt shingles with slate.

APP # 26.0111 BB 387 MARLBOROUGH STREET: At front facade replace slate and copper roof elements in-kind, and repair masonry.

APP # 26.0112 BB 387 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0072 BB 11 NEWBURY STREET: At front facade install awnings at second story windows.

APP # 26.0167 BB 131 NEWBURY STREET: At front facade replace signage.

APP # 26.0144 BB 136 NEWBURY STREET: At front facade install wall sign and blade sign.

APP # 26.0086 BB 201 NEWBURY STREET: At front facade and side elevation replace existing wall signs.

APP # 26.0173 BB 212-214 NEWBURY STREET: At roof replace existing mechanical equipment.

APP # 26.0107 BB 339 NEWBURY STREET: At rear elevation remove non-historic one-story shed addition.



COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER CONNOR SECONDED THE MOTION. THE VOTE WAS 6-0-1 (Y: ACP, KC, ID, TH, DS, RW)(N: NONE)(ABS: ZG).

V. STAFF UPDATES

Joseph Cornish, Director of Design Review, mentioned that constituents have reached out regarding potential projects within the Back Bay.

VI. ADJOURN – 5:54 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