



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
February 11, 2026

JANUARY 14, 2026

I. VIOLATION 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://www.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.

VIO.26.1016

ADDRESS: 72 COMMONWEALTH AVENUE

Violation: Unapproved masonry repairs at front facade.(CONTINUED FROM 12-10-2025 HEARING).

PROJECT REPRESENTATIVES: Peter Sun and Vinod Mamdya were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a summary of the previous hearing. The Commission emphasized that the proposed materials should match the original stone and the need for an



onsite meeting to review paint color samples. The existing gaps on the facade and the products used during repairs were discussed. The Commission recommended using historic Benjamin Moore HC-69 or HC-635. The applicant still needs to submit a design review application and is working to receive a permit from ISD, which are both required before facade repairs can begin.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, stated that the ornamental details were removed and lost during the renovation and recommended they should be restored.

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

- *Continue the violation with the understanding the applicant will work with staff to come up with a reasonable and approvable solution and remand the approval to staff.*
- *Get color approved and details remanded to staff.*

VIO.26.1015

ADDRESS: 416 MARLBOROUGH STREET

Violation: Unapproved lattice wood enclosure at Marlborough Street. (CONTINUED FROM 12-10-2025 HEARING).

PROJECT REPRESENTATIVES: The property manager was unable to attend.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a summary of the previous hearing. The Commission discussed the findings from the site visit conducted by Commissioner Weintraub, staff, property manager, and engineer to review the installation and alternative interior locations. They also addressed code requirements for the electrical equipment on the interior and exterior. The possibility of the applicant consulting with ISD to discuss obtaining a variance from ISD to relocate the equipment on the interior.

PUBLIC COMMENT: Matthew Lena, recommended additional information be provided about code requirements for interior electrical equipment and suggested that alternative locations for the equipment on the interior be provided.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, asked whether the vault was considered as an alternative and what the resolution



would be if a variance request is denied.

**COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE 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 ninety days so that the applicant can have a sufficient amount of time to research and propose approvable alternative solutions.*

VIO.26.1014

ADDRESS: 345 Beacon Street

Proposed Work: Violation: Unapproved masonry work at front facade, and unapproved removal of tree and landscape work at front garden.

PROJECT REPRESENTATIVES: Sharon Goldberg and Ted Goldberg were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and a summary of the previous hearing. The applicants proposed planting a ginkgo tree but concerns were raised regarding its suitability. The Commission recommended that the applicant consult with the Back Bay Garden Club to develop a hardscape and landscape plan which should be submitted to the Commission for approval. District guidelines regarding paving and front gardens were discussed and it was noted that paving of a front garden is not allowed within the district.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and the Back Bay Garden Club, recommended that the applicant also consult with an arborist and landscape designer. She also asked about irrigation and discouraged planting a ginkgo tree.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, asked what repairs and patchwork had been done on the property and whether the materials used were code and guideline compliant.

**COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE 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 sixty days.*



ADJOURN – 5:08 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 Nayar; David Sampson; Lisa Tharp; and Robert Weintraub.*

COMMISSIONERS ABSENT: *Zsuzsanna Gaspar and Franklin Ross.*

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

5:09 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 for the review and ratification of the meeting minutes.

III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from December 10, 2025.

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

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

5:14 PM: COMMISSIONER CONNOR JOINED AND BEGAN CHAIRING THE MEETING.

IV. DESIGN REVIEW

APP # 26.0530 BB



ADDRESS: 332-338 NEWBURY STREET

Applicant: Mike Coates

Proposed Work: Masterplan for signage.

PROJECT REPRESENTATIVE: Mike Coates 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 and the purpose of developing general signage guidelines for current and future retail tenants. The Commission discussed district guidelines regarding signage and illumination, including which signage combinations are allowed for businesses. Details regarding the proposed directory, including its visibility and location were discussed. The Commission noted that signage above the first floor would diminish the architecture of the building and that signage should not be placed above the railing.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the concept and emphasized that all retail tenants need to apply for and receive Commission approval. He also emphasized that any new signage should be installed carefully to avoid damaging existing ornamental details and decorative elements.

Sue Prindle, offered comments on signage in Back Bay and asked whether a solution had been reached about sandwich boards being allowed in the district.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

- *That the master plan for these three or four buildings be remanded to staff with the understanding that each commercial or retail tenant apply to the Commission for approval regardless of the master plan.*
- *That no signs may be installed above the first floor.*

APP # 26.0487 BB

ADDRESS: 302 BEACON STREET

Applicant: Douglas Mills

Proposed Work: Request to amend the Commission's 2023 approval that required the replacement of the existing stonework below the front facade's first story windows with brick. The applicant seeks to retain the existing stonework in place. **(CONTINUED FROM 12-10-2025 HEARING)**



PROJECT REPRESENTATIVE: Douglas Mills 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 and review of the previous approval. The Commission discussed the site visit conducted by staff and Commissioners on 1-9-2026 to examine the brick sample and mockup. The applicant spoke in support of maintaining the existing stonework but noted difficulty in finding matching brick and mortar. Commissioners discussed retaining the existing sill, installing new brick, and recommended that the applicant consult with masons to find the closest matching brick and mortar mixture.

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

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

- *The application to retain the existing cast stone below the first-story window is denied; installation of brick is approved, with consideration to be given to using reclaimed brick, the installation of the brick to replace the cast stone from the molded section of cast stone below the window to the level just below the new entry door.*

APP # 26.0564 BB

ADDRESS: 463 BEACON STREET

Applicant: Stephen Hiserodt

Proposed Work: Changes to work previously approved on 9/10/2025 that includes: at front facade change design and configuration of previously approved fifth-story wood doors and add additional opening; and at rear elevation enlarge openings for emergency egress requirements, enlarge previously approved openings at fifth-story to accommodate French doors, and enlarge window openings below existing decorative arched windows.

PROJECT REPRESENTATIVE: Stephen Hiserodt 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 and a summary of the previous approvals from October 2021 and September 2025. It included details about the approved proviso which included copper cladding, reducing the deck size, and the location of the HVAC equipment to minimize visibility. The number of units within the building and the current egress access were discussed. Commissioners also discussed the proposed changes of lowering window sills, extending the fire escape landing, creating new door openings and transoms, and modifying windows to meet egress requirements. Also, details about the existing and proposed windows including their type and dimensions.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, agreed with Commissioner concerns regarding the proposed changes to the rear windows. He spoke in support of restating the previous provisos and questioned the necessity of enlarging a window for egress in unit 301 given that the plans showed an existing door.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

- *(1) the proposed plate glass transom windows on the front top floor are denied; (2) the two original “eyebrow” windows with stained glass on the rear bay are to remain unaltered; (3) the sills of other existing rear windows may be lowered to be doors within the existing head and side jambs only if required to comply with code egress requirements; (4) all windows and doors are to be wood with true divided lights; and (5) the design and dimensions of the deck and the location of the HVAC equipment is remanded to staff for approval.*

APP # 26.0567 BB

ADDRESS: 192 COMMONWEALTH AVENUE

Applicant: Natasha Espada

Proposed Work: At roof alter two existing elevator machine rooms. Work includes installing two sets of metal stairs, installing a new entry door, and installing guardrails.

PROJECT REPRESENTATIVES: Natasha Espada and George Overholser 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 and the visibility of the proposed work from Commonwealth Ave and Exeter Street. The Commissioners reviewed the proposed work at the roof, which



included altering two existing elevator machine rooms. They also discussed the materials, dimensions, and locations of the two metal stairs, new entry door, and guardrails.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work and noted that the mock ups were minimally visible.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

~~**APP # 26.0512 BB**~~

~~**ADDRESS: 192 MARLBOROUGH STREET**~~

~~Applicant: Andrew Reek~~

~~Proposed Work: At roof install deck, headhouse and mechanical equipment.~~

- ~~• WITHDRAWN~~

COMMISSIONER DEMETRIADES LEFT THE MEETING.

APP # 26.0565 BB

ADDRESS: 263 CLARENDON STREET

Applicant: Alexander Porter

Proposed Work: Renovation of existing residential building to accommodate elementary educational use. Work includes replacement of all windows; at front facade reconstructing entry stoop to provide access to interior lift and creating an accessible entrance; at rear elevation replacing existing fence, demolishing existing addition and constructing a one-story addition, constructing egress stairs, enlarging rear window openings to provide access to egress stairs; and at roof installing skylight and mechanical equipment.

PROJECT REPRESENTATIVES: Mimi Love, Alexander Porter, and Justin Hajj 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 existing conditions and a summary of feedback from previous advisory review meetings. Background information about the Learning School in Back Bay was presented. Commissioners reviewed and discussed the proposed project, which includes replacing all front facade windows with true divided lights, reconstructing the entry stoop to improve accessibility and accommodate an interior lift, and at the rear



elevation replacing an existing fence, demolishing an existing addition and constructing a new one story addition, adding a new egress stairs, enlarging rear window openings to provide access to the egress stairs and at the roof installing a new skylight and adding rooftop mechanical equipment. Commissioners expressed concerns about the project's compliance with the district guidelines. Commissioners discussed other front elevation accessible entrances within the district but expressed concerns about altering an existing front entry and setting a precedent, and recommended exploring interior and rear access options. Commissioners also discussed the proposed egress stair at the rear and proposed window details. The applicant explained that rear access is challenging due to sidewalk limitations and that it does not allow for accessibility and that interior options were not feasible.

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

COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, TH, TN, DS, RW, LT)(N: NONE)(ABS: NONE).

- *That this application will be continued to a subcommittee with no less than three Commissioners and no more than five.*

APP # 26.0552 BB

ADDRESS: 32 COMMONWEALTH AVENUE

Applicant: Guy Grassi

Proposed Work: Replace all existing fourth and fifth-storey windows with historically appropriate wood windows; and at roof replace rubber membrane roofing, reconfigure and enlarge decks, replace existing skylights with enlarged skylight, and relocate and add additional mechanical equipment and ventilation systems.

PROJECT REPRESENTATIVES: Guy Grassi 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 and visibility of the proposed work from the Commonwealth Mall. Commissioners reviewed and discussed the proposed project, which includes renovating the existing upper portion of the building. Discussion included details about all proposed windows, including their type, locations, and materials, the proposed roof replacement, the dimensions of the existing and proposed roof decks,



the proposed materials and dimensions of the railing, details regarding the enlarging of existing skylights, and the location and visibility of new mechanical equipment and enclosure.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments about the visibility of the proposed work and questioned whether a ventilator box connected to a front chimney is still in use or if it could be removed due to it being visible.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, TH, TN, DS, RW, LT)(N: NONE)(ABS: NONE).

APP # 26.0568 BB

ADDRESS: 285 COMMONWEALTH AVENUE

Applicant: Guy Grassi

Proposed Work: Replace all windows, and clean, repair and repoint masonry; at front facade remove non-original lower level entrance and stairs and restore window opening, remove existing window grill at lower level window, restore and re-landscape front garden (including replacing existing tree, restoring existing curbing and installing new fence), install granite pavers at entry walkway, replace intercom and repair/repaint railings, at fifth floor restore balustrade, install deck and railing, convert existing window opening into a door, and replace copper at Mansard roof; at rear elevation install brick pavers, brick wall and new plantings at driveway and parking area, install garage door, replace existing entry door, restore existing sconces and install sconces relocated from front facade, and repair existing oriel window; and at roof install mechanical equipment, skylight, deck, headhouse rubber membrane roof and live roof.

PROJECT REPRESENTATIVES: Guy Grassi 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 and visibility of the proposed work. Commissioners discussed and reviewed the proposed work at the front and rear facades. Discussing the height and material of the deck railing, the removal of the lower-level window grill, relocating the downspout to the Western side of the building, and details regarding the parking areas and ramps.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and the Back Bay Garden Club, spoke in support of the



proposed work and recommended appropriate plantings and the installation of an irrigation system.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, questioned whether an accelerating agent would be used on the new re clad copper and asked for more information regarding the rear garden fence.

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

- *(1) the front door grill and the grills on the second floor windows be restored to the extent possible, to be approved by staff; (2) the fire alarm is to be located in as inconspicuous a location as possible, to be approved by staff; (3) the entry walkway is to remain concrete; (4) a 2.5 caliper or greater saucer magnolia is to be planted in the front yard, and the front and rear yard landscaping plans and the installation of the front yard fencing are to be approved by staff after consultation with the Garden Club of the Back Bay; and (5) introduction of the rear garage bay is approved in view of the fact that the rear façade has been previously altered and the garage bay is being inserted within the existing masonry by lowering the sill while preserving head and side jamb conditions.*

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

V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0542 BB 273 BEACON STREET: At roof install skylight.

APP # 26.0514 BB 190 COMMONWEALTH AVENUE: At front facade repair and repoint masonry.

APP # 26.0557 BB 256 COMMONWEALTH AVENUE: At front facade replace four, second-story one-over-one windows in-kind.

APP # 26.0481 BB 296 COMMONWEALTH AVENUE: At roof replace rubber membrane roofing in-kind.

APP # 26.0558 BB 328 COMMONWEALTH AVENUE: At rear elevation repair fire escape.

APP # 26.0545 BB 333 COMMONWEALTH AVENUE: At front facade replace one first-story one-over-one non-historic aluminum window with a one-over-one wood window.



APP # 26.0561 BB 241 MARLBOROUGH STREET: At rear elevation replace garage door and entry door.

APP # 26.0519 BB 257 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0522 BB 388 MARLBOROUGH STREET: At roof replace rubber membrane roof and roof decks to comply with current design guidelines.

APP # 26.0556 BB 125 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0544 BB 201 NEWBURY STREET: At front facade replace existing wall sign and install wall sign and blade sign.

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

VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that the Office of Historic Preservation will be hosting a celebration of service for Boston Landmarks Commissioners in recognition of fifty years of the Boston Landmarks Commission. The event will be held at 26 Court Street, on Thursday, February 12th, from 5:30 to 7:30 PM.

VII. ADJOURN – 7:54 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.