



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
March 11, 2026

FEBRUARY 11, 2026

I. VIOLATION SUBCOMMITTEE

4:00 PM

- The Violation Subcommittee was unable to meet due to a lack of quorum. Applications listed for this subcommittee will be reviewed at the March 11, 2026 hearing.

II. DESIGN REVIEW HEARING

5:00 PM

COMMISSIONERS PRESENT: Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; and Lisa Tharp.

COMMISSIONERS ABSENT: Franklin Ross; David Sampson; and Robert Weintraub.

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

5:02 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 1-14-2026.

COMMISSIONER HIGH MOTIONED TO APPROVE THE MINUTES. COMMISSIONER DEMETRAIDES SECONDED THE MOTION. THE VOTE WAS 5-0-1 (Y: ID, KC, TH, TN, LT)(N: NONE)(ABS: ZG).

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



IV. DESIGN REVIEW

APP # 26.0537 BB

ADDRESS: 511 BEACON STREET

Applicant: Rich Atkins

Proposed Work: At rear elevation replace existing casement windows with two double-hung windows.

PROJECT REPRESENTATIVE: Rich Atkins 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 material, dimensions, and configuration of the proposed new windows. The Commission also discussed whether the proposed windows aligned with the window dimensions and masonry opening sizes of neighboring windows.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposal to install double hung windows that match the existing windows at the neighboring properties.

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

- *The windows are to be wood and painted brown to match the windows at the neighboring property.*
- *The configuration of the windows is to be a center double-hung window flanked by two casement windows, to be approved by staff.*

APP # 26.0612 BB

ADDRESS: 392 MARLBOROUGH STREET

Applicant: Allison Goldman

Proposed Work: At roof remove existing access hatch and install headhouse with skylight.

PROJECT REPRESENTATIVES: Matthew Arnold and Joe Hanley 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 visibility of the proposed work from Marlborough Street and Commonwealth Avenue. The Commission discussed the plans to install a new headhouse and skylight focusing on the materials and height of the headhouse, headhouse door details, and skylight details.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed work and noted that aerial images show screening is higher than existing railings.

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

- *The headhouse door must be all wood with true divided lights.*

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

V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0613 BB 190 BEACON STREET: Repair masonry, repair and repaint ironwork, replace light fixtures, and replace 23 non-historic windows with historically appropriate wood windows.

APP # 26.0575 BB 352 BEACON STREET: At rear addition replace existing decks, stairs and railings in-kind.

APP # 26.0605 BB 180 COMMONWEALTH AVENUE: At front facade replace four sixth floor six-over-nine non-historic wood windows in-kind, and at rear elevation replace three sixth floor one-over-one non-historic wood windows in-kind.

APP # 26.0611 BB 255 COMMONWEALTH AVENUE: Repoint and repair masonry, repair entry steps, repaint wood elements and metalwork, and replace roof slate, copper flashing and copper gutters in-kind.

APP # 26.0607 BB 103 MARLBOROUGH STREET: At front facade replace two second floor one-over-one non-historic wood windows, and two two-over-two non-historic wood windows in-kind.

APP # 26.0533 BB 350 MARLBOROUGH STREET: At roof remove roof deck and replace rubber membrane roof.



APP # 26.0595 BB 445 MARLBOROUGH STREET: At rear elevation replace two windows and two doors with historically appropriate wood windows and doors.

APP # 26.0602 BB 201 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0560 BB 227 NEWBURY STREET: At front facade install awning at lower level retail space.

APP # 26.0493 BB 279A NEWBURY STREET: At front facade install a temporary vestibule enclosure at lower level commercial space.

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

VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that the first subcommittee meeting for 263 Clarendon Street was held last Friday. He reminded Commissioners 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.

Commissioner Demetriades, notified the Commission she is unable to attend the March 11, 2026 hearing.

VII. ADJOURN – 5:27 PM

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