



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

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

APPROVED BY COMMISSION
January 14, 2026

DECEMBER 10, 2025

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.

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.26.1016

ADDRESS: 72 COMMONWEALTH AVENUE

Violation: Unapproved masonry repairs at front facade.

PROJECT REPRESENTATIVES: Vinod Mamdyal was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the violation of masonry repairs on the front facade without the Commission's approval, details about the stucco material and paint used on the front facade, district guidelines for masonry and painting brownstone lintels, a summary of the initial project plan to clean masonry and windows, and the next



steps for the applicant to submit a design review application to the Commission.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of restoring the facade and replacing the historic details and ornaments that were removed.

Kate Rumrill, a neighbor of 72 Commonwealth Ave, expressed support for the Commission and urged the applicant and owners to resolve the violation. Also, expressed concerns that work is still occurring on site and noted other potential violations on the property.

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

- To continue the violation to give the applicant the opportunity to come back and apply to the Back Bay Architectural Commission with an appropriate licensed contractor and a design which is consistent with the Back Bay Architectural Commission's guidelines.
- That the applicant outlines the work that they have completed.

VIO.26.1022

ADDRESS: 190 COMMONWEALTH AVENUE

Violation: Unapproved masonry repairs at front facade

PROJECT REPRESENTATIVES: There were no property representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Staff reported that soon after the Violation was issued the property owner submitted an application for the masonry work that is consistent with the Commission's Design Guidelines. Commissioners discussed dismissing the outstanding violation.

PUBLIC COMMENT: There were no public comments.

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

COMMISSIONER ROSS JOINED THE MEETING.



APP # VIO.26.1015

ADDRESS: 416 MARLBOROUGH STREET

Violation: Unapproved lattice wood enclosure at Marlborough Street.

PROJECT REPRESENTATIVES: Fabio Martini and Penny Cherubino were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details regarding the violation of installing the mechanical equipment and the enclosure without the Commission's approval, the applicants noted that interior options were explored but found to be infeasible, the dimensions of the mechanical equipment and enclosure, code requirements for generators, district guidelines for mechanical equipment and screening, and alternative interior locations for the mechanical equipment, next steps for the applicant, the Commission, and staff to verify the engineers findings that mechanical equipment cannot be placed on the interior.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, provided recommendations for addressing the violation. He clarified that the equipment is a triple switch not a transfer switch.

Matthew Lena, expressed support for the Commission and emphasized the importance of the applicant demonstrating that the mechanical equipment cannot be located inside the building.

Sue Prindle, offered comments regarding the changes to code requirements.

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

- This violation is continued so the applicant can receive an affidavit from an electrical engineer stating that there is no room in the building.
- That Commission staff and Commissioners confirm the engineers findings. Commissioner Weintraub volunteered to confirm findings.
- Explore the alternative for an electrical vault.
- That the applicant returns to the Commission with alternative options that comply with the guidelines.



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 existing conditions, details related to the violation of masonry work, the removal of a tree and paving of the front garden, details of a sewer emergency in the front garden, the applicant stated they were unaware of district guidelines and that work was completed without Commission approval or permits, district guidelines on front facades, gardens, trees, and appropriate paint colors, and the Commission's recommendations to replace the removed tree with a species recommended by the Back Bay Garden Club.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, expressed NAAB's willingness to support new homeowners in Back Bay and the the residents at 345 Beacon St. He also recommended that the applicant submit a landscape plan and have the exterior condition of the property reviewed and treated.

Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, expressed support for the Commission and emphasized the importance of preserving trees. She recommended replacing the removed tree and offered the Garden Clubs assistance in selecting an appropriate tree species.

Alice Murphy, a representative from the Neighborhood Association of the Back Bay, recommended developing a strategy to prevent future violations and ensure that new homeowners are informed about the BBAC before purchasing within the district.

Matthew Lena, spoke in support of notifying new residents about the BBAC. He recommended the Commission or NAAB obtain a list of new owners and mail a brochure to introduce the public to the Commission.



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

- To continue the violation and return to the Commission with a landscape and tree replacement plan. That the applicant provides a sufficient masonry restoration plan by a licensed contractor.

ADJOURN – 5:22 PM

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

II. DESIGN REVIEW HEARING

5:22 PM

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

COMMISSIONERS ABSENT: None

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

5:22 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 10-8-2025 and 11-12-2025.



**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y:
KC, ID, ZG, TH, TN, FR, DS, LT, RW)(N: NONE)(ABS: NONE).**

IV. DESIGN REVIEW

APP # 26.0499 BB

ADDRESS: 18 COMMONWEALTH AVENUE:

Applicant: Fraser Allan

Proposed Work: At rear parking court install steel gate.

PROJECT REPRESENTATIVES: David Freed 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, details on the previous approval of the garage and parking court in 2024, district guidelines for gates, the proposed design, material, and dimension for the gate and pillars, the setback distance from the property line, the location and material of the control box, the public's recommendations for an ornamental design of the new gate.

PUBLIC COMMENT: Tim Mitchell, submitted a written public comment and spoke in support of the proposed work. He recommended additional ornamental patterning and offered recommendations for the proposed work.

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

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: KC, ID, ZG, TH, TN, FR, DS, LT, RW)(N: NONE)(ABS: NONE).

- The final design of the gate and fence is to be modified to be more decorative, complementing the ironwork at abutting buildings, and the pier caps are to be modified as discussed in the hearing, with the final design to be approved staff.



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.

PROJECT REPRESENTATIVES: 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, a summary of previous approvals and Commission decisions, the applicants difficulty in finding matching brick for the facade, details about the originals plans, the intention to retain the existing stonework below the front facade windows rather than replace it with brick, details about the proposed restoration of the front steps, the absence of the brick samples that weren't submitted to the Commission, and Commissioner Sampson volunteered to review samples.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, expressed support for the Commission's decision and emphasized that the applicant must follow the original proposal approved by the BBAC.

Laurie Thomas, Back Bay resident, spoke in support of aligning the proposal with the previously approved plans and provided feedback.

Alice Murphy, submitted a written comment, and expressed concerns about the existing conditions of the stoop and spoke in support of fixing the facade.

COMMISSIONER HIGH MOTIONED TO CONTINUE THE APPLICATION.

COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: KC, ID, ZG, TH, TN, FR, DS, LT, RW)(N: NONE)(ABS: NONE).

- That the application be continued to the next hearing to permit the applicant to present, on site, to staff and any Commissioners who wish to attend, examples of the best available bricks to replace the stonework below the first floor window.

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



V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0437 BB 226 BEACON STREET: At front facade remove area of non-historic veneer at lower-level to investigate survival of historic facade.

APP # 26.0430 BB 310 BEACON STREET: At roof replace black rubber membrane roofing in-kind.

APP # 26.0464 BB 519 BEACON STREET: At roof replace black rubber membrane roofing in-kind.

APP # 26.0378 BB 443 BOYLSTON STREET: At front facade replace existing wall sign.

APP # 26.0488 BB 647 BOYLSTON STREET: At front facade replace existing wall signs.

APP # 26.0466 BB 665 BOYLSTON STREET: At front facade replace existing awning.

APP # 26.0431 BB 43 COMMONWEALTH AVENUE: At rear elevation repaint existing fire escape black.

APP # 26.0458 BB 122 COMMONWEALTH AVENUE: At roof remove existing deck and replace black rubber membrane roofing in-kind.

APP # 26.0440 BB 123 COMMONWEALTH AVENUE: Repair slate roof.

APP # 26.0442 BB 179 COMMONWEALTH AVENUE: At front facade repoint masonry.

APP # 26.0455 BB 320 COMMONWEALTH AVENUE: At front facade and rear elevation repair existing fire escapes.

APP # 26.0484 BB 329 COMMONWEALTH AVENUE: At front facade replace garden-level non-historic door with wood entry door.

APP # 26.0480 BB 333 COMMONWEALTH AVENUE: Replace seven, sixth-story one-over-one non-historic wood windows in-kind.

APP # 26.0482 BB 14 HEREFORD STREET: At rear elevation repair existing fire escapes.

APP # 26.0475 BB 103 MARLBOROUGH STREET: At front facade and rear elevation repair existing fire escapes.

APP # 26.0439 BB 122 MARLBOROUGH STREET: Repair fire damage at roof and roof deck.

APP # 26.0432 BB 137 MARLBOROUGH STREET: Replace seventeen, ninth-story non-historic windows with wood six-over-six true-divided light windows.



APP # 26.0462 BB 182 MARLBOROUGH STREET: At rear elevation replace three, fourth-story two-over-two wood windows in-kind.

APP # 26.0435 BB 290 MARLBOROUGH STREET: At roof rebuild existing chimney.

APP # 26.0483 BB 396 MARLBOROUGH STREET: At front facade replace three second-story one-over-one non-historic wood windows in-kind.

APP # 26.0495 BB 407 MARLBOROUGH STREET: At rear elevation repair existing fire escapes.

APP # 26.0436 BB 451 MARLBOROUGH STREET: Remove and reinstall pavers as part of building waterproofing project.

APP # 26.0489 BB 28 NEWBURY STREET: At front facade install awnings at first story windows.

APP # 26.0421 BB 343 NEWBURY STREET: At front facade replace existing blade sign and install window signage.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER WEINTRAUB SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: KC, ID, ZG, TH, TN, DS, LT, RW)(N: NONE)(ABS: FR).

6:10PM COMMISSIONER WEINTRAUB LEFT THE MEETING.

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

VI. ADVISORY REVIEW

**APP # 26.0398 BB
ADDRESS: 124 BEACON STREET**

Applicant: Jahan Mohebali

Proposed Work: At roof renovation of the existing headhouse and installation of deck.

PROJECT REPRESENTATIVES: Jahan Mohebali 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, a summary of the Commission's previous decisions, a summary of the



feedback received from the Neighborhood Association of the Back Bay, details on the deterioration and condition of the existing headhouse, the proposed demolition and reconstruction of the headhouse, the existing and proposed headhouse footprint and roof deck area dimensions, the design of the proposed roof deck railing, no increase to the existing building height, the applicant noted the headhouse is not occupied space, plans for roof deck access via new sliding doors, details of the proposed windows and glazing, and whether zoning approvals would be required.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered feedback for the project and expressed support for the new balcony railing and deck.

VII. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that the Office of Historic Preservation will be relocating to 26 Court Street.

VIII. ADJOURN – 6:38 PM

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