



**BACK BAY ARCHITECTURAL DISTRICT  
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION  
April 8, 2026

**MARCH 11, 2026**

**I. VIOLATION SUBCOMMITTEE**

**4:30 PM**

**COMMISSIONERS PRESENT:** *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 Weintraub called the public meeting to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public meeting was being conducted virtually via the online meeting platform Zoom. He also briefly explained how to participate in the online meeting. There were no members of the press present.

Following this brief introduction he called the first Violation.

**VIO.26.1016**

**ADDRESS: 72 COMMONWEALTH AVENUE**

Violation: Unapproved masonry repairs at front facade. (CONTINUED FROM 1-14-2026 HEARING).

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions, the construction timeline, and whether the proposed color for the facade matched. Staff also provided a summary of the application that was remanded to staff in January 2026 and reported that staff met with the representatives onsite on 2-2-2026 and confirmed that the paint color will match the color used at the first story. Staff will meet with the mason prior to any work taking place to confirm that they are clear on the scope of work.



**VIO.26.1014**

**ADDRESS: 345 BEACON STREET**

Violation: Unapproved masonry work at front facade, and unapproved removal of tree and landscape work at front garden. (CONTINUED FROM 1-14-2026 HEARING).

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

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and plans for remediating the violation.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, the owners preferred plantings, and recommendations from arborists. Laurie Thomas from the Back Bay Garden club discussed the preferred plantings which included a full size Coral Bark Japanese Maple and four species common to the district. The proposed plans to remove existing brick and replace plantings were also discussed.

**PUBLIC COMMENT:** Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed planting diagram and questioned whether the painting violation had been resolved.

**COMMISSIONER WEINTRAUB MOTIONED TO RATIFY THE VIOLATION AND APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 2-0-0 (Y: DS, RW)(N: NONE)(ABS: NONE).**

**ADJOURN – 4:45 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; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; David Sampson; Lisa Tharp; and Robert Weintraub.

**COMMISSIONERS ABSENT:** Iphigenia Demetriades and Franklin Ross.



**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 February 11, 2026.

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

### IV. DESIGN REVIEW

**APP # 26.0546 BB**

**ADDRESS: 157 NEWBURY STREET**

Applicant: Molly Hanson

Proposed Work: At front facade of existing headhouse reconfigure and replace windows and doors.

**PROJECT REPRESENTATIVES:** John Day and Ashley Sanicola 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, a summary of the work completed during the 2004 building renovation, the visibility of the proposed work, and the height of the parapet wall. Commissioners also discussed the existing and proposed copper material, the proposed window material and configuration, whether the applicant had considered



divided lights and mullions, the proposed door dimensions and material, and the guidelines for the Commercial area.

**PUBLIC COMMENT:** Serge Savard, a representative from the Neighborhood Association of the Back Bay, expressed concerns regarding the expanse of glass and suggested adding mullions in the windows. Also, recommending the staff review the cladding material to ensure matching with the existing conditions.

Sue Prindle, suggested that the applicant consider a tripartite division on the proposed windows and discussed the visibility of the proposed work.

**COMMISSIONER HIGH MOTIONED TO CONTINUE THE APPLICATION.  
COMMISSIONER GASPAR SECONDED THE MOTION. THE VOTE WAS 4-2-0 (Y: ZG,  
TH, LT, DS)(N: KC, RW)(ABS: NONE).**

- *That the application be continued to a future hearing to permit the applicant to consider the use of three part sliding doors as opposed to two part sliding doors.*

**5:40PM COMMISSIONER NAYER JOINED THE MEETING.**

**APP # 26.0512 BB**

**ADDRESS: 192 MARLBOROUGH STREET**

Applicant: Andrew Reck

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

**PROJECT REPRESENTATIVE:** Andrew Reck was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and plans for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included existing condition photographs, visibility of the proposed work, plans for the proposed new roof deck and headhouse, details about the existing and proposed roof layout, the existing and proposed location of the mechanical equipment, the dimensions and materials of the proposed railing, zoning requirements, and the proposed siding material for the headhouse.

**PUBLIC COMMENT:** Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the proposed headhouse but offered questions regarding changes to the mechanical equipment.



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

- *That the applicant install standing seam copper panels on the proposed head house.*

**APP # 26.0688 BB**

**ADDRESS: 124 BEACON STREET**

Applicant: Jahan Mohebali

Proposed Work: At roof alter existing headhouse and install deck.

**PROJECT REPRESENTATIVE:** 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 condition, a summary of feedback received during the December 2025 Advisory Review, the visibility of the proposed work, a proposal to revise the headhouse and roof deck plans, details regarding the deterioration of the headhouse, the proposed height and materials of the headhouse, sliding door details, and details about the proposed true divided light wood windows and copper cladding to match existing conditions. Commissioners reviewed the proposed design and recommended retaining the window-to-wall ratio of the headhouse, along with railing details and design on the facade.

**PUBLIC COMMENT:** Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the design listed on slide 6 of the presentation and suggested that the window widths be revised.

Sue Prindle, recommended that the staff review changes made to the upper structure of the building.

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

- *the fenestration on the northern elevation of the headhouse is to consist of three spaced windows with muntins, without transoms, consistent with the Commission's previous advisory review, and with the rear deck railing extending across the windows to the western party wall, with the design of all windows and doors to be approved by staff;*



- *all windows and doors are to be of wood with true divided lights; and*
- *the headhouse siding is to be standing seam copper.*

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

## **V. ADMINISTRATIVE REVIEW/ APPROVAL**

**APP # 26.0662 BB 150 BEACON STREET:** Replace 10 fourth-story windows with historically appropriate wood windows.

**APP # 26.0676 BB 190 BEACON STREET:** Replace deteriorated rubber roofing in-kind, and replace deteriorated windows and door with appropriate windows and door.

**APP # 26.0677 BB 273 BEACON STREET:** Replace deteriorated roofing.

**APP # 26.0668 BB 462 BEACON STREET:** Repair existing fire escapes.

**APP # 26.0680 BB 699 BOYLSTON STREET:** At front facade alterations to existing storefront and installation of signage.

**APP # 26.0680 BB 2 COMMONWEALTH AVENUE:** At fourteenth floor replace 9 windows in-kind.

**APP # 26.0643 BB 7 COMMONWEALTH AVENUE:** At roof replace existing HVAC equipment.

**APP # 26.0642 BB 9 COMMONWEALTH AVENUE:** At roof replace existing HVAC equipment.

**APP # 26.0535 BB 70 COMMONWEALTH AVENUE:** At roof repair rubber membrane roofing and replace deck in-kind.

**APP # 26.0671 BB 122 COMMONWEALTH AVENUE:** At front facade repair entry steps.

**APP # 26.0669 BB 191 COMMONWEALTH AVENUE:** Replace ten windows with historically appropriate wood windows.

**APP # 26.0672 BB 390 COMMONWEALTH AVENUE:** At rear elevation replace seven non-historic aluminum-clad windows in-kind.

**APP # 26.0674 BB 21 FAIRFIELD STREET:** Replace eleven windows with historically appropriate wood windows.



**APP # 26.0648 BB 122 MARLBOROUGH STREET:** At front facade replace entry doors in-kind.

**APP # 26.0604 BB 276 MARLBOROUGH STREET:** At front facade restore fence, gate and entryway, and install new handrails.

**APP # 26.0678 BB 138 NEWBURY STREET:** At front facade installation of window signage.

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

**COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ZG, TH, TN, LT, DS, RW)(N: NONE)(ABS: NONE).**

## **VI. STAFF UPDATES**

Joseph Cornish, Director of Design Review, discussed the Celebration of Service event hosted by the Office of Historic Preservation in recognition of the Boston Landmarks Commission's 50 years.

## **VII. ADJOURN – 6:03 PM**

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